

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

VICTOR & GEORGES DESSERT HOUSE

2. Location

Street & Number South 1520 Rockwood Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35291.2213

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 Ronald N. & Terri H. Caferro
Street & Number South 1520 Rockwood Boulevard
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 455-4252 home, 953-2147

5. Location of Legal Description

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

6. Representation of Existing Surveys

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

Final nomination reviewed & recommended for register listing on July 19, 2006

7. Description

Architectural Classification
(see nomination, section 8)

Condition
☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One
☐ unaltered
☒ altered

Check One
☒ original site
☐ moved & date _____

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	1.32 acres.
UTM	Zone 11, 470136 easting, 5276452 northing
Verbal Boundary Description	Rockwood Addition Re-Plat, Lot 6, Block 4.
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	lkyeomans1@aol.com
Date Final Nomination Heard	February 15, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	21 B&W prints, color digital prints

13. Signature of Owner(s)

Name Jenni Cafere

Name Tom Luper

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael W. Punt

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

Michael W. Punt

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 1936, the Victor & Georges Dessert House (pronounced *desert*, as in Sahara Desert) is located between Rockwood Boulevard and Crest Road near the top of a steep hill in the Rockwood National Register Historic District in Spokane, WA. As a well-preserved example of the Spanish Eclectic style, the Dessert House, together with its stucco entrance gate, detached garage, basalt rock terraces and rock stairways, is listed as a contributing historic resource in the district and is one of the most prominent properties in Spokane. The house is built at multiple levels on the face of a steep slope and commands a wide panoramic view of Spokane and northern environs. Defining Spanish Eclectic-style features include the home's varying roof forms, red glazed ceramic roof tiles, crème-colored hand-troweled stucco wall cladding, arched doorways, rock-walled terraces and stairways, and decorative wrought-iron. The property retains excellent architectural integrity in original location, design, workmanship, materials, and association as an early 20th-century single-family home built in Spokane.

CURRENT APPEARANCE & CONDITION***Site***

The Dessert House is sited on an east-facing hillside on Lot 6, Block 4 in the Re-Platted Rockwood Addition on Spokane's South Hill. The highest point of elevation on the lot measures 2,200 feet at Crest Road (west boundary). From this point, the property then descends more than 60 feet down a steep hillside to Rockwood Boulevard, which forms the east boundary. The house is perched near the top of the hill and overlooks the property's 1.32 acres which were developed with an entrance gate, garage, basalt rock walls, and basalt rock stairways which are all contributing historic structures of the property. The lot forms an irregular triangular shape and measures 311 feet at Rockwood Boulevard (east border), 311 feet along the north border, 230 feet along the south border, and 117 feet along Crest Road at the west border. The house is framed by a manicured lawn, native pine and fir trees, and is surrounded by the Rockwood National Register Historic District, a prominent residential neighborhood in south Spokane that is characterized by rugged rocky topography, curvilinear tree-lined streets, and large single-family homes (some landmark quality) built mostly from 1905 to about 1945.¹

Dessert House Exterior

The footprint for the Dessert House forms an irregular rectangular shape along a north/south axis. The house measures approximately 95 feet wide and 30 feet deep with a total of 7,555 square feet distributed throughout the basement, first floor, and second floor.² Built on a steep slope, the house has a daylight basement, and above that, rises one-and-one-half stories. It is surrounded on all sides by attached multi-level patios and

¹ Yeomans, Linda. *The Rockwood Historic District Historic Resource Inventory*. Spokane: Spokane City/County Historic Preservation Office, 1997.

² Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

terraces, rock walls, and rock staircases which comprise the footprint of the home. With at least eight different roof heights and roof slopes, the Dessert House is a sprawling multi-level home that hugs the hillside on which it is built. The roof is low pitched and is covered with one-to-two-inch-thick, square-cut glazed ceramic tiles in shades of orange, red, and brown. Three chimneys extend upwards from the roof. Resembling towers, the two southern-most chimneys are massive in proportion and are made of stucco applied over brick. A tall, square chimney on a north roof slope is made of clinker brick and is smaller than the stucco chimneys. All three chimneys are capped with decorative glazed ceramic tile/stucco hipped chimney caps. The home's exterior cladding features a combination of rough-textured clinker brick, hand-troweled stucco, and vertical wood board-and-batten siding. The foundation is made of indigenous vesicled and non-vesicled black basalt rock joined together with a combination of exposed mortar and blind mortar joints. Fenestration is a combination of wood-framed casement and fixed windows and wood-paneled doors.

The *west face* of the house is distinguished with an asymmetrical design, a formal front entrance, and faces west, uphill to Crest Road. A circular driveway lined with brick pavers fronts the west face of the house, connecting ingress and egress driveway access points to Crest Road.³ Massive black basalt outcroppings and haystack rocks are located around and within the half circle formed by the circular driveway and mark the west boundary of the property in front of the house. The west façade of the home spans a width of nearly 95 feet and features a low-pitched, red tile roof with multiple cross-gables and little-to-no eave over hang. The west face of the house is clad in stucco except for the north and south ends which are clad in clinker brick, and a center wall at the second floor which is clad in vertical wood board-and-batten siding. A recessed center front entrance is located on the first floor and is sheltered by a balcony. The balcony is located over the front entrance and is supported by large wood beams and wrought-iron brackets. A wrought-iron balustrade protects the balcony deck. An arched paneled wood door with an ocular center light opens from the balcony, and a wood door with decorative center panels opens at the front entrance below the balcony. The front entrance door is made of painted solid oak and features an original decorative black wrought-iron window grille and decorative black wrought-iron strap hinges.

The *north elevation* of the house features a low-pitched gable roof with a prominent projecting cross-gable and a single-story box bay with a shed roof. A tall square chimney made of clinker brick is located in the ell formed by the projecting cross-gable. Due to the steep slope on which the house is built, the north elevation has a fully exposed basement foundation wall which is made of black basalt rock. The first floor above the basalt rock foundation is partially clad with rough-textured clinker brick, and the

³ Although paved and maintained as a public city street, Crest Road is used mostly as a semi-private lane by the handful of residents who live in homes that face it. The west face of the Dessert House was originally designed to be the *front*, or *west façade* of the property. However, the most prominent elevation of the home faces east and is therefore also considered a primary façade of the house.

remaining first floor and second floor are clad with stucco. Fenestration patterns are asymmetrical with a combination of wood-framed casement and fixed windows. A paved combination patio area and sport court is located adjacent north of the north elevation at the level of the basement.

The *south elevation* of the house reveals a profile of the steep hillside lot on which the house is built, and features a single-story wing with a flat roof (built-up tar) and clinker brick cladding, a basalt rock foundation, and curved brick and basalt rock walls that form upper and lower terraces which extend east and southeast from the home. The brick-clad wing features corner casement windows at the southwest and southeast corners.

The *east elevation* is the home's most prominent façade. A fine depiction of the Spanish Eclectic style, the architectural form and design of the east façade is the most striking feature of the property and is the most visible from adjacent and surrounding public rights-of-way at the base of the hillside along Rockwood Boulevard. Viewed from the street, the Dessert House appears to be a hill-hugging conglomeration of different housing units with separate roof forms of varying heights which are arranged in an irregular, informal pattern. The planar wall surface of the house is interrupted by asymmetrical fenestration patterns and multiple projecting cross-gables, single-story bays, balconies, and multi-level patios and terraces. The most forward-projecting bay is located on the first floor and is round like the base of a round tower. It has a flat roof and is illuminated by a curved row of casement windows (the windows are straight and are installed in a row that follows the curve of the bay). The basalt rock foundation is completely exposed at the east façade and is fronted by rock terraces which are built at two levels, one lower down the hill from the other. The terrace walls are also made of basalt rock and feature curved corners at the southeast and northeast corners. Terrace decks are made of poured concrete. Square brick posts on the terraces anchor black decorative wrought-iron balustrades that protect the terrace decks. A balcony is located in the center of the house at the second floor and has a wrought-iron balustrade. A round brick-lined, beehive-type fireplace made of stucco is located on the terrace next to a door that opens into the first floor of the house. With a design that mimics beehive ovens built in Spanish pueblos, the fireplace was designed for use as an outside heat source and as an fresh air *asada* (barbeque). Openings in the rock terrace walls lead to rock stairways with rock stairway walls. The stairs are made of a combination of basalt rock and poured concrete and descend to stone and concrete paths that traverse the gardens and lawn throughout the groomed hillside. Although the east elevation has rambling multi-level wings, bays, balconies, and roof slopes, three unifying architectural elements dominate the home's design. These elements include the red tile roof, crème-colored stucco walls, and the black basalt rock that was constructed to form the home's multiple terraces with curvilinear rock walls and rock staircases.

Dessert House Interior

The interior of the Dessert House includes a full basement, a first floor, and a partial second floor. The first floor has a formal center entry hall surrounded by a living room, sun room, dining room, family room, kitchen, office alcove, and two powder rooms. The second floor features three bedrooms and two bathrooms. The basement has a recreation room, kitchen, bedroom, bathroom, laundry, wine cellar, and unfinished storage areas. Except for the vaulted ceiling in the living room (14 feet) and the dropped ceiling in the dining room (7.5 feet), the home's average ceiling height is eight feet. The ceilings and walls are made of a combination of lathe-and-plaster and sheetrock, and the floor is made of a combination of oak hardwood, ceramic tile, and poured concrete (some areas are covered with wall-to-wall carpet). Most of the woodwork in the house is painted. A few original light fixtures exist (interior at east end of reception hall, and exterior at east terrace door and west front door).

A center front door opens from the west façade of the house into a central reception hall at the first floor. The hall features a curved half-wall that supports a curved grand staircase. Regarded as the most prominent interior feature and focal point of the house, the grand staircase forms a spiraled curve as it ascends to the second floor. The staircase is open on both sides and reveals an open string embellished with a wave design. The stairs are splayed with larger, deeper treads at the outside edge as they wind up to the second floor. Other focal points in the living room include a fireplace and arched built-in bookcase on the south wall. The fireplace has a painted wood mantel that is embellished with a scalloped lower edge. An arched custom-made wrought-iron screen protects an arched firebox opening. A sun room is located adjacent south of the living room. It has a glazed ceramic tile floor, a built-in bar in the northwest corner of the room, and a center, round beehive-type fireplace. The fireplace is covered in stucco and has a custom-made arched wrought-iron screen with a convex curve that fits the curve of the round beehive design. Red and brown glazed ceramic tiles outline the arched firebox opening and match the tiles used on the hearth. Well preserved, the stucco and plaster work on the curved staircase, the beehive fireplace, and the walls in the living room and sun room are hand-troweled, and resemble surfaces seen on some of the finest historic Spanish Eclectic-style pueblos in Taos and Santa Fe, New Mexico.

The center reception hall leads north to a formal dining room and an interior hallway which leads to a family room, kitchen, office, and powder room. The dining room has rounded inside corners and a dropped center ceiling panel with recessed fluorescent lighting—an original design. Extensive built-in china cupboards with glass doors encircle the dining room. French doors open east to an exterior terrace and north to an interior breakfast room and a full kitchen. The breakfast room is located in a round bay which is encircled on three sides by casement windows, and commands a spectacular view of the city and Mt. Spokane. The kitchen, remodeled in 1988, features custom-designed built-in cupboards, cabinets, countertops, a center island, and recessed lighting.

The second floor has a hall landing at the top of the circular grand staircase and looks down into the sunken living room. The second-floor hallway leads east and north to a master bedroom and bathroom *en suite*, and two guest bedrooms and another bathroom. The basement is finished with a kitchen, bathroom, guest bedroom, recreation room, laundry room, and wine cellar, and unfinished storage areas.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Dessert House

An anticipatory newspaper article in the July 16, 1936 edition of the *Spokesman-Review* described the proposed design for the Dessert House as a “rambling home of the provincial type” with a formal living room, a sun room, and three bedrooms on the second floor. “There will be fireplaces in a spacious recreation room in the basement and in the living and sun rooms. A breakfast room will have glass on three sides. Construction will be of brick and crème-colored [stucco]...with the roof of brown tile.”⁴

Except for a few changes, the *exterior* of the Dessert House appears as it did when it was built in 1936.⁵ The home retains its original location, steep hillside setting, panoramic view, footprint, floor plan, multiple roof levels, stucco/clinker brick/board-and-batten combination siding, solid wood paneled exterior doors, decorative wrought-iron window grilles and strap hinges on doors, second-story balconies, rock-walled terraces and stairways, and exterior beehive-type fireplace/barbeque at the east terrace.

Exterior modifications to the home were completed in 1988, all of it done to repair or replace damaged elements. Due to extensive deterioration, all of the original windows (a combination of plain and multi-paned fixed and metal casement units) were replaced with similar wood-framed plain casement and fixed-pane windows. A glass block window on the south elevation (sun room) was replaced with a solid brick wall. The exterior surface where the window was removed was clad with clinker brick veneer which is a continuation of existing clinker brick at the west elevation. The exterior stucco surfaces of the house were repaired, re-stuccoed, and painted; the clinker brick veneer was repaired and re-pointed; and loose roof tiles were repaired. The original balcony railings and balustrades were made of wood in 1936, but by 1988, were severely deteriorated and damaged from weather and use. They were replaced with wrought-iron railings and balustrades.

The *interior* of the house was remodeled in 1988 with upgraded plumbing-heating-mechanical-electrical systems, ceramic tile floors (entrance hall, kitchen, bathrooms), wall-to-wall carpeting (living room, family room, bedrooms), interior paint, custom-built china cabinets in the dining room, custom-built kitchen cabinets/counters/island, bathroom fixtures and finish, and basement kitchen, wine cellar, bathroom, and laundry room finishes and fixtures. The fireplace in the living room was remodeled with a gas

⁴ “Dessert Home Plans Completed; Italian Type.” *Spokesman-Review*, 16 July 1936.

⁵ Pehrson, G. A. *Architectural plans and drawings for the Dessert House*. July 1936.

log insert and custom-made fireplace screen. All modifications to the interior and exterior of the house were completed in 1988 by Spokane contractor, Al Scholtz.

After years of neglect and deferred maintenance, the lawn, gardens, and grounds that surround the house were re-groomed during the time from 1988 to the present. The contractor responsible for the work was Dave Nelson, a Spokane landscape architect. He rebuilt and repaired the in-ground sprinkler system, the existing 1913 basalt rock terraces and stairways, rock pathways, and existing gardens and planting beds. He rehabbed perennial and annual gardens and rock gardens that spread across the hillside and planted ornamental trees, shrubs, and flowers. Today, the professionally groomed property is one of the most striking in Spokane and is a testament to Dave Nelson's artistic abilities as a professional landscape architect.

Entrance Gate

An arched entrance with a metal gate was built in 1936 at the southeast corner of the property where it abuts Rockwood Boulevard. The entrance has a very low-pitched front-facing gable roof which is covered with red glazed ceramic tile. The structure is clad in coarse, hand-troweled stucco and features a center arch with a black wrought-iron gate. Glazed ceramic tiles with numbers and letters that spell "1520 ROCKWOOD" are inset in the east façade of the structure. Twin sconces flank the gate. The wrought-iron gate opens to a rock stairway that leads uphill to a rock and concrete path that traverses the hillside. The only modifications to the structure are the sconces (added in 1988) and a wrought-iron addition that depicts the letter "C" which was attached to the front of the gate.

Garage

Located at the north end of a circular driveway which fronts the west façade of the house, a two-car garage was built in 1936 at the same time the house was constructed. It is a single-story frame building with a front-facing low-pitched gable roof. The roof is covered with square-cut red glazed ceramic tiles that match those on the house. The exterior walls of the garage are faced with clinker brick veneer on the east and west elevations, and pressed brick veneer on the north, rear elevation. Uniquely designed, the south front-facing gable peak is clad in vertical wood board-and-batten siding and is slightly off center which gives the impression the garage is leaning east towards the house. A single metal, accordion-fold garage door with a row of arched windows opens at the south façade of the garage. New wall sconces were installed in 1988, and the roof was repaired in 2005.⁶

Swimming Pool & Pool House

According to Spokane County Tax Assessor Records, the swimming pool and pool house (which is labeled a "bath house" on county records) were built in 1961.⁷ The pool was

⁶ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

⁷ Ibid.

constructed of Gunitite (shotcrete) and was installed in-ground on the hillside a few yards downhill, below the house. The pool measures 20 feet wide, 40 feet long, and ten feet at its deepest depth. The pool house, sited a few feet uphill and northwest of the swimming pool, is a single-story building with a low-pitched side-gable roof. The building is clad in stucco and the roof is covered with red glazed ceramic tile. In 1988 the two c. 1961 dressing rooms and bathroom in the pool house were remodeled to accommodate one dressing room, bathroom, and a kitchen area.

Cabana

A 15-foot square cabana was built in 1988 just northeast of the swimming pool. It is a frame building with stucco cladding and features arched openings on all four sides. Except for the opening closest to the pool, the arches are embellished with protective wrought-iron balustrades. Due to its contemporary age of less than 50 years, the cabana is *not* a contributing structure of the property.

In summary, the Dessert House and its contributing historic structures—rock terraces, rock walls, rock stairways, entrance gate, garage—depict the Spanish Eclectic Style and survive as one of the most well-preserved and prominent historic landmarks in Spokane.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1913-1956
Built Date for foundation/terraces	1913
Architect	F. G. Hutchinson
Rock Mason	Domenico Peirone
Built Date for house/garage/gate	1936
Architect	G. A. Pehrson
Builder/Contractor	Earl H. Cummings
P/Heating Contractor	John Smyth (Smyth Plumbing & Heating)

STATEMENT OF SIGNIFICANCE

Begun in 1913 and completed in 1936, the Dessert House was erected as one of Spokane's most unique homes. Perched high on a rocky precipice above Rockwood Boulevard, the home is built near the top of a steep hillside on a spectacular view site and is an excellent depiction of the Spanish Eclectic style. With its stucco cladding, multi-level red tile roof, and multiple units, the Dessert House resembles the compound plans and varied roof forms associated with Spanish villages.⁸ In 1936, the *Spokesman-Review* reported the "new Dessert Home...is situated on one of the really fine viewpoints of the city" with "a commanding view of the Spokane Valley" and Mt. Spokane.⁹ The house was described as a "rambling home of the provincial type"¹⁰ with estimated construction costs from \$10,000 to \$25,000.¹¹ The castle-like thick black basalt rock foundation, curved rock terraces, and rock stairways were designed by Frank G. Hutchinson, and the house was designed by Gustav Albin Pehrson, two of Spokane's most accomplished professional architects. The home was built on the 1913 foundation/terraces in 1936, for Victor Dessert and his wife, Georges Wilson Dessert, prominent civic benefactors, city leaders, and founders/proprietors of the Desert Hotel chain which included at least seven hostleries built in Spokane, Ritzville, and Coeur d'Alene.¹² Along with its intended single-family use, required construction cost, and "modern style of architecture," the Dessert House embodies the direct intentions of the property's original developers as prescribed and conveyed in subdivision covenants written in 1910.¹³

⁸ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Alfred Knopf, 1989, p. 417-429.

⁹ "New Dessert Home, Nearing Completion, Has Commanding View of Spokane Valley." *Spokesman-Review*, 17 Sept 1936.

¹⁰ "Dessert Home Plans Completed; Italian Type." *Spokesman-Review*, 16 July 1936.

¹¹ "New Dessert Home, Nearing Completion, Has Commanding View of Spokane Valley." *Spokesman-Review*, 17 Sept 1936, reported the construction cost minus the cost of land and grounds was \$25,000. A Spokane building permit (#46768, dated 13 July 1936) listed the building cost at \$10,000.

¹² Victor Dessert's surname reflects an old German spelling with two "s's." The name of his hotels, however, was usually spelled (on legal documents) with only one "s." Other listings found in newspapers and city directories spell and misspell both names with a random combination of single or double "s's."

¹³ Spokane County Warranty Deeds, Book 274, page 379, dated July 9, 1910. Spokane County Courthouse, Spokane, WA.

Documented during its period of significance from 1913 to 1956, the Dessert House achieved importance in the areas of significance, “architecture” and “community planning & development,” as a landmark example of the Spanish Eclectic style, as a product of prominent architects F. G. Hutchinson and G. A. Pehrson, and for its association with local urban patterns and trends that led to the design, development and subsequent settlement of the Rockwood National Register Historic District on Spokane’s South Hill. In 1997, the property was listed on the National Register of Historic Places as a contributing resource of the district. The Dessert property is also significant as the home of Victor & Georges Dessert, two of Spokane’s most eminent hoteliers and entrepreneurs, who resided on the property during the zenith of their careers. Historically and architecturally significant, the Dessert House and its contributing structures—arched entrance gate, detached garage, rock terraces/walls/staircases—are eligible for individual listing on the Spokane Register of Historic Places under Categories A and C.

HISTORIC CONTEXT

The Rockwood National Register Historic District

Beginning in 1905, the neighborhood known as the Rockwood National Register Historic District was planned and developed across a broad hillside which was characterized by irregular topography, rocky basalt outcroppings, and a thick pine forest for which the name “Rockwood” was given. Following the curvature of the hillside with curvilinear streets and view lots, the new neighborhood was touted as a “strictly high-class residence district” on Spokane’s South Hill.¹⁴ A November 21, 1909 article in the *Spokesman-Review* reported the following headlines and description of the subdivision:

ROCKWOOD, HOME OF FINE RESIDENCES

Spokane’s “Exclusive” Section Is Rapidly Being Improved Landscape Work a Feature

The Rockwood Addition includes 160 acres of ground [located] east of Manito Park, overlooking the city. The Spokane-Washington Improvement Company, the owner, for which the Fred B. Grinnell [Real Estate Development] Company is the sole agent, is spending more than \$200,000 in improving the property. The Olmsted Brothers, landscape artists of national fame, have laid out the streets, designed the [greenbelts and] parking [strips], and supervised the plotting of the ground... When the property was platted an ordinance was obtained, prohibiting the construction of apartment houses or stores... At present a 30-minute schedule is being maintained on the Rockwood [cable car] carline, which follows the main boulevard

¹⁴ “Rockwood, Home of Fine Residences.” *Spokesman-Review*, 21 Nov 1909.

through the new addition. The addition is unusually large and the scenery natural.¹⁵

Promotional advertisements in pamphlets, fliers and local newspapers described the Rockwood neighborhood as “distinctly different” where “each and every street, boulevard, and drive will be planted with the kind of tree which the Olmsted Brothers have decided most appropriate... Perfection can be secured in no other way than by using...extreme care, even in the most minute details” which are “being used in Rockwood.”¹⁶ Another advertisement provided the following summary:

It is these improvements, combined with the rigid [subdivision covenant] restrictions, [neighborhood] location, [cable] car service, view, and natural beauty that make Rockwood 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.¹⁷

The Rockwood neighborhood was built with small and large homes, some landmark quality, in a plethora of designs which were erected mostly from 1905 to about 1945. Historically and architecturally significant as one of Spokane’s most prominent residential subdivisions, the Rockwood National Register Historic District was listed on the National Register of Historic Places as a historic landmark district in 1997.¹⁸

Replatted Rockwood Addition

In 1911, David & Florence Brown, owners/proprietors of the Hazelwood Dairy and the Rockwood Development Company, conveyed nearly all of the platted lots on Block 4 in the Replatted Rockwood Addition to the Rockwood Development Company. In 1911, Block 4 comprised that area of undeveloped land located on the steep hillside between Crest Road and Rockwood Boulevard just west of Fifteenth Avenue. Both Crest Road, which is at the property’s highest point in elevation at 2,200 feet, and Rockwood Boulevard, which is at the base of a steep hill 60 feet below Crest Road, follow the rugged, rocky topography as it curves around an east-facing basalt bluff. The Browns decided to improve the property between 1911 and 1913, and chose Lot 6 on which to build a foundation for a large house. A “side sewer permit” issued by the City of Spokane on November 12, 1913, listed Frank G. Hutchinson as the “agent” that represented the owners of the property.

¹⁵ “Rockwood, Home of Fine Residences.” *Spokesman-Review*, 21 Nov 1909.

¹⁶ “Another of the ‘Different’ Features in Rockwood.” *Spokesman-Review*, 17 April 1910.

¹⁷ “Distinctly Different Are All the Features That Make Rockwood.” *Spokesman-Review*, 28 Nov 1905.

¹⁸ Yeomans, Linda. *Historic Resource Inventory for the Rockwood Historic District*. Spokane City/County Office of Historic Preservation, Spokane, WA, 1997.

Frank G. Hutchinson was a noted architect who worked in Spokane from 1905 to 1925. Commissioned by the Browns, Hutchinson was responsible for the design of the circa 1913 basalt rock foundation, rock terraces, and rock stairways. A 1910 Sanborn Fire Insurance Map, which was updated in 1926, pictured a footprint of the basalt rock foundation and terrace with the explanatory caption, "stone foundation."¹⁹ It appears that only the basalt rock foundation/terraces/stairways were built on the site. The first house built on the site occurred 23 years later in 1936, and was built on the existing 1913 foundation.

The Dessert House

On July 20, 1923, Victor & Georges Dessert bought Lot 6 on Block 4 in the Replatted Rockwood Addition, which included the 1913 basalt rock foundation/terraces/stairways. The Desserts commissioned Spokane architect Gustav Albin Pehrson, to design a house that could be built on the existing basalt rock foundation. The home needed to have a residential design that would be compatible with the rugged, rocky steep hillside site. Using the steep terrain to his advantage, Pehrson designed a one-and-one-half-story Mediterranean-influenced dwelling with multiple roof levels and forms that melded well with the existing rock foundation and multi-level rock terraces. The house commanded a breathtaking view of the city, Mt. Spokane, and distant mountain peaks, and mimicked the multi-level units, roof forms, and rock terraces associated with homes and structures that were built on jagged rock cliffs throughout Tuscany, Portugal, and Spain. The Dessert family lived in the house for 33 years.

Subsequent Homeowners

In December 1969, the Dessert family sold the property for \$50,000 to John & Dorothy Lynch. At the time of the sale, John Lynch was employed at Mobile Scaffolding. In 1970, he worked for Conley Chemical & Supply Company, and in 1975, was president of Tri-State Oil & Asphalt Company in Spokane. Realizing a substantial gain on their investment, the Lynches sold the house in 1985 for \$250,000 to Robert & Mary Alcorn, owners of the Alcorn Investment Company. Two years later, the Alcorns sold the property to Ron & Terri Caferro for \$265,000.

Ron Caferro, along with his father, Edward Caferro, founded Ecolite Manufacturing Company, Inc. in Spokane in 1970. Certified as a mechanical engineer, Ron Caferro is general manager of the company which makes aluminum grilles for air conditioning vents and overhead and recessed lighting systems. His company, its products, and his contributions to the manufacturing business in Spokane were noted in a *Spokesman-Review* newspaper article on April 13, 2001.²⁰ In 1988, Ron and Terri completely restored the property, including professionally groomed grounds and gardens which have been the object of several garden tours from 1988 to 2006.

¹⁹ 1910 Sanborn Fire Insurance Map. Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

²⁰ "Refecting on a Bright Idea." *Spokesman-Review*, 13 April 2001, p. A-12.

HISTORIC SIGNIFICANCE (*Category A*)

From 1913 to 1956, the Dessert House achieved importance in the area of significance, “community planning & development,” as an example of the type, style, and quality of home prescribed and required by restrictive covenants conveyed in perpetuity with the property. Initiated as an early land use tool to control the use and architectural development of the property, restrictive subdivision covenants were written in 1910 with the following provisions:

- 1) That no residence...shall cost less than \$10,000,
- 2) Said dwelling shall be of modern style of architecture,
- 3) No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house,
- 4) No building erected on said lot shall be used for business purposes of any kind,
- 5) No building shall be erected less than 35 feet from the front line of lot on street which building shall face,
- 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 upon this lot, nor shall any building constructed thereon ever be used or conducted for such purpose.²¹

The Dessert House more than met the prescribed requirements and intentions of the Rockwood Development Company, the developer of the property and author of the restrictive covenants. As required by the covenants, the home was built as a single-family residence and has remained in that use since it was erected in 1936. The house and its matching arched entrance gate and two-car garage were designed in the then “modern” Spanish Eclectic style, and construction costs exceeded \$25,000, which was more than twice the required amount noted in the covenants. Historically significant as one of the most elaborate homes in the neighborhood, the Dessert House represents local urban trends and patterns that led to the planned development and subsequent settlement of the Replatted Rockwood Addition in the Rockwood National Register Historic District. In summary, the size, style, and craftsmanship of the Dessert House and the quality of its scenic views characterize the prominent development of the district, especially along Rockwood Boulevard, during the district’s settlement from 1905 to 1945.

HISTORICAL SIGNIFICANCE (*Category B*)

The Dessert House is historically significant as the home of Victor & Georges Dessert, two of Spokane’s most successful hoteliers. The property represents the couple’s greatest achievements and contributions to Spokane during some of their most productive years throughout their residency and ownership of the property from 1923 to 1969.

²¹ Spokane Warranty Deed, book 274, page 379, dated 9 July 1910. Spokane County Courthouse, Spokane, WA.

Victor Dessert was born in 1891, and was raised in Spokane by parents, Victor Dessert Sr. and Louise Marchante Dessert, early Spokane pioneers who immigrated from Alsace-Lorraine, Germany. They came to the Spokane region in 1875, and in 1885, Victor Dessert Sr. built one of the first hotels in the city, the Russ House. He replaced it two years later with a new hostelry, called the Pacific Hotel. The Spokane Fire of 1889 destroyed the building so Dessert rebuilt the Pacific Hotel in 1890. He also erected the Cliff House, Victor Hotel, and the Desert Block. Victor Dessert, Sr. died in 1907 as a prominent hotelier in Spokane, leaving the Dessert family hotel and restaurant business to his wife and son.²²

Apprenticed under the tutelage of his father, Victor Dessert assumed the responsibilities for the family's hotel business in 1907, and quickly achieved success as one of Spokane's most noteworthy hotel men. He rebuilt the Desert Hotel (started by his father) into "one of the city's major hotels," and was responsible for at least seven hotels—the Atlantic Hotel, Pacific Hotel, Desert Palm, Desert Sahara Motor Lodge, and Desert Caravan Inn, all in Spokane, and Desert hotels in Ritzville and Coeur d'Alene.²³ He was noted as a "prominent hotel executive and civic leader" who played a "part in the city's growth,"²⁴ and made "Spokane and the Inland Empire a lovelier, grander place in which to be..."²⁵

A community benefactor, Dessert was an active member of the Junior and Senior Chambers of Commerce, the Spokane Park Board, Spokane City Club, Spokane University Club, Spokane Country Club, Elks Club, Hotel Greeters, and the El Katif Shrine. He helped establish the Spokane Athletic Round Table and entertained club members at frequent luncheons and dinners in his hotels. Joseph Albi, the founder of the organization, praised Victor Dessert as "the godfather of the Athletic Round Table." Albi recalled that the club "began to live through his (Dessert's) financial help. With his vision, he saw the great opportunity to advertise Spokane through the backing of sports and continued to urge the Table on to success."²⁶ In addition to his Round Table activities, Victor Dessert was venerated for his "civic activities...in sponsoring athletics for boys of high school age. He was known as the 'father' of the merry-go-round football game" which annually opened the high school football season in Spokane.²⁷ Upon his premature death in 1941 at age 50, Victor Dessert was given a heartfelt eulogy which was written and delivered over KHQ radio station in Spokane by former United States Senator Clarence C. Dill:

Vic Dessert's success proved the power of a smile and of being kind. I say his life was a success because he did what he wanted to do and at the same

²² "60 Years Ago Today: Victor Dessert." *Spokane Daily Chronicle*, 8 March 1967.

²³ Shadduck, Louise. *The House That Victor Built*. Spokane: Shadduck, 1989-1990s draft copy.

²⁴ "Victor Dessert Taken By Death." *Spokesman-Review*, 14 Nov 1941.

²⁵ Dill, Clarence C. *A Tribute to Vic Dessert*. Spokane: Athletic Round Table, 23 Nov 1941.

²⁶ "Victor Dessert Taken By Death." *Spokesman-Review*, 14 Nov 1941.

²⁷ Ibid.

time, rendered service to his fellow, his town, and his country...

He loved to beautify things. He took great delight in making dingy, old, sometimes ugly places, pleasing to look upon and pleasant to use... He made the [Desert] Hotel second only to the Davenport Hotel... He wanted a hotel where everybody would be happy and everybody would feel at home.

Impressed with both the man and his house, Dill compared Dessert's character with his home at 1520 South Rockwood Boulevard:

I remember two years ago (1939) the impression I got of Vic when Mrs. Dill and I visited his home on Rockwood Boulevard. He didn't build it at the top of the hill. He built it only part of the way up the hill. Because of its different levels and...curved stairway, it impressed me as a house that seemed to climb up the hillside. That was an expression of Vic Dessert's character too. He never aspired to the highest place. He enjoyed being on the hillside of life, among his fellows...

Georges Wilson Dessert married Victor Dessert in 1915. They had two children, Marilu and Joanne. According to accounts given by her family and friends, Georges Dessert was devoted to her husband, children, and home. Author and historian Louise Shadduck wrote, "Design and location of the remarkable home that Victor Dessert built was just the beginning. The lady who headed the house, Georges Dessert, provided a lifestyle that brought harmony into the lives of their children and grandchildren." A noted Spokane socialite, she was described as a "very dignified lady" and "entertained beautifully."²⁸

After her husband died in 1941, Georges Dessert assumed a working leadership role when she was appointed president of the family's hotel empire. She was listed in city directories published in the 1940s and 1950s as the president of the Desert Hotel Company, the Dessert Investment Company, and the Dessert Management Association. One of the few women hoteliers in Spokane, she worked in that capacity until her death in 1956. Before she died, she taught her daughters, Marilu and Joanne, and Joanne's husband, Al Williams, how to manage and operate the family business. After Georges' death, Marilu Dessert and her sister, Joanne Dessert, and Joanne's husband, Al Williams, lived for awhile in the Dessert House. Al Williams and Marilu Dessert shared management responsibilities in the family hotel business as president and secretary/treasurer respectively.

ARCHITECTURAL SIGNIFICANCE (*Category C*)

The Dessert House is architecturally significant as a fine representation of the Spanish Eclectic style and as a product of two prominent Spokane architects, F. G. Hutchinson and G. A. Pehrson.

²⁸ Shadduck, Louise.

Spanish Eclectic Style

The Spanish Eclectic tradition was a popular style in the United States from about 1915 to the 1940s. As explained by architectural historians, Virginia & Lee McAlester,

Domestic building of Spanish precedents built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention... Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apex during the 1920s and early 1930s, and passed rapidly from favor during the 1940s.²⁹

Grounded in Mediterranean and especially Spanish architectural influence, the Spanish Eclectic style “borrowed decorative details from the entire history of Spanish architecture.” These included “Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents.”³⁰ Identifying elements of the style include the following:

- Low-pitched roof with red glazed ceramic or metal roof tiles,
- One or two stories with side, cross, or combination gabled roofs, hipped roofs, and flat roofs,
- One or more prominent arches placed above doors or windows or below porches and balconies,
- Stucco wall surface,
- Asymmetrical façade design,
- Walled terraces or patios,
- Other architectural details: carved wooden doors; curved pilasters, curved walls and round columns; stained glass; arched windows in pairs or threes; wrought-iron used in balustrades, door hinges, window grilles; chimney tops/crowns with stucco, brick, and ceramic tile; round or square towers.

The design of the Dessert House well illustrates several Spanish Eclectic-style elements and details. These include the home’s overall asymmetrical design, low-pitched roof, red ceramic roof tiles, two massive chimneys which resemble square towers, chimney crowns made of stucco and ceramic tile, stucco wall cladding, curved walls, arched entrance gate, arched doors, decorative wrought-iron hinges-grilles-balustrades, and rock walled terraces and patio areas. Two unique Spanish Eclectic-style features of the Dessert House include the outdoor fireplace on the east terrace and the fireplace in the sun room. Both fireplaces are typical examples of beehive-type fireplaces which are so often seen in Spanish pueblos in the desert Southwest of the United States, Mexico, and Spain.

²⁹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 416-429.

³⁰ Ibid, p. 417.

Probably the most prominent stylistic features of the Dessert House is its steep hillside site, daylight basement, curved rock terraces, and one-and-one-half stories with a combination of roof shapes, slopes, and levels. Representative of the Dessert House,

...some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern...a pattern which mimics the varied roof forms of Spanish villages... Landmark houses in this style are rare outside Florida and the Southwest but...scattered vernacular examples are found in suburban developments throughout the country.³¹

When compared to the thousands of historic homes (over 50 years old) in Spokane, there are relatively few Spanish Eclectic-style examples like the Dessert House. Of the few existing examples, most are small bungalows embellished in the Spanish Eclectic style. Noteworthy examples include the Stanek-Perrenoud House (1607 E. Sixteenth Avenue, built in 1938) and the G. A. Pehrson House (719 E. Twenty-fourth Avenue, built in 1946). Larger examples include the James Drake House (1915 S. Rockwood Boulevard, built in 1925) and the Dee Riegel House (1835 S. Upper Terrace, built in 1936).

At least two high-style, landmark examples of the Spanish Eclectic style were built in Spokane: the Clarence & Mabel Dill House (708 W. Cliff Drive, built in 1941) and the Dessert House. The Dessert House is similar to the Dill House in many ways, including its design by a noted architect, its steep hillside site, widespread panoramic views, rambling irregular composition, varied roof heights-forms-levels, multi-level terraces, elaborate size and footprint, and ownership by noted individuals. The Dill House and the Dessert House are two of the city's most unique homes, and evidence the prominence attributed to the Marycliff-Cliff Park National Register Historic District and the Rockwood National Register Historic District in which they were respectively built.

F. G. Hutchinson, Architect

Frank G. Hutchinson graduated from MIT and practiced architecture in Spokane for 20 years from 1905 to 1925. He worked for such celebrated Spokane architects as Albert Held (from 1906-1908), Cutter & Malmgren (from 1909-1911), and Jacques & Rantoul (from 1911-1919). Well-liked by his students, he also taught architectural and mechanical drawing and drafting at Lewis & Clark High School in Spokane from 1919 to 1925. As the sole architect, Hutchinson was responsible for the Dr. Welty House (537 E. Rockwood Boulevard, built in 1915), the Morehouse-Williams House (407 E. 14th Avenue, built in 1912), and the Charles Marr House (204 W. 16th Avenue, built in 1912). In addition to his professional accomplishments as an architect and public education instructor, Hutchinson was regarded as a highly sought-after architectural delineator who did contract work for many architects and architectural firms throughout the Spokane

³¹ Ibid, p. 418.

region.³² The castle-like basalt rock foundation and terrace plan for the Dessert House is unique among Hutchinson's documented designs. The question will always remain: What grand design had Hutchinson originally envisioned for the house that was to be built on the elaborate basalt rock foundation and terrace sited on one of the most spectacular view points in all of Spokane?

D. Peirone, Rock Mason

Domenico Peirone (1880-1956) was born in the mountains of northern Italy in an area called Piemonte where as a boy he learned to build walls and houses out of rock and brick. Peirone immigrated to the United States in 1903, and made his way west to Spokane. An accomplished mason, Peirone worked for such celebrated Spokane architects as Kirtland Cutter and G. A. Pehrson. He was responsible for rockwork in Spokane at Fairmont Cemetery, Riverside Cemetery, Holy Cross Cemetery (arches, chapels, fountains, rock walls), the Louis Davenport House (listed in the 1912 city directory at "Eighth Avenue on the northwest corner of Division Street," now demolished), Manito and Cannon Hill Parks, and his family's rock houses on West Lawton Road in the Garden Springs neighborhood, West Plains of Spokane. He built a basalt rock grotto on the hillside in front of the F. Lewis Clark House (601 W. Seventh Avenue) and stone benches and grottos at Sacred Heart Hospital (rock features demolished). Some of his finest rockwork is illustrated in the Ralston & Sarah Wilbur House, a sprawling Arts & Crafts-style home organically integrated to its building site along a steep slope at 2525 E. Nineteenth. Designed by the architectural firm of Cutter & Malmgren, the Wilbur House was built in 1916 and is primarily constructed of black basalt rock, much of which was culled from the rocky hillside site. Peirone's masterful rock mason skills can be seen in his selection of uniform vesicled and non-vesicled basalt rock with which he built the exterior walls, arched porches, and walled stairways of the Wilbur House, caretaker's cottage, and garage. Garden features include rock paths and rock walls, rock gardens, and a double-tiered rock fountain.

Peirone's granddaughter, Jeanne Peirone McGregor, recalled her Uncle Henry's (Domenico's son) pride when he remembered how he and his father built the rock foundation and terrace walls for the Dessert House. He said they used only the best stone and were responsible for all of the rockwork on the property. Peirone's decades-old stonework is precise, sturdy, and long-lasting as evidenced by his well-preserved commissions in Spokane.³³

G. A. Pehrson, Architect

Gustav Albin Pehrson (1884-1968) was born in Sweden, studied architecture at Upsala (Sweden) and Oxford universities, and arrived in Spokane in 1913. He worked for the architectural firm of Cutter & Malmgren as their lead draftsman and architect from 1913

³² Yeomans, Linda. *Morehouse-Williams House Spokane Register Nomination*. Spokane City/County Office of Historic Preservation, Spokane, WA, 2003, p. 8:6.

³³ Telephone interview with Jeanne Peirone McGregor, granddaughter of Domenico Peirone, 2005.

to 1917. In February 1917, he left Cutter & Malmgren and established his own practice in the Old National Bank building in downtown Spokane. Pehrson proved to be one of Spokane's most prolific architects, responsible for the designs of hundreds of homes and buildings in Spokane and Eastern Washington. Some of these included the Chronicle Building, Paulsen Medical & Dental Building, Culbertson's Department Store (now Macy's), the Catholic Chauncery, Rookery Block, Greek Orthodox Temple, Davenport Hotel (in collaboration with Kirtland Cutter), and the Roosevelt Apartments. In addition to commercial buildings, Pehrson claimed to have designed "65 schools, 20 churches, and about 500 houses" in Spokane and the United States.³⁴

Pehrson's repertoire and range of architectural styles and decorative embellishment was praised by architectural historian, William Hottell, in a September 3, 1993 *Spokesman-Review* newspaper article in which he exclaimed,

Gustav A. Pehrson...deserves an honored place as one of Spokane's great architects. Pehrson created buildings in a remarkable variety of designs...[and his] work showed a tremendous originality in its decoration... In 1936, he demonstrated his versatility by building a home for Victor Dessert at 1520 S. Rockwood Boulevard... He set the Dessert home above an enormous lawn which spills down a steep slope and around giant outcroppings of basalt rock. The house and grounds have been beautifully revived by the present owners, Ron & Terri Caferro.

In summary, G. A. Pehrson was one of Spokane's most noteworthy architects, and his work is celebrated as some of the finest in Spokane.

Conclusion

The Victor & Georges Dessert House is a landmark example of the Spanish Eclectic style, is the product of noted architects F. G. Hutchinson and G. A. Pehrson, and is the embodiment of the type, style, and quality of home that was intended by the developers of the Replatted Rockwood Addition in the Rockwood National Register Historic District on Spokane's South Hill. The property is associated with the urban development and subsequent settlement of the Rockwood neighborhood and is one of Spokane's most striking properties. Historically and architecturally significant, the Victor & Georges Dessert House and its aforementioned contributing structures are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

³⁴ G. A. Pehrson Collection. "Architect's Questionnaire, 1956." Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

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Victor & Georges Dessert House

1520 South Rockwood Boulevard
Spokane, WA 99203



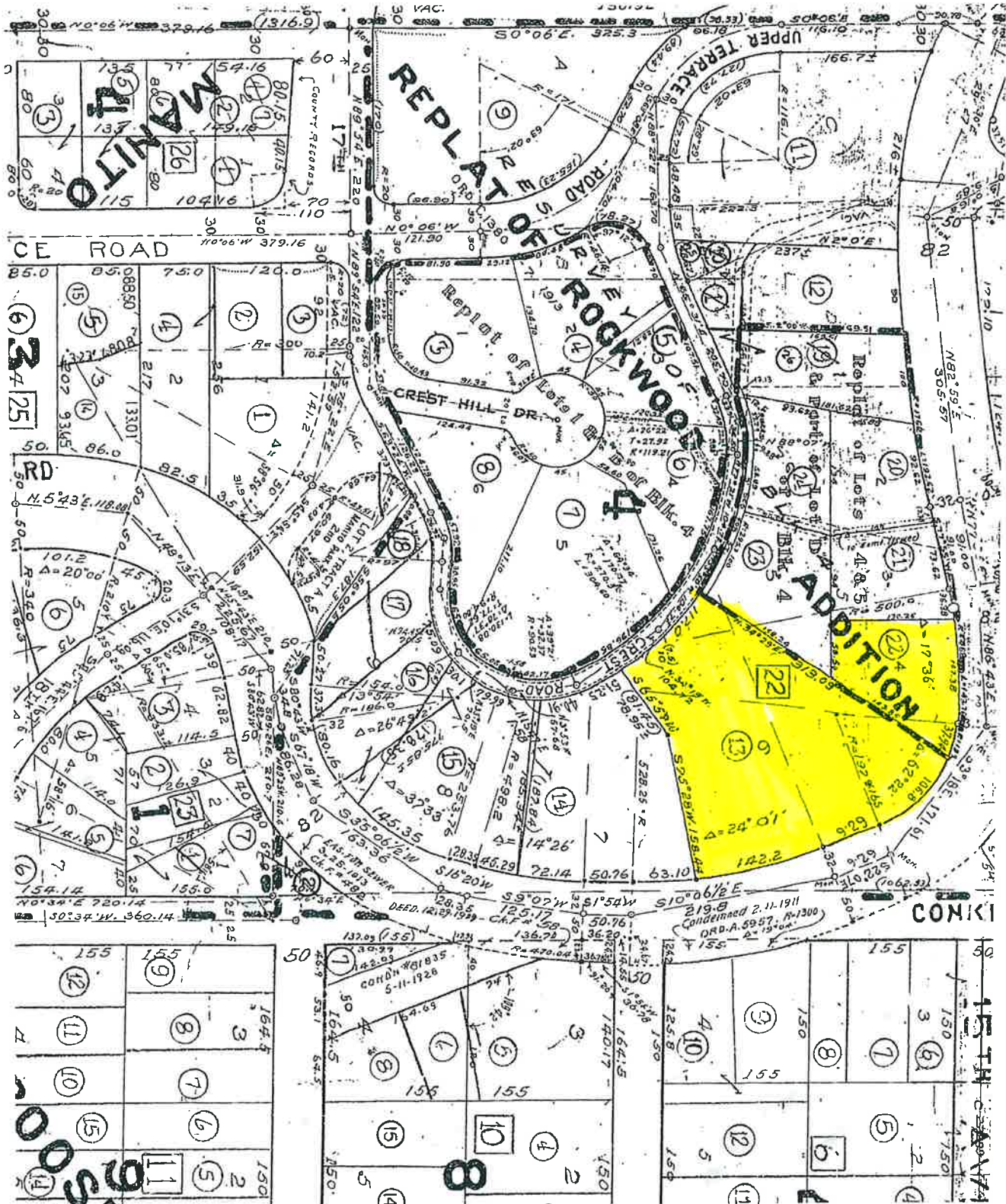
Circa 1989-1990 photograph of property, looking west

Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Plat Map

2005 plat map, Spokane County Tax Assessor records.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

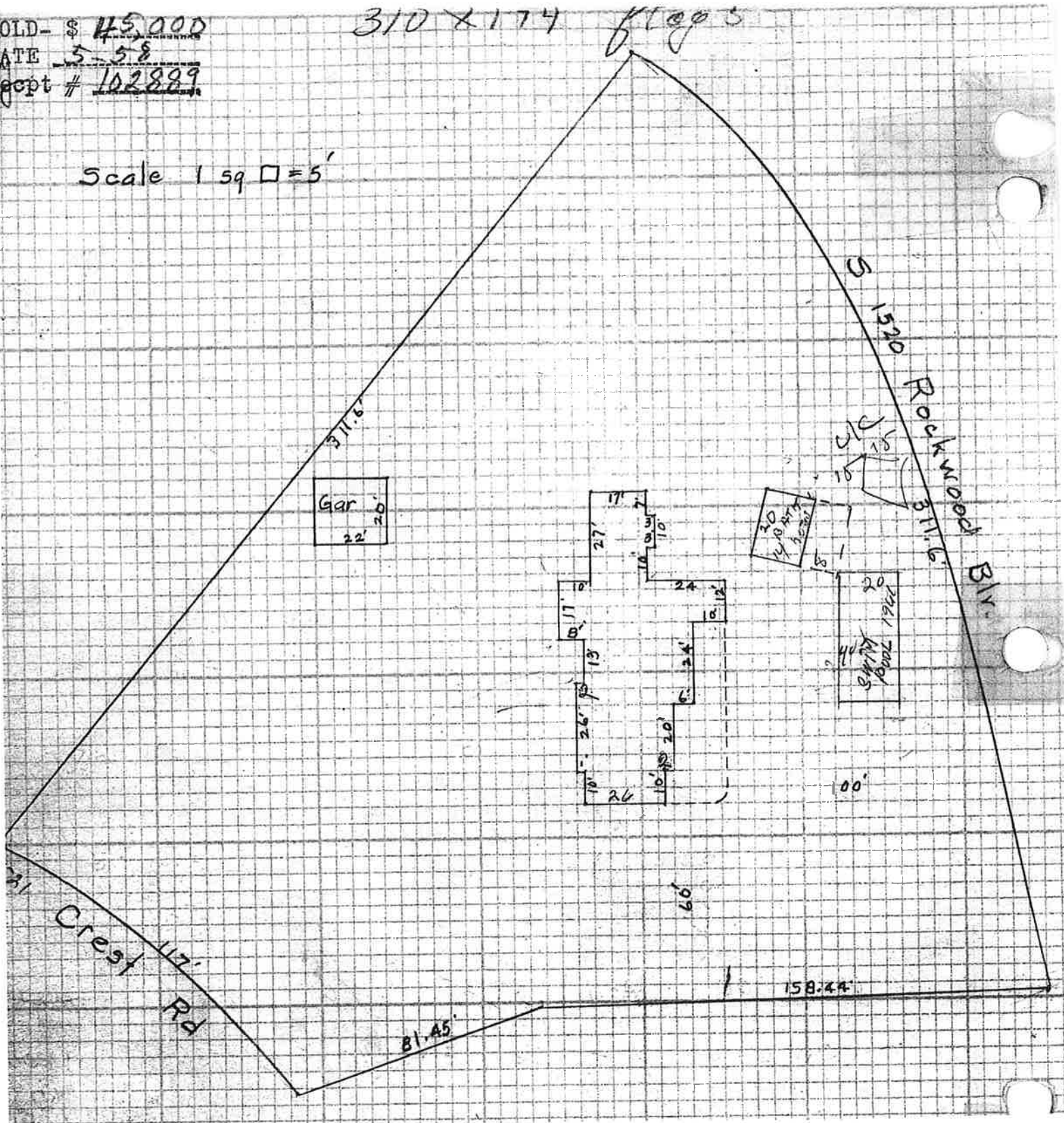
Site Plan

2004 site plan, Spokane County Tax Assessor records.

OLD- \$ 145,000
ATE 5-58
dept # 102889

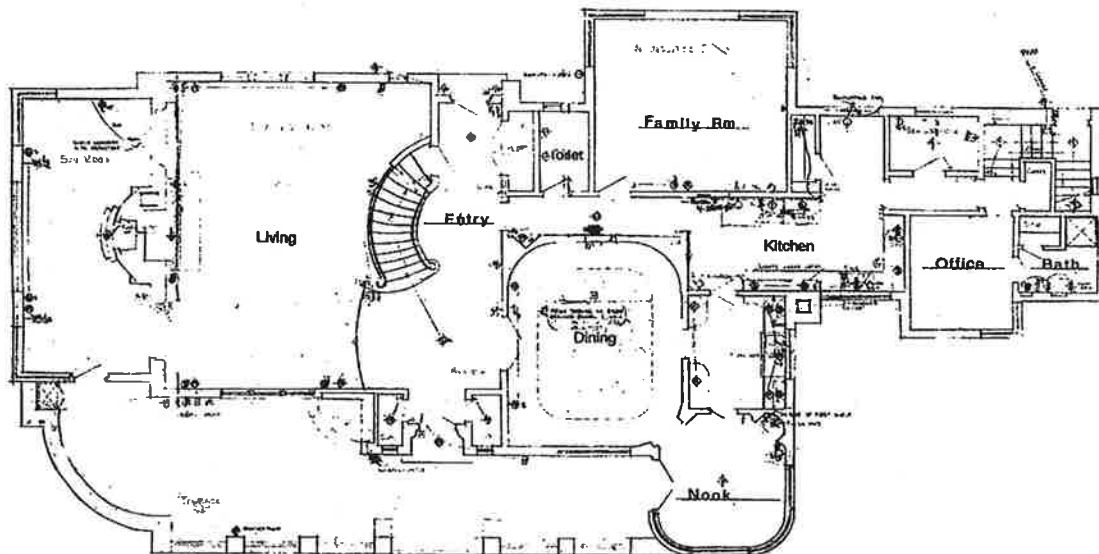
310 x 174 ft 5

Scale 1 sq □ = 5'



Floor plans

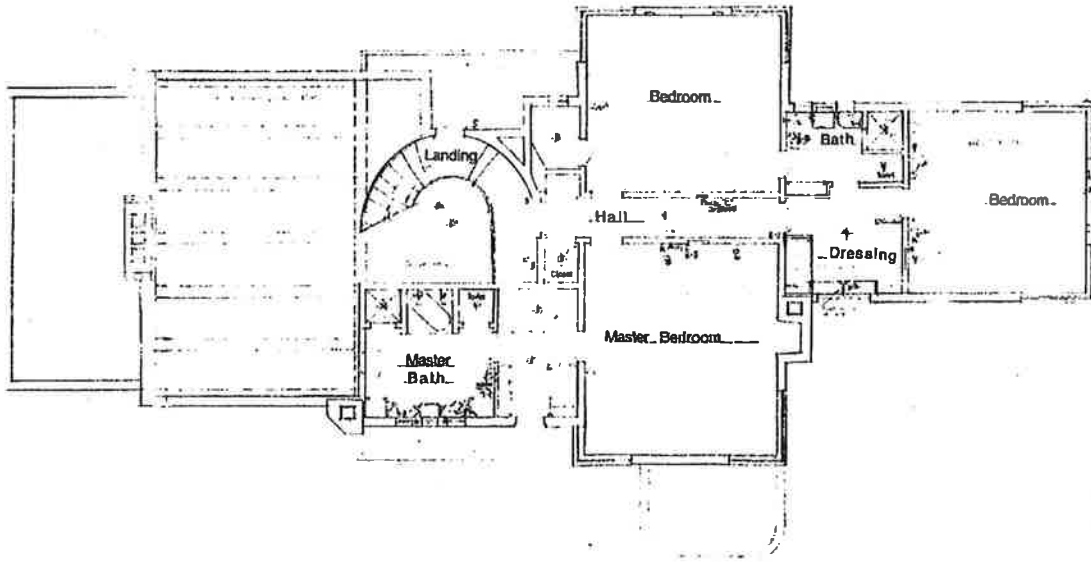
First-floor floor plan, circa 1936.



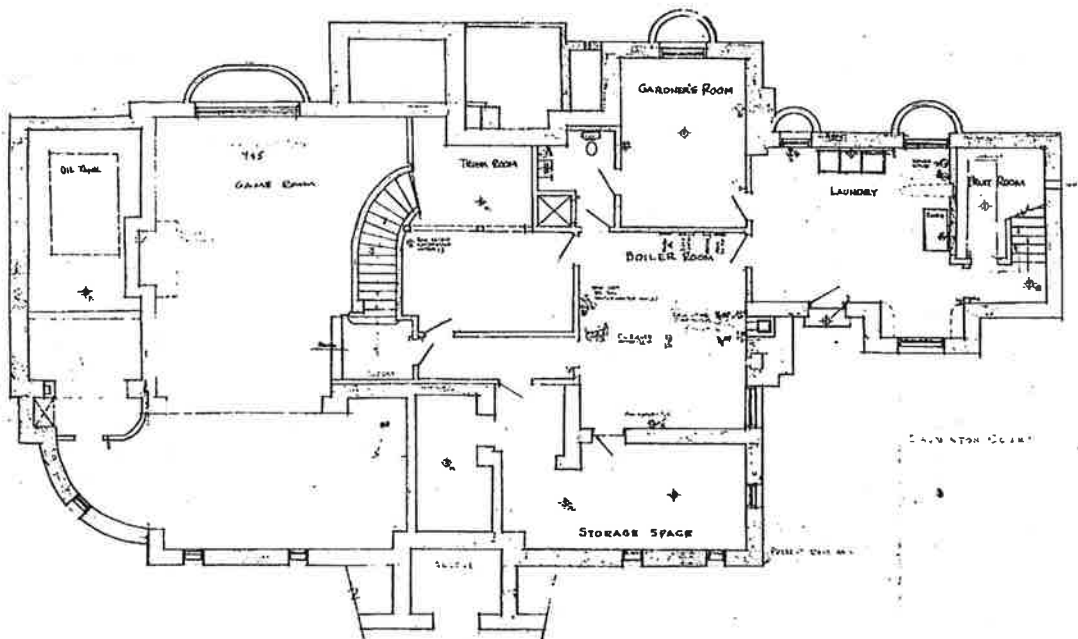
FIRST FLOOR PLAN
SCALE-1/4"=1'-0" (EXISTING)

Floor plans

Second floor plan and basement floor plans, circa 1936.



SECOND FLOOR PLAN
SCALE - 1/4" = 1'-0" (EXISTING)



BASEMENT PLAN

Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Historic Photo

1937 photograph of Dessert House.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 1 and 2 2005 photos of west elevation of house, looking east.



Photos 3 and 4

Garage and west elevation entrance of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 5 and 6

West elevation of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 7 and 8

East façade of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 9 and 10 East façade of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photo 11

South elevation of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 12 and 13 North elevation of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 14 and 15 Rock walls at east elevation of house in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 16 and 17 East elevation of house at basement level in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 18 and 19

Rock stairway and rock gardens on east-facing hillside of property in 2005.



Spokane City/County Register of Historic Places Continuation Sheet
VICTOR & GEORGES DESSERT HOUSE

Section 10

Photos 20 and 21 Cabana (built in 1957), pool, and pool house in 2005.

