

# 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 **JOHN & GENEVIEVE DORAN HOUSE**

## 2. Location

Street & Number 2207 S. Rockwood Boulevard  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35294.0308

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<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 Robert C. Ray Jr. and Robin L. McDonald  
Street & Number 2207 S. Rockwood Boulevard  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 532-1630 and 995-4766

## 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 by Landmarks Commission on Sept. 21, 2005*

**7. Description**

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

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

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

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

**9. Major Bibliographical References**

*Bibliography is found on one or more continuation sheets.*

**10. Geographical Data**

Acreage of Property	Less than one acre.
Verbal Boundary Description	
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	21 Sept 2005

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	20 B&W prints.

13. Signature of Owner(s)

Name Colin L. McDonald

Name Robert C. G. P.

14. For Official Use Only

Date Received \_\_\_\_\_ Attest \_\_\_\_\_

Date Heard \_\_\_\_\_ City Clerk \_\_\_\_\_

Commission Decision \_\_\_\_\_ Approved as to Form

Assistant City Attorney Michael D. Pearce

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

MUSA Z. B.

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 1917, the John & Genevieve Doran House is a fine example of the Arts & Crafts tradition interpreted in the Craftsman style. The property is located on the northeast side of Rockwood Boulevard in the center of the Rockwood National Register Historic District. The home's design, materials, and craftsmanship are typical of the early 20<sup>th</sup>-century Craftsman style and are evident in the covered front porch, widely overhanging roof eaves, scroll-sawn brackets, wood shingle wall cladding, cut stone foundation, and thick brick porch wall and large square brick porch piers. Characteristic of the Craftsman style, interior rooms are finished with the highest quality quarter-sawn solid oak floors, wainscoting, plate rails, stairwell, doors, and woodwork. With many original features intact, the well-preserved Doran House retains good architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in the early 1900s in Spokane, Washington.

**CURRENT APPEARANCE & CONDITION***Site*

Located in the Rockwood National Register Historic District, a prominent residential neighborhood on Spokane's South Hill, the Doran House is surrounded by tree-lined streets and single-family homes built between 1905 and 1940. The property is sited on a rectangular-shaped parcel that fronts 103 feet along Rockwood Boulevard and measures 160 feet deep.<sup>1</sup> The property is identified as tax parcel number 35294.0308 and contains part of Lot 25 and all of Lot 26, Block 10 in Manito Park Second Addition.<sup>2</sup> A four-car garage is located behind the house in the northwest corner of the property. A paved driveway leads from the street at Rockwood Boulevard along the west side of the house back to the garage. Built on a level lot, the home is framed by mature deciduous and evergreen trees and shrubs and a manicured lawn.

*Exterior*

The Doran House is a 1.5 story frame dwelling with a side gable roof. The house has an irregular rectangular-shaped footprint that measures 40 feet wide and 42 feet deep. The roof is covered with composition shingles and has wide overhanging eaves with scroll-sawn brackets and exposed scroll-sawn rafter tails. The exterior of the house is clad in a combination of double-thick wood shingles and coarse-textured stucco, the foundation is made of square-cut granite stone, and fenestration is mostly asymmetrical with a combination of 6/1 multi-paned double-hung and casement wood-sash windows and fixed plate-glass windows with leaded-glass lights. Except for new windows in the northwest corner of the first floor (kitchen), all of the windows in the house are original, and nearly all of the windows are covered with aluminum storm windows which can be easily removed.

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<sup>1</sup> Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> Ibid.

The *façade* of the Doran House faces southwest onto Rockwood Boulevard and is distinguished by two prominent architectural features: a covered partial-width front porch on the first floor and twin center gable dormers on the second floor. The front porch is located on the southwest end of the front of the house and is covered by an extension of the principal roof. The porch is 24 feet wide, 10 feet deep, and is supported by thick square brick porch pillars which are anchored to larger square brick porch piers. A brick porch wall protects the porch deck. Flanked by stepped brick porch walls, six brick steps rise to the front porch, which has a wood deck. Twin gable dormers project from the center of the roof above the porch. A unique focal point of the *façade*, the dormers are defined with wide bargeboards that have pointed tails, decorative brackets, wood shingle siding, and gable peak overhangs. The overhangs are supported with decorative dentils and feature false half-timbering and rough-textured stucco infill. Six windows illuminate the dormers. All matching, the windows are original multi-paned 6/1 wood-sash, double-hung units. The remaining first-floor *façade* windows are fixed tripartite units with original leaded-glass lights that reflect a typical geometric Prairie School design. An original wood window box is located under the east window on the *façade* and is supported by scroll-sawn brackets.

The *west elevation* features wood shingle siding on the first floor and wood shingles and rough stucco cladding on the second floor. The first floor is separated from the second floor by a wide wood band. The gable field on the second floor is articulated with a wide band of wood shingles (six horizontal courses) which is capped by false half-timbering with coarse stucco infill. The gable peak above the stucco cladding overhangs the gable field. The overhang is supported by small scroll-sawn brackets and the gable peak is clad with false half-timbering and stucco infill. Fenestration is asymmetrical and includes a combination of multi-paned 6/1 individual windows and window pairs, two 1/1 windows, and fixed windows with leaded-glass lights at the northwest corner.

The *east elevation* is marked by a brick chimney which pierces a widely overhanging eave and extends past the top of the roof. Like the west elevation, the east elevation is clad in wood shingles on the first floor and a combination of wood shingles and rough stucco on the second floor. The gable peak is embellished with a small overhang supported by brackets. Fenestration is asymmetrical and includes individual window units and window pairs.

The *rear, north elevation* of the house features a single-story bay at the northwest corner of the house. It which measures 17 feet wide and seven feet deep and is covered by an extension of the principal roof. A wide dormer with a shed roof is located on the east half of the roof, and a gabled wall dormer projects from the west half of the roof. A brick chimney rises from the center of the roof, piercing the west roof eave of the shed dormer. The shed dormer is articulated with widely overhanging eaves, scroll-sawn brackets, and exposed rafter tails. Three multi-paned casement windows with leaded-glass lights, and a pair of casement windows with wood muntins/mullions punctuate the north elevation of

the shed dormer. The gabled wall dormer, the shed dormer, and the back of the house are all clad in wood shingle siding. In keeping with the architectural style of the house, the gabled dormer (installed in 2003) has widely overhanging eaves, brackets, and barge board details that match the original architectural details on the house. The windows at the northwest corner of the first floor are leaded-glass wood-sash units (installed in 2003). A wood deck is attached to the back of the house at the northeast corner. Original concrete steps descend to the basement at the back of the house on the northwest corner. An original wood door with glazing on the upper leaf opens into the basement.

### *Interior*

An original oak door with decorative leaded-glass lights reflects geometric Prairie School designs and opens at the front porch to a formal center reception hall on the first floor. The center reception hall opens east to a living room, west to a dining room, and north to a hallway and center staircase. The floor, woodwork, and staircase are all finished with the finest quality quarter-sawn oak. Reflecting a dark honey-gold-caramel color, the oak woodwork retains its original lacquer finish and exudes a decades-old rich, hand-rubbed patina attained through years of use and meticulous care. The living room is located in the east end of the house and has a fireplace on the east wall. A focal point of the room, the fireplace is original with an oak mantel, tapered square pilasters, and a surround and hearth made of matte-finish glazed ceramic tile. The tile measures 6 inches square and is colored a dark red-brown with a mottled appearance. Oak multi-paned French doors open from the north wall of the living room to a library which is located in the northeast corner of the house. The library is lined with floor-to-ceiling, wall-to-wall bookcases which are made of oak. Multi-paned French doors made of oak open from the reception hall west to the dining room. The focal point of the dining room is a built-in oak buffet and china cupboard on the west wall. The built-in has an original beveled mirror backsplash, brass drawer pulls, and leaded-glass doors on the either end of the buffet. Small casement windows with leaded-glass lights are located above the buffet. A plate rail is located above oak wainscoting that encases the room. The dining room opens to the kitchen, back hall, powder room, and mud/laundry room in the center north and northwest corner of the house.

The center staircase in the formal front reception hall rises to the second floor and is made of solid oak with square-cut balusters. The stairway winds up to a center hall on the second floor. An oak hand rail with oak balusters protects the open stairwell at the second floor in the center hall. The second floor has three bedrooms, a full bathroom off the hall, and a master bathroom. Except for the bathrooms, the floor is oak, the woodwork is painted pine, and each bedroom has a private closet with a window. The main hall bathroom is finished with a black and yellow glazed ceramic tile floor and wainscoting, a white porcelain pedestal wash basin, and a white porcelain bathtub. The master bedroom bathroom features a floor of small rectangular-cut yellow, white, and black glazed ceramic tiles. A small office is located in the northeast corner of the house behind the master bathroom.

The Doran House has a full basement and is supported by a foundation made of basalt rock that is faced at the exterior with square cut granite stone. The granite was painted in 1982. The basement is partially finished with an original recreation room that is located under the living room. A brick fireplace with a wood mantel is the focal point of the room. The walls and ceiling are finished with lathe-and-plaster construction, and original brass and glass chandeliers drop from the ceiling. Original built-in cold storage cupboards designed in the Shaker style are located at the landing at the bottom of the stairs. The remaining areas of the basement are unfinished, revealing the basalt rock foundation which at the base measures 20 inches thick. The home is heated by gas-fired steam heat which is circulated through original cast iron radiators that are located throughout the house. Basement windows are all original multi-paned wood-sash casement units.

## **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

### ***House***

The Doran House retains most of its original design and features. These include the original footprint of the house, most of the original floor plan on the first and second floors, and original exterior wood shingle siding, false half-timbering, coarse stucco infill, scroll-sawn brackets, exposed rafter and purlin tails, brick porch piers/pillars, wood window box, oak and leaded-glass front door, interior quarter-sawn oak woodwork, oak built-in buffet, fireplace with ceramic tile surround/hearth, painted pine woodwork, oak floors, multi-paned windows, and unique leaded-glass windows.

Since it was built in 1917, the house has had a few alterations, some historic. The first change occurred in 1936 when a bathtub was installed in the first-floor powder room.<sup>3</sup> At the same time, the second-floor hall bathroom was remodeled with a yellow and black glazed ceramic tile floor and wainscoting, and the nursery (which was located in the northeast corner of the house) was remodeled into a second bathroom and small office. An original leaded-glass casement window in the office was replaced with a multi-paned casement window pair.

A wood shingle roof was originally installed on the Doran House when it was built in 1917. A new roof made of cedar shingles was installed in 1981.<sup>4</sup> In 1995-96, the wood shingle roof was replaced with a composition roof.

In 1982, the original kitchen and the original unenclosed back porch on the northwest corner of the house were remodeled for use as one large family kitchen. The remodel included four skylights mounted in a cathedral ceiling, a center bay window on the north wall, and contemporary double-hung wood-sash windows with wood muntin/mullion snap-on grids on the inside of windows on the west and north walls. The original back

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<sup>3</sup> Spokane City building permit #46647, dated 1 July 1936.

<sup>4</sup> Spokane City building permit dated 7 Oct 1981. Spokane City Hall, 3<sup>rd</sup> floor, Spokane, WA.

door was replaced with contemporary French doors and a wood deck was attached to the back of the house at the northeast corner. The exterior of the house was re-painted.<sup>5</sup>

In 2003, the family kitchen at the back of the house was remodeled again. The skylights were removed and a gabled wall dormer was installed on the north slope of the roof. The c. 1982 windows were replaced with architecturally appropriate leaded-glass wood-sash windows that match the original leaded-glass units in the living room and dining room. Like the original windows, the new leaded-glass windows reflect a geometric Prairie School motif. Two original double-hung 1/1 windows above the kitchen sink were replaced with architecturally appropriate double-paned 1/1 wood-sash units that are similar in sash dimensions to the original units. Built-in casework was installed in the kitchen and was designed to match the original painted pine Shaker-style built-in storage cupboards that are located at the basement landing to the basement stairs. A mud room was defined in part of the room and separated from the kitchen by an interior door. The c. 1936 bathtub in the powder room was removed and the powder room was remodeled. The 2003 remodel design was rendered by Spokane architect, Gary Lauerman, and the work was completed by Integrity Remodeling.

### *Garage*

The home's original garage was built in 1917 when the house was constructed.<sup>6</sup> Due to stringent building and subdivision codes enacted in the early 1900s by the developer of the Rockwood neighborhood, the design of the original garage was required to match the style, design, materials, and workmanship of the house. Mimicking elements on the house, the garage would have had a low-pitched roof, wide bargeboards, exposed brackets, wood shingle siding, wood shingle roof, and c. 1917 carriage house doors.<sup>7</sup> Sometime between 1917 and 1952, the garage was demolished.<sup>8</sup> In 1985 a four-car garage was built (frame with a composition roof).<sup>9</sup> Reflecting a contemporary design, the current existing garage is not architecturally compatible with the Craftsman-style design, materials, and workmanship of the house. In contrast to the house, the existing garage is *not* a contributing property of the Rockwood National Register Historic District and is *not* eligible for listing on the Spokane Register of Historic Places.

### *Summary*

To summarize, the Doran House retains good to excellent exterior and interior integrity. The remodel made in 2003 is located at the rear of the house, is compatible with the original design and materials, and does not diminish the architectural integrity and significance of the property. In summary, the property retains nearly all of its original

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<sup>5</sup> Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

<sup>6</sup> Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

<sup>7</sup> Spokane County warranty deed #472743, recorded 12 May 1916, "covenant running with the land." Spokane County Courthouse, Spokane, WA.

<sup>8</sup> 1952 Sanborn Fire Insurance map. No photos were found of the original garage.

<sup>9</sup> Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

exterior design, materials, and workmanship, and all of its original location and association as a single-family home built in the early 20<sup>th</sup> century in Spokane.

Areas of Significance	Community Planning & Development, Architecture
Period of Significance	1917 to 1955
Significant Date	1917
Architect	Unknown
Builder/Contractor	Henry R. Lydell
Landscape Architect	Frank Stanek

### **STATEMENT OF SIGNIFICANCE**

Built in 1917, and listed as a contributing property of the Rockwood National Register Historic District in 1997, the Doran House is an excellent example of the Arts & Crafts tradition interpreted in the Craftsman style. The home was erected by Spokane builder, Henry R. Lydell, who constructed at least seven homes in the Rockwood neighborhood as well as other homes throughout Spokane. The house was built for Genevieve Paterson Doran and her husband, John Doran, a noted civic leader, city benefactor, and successful businessman who owned and operated the John Doran Company, distributors of early 20<sup>th</sup>-century Packard, Hudson and Essex automobiles and trucks. The Doran House achieved importance during its period of significance from 1917 to 1955, in the areas of “community planning & development” and “architecture” for its association with the development and subsequent settlement of the Rockwood National Register Historic District, as a fine example of the Craftsman style, and as a well-crafted product of Henry Lydell, an accomplished Spokane building contractor. Historically and architecturally significant, the Doran House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

### **HISTORICAL CONTEXT**

#### ***Early Spokane***

From 1900 to about 1920, Spokane experienced a building boom that spread throughout the city and up the South Hill, an area characterized by a steep basalt bluff that runs parallel to Seventh and Eighth Avenues and by a north-facing sloped plateau atop the bluff. Neighborhoods were planned, platted, and eventually developed on the rocky, wooded plateau. One of these residential areas was the Rockwood National Register Historic District, the only neighborhood in Spokane that was designed by the nationally acclaimed Omsted Brothers Architectural Landscape Company, the same firm that designed Boston’s park system and New York City’s Central Park.

Early Spokane pioneer, Jay P. Graves, arrived in Spokane in 1887, and within two decades had risen to prominence as a mining and railroad developer. He readily recognized potential real estate bargains available in Spokane for those who had money to invest, and early in 1903, he formed a real estate development corporation called the Spokane-Washington Improvement Company. For an investment of \$250,000, the company purchased almost 800 acres of undeveloped wooded land on top of the rocky plateau.

Promising to add improvements and take full advantage of scenic possibilities, Graves developed the area as the Manito Park Addition and donated 90 acres to the City of Spokane. The acreage was then developed as public greenspace and parkland known today as Manito Park. Graves also bought and developed an additional 100 acres east of the park between South Hatch and Arthur Streets, and between East Eleventh and Twenty-ninth Avenues. The neighborhood was devoted to residential development and was called "Rockwood" after the rocky outcroppings and wooded landscape that characterized the area. In 1997 it was designated a historic landmark district called the Rockwood National Register Historic District.<sup>10</sup>

### *The Rockwood National Register Historic District*

Graves amassed every resource to ensure success in the new Rockwood neighborhood. He hired the architectural landscape firm, the Olmsted Brothers of Brookline, Massachusetts, to design the subdivision. His principal associate was Aubrey White who became the first president of the Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent.

By the end of 1909, Rockwood neighborhood homesites were being actively marketed. Advertisements announcing contracts for paving, water, sewer, tree planting, and landscaping alternated with news of the latest purchases and upcoming homes in real estate sections of Spokane newspapers. A November 28, 1905 promotional advertisement in the *Spokesman-Review* speculated that Rockwood would be a "strictly high-class residence district...the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district."<sup>11</sup> Another article printed in the *Spokesman-Review* on January 30, 1910, reported that "Rockwood...promises to be one of the most beautiful additions in the city."<sup>12</sup>

The predictions proved true. Streetcar lines, street lamps, paved sidewalks, and eventually a school were built in the area. Neighborhood amenities were plentiful and the curvilinear tree-lined streets and hillside lots were more than noticed by potential property owners. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for building sites ranging in price from \$1,250 for single lots to as high as \$8,000 for large double lots. Sixteen homes were constructed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over 20 more houses were finished, and by the late 1930s, the majority of homes in the area had been erected. Various house styles were built, reflecting the owners' personal tastes and economic success. Architectural styles ranged from large Neoclassical, Tudor Revival, Colonial

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<sup>10</sup> Yeomans, Linda. *Historic Resource Inventory for the Rockwood Historic District*. 1997. Spokane City/County Office of Historic Preservation, Spokane, WA.

<sup>11</sup> "Rockwood." *Spokesman-Review*, 28 Nov 1905.

<sup>12</sup> "Parking System Which will Make Rockwood Most Beautiful Part of the City." *Spokesman-Review*, 30 Jan 1910.

Revival, and Arts & Crafts-style homes to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Homes were built from designs rendered by architects, builders, and house plans distributed in popular house plan books and magazines. One of the homes built along fashionable Rockwood Boulevard, the neighborhood's most prominent street, was the Doran House.

### *The Doran House*

On April 13, 1916, Spokane builder, Henry Lydell, purchased part of Lot 25 and all of Lot 26, Block 10, in Manito Park Second Addition from Rockwood neighborhood developer J. P. Graves's Spokane-Washington Improvement Company. The warranty deed specified an eight-foot-wide easement along the rear of the property that allowed for the installation of utilities such as telephone and power poles, wires, and conduits for the "distribution of electricity and telephone and telegraph service." In addition to the cost of the parcel, Lydell paid a \$211 assessment fee that covered the cost of paving that portion of Rockwood Boulevard that fronted the two lots.<sup>13</sup>

Written as early land use controls, restrictive subdivision covenants were conveyed to Lydell with the property's warranty deed. The early 20<sup>th</sup>-century covenants ran with the land and required the following:

- 1) That a residence built along Rockwood Boulevard shall cost at least \$5,000 in Block 10,
- 2) That dwellings "shall be of modern style of architecture, and no outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house,"
- 3) "No building...shall be used for business purposes of any kind,"
- 4) "No building shall be erected less than 35 feet from the front line of lot on said street which building shall face,"
- 5) "No outbuilding shall be erected less than five feet from the sidelines of lots,"
- 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) That "no apartment house, flat building, lodging house, or hotel shall ever be erected upon this lot nor shall any building constructed...ever be conducted or used for any of such purposes."<sup>14</sup>

After purchasing the property, builder Henry Lydell applied for a building permit from the City of Spokane. The permit was dated May 12, 1916 and reported an estimated cost

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<sup>13</sup> Spokane County warranty deed #472743, dated 13 April 1916. Spokane County Courthouse, Spokane, WA.

<sup>14</sup> Ibid.

to construct the Doran House at \$6,500.<sup>15</sup> As the house and garage neared completion, Lydell sold the property on April 2, 1917 to John and Genevieve Doran.<sup>16</sup>

### ***John Doran & Genevieve Paterson Doran***

John Doran was born in St. Paul, Minnesota in 1884 as the second youngest in a family of 13 children. He was schooled at the prestigious Taft School in Watertown, Connecticut and later attended Yale University for two years. During his time at Yale, Doran became “identified with the construction department of the Great Northern Railway Company with which he came to Spokane.” The first listing for John Doran in city directories was in 1909. According to the directory, he was employed by the Spokane & Eastern Trust Company as a bond salesman. He worked for the trust company until 1913 when he was listed in the city directory as the secretary/treasurer of the Edward B. Zane Company, an automobile dealership. Before 1913, John Doran resided in several apartments in Spokane, including the Breslin Apartments on West 8<sup>th</sup> Avenue and the University Club in downtown Spokane. By 1913, Doran had married Genevieve Paterson. They lived at 508 W. Seventh Avenue.<sup>17</sup>

In 1910, when he worked for the trust company, Doran acquired the Packard Auto Agency in Spokane, and in 1912, he purchased the Hudson Auto Agency. In 1915, John Doran and automobile associate, Harry Twitchell, formed the Doran-Twitchell Company. They specialized in the distribution of Packard, Hudson, and Studebaker cars and delivery trucks. By 1917, their partnership was dissolved and John Doran founded the John Doran Company which distributed and sold Packard, Hudson, and Essex automobiles and trucks. The dealership was located on the corner of West Third Avenue and South Wall Street a few blocks south of Spokane’s downtown core. During that same year, John Doran and his wife, Genevieve Doran, purchased the house at 2207 S. Rockwood Boulevard. They had three children: Clyde, Richard, and Mary Genevieve.

In 1927, John Doran, a rising, successful, and well-liked young Spokane businessman, was stricken with an acute case of appendicitis. Emergency surgery was performed by two surgeons, including Dr. T. M. Ahlquist, who lived next door west of the Doran House. Complications were severe and Doran died a few hours later at the age of 43. After his death, the *Spokesman-Review* printed two obituary columns with numerous accolades from many colleagues and associates who paid tribute to their friend, John Doran. Active and honorary pallbearers at Doran’s funeral included some of Spokane’s most successful and distinguished businessmen and civic leaders, including Harlan Peyton, Dr. Charles Rigg, Frank Finucane, Ralph Dillingham, Thadeus Lane, Frank Graves, and Fred B. Grinnell (residential development sales agent for the Rockwood neighborhood).

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<sup>15</sup> Spokane City building permit #7260, dated 12 May 1916. Spokane City Hall, Spokane, WA.

<sup>16</sup> Spokane County warranty deed #499654, dated 2 April 1917. Spokane County Courthouse, Spokane, WA.

<sup>17</sup> Obituaries for John Doran, dated 6 August 1927 and 7 August 1927.

The newspaper reported the following statements:

“Mr. Doran possessed an exceptionally winning personality with a peculiar faculty for gaining confidence and attracting friends... He never failed to respond when called upon for any service to the community and was active in civic work during the whole course of his life in Spokane.”<sup>18</sup>

“He was always active in community movements, responding to all calls for patriotic work during the war (World War I) and serving the community chest and similar projects down to the time of his death.”<sup>19</sup>

“In the east he was known as a tennis player; subsequently he became one of the northwest’s leading golfers. Four times he was champion at the Spokane Country club and twice city champion. He served on the sports committee at the club and was prominent in the Pacific Northwest Golfers’ Association.”<sup>20</sup>

John Doran was an active member of the Spokane Country Club, the Spokane City Club, the University Club, and St. Augustine’s Catholic Church. He was applauded as a “prominent civic leader” and a sportsman, club member, and automobile man. According to his obituary in the *Spokesman-Review*, dated August 7, 1927, one of Doran’s favorite charity commitments was his volunteer association with Spokane orphans. A true benefactor, John Doran helped organize and facilitate the “annual picnic for all the orphans of the city, an outing usually attended by 400 or 500 children...”<sup>21</sup>

### ***Subsequent Property Owners***

The Doran family resided in their house at 2207 S. Rockwood Boulevard from 1917 to 1924, at which time they sold the property to Spokane lawyer, Samuel P. Weaver, and his wife, Elsa Weaver. In addition to his legal practice, Samuel Weaver was also president and legal counsel for the Great Northern Life Insurance Company, director and vice president of the Surety Finance Company, and director of W. E. Mitchell Finance in Spokane. Weaver authored a book on business law and became a respected educator of constitutional law. The Weavers owned the property for 38 years.<sup>22</sup>

In 1969, the property was sold for \$22,000 to farmer/rancher, Albert “Bud Jr.” Green, and his wife, Kathleen Green. In 1971, Spokane police lieutenant, Roscoe L. Walker, and his wife, Winona Walker, purchased the property. After seven years, they sold it to Spokane physician, Dr. Eric Youngstrom, and his wife, Paula Youngstrom. The

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<sup>18</sup> “Doran Funeral Monday.” *Spokesman-Review*, 7 August 1927, part 1, p. 13.

<sup>19</sup> Ibid.

<sup>20</sup> Ibid.

<sup>21</sup> “Doran Funeral Monday.” *Spokesman-Review*, 7 August 1927, part 1, p. 13.

<sup>22</sup> Fuller, George. *The Inland Empire’s Who’s Who, Vol 4*. Spokane: G. Lindeman, 1928, pp. 265-266.

Youngstroms sold the house to Richard & Margaret Miller for \$127,500 in 1985. In 2003, Robert C. Ray, Jr., a professor of mathematics, and his wife Robin McDonald, a pharmaceutical sales representative for GlaxoSmithKline, bought the property for \$345,000.

### **HISTORIC SIGNIFICANCE (*Category A*)**

The Doran House is significant to the history of Spokane as a contributing property of the Rockwood National Register Historic District and relates to the context and area of significance, “community planning & development,” in Spokane as a product of the suburban growth of the city and the planned development of the Rockwood neighborhood. The house is especially associated with the early 20<sup>th</sup>-century settlement of the Rockwood neighborhood in the area along Rockwood Boulevard—the prominent curvilinear, tree-lined street that winds through the neighborhood and shares the subdivision’s name. Built in 1917 along Rockwood Boulevard, the Doran House is a fine example of the type of “modern” residential dwelling that was mandated by neighborhood covenants adopted at the time the area was being developed. A Spokane building permit reported the cost of the home was \$6,500—which is more than the required \$5,000 stipulated by the covenants for homes that were built specifically along Rockwood Boulevard.<sup>23</sup> In summary, the Doran House is a tangible reminder of the patterns and trends that led to the residential types, styles, and costs that were originally planned by the developers of the Rockwood National Register Historic District, a community that was planned, developed, and advertised as “distinctly different” with features that made it a “strictly high-class residence district.”<sup>24</sup>

### **ARCHITECTURAL SIGNIFICANCE (*Category C*)**

The Doran House is architecturally significant for its ability to convey residential design, construction materials, and building practices that were popular during the home’s period of significance from 1917 to 1955. An excellent example of the Arts & Crafts tradition interpreted in the Craftsman style, the house embodies distinctive elements of the style and possesses high artistic value as an example of the work of Henry Lydell, one of Spokane’s most noted building contractors and home builders.

#### ***Henry R. Lydell, Builder***

Responsible for the construction of homes built throughout Spokane, and of at least seven houses in the Rockwood National Register Historic District, Henry Lydell was born in Sweden in 1869. He immigrated to America in 1888, came to Spokane in 1890, was naturalized in 1893, and married Marion Lydell in 1894. Henry Lydell held various jobs, including that as laborer, miller, machinist, and bottler before he advertised his professional services as carpenter, builder, and general contractor in 1902 in Spokane. He and his wife, Marion, resided at 3103 N. Post from 1899 until 1908, at which time they moved to 2709 N. Wall Street, staying there until 1914. From 1915 to 1921, they

<sup>23</sup> Spokane City building permit #7260, dated 12 May 1916.

<sup>24</sup> “Rockwood.” *Spokesman-Review*, 28 Nov 1905.

lived at 1604 E. Ninth Avenue. In 1921, they moved into a house at 127 E. Sinto Avenue, and by 1924, Henry and Marion Lydell had relocated to Los Angeles, CA.

Lydell built at least seven houses in the Rockwood National Register Historic District. All seven homes are contributing properties of the district. They include:

- |                                     |               |                               |
|-------------------------------------|---------------|-------------------------------|
| 1. East 401-12th Avenue             | built in 1911 | Tudor Revival style           |
| 2. East 804-26 <sup>th</sup> Avenue | built in 1911 | Queen Anne style              |
| 3. South 1807 Rockwood Boulevard    | built in 1920 | American Foursquare           |
| 4. South 2115 Rockwood Boulevard    | built in 1919 | Tudor Revival style           |
| 5. South 2129 Rockwood Boulevard    | built in 1918 | Colonial Revival style        |
| 6. South 2203 Rockwood Boulevard    | built in 1915 | Craftsman style               |
| 7. South 2207 Rockwood Boulevard    | built in 1917 | Craftsman style <sup>25</sup> |

Six of the seven homes built by Lydell in the Rockwood neighborhood front Rockwood Boulevard and one house fronts Garfield Road, the two major streets in the subdivision. All seven homes were built for prominent men and women during the first two decades of the development of the Rockwood National Register Historic District.

Of the seven, the home most like the Doran House is the Ahlquist House, next door west at 2203 S. Rockwood Boulevard. Similarities include the home’s frame construction, 1.5 stories, low-pitched side gable roof, shingle wall cladding, decorative brackets and exposed rafter tails, and partial-width front porch supported by square brick porch piers. Interior similarities include the finest quality woodwork, built-ins, fireplace with original ceramic tile surround (Grueby, Batchelder, or Rookwood tiles), and a similar floor plan. In contrast, the front porch of the Ahlquist House extends east, forming a *porte cochere*, a center façade dormer is a single dormer rather than the twin dormers on the Doran House, and the first-floor woodwork in the Ahlquist House is gumwood instead of oak. With their similarities and differences, the two homes are excellent representations of the quality craftsmanship and attention to detail that is typical in homes built by Henry Lydell.

***Frank Stanek, Nurseryman and Landscape Designer***

Frank Stanek, owner of Stanek’s Nursery, a long-time Spokane business, and an accomplished landscape designer, was responsible for the original designed landscape for the grounds that surrounded the Doran House.<sup>26</sup> Unfortunately his designs and planting materials have been lost or destroyed during the last 88 years. The only evidence of his work that currently exists are the remnants of a reflecting pool. Located in the northeast

<sup>25</sup> Northwest Museum of Arts & Culture Photo Archive #187-1.28611-25 (c. 1925 photo of houses at 2115, 2129, 2135, 2203, and 2207 South Rockwood Boulevard

<sup>26</sup> A lien was recorded in Spokane County by Frank Stanek against the property on January 27, 1922 for previous unpaid work. Spokane County warranty deeds, Spokane County Courthouse, Spokane, WA.

corner of the backyard, the reflecting pool follows a curvilinear shape and is constructed of poured concrete. Rocks help define the outline of the pool remnants.

### *The Craftsman Style*

The Doran House is a typical example of the Craftsman style. The style evolved from the Arts & Crafts movement of the 19<sup>th</sup> century which rejected the mass reproduction and mediocre designs associated with the Industrial Revolution. The style was especially made popular with homes built by the Greene brothers of Pasadena, CA and by Gustav Stickley, a designer who published a magazine called *The Craftsman* (1901-1916). Stickley espoused designs which harmonized with nature and the environment, rendering houses that appeared to be “grounded” to their building sites. The Craftsman style became one of the most popular and fashionable designs in America, beginning in about 1905, but by 1930, it had quickly faded from favor. Currently in 2005, the Craftsman style is enjoying a resurgence of popularity.<sup>27</sup>

Identifying features of the Craftsman style include horizontal emphasis accentuated by a low-pitched roof, widely overhanging eaves, tapered or pointed rafter tails and bargeboards, decorative brackets, and wide front porches that are supported by thick tapered or square porch pillars and porch piers. The use of “natural” building materials such as brick, rock, cut stone, wood shingles, coarsely textured stucco, and hand-rubbed and hand-finished woodwork help identify the Craftsman-style home as one derived from “nature.” In addition, open interior living spaces with handcrafted, polished woodwork and wood built-ins embody aesthetics of the Craftsman style. As described in Section 7 of this document, the Doran House is a textbook illustration of the identifying elements of the style. Some of the more prominent Craftsman-style features of the Doran House include the horizontal emphasis achieved in widely overhanging eaves and extended pointed bargeboards, decorative scroll-sawn purlins and brackets, course stucco and wood shingle siding, and thick brick porch piers and pillars. Interior features include the finely crafted quality of the oak woodwork, leaded-glass windows, and the fireplace.

To summarize, the Doran House is a fine example of the Craftsman style and a fine example of the work of Henry Lydell. In addition, the property embodies the early 20<sup>th</sup>-century qualities and styles favored and required by the developers of the Rockwood National Register Historic District, and reflect early Spokane residential development trends and settlement patterns. These associations render the Doran House architecturally and historically significant and eligible for listing on the Spokane Register of Historic Places.

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<sup>27</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1989, pp. 452-463.

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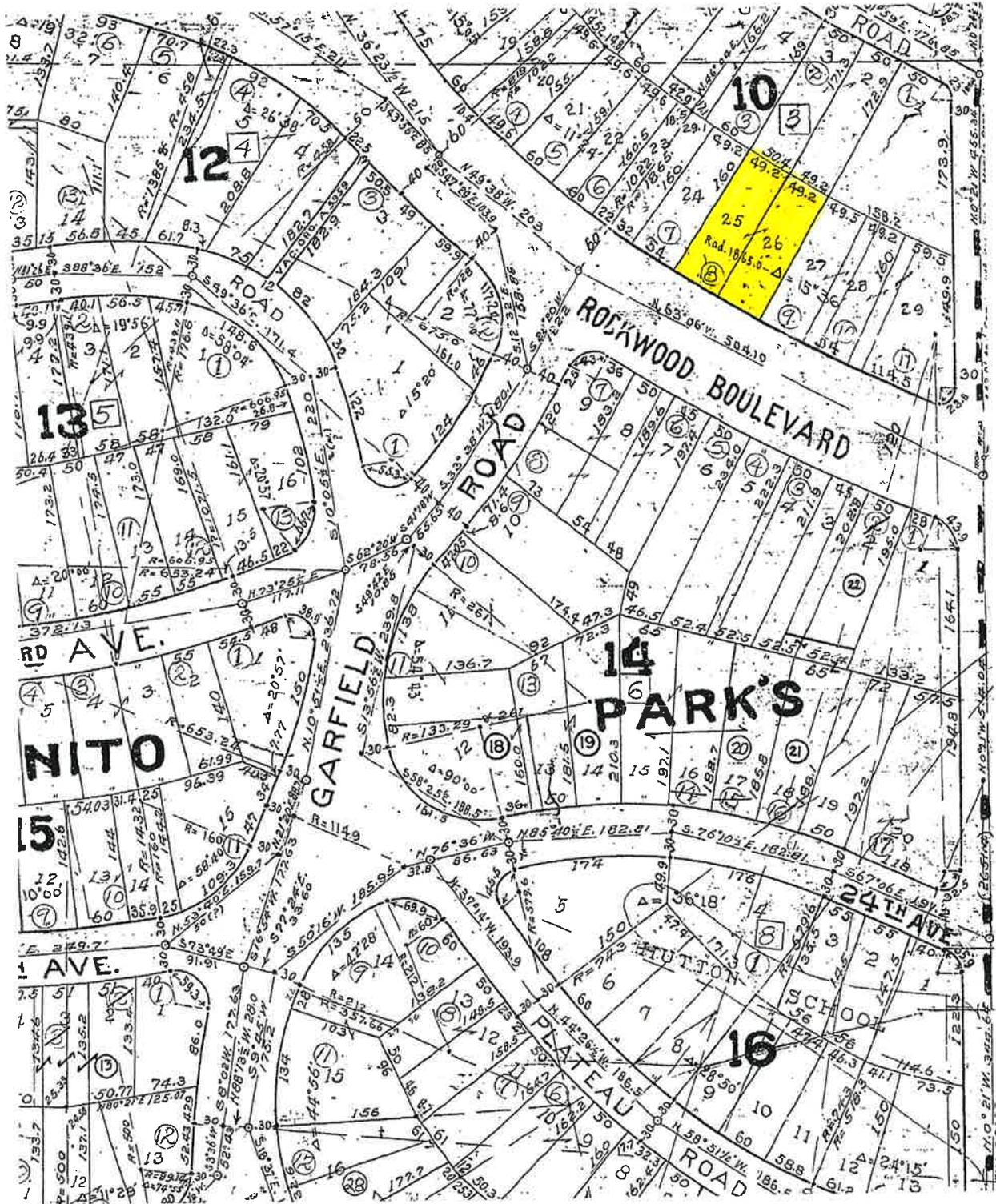
Spokane County assessor’s records, warranty deeds, building permits.

Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** **Section 9**

Photos 21 and 22      2005 photos of DR.

Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE**  
Section 9

Plat Map      Plat map of property; source: Spokane County Assessor's Records



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** Section 9

Photos 1 and 2 2005 photos of south façade of Doran House.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** Section 9

Photos 3, 4, and 5 2005 photos of south façade and porch details.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** Section 9

Photos 6, 7, and 8 2005 photos of south façade and bracket details.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** **Section 9**

Photos 9 and 10      2005 photos of east elevation gable peak and foundation.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** **Section 9**

Photos 11 and 12 August 2005 photos of back (north elevation) of house.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** Section 9

Photos 13 and 14 2005 photos of garage and reflecting pool remnants.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** **Section 9**

Photos 15 and 16 2005 photos of front stairs and living room (looking east).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** **Section 9**

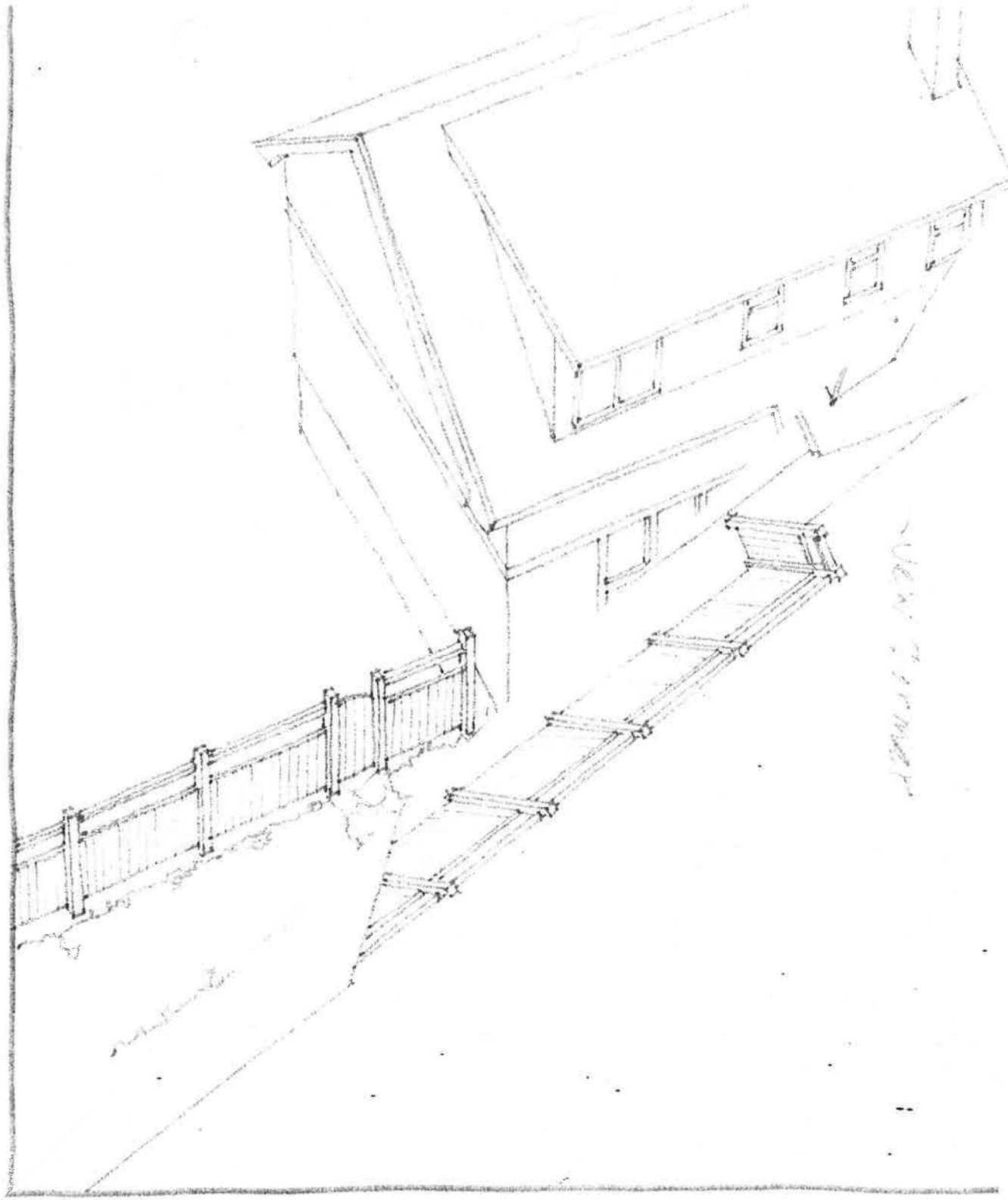
Photos 19 and 20 2005 photos of DR window (looking southeast) and DR wainscoting.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**JOHN & GENEVIEVE DORAN HOUSE** Section 9

Photos 21 and 22 2005 photos of DR.





NEW BRIDGE

BRIDGE