

# 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

**WALTER & MABEL FREDERICK HOUSE**

## 2. Location

Street & Number

2707 South Rhyolite Road

City, State, Zip Code

Spokane, WA 99203

Parcel Number

35294.1414

## 3. Classification

Category

Ownership

Status

Present Use

☒ building

☐ public

☒ occupied

☐ agricultural

☐ museum

☐ site

☒ private

☐ work in progress

☐ commercial

☐ park

☐ structure

☐ both

☐ educational

☐ religious

☐ object

**Public Acquisition**

**Accessible**

☐ entertainment

☒ residential

☐ in process

☒ yes, restricted

☐ government

☐ scientific

☐ being considered

☐ yes, unrestricted

☐ industrial

☐ transportation

☐ no

☐ military

☐ other

## 4. Owner of Property

Name

Charles & Victoria Mason

Street & Number

2707 South Rhyolite Road

City, State, Zip Code

Spokane, WA 99203

Telephone Number/E-mail

838-7044, chasmas@comcast.net

## 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 1996

Location of Survey Records

Spokane Historic Preservation Office

*Final nomination reviewed & recommended for listing on Sept 27, 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

Less than one acre.

Verbal Boundary Description

Second Addition to Manito Park, south 25 feet of Lot 14 and part of Lot 15, Block 22.

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

[lindayeomans@comcast.net](mailto:lindayeomans@comcast.net)

Date Final Nomination Heard

September 27, 2006

12. Additional Documentation

Map

City/County of Spokane current plat map.

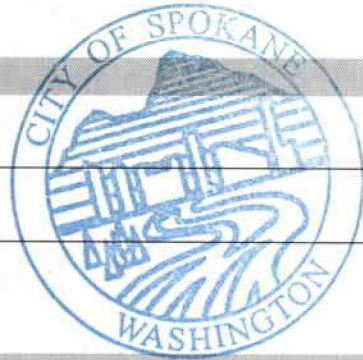
Photographs

Digital images and black & white 4x6-inch photos

13. Signature of Owner(s)

Name

Name



14. For Official Use Only

Date Received

Attest

Date Heard

City Clerk

Commission Decision

Approved as to Form

Assistant City Attorney

Council/Board Action

Date

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

DEPUTY MAYOR, City of Spokane  
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer

Spokane City/County Historic Preservation Office

Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

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**DESCRIPTION**

Built in 1927, and listed as a contributing property in the Rockwood National Register Historic District in 1997, the Walter & Mabel Frederick House is a fine example of the Tudor Revival Cottage style. Identifying features of the style at the home's exterior include a steeply pitched roof, a prominent front-facing steeply pitched cross gable, a recessed front entrance with a cats slide eave, ceramic tile porch, multiple rows of tall vertical multi-paned casement and fixed-paned windows, and raked red veneer face bricks. Original black basalt rock landscape features include retaining walls, stair steps, and a backyard patio fireplace. The interior of the house features typical Tudor Revival styling found in finely finished gumwood wainscot and woodwork, oak floors, and two fireplaces. With few changes to the exterior, the Frederick House and original basalt rock landscape features retain excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence constructed in the 1920s in Spokane, Washington.

**CURRENT APPEARANCE & CONDITION**

*Site*

The Frederick House is located in the center of the south 25 feet of Lot 14 and all of Lot 15 (except for a small easement) on Block 22 in the Second Addition to Manito Park in the Rockwood National Register Historic District on Spokane's South Hill. The property measures 75 feet wide and 164 feet deep. The house is framed by a manicured lawn, shrubs, and mature deciduous and evergreen trees. A paved driveway leads east from Rhyolite Road to the southwest corner of the house which is the location for a single-car basement garage that extends beneath the residence. The driveway splays slightly outward from the house to the street and is flanked by original black basalt retaining walls. The backyard is dominated by a west-facing slope that rises to the rear east boundary of the property. The slope is formed by black basalt rocky outcroppings which are embellished with a rock garden, a basalt-ringed reflecting pool with a poured concrete bowl, a rocky pathway with basalt steps, and a patio fireplace made of basalt rock. The fireplace has a square firebox opening and a tall tapered chimney. Installed in random order, paver bricks form a surfaced patio in front of the fireplace. The Frederick House is surrounded by a prominent, historic residential neighborhood with curvilinear tree-lined streets and single-family homes which were built from 1905 to 1940.

*Exterior*

The Frederick House faces west along South Rhyolite Road. It is a 1.5-story dwelling with a steeply pitched hip roof, a shed roof façade dormer, a shed roof rear east elevation dormer, a front-facing façade cross gable, a basement garage that extends beneath the façade of the house, red veneer face brick, and original multi-paned vertical casement and fixed-paned windows arranged in rows of two to five windows each. The roof is covered with composition shingles and has a 16-inch-deep overhang with tongue-in-groove soffits. The foundation is made of poured concrete.



The *west façade* of the house is dominated by a façade focal point: a front-facing steeply pitched cross gable. The cross gable extends forward four feet and is highlighted with vertical wood siding in the gable peak, a wide bargeboard, and a slightly flared eave that extends over a recessed front entrance. The slight swoop of the extended eave forms a cat slide roof, a design tenet of the Tudor Revival style. Decorative four-inch-square wood beams pierce the vertical board siding beneath the eaves in the gable peak, giving the illusion that they support the roof. The gable field in the cross gable overhangs the planar wall surface at the first floor and is supported by small, decorative wood brackets. A small multi-paned window is located in the center of the gable field. A shed dormer with a row of three vertical multi-paned casement windows is located next north of the cross gable, and like the cross gable, is clad in vertical board siding. A recessed front entrance is located under the cat slide roof and is distinguished with an arch. A brick soldier course with radiating voussoirs articulates the brick entry arch. The front door is arched and is made of wood with a vertical paneled design. Similar to leaded-glass, a multi-paned ocular window made with strips of zinc instead of lead is located in the upper half of the door. Highlighting the recessed entrance, multi-colored glazed ceramic tiles cover the front porch. The tiles form decorative geometric patterns similar to quilt designs and reveal a harmonious array of colors that include cream, terra cotta, red, rust, brown, and gray.

The *north elevation* of the house faces the side of an adjacent residential property next north, and due to its close proximity to the property line and surrounding mature foliage, is not visible from the street. Like the rest of the house, the north elevation is clad with red raked face brick. A wood staircase descends to grade along the north elevation from a rear deck. Fenestration is asymmetrical and original except for a center window at the first floor. An original 6/1 double-hung wood-sash window was replaced in 2006, with a 6/1 double-hung vinyl-sash window.

The *south elevation* is hidden from street view by shrubbery and close proximity to an adjacent south residence. The south elevation is clad in red raked brick veneer and is dominated by asymmetrical fenestration patterns and a brick chimney.

The *east, rear elevation* of the house features a wide shed dormer in the center of the roof. A tripartite window with three multi-paned vertical casement units and a multi-paned window pair embellish the dormer at the south and north ends respectively. Fenestration is asymmetrical and includes two sliding glass doors, three original multi-paned windows, one small vinyl-sash window, and a wood-paneled back door which is located under a recessed back porch at the northeast corner of the house. An irregular-shaped stained wood deck is attached to the back of the house at the first floor at the northeast corner and projects 18 feet into the backyard. A plain horizontal balustrade with built-in bench seats surrounds the wood deck. Wood steps descend to grade onto a manicured backyard lawn.

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*Interior*

An arched wood-paneled door in the home's recessed front entrance opens to a small center reception hall at the first floor. The front door is made of solid gumwood, a smooth-grained tropical wood noted for its prominent graining and satin-like look. The door is painted at the exterior and finished to a hand-rubbed mellow gold patina at the interior. The reception hall leads south to a living room, north to a formal dining room, and east to the rear of the house. Multi-paned French doors open from the center reception hall into the living room which is located in the southwest corner of the house. A focal point of the house, the living room is completely clad in gumwood paneling. A fireplace with a black marble surround and hearth is located in the center of the east wall and is flanked by built-in gumwood cabinets. A gumwood mantle is located over the fireplace and extends over the two flanking built-in cabinets. The living room opens south to a small library which is also finished in gumwood paneling. A disguised door which, except for exposed piano hinges, looks like the paneling that covers the wall, and opens from the east wall of the library into a bedroom in the southeast corner of the house.

A formal dining room is located in the center front of the house, adjacent north of the center reception hall. It is finished with plaster walls above gumwood wainscoting and has gumwood crown and floor molding. From the dining room, an east wall arched opening with clipped corners leads to a family room in the northeast corner of the first floor. The family room is finished with painted sheetrock and gumwood trim. The dining room and family room open to a kitchen in the northwest corner of the first floor. Remodeled in 2005-2006, the kitchen features built-in wood cupboards and cabinets, stainless steel fixtures, and a solid oak floor. An interior hallway leads to a center bathroom and a bedroom in the southeast corner of the first floor. The bedroom is finished with painted sheetrock, gumwood trim, and has a fireplace on the south wall. The fireplace has a small wood mantel and is built on a wall which is finished with birch wood paneling. Except for those walls that are finished with wood wainscot or paneling, a combination of original lathe-and-plaster construction and new sheetrock covers walls and ceilings on the first floor. The ceiling height is eight feet, the floor is made of solid oak except for the bathroom which is ceramic tile, and the woodwork is honey-colored gumwood.

In addition to the front door, a focal point of the reception hall is a gumwood staircase that rises to the second floor. The staircase is embellished with a curved flared step at the base of the staircase, an open stringer, and turned balusters (one to each riser). The second floor has a center hall which leads to three bedrooms, a bathroom, and a built-in linen cabinet with lower drawers/upper doors. The built-in cabinet retains original molded-glass drawer and door pulls. The walls and ceilings are original lathe-and-plaster construction and the woodwork is painted pine on the second floor. The basement is unfinished with laundry room, furnace room, and storage rooms. A gas-fired, forced-air system heats the home, and a forced-air, air conditioner cools the house.

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**ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

The original 1927 design of the Frederick House is evident in the property's exterior single-family house form, Tudor Revival Cottage-style design, materials, and workmanship, which is especially retained on the west façade and north and south elevations. A recessed covered back porch was originally open at the southeast rear corner of the house and looked out on the backyard (it matched the covered porch on the opposite northeast rear corner of the house), and was enclosed in 1960-1970. The home retains its original hip roof, front-facing cross gable, cat slide roof over arched front recessed entrance, bargeboards, tongue-in-groove soffits, vertical board siding in gable peaks and dormers, brackets, raked red brick veneer, arched front door, vertical multi-paned casement windows, multi-colored glazed ceramic tile porch floor, and basement garage. Original interior appointments include most of the original floor plan, oak floors, reception hall staircase, two fireplaces, and original gumwood wainscoting and woodwork (door and window casings, floor molding, and crown molding).

*Modifications*

After it was built in 1927, the Frederick House remained un-modified for the first 17 years until 1944, when the kitchen and bathrooms were remodeled. Modifications include:

- 1944:            Kitchen and bathrooms remodeled.<sup>1</sup>
- 1960:            Deck built at rear of house.<sup>2</sup>
- 1960-1970:    Southeast bedroom at first floor was enlarged to include the covered porch at southeast rear corner of house; metal-sash sliding doors installed in bedroom at east wall. Original garage door replaced with pressed-wood accordion-fold paneled door.
- 2005-06:       Composition roof installed (previous roof was composition shingles but original roof was probably wood shingles). Kitchen remodeled with wood cupboards and cabinets, original 6/1 double-hung wood-sash window over kitchen sink (north elevation) replaced with 6/1 double-hung vinyl-sash window, back door at northeast rear corner of house replaced with wood door, northeast bedroom remodeled as family room with sliding glass doors on east wall, first-floor bathroom remodeled with small window installed above bathtub on east wall, oak floors installed in kitchen, original oak floors and kitchen oak floor refinished on first floor, southeast bedroom on first floor remodeled, oil-fired heating system replaced with gas-fired forced-air HVAC system.

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<sup>1</sup> Spokane building permit #73725, dated 24 Feb 1944. Spokane City Hall, Spokane, WA.

<sup>2</sup> Spokane County assessor's records, field book data sheet. Spokane County Courthouse, Spokane, WA.

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Modifications to the Frederick House are minimal and are relegated mostly to the interior and back (east elevation) of the house. The only exterior modification seen from the street (a public right-of-way) is the garage door at the southwest façade (original door replaced in 1960-1970). The window replacement at the north elevation and the rear, east elevation modifications cannot be seen from the street. With insignificant minimal modifications, the Frederick House retains its original features and aptly conveys its original design, materials and workmanship which were common to 1927 when the home was built.

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Area of Significance	Community Planning & Development, Architecture
Period of Significance	1927-1956
Significant Date	1927
Architect	Unknown
Builder	Leon L. Rood, Building Contractor

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### **STATEMENT OF SIGNIFICANCE**

Built in 1927, the Frederick House was listed on the National Register of Historic Places in 1997 as a contributing property of the Rockwood National Register Historic District in Spokane, Washington. The home was built for Walter E. Frederick and his wife, Mabel Rue Frederick. Walter Frederick was employed as a salesman for Shaw & Borden Printing Company, a prominent printer-engraver-stationer in downtown Spokane. Mabel Rue Frederick was locally noted in Spokane as the granddaughter of Colonel David P. Jenkin's, "one of Spokane's earliest pioneers and...the first settler on the north side of the Spokane River" in 1879.<sup>3</sup> Named "Woman Pioneer of the Year" in 1975, Mabel Frederick was praised in her civic contributions "for promoting growth of the Spokane Public Library's genealogical collection, and for encouraging the study of local history and family history in the Spokane area."<sup>4</sup> The Frederick House gained significance during the period from 1927 to 1956, in the areas of significance, "architecture" and "community planning & development" as a fine example of the Tudor Revival Cottage style and as the prescribed product of protective subdivision regulations which were adopted as binding covenants in the Rockwood National Register Historic District in 1903. The property continues to demonstrate its association with the covenants which are still in effect and run with the land in perpetuity.<sup>5</sup> Historically and architecturally significant, the Frederick House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

### **HISTORICAL CONTEXT**

#### ***The Rockwood National Register Historic District***

Spokane's rich architectural legacy includes several residential neighborhoods which represent different eras and historic associations. Aptly named for its wooded rocky bluffs, the Rockwood National Register Historic District is unparalleled for its geologic features and open spaces which were carefully preserved by the Olmsted Brothers architectural landscape firm in their design for the neighborhood. Steep slopes, curvilinear streets, and a series of green spaces in the area formed the setting for a variety of homes with architectural styles that were reflective of Spokane's residential designers and builders through the first half of the 20<sup>th</sup> century. As the residential choice of many of the area's most prominent citizens, the Rockwood National Register Historic District

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<sup>3</sup> "Pioneer Mabel Frederick Dies." *Spokesman-Review*, 16 Jan 1980.

<sup>4</sup> Ibid.

<sup>5</sup> Spokane County warranty deed #535955, book 361, page 236. Spokane County Courthouse, Spokane, WA.

was and continues to be the chosen home of civic and business leaders of regional and national importance.

In 1903, real estate investors Jay P. Graves, Fred B. Grinnell, and their associates organized a real estate development company called the Spokane-Washington Improvement Company. Through the company, they purchased wooded acreage in the area which was to become the Rockwood National Register Historic District. They hired the Olmsted Brothers architectural landscape firm and began platting lots for residential construction. The Olmsteds used the rough, hilly, basaltic topography to their advantage, designed curvilinear streets that wound around the outcroppings, and planted trees in the parking strips of each roadway. One of the tree-lined curvilinear streets was named Rhyolite Road and is located at the south end of the neighborhood. The first houses built in the area were erected mostly along the northern-most stretch of Rockwood Boulevard during the years from 1905 to 1915, as large sometimes grandiose homes, but by the 1920s and 1930s, smaller dwellings were constructed south of Rockwood Boulevard in the vicinity of Garfield, Hatch, Arthur and Scott Streets, and Rhyolite Road. Fronting Rhyolite Road at 2707, the Frederick House was one such home.

***Walter E. Frederick & Mabel Rue Frederick***

On May 14, 1926, Walter & Mabel Frederick purchased Lot 15 and the south 25 feet of Lot 14 on Block 22 in the Second Addition to Manito Park. They commissioned Spokane building contractor, Leon L. Rood, to erect a single-family home on the property with the home facing a tree-lined street called South Rhyolite Road in the Rockwood National Register Historic District. As listed on a May 18, 1926 Spokane building permit, the cost of construction was estimated at \$8,000.<sup>6</sup>

Walter Frederick was employed as a salesman for the Shaw & Borden Printing Company, a noted retailer with storefronts in downtown Spokane in the Shaw & Borden Block at 326 & 330 West Riverside Avenue. As listed in city directories, the company specialized in printing, engraving, lithography, filing cabinets, stationery, books, office supplies, safes, and a vast stock of related items.

Walter Frederick's wife, Mabel Rue Frederick, was noted in Spokane as the granddaughter of "one of Spokane's earliest pioneers,"<sup>7</sup> Colonel David P. Jenkins, "who settled on Spokane's north side in 1879."<sup>8</sup>

Col. Jenkins came to Spokane June 3, 1879, and was the first settler on the north side of the Spokane River. His home, located approximately where Mallon meets Post today, was also the first north side home to be

<sup>6</sup> Spokane Building Permit #27581, dated 18 May 1926. Spokane City Hall, Spokane, WA.

<sup>7</sup> "Pioneer Mabel Frederick Dies." *Spokesman-Review*, 16 Jan 1980.

<sup>8</sup> "Mabel R. Frederick." *Spokane Daily Chronicle*, 19 Jan 1980.



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painted. He later donated the land where the Spokane County Courthouse stands today.

Col. Jenkins' daughter, Emma Frances, arrived in Spokane in 1881, and married William H. Rue in 1882. Mabel, their daughter, was born in 1885. She attended Spokane schools and graduated from the old Spokane High School [Lewis & Clark High School]. She attended Whitman College in Walla Walla for two years, then transferred out of state, and graduated from Smith College in 1908. She married Walter E. Frederick, an employee of Shaw-Borden Printing Company in October 1921. The Fredericks had two children, Phillip and Catherine.<sup>9</sup>

Mabel Frederick's civic contributions to Spokane were many and were noted in various newspaper notices and in her obituary in the *Spokesman-Review* on January 16, 1980. She "worked with the War Manpower Board in Washington, DC during World War I,"<sup>10</sup> and returned to Spokane after the war to help found the Spokane Garry Chapter of the Daughters of the American Revolution. She was a life member and past president of the Genealogy Society, and a "founding member and honorary chairman of the Patchen Memorial Committee."<sup>11</sup> Mabel Frederick was also an active member of the Huguenot Society, the Wednesday Club, PEO Club Chapter E, and the Eastern Washington State Historical Society. She was publicly praised for "promoting growth of the Spokane Public Library's genealogical collection, and for encouraging the study of local history and family history in the Spokane area." She was named Spokane "Woman Pioneer of the Year" in 1975.<sup>12</sup>

### ***Subsequent Homeowners***

William & Fern Miller bought the Frederick House in September 1929, on the eve of the American stock market collapse and the Great Depression. William Miller worked as an auditor for the Washington Water Power Company and was able to keep his job through the economic crisis, and by 1935, was listed as comptroller of the Spokane utility company. The Millers resided at the property for 13 years.

George & Florence Walters bought the house in 1942, and sold it the next year to Walter & LaVerne Trice. Walter Trice worked as an insurance agent for New York Life Insurance Company with offices in the ONB Building in downtown Spokane. The Walters sold the property six years later in 1948, to farmers Robert & Jennie Newland. The Newlands sold the property after two months to George & Carolyn Goldie. When he bought the property, George Goldie was employed as a buyer for the Crescent Department Store. The Goldies sold the property two years later in 1950, to John & Sue

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<sup>9</sup> "Pioneer Mabel Frederick Dies." *Spokesman-Review*, 16 Jan 1980.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

Fagerstedt. John Fagerstedt was a salesman for Blyth & Company Investment Securities, and later, was a salesman and vice president of Paine-Rice Investment Company. A department manager for Safeway Stores, Incorporated, William Dillard Jr. and his wife, Vivian Dillard, bought the house in 1964. In 1969, the Dillards sold the property to Jeanne & Robert Holder, an account executive for Merrill Lynch & Pierce investments. The Holders sold the property to Charles & Victoria Mason in 2005.

## **HISTORICAL SIGNIFICANCE**

### ***(Category A)***

The Frederick House is historically significant for its association with the early 20<sup>th</sup>-century trends and patterns that led to the development and subsequent settlement of the Rockwood National Register Historic District on Spokane's South Hill. The property is a product of protective subdivision covenants which were adopted as early land use and architectural controls in 1903, at the start of neighborhood development. To ensure architectural compatibility, the developer made the protective covenants a condition of each warranty deed for all property in the Rockwood National Register Historic District. With no "sunset clause," the covenants run with the deed for the property in perpetuity, and stipulate the following development conditions:

- 1) No residence shall be erected...that shall cost less than...\$4,000;
- 2) Said dwellings 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...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) No outbuilding shall be erected less than five feet from side lines of lots;
- 7) Any stable or garage which shall be built...must conform to the style of architecture of the dwelling on the same lot on which it is located;
- 8) No apartment house, tenement house, flat building, lodging house, or hotel shall ever be erected...nor shall any building constructed thereon ever be conducted or used for any of such purposes.<sup>13</sup>

The Frederick House was designed and built, adhering to the aforementioned conditions. The construction cost of the residence was \$8,000—twice the minimum covenant requirement of \$4,000. The home was built in the Tudor Revival Cottage style, a popular style in the 1920s and 1930s, and considered "modern" for its time. The house was sited 40 feet from the curb at Rhyolite Road, was built as a single-family residence, and has been in continuous use as such since it was erected in 1927. The covenants adopted for the Rockwood National Register Historic District prompted adoption of similar covenants in other residential neighborhoods throughout Spokane as protective development

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<sup>13</sup> Spokane County warranty deed #535955, book 361, page 236. Spokane County Courthouse, Spokane, WA.

patterns associated with neighborhood subdivision regulations gained momentum during early 20<sup>th</sup>-century settlement in Spokane. The Frederick House is a tangible reminder of this development trend.

## ARCHITECTURAL SIGNIFICANCE

### *Category C*

The Frederick House is a fine example of the Tudor Revival Cottage style. Architectural historians Lee & Virginia McAlester, described the Tudor Revival style in their book, *A Field Guide to American Houses*:

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of Tudor (early 16<sup>th</sup>-century) England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables which, although absent on many English prototypes, are almost universally present as a dominant façade element in Tudor houses. About half have ornamental false half-timbering...and stucco, masonry, or masonry-veneered walls. The style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. The style quickly faded from fashion in the late 1930s but became popular in a somewhat modified form during the...1970s and '80s.<sup>14</sup>

"Loosely defined as any small, romantic dwelling, *cottages* range from 19<sup>th</sup>-century gingerbread gems to quaint storybook chateaux to rolling bungalows of the 1930s."<sup>15</sup> Nineteenth-century American architectural historian Andrew Jackson Downing instructed his readers that cottages were by definition more modest structures, "beautiful, rural, unostentatious, a moderate home of a country gentleman, large enough to minister to all the wants, necessities and luxuries of a republican, and not too large or too luxurious to warp the life and manners of his children."<sup>16</sup> Like bungalows, cottages were often small with only four or five rooms (living room, dining room, kitchen and bedrooms), and they frequently had a fireplace, natural woodwork, and built-ins. They became practical homes to build and were easily adaptable to many locations across the country. "Picturesque and inviting, the cottage harkens back to gentler times, a time when

<sup>14</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 357-358.

<sup>15</sup> Coleman, Brian and Douglas Keister. *Classic Cottages: Simple, Romantic Homes*. Salt Lake City:

Gibbs Smith, Publisher, 2004, p. 8.

<sup>16</sup> *Ibid*, p. 11.

craftsmanship was celebrated. No matter how complex life seems today, the simple, classic cottage will always be waiting to welcome you home.”<sup>17</sup>

The Tudor Revival style was applied to both large manor-like houses and estates as well as to smaller homes and cottages. Cottages were designed and adapted to the American public's taste for romantic stylistic elements and to assuage the public's preoccupation with the automobile. Architectural historians Robert Schweitzer and Michael W. R. Davis explain that “spacious front porches were virtually unknown in the new [cottage] house designs... Garages, naturally became more numerous, at first detached in the 1920s, but increasingly attached in the 1930s.” As a result, lots became wider to accommodate the attached garages. “By 1928, it was a ‘chicken in every pot, a car in every garage’...”<sup>18</sup>

The Tudor Revival Cottage style is a small one or one-and-one-half story dwelling with one or more steeply pitched front-facing cross gables. Cross gables were often designed over recessed front entrances which were frequently arched with arched front doors. Sometimes the eave of the cross gable would flare outwards and extend past the wall in a sloping effect, called a “cat slide” roof. The long, sloping cat slide roof, arched recessed entrances, and arched entry doors became hallmark features of the Tudor Revival Cottage style.<sup>19</sup> Other identifying features of the style include steeply pitched roofs, prominent chimneys, multiple rows of vertical windows (1/1 double-hung units as well as multi-paned casement windows), leaded-glass windows (zinc strips were often times used instead of lead during the 1920s and 1930s), and stucco and/or vertical board and/or masonry wall cladding. Rustic and natural elements from the Arts & Crafts tradition were used such as wrought iron door straps and hinges, wrought-iron grille work on windows and doors, raked brick and clinker brick, indigenous stone, terra cotta, and slate, tile and wood shingle roofs. Built-ins and richly finished natural woodwork was revered and included such woods as oak, maple, walnut, mahogany, ash, birch, fir, and gumwood. Landscape features included walls, staircases, paths, birdbaths, fountains, and patio fireplaces made of rock and/or brick.

The Frederick House specifically supports the English-inspired Tudor Revival Cottage style with the following design features and architectural elements:

- One and one-half-story dwelling
- Steeply pitched roof
- Steeply pitched front-facing cross gable at west façade with a an extended roof eave and small cat slide roof
- Round arched recessed entrance with round arched front door

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<sup>17</sup> Ibid, p. 18.

<sup>18</sup> Schweitzer, Robert and Michael W. R. Davis. *America's Favorite Homes*. Detroit: Wayne State University Press, 1990, p. 171.

<sup>19</sup> Ibid, p. 183.

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- Multiple rows of vertical multi-paned casement windows (some "leaded" with zinc strips)
  - Raked red face brick veneer
  - An attached single-car basement garage
  - Prominent use of gumwood wainscoting, paneling, and interior woodwork
  - Black basalt landscape features (rock retaining walls, rock steps, rock patio fireplace, and rock reflecting pool)

In summary, the Frederick House is an excellent example of the Tudor Revival Cottage style; conveys designs, materials and workmanship that were popular in the 1920s; and demonstrates the trends and patterns associated with protective neighborhood development covenants and the early 20<sup>th</sup>-century development and subsequent settlement of the Rockwood National Register Historic District in Spokane, Washington. Historically and architecturally significant, the property is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

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Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE**

**Section 10**

Photos 1 and 2

West façade of house in 2006.

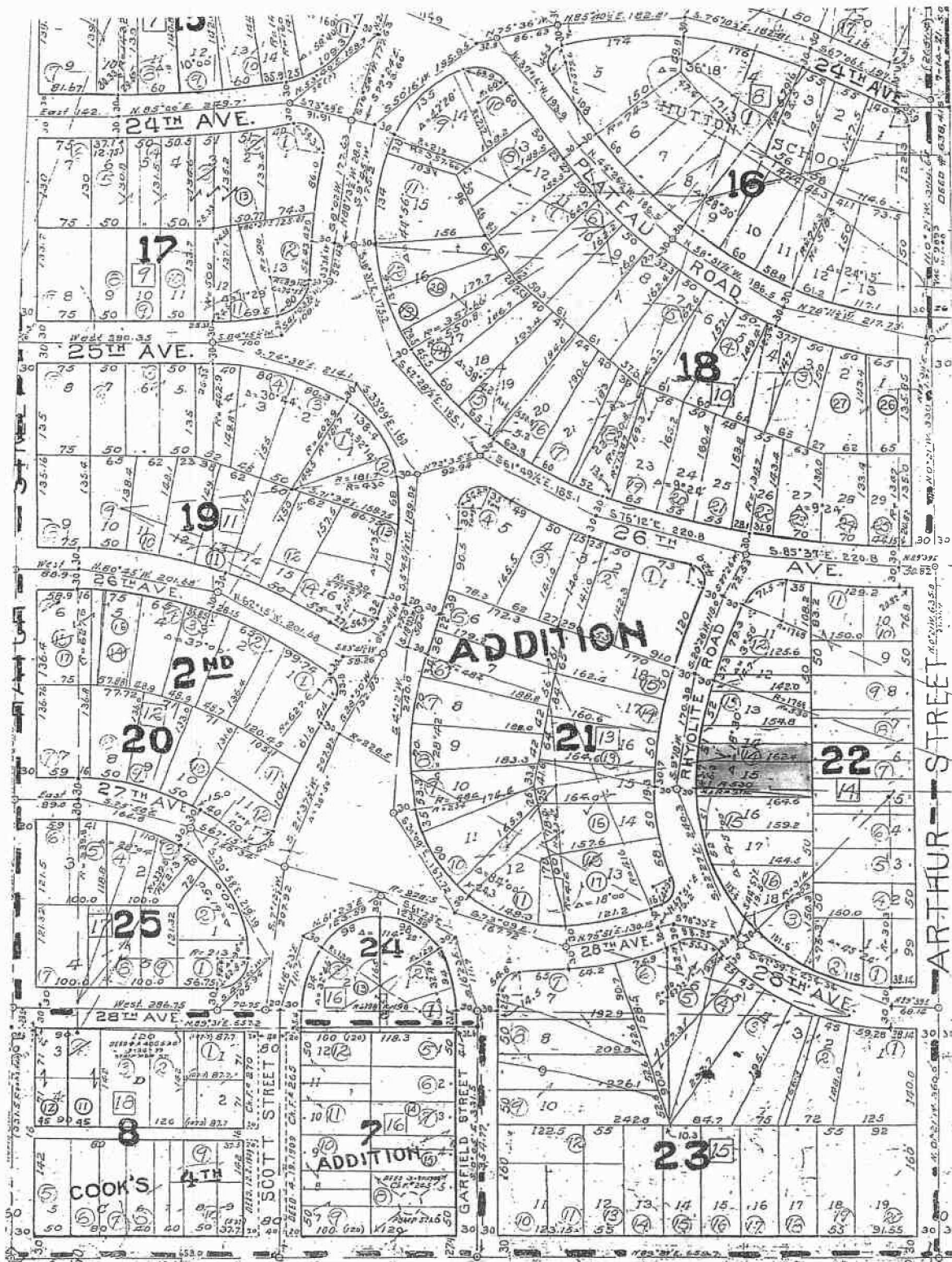


Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE**

Section 10

Plat Map

Spokane County plat map, 2006



Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE**

Section 10

Site Plan

Spokane County Assessor's Records, 2006

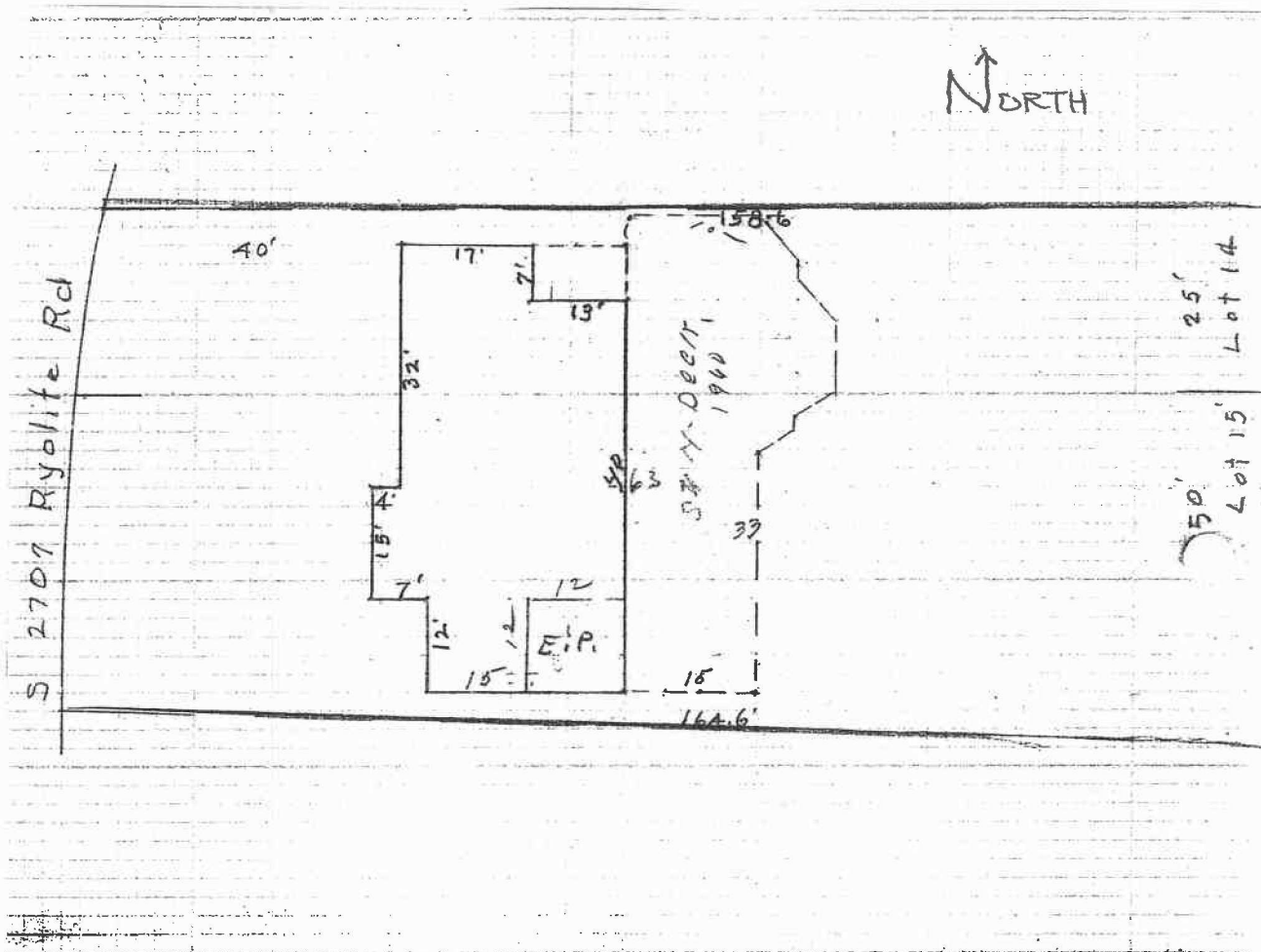


Photo 3

West façade of house and driveway in 2006.



Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE**

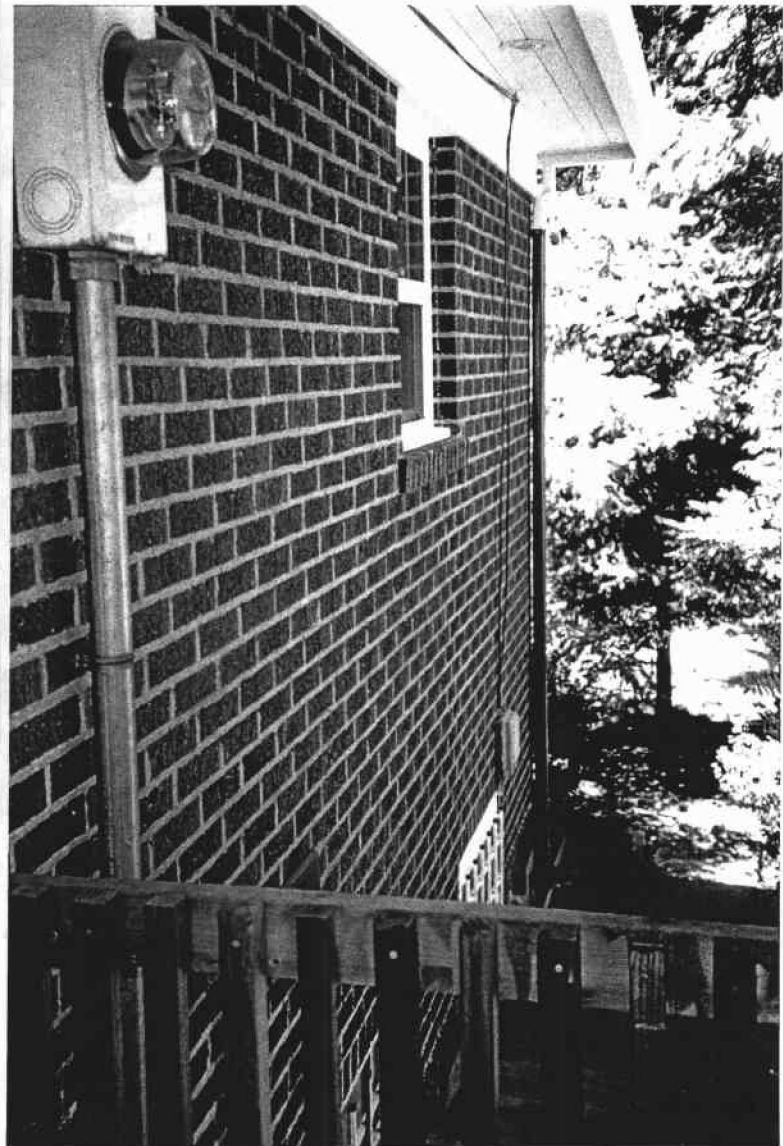
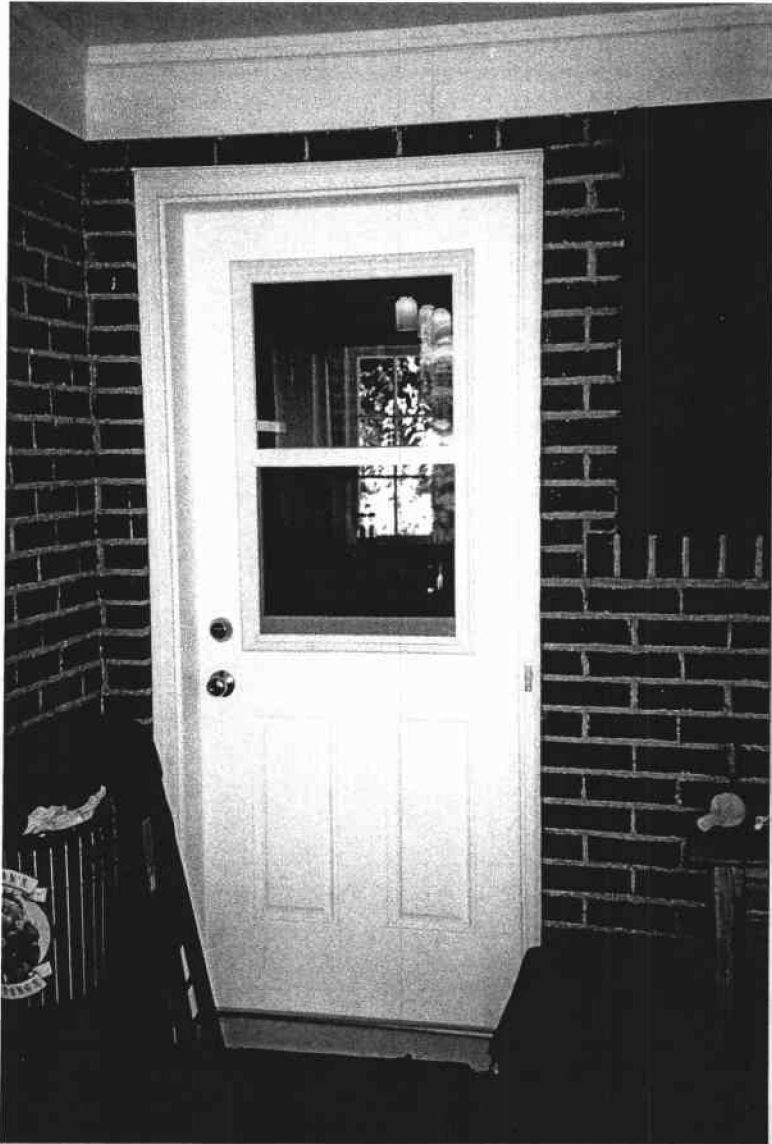
**Section 10**

Photo 4

Back door at east elevation of house in 2006.

Photo 5

North elevation of house in 2006.

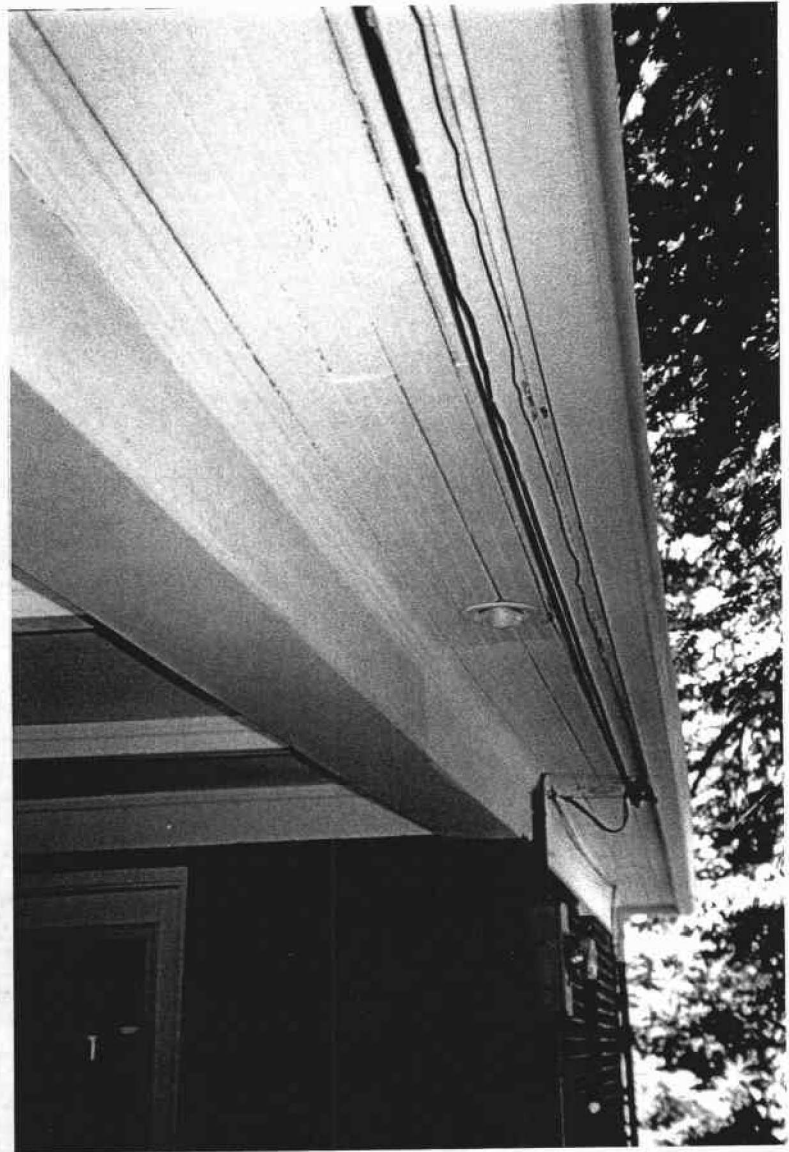




Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE** Section 10

Photos 6 and 7

North elevation of house in 2006.





Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE**

**Section 10**

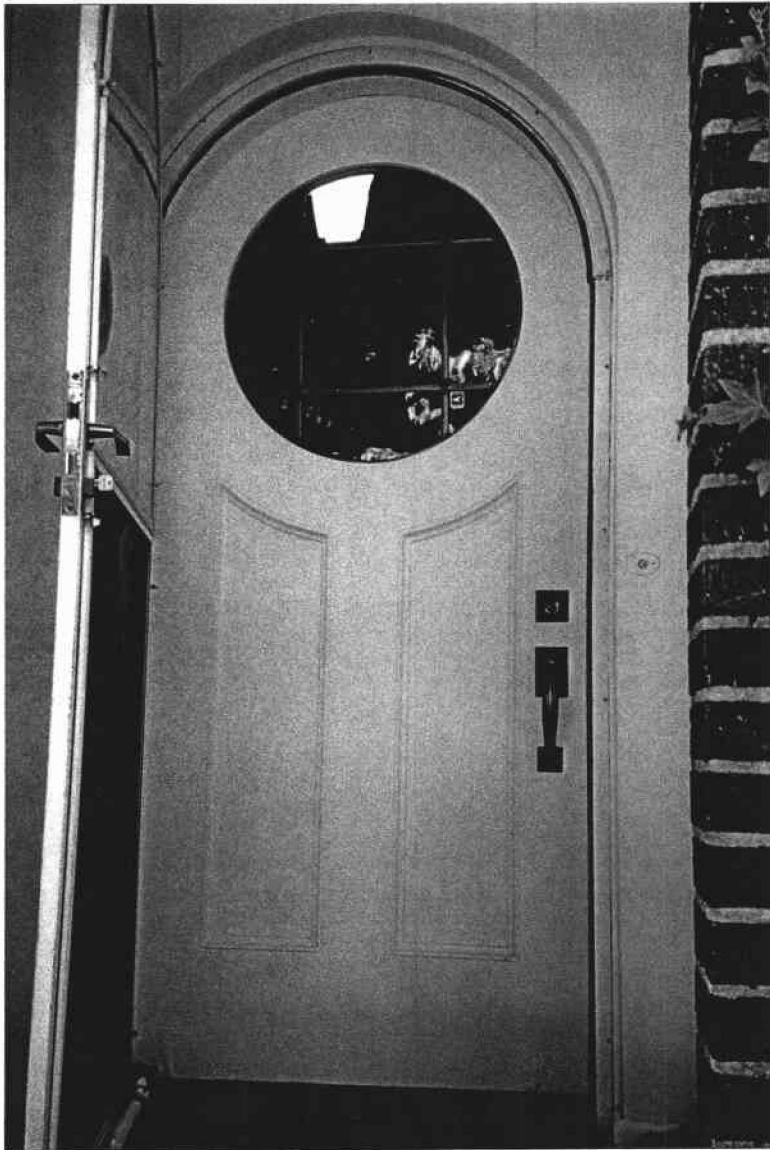
Photos 8 and 9

North elevation of house and basalt rock fireplace in 2006.



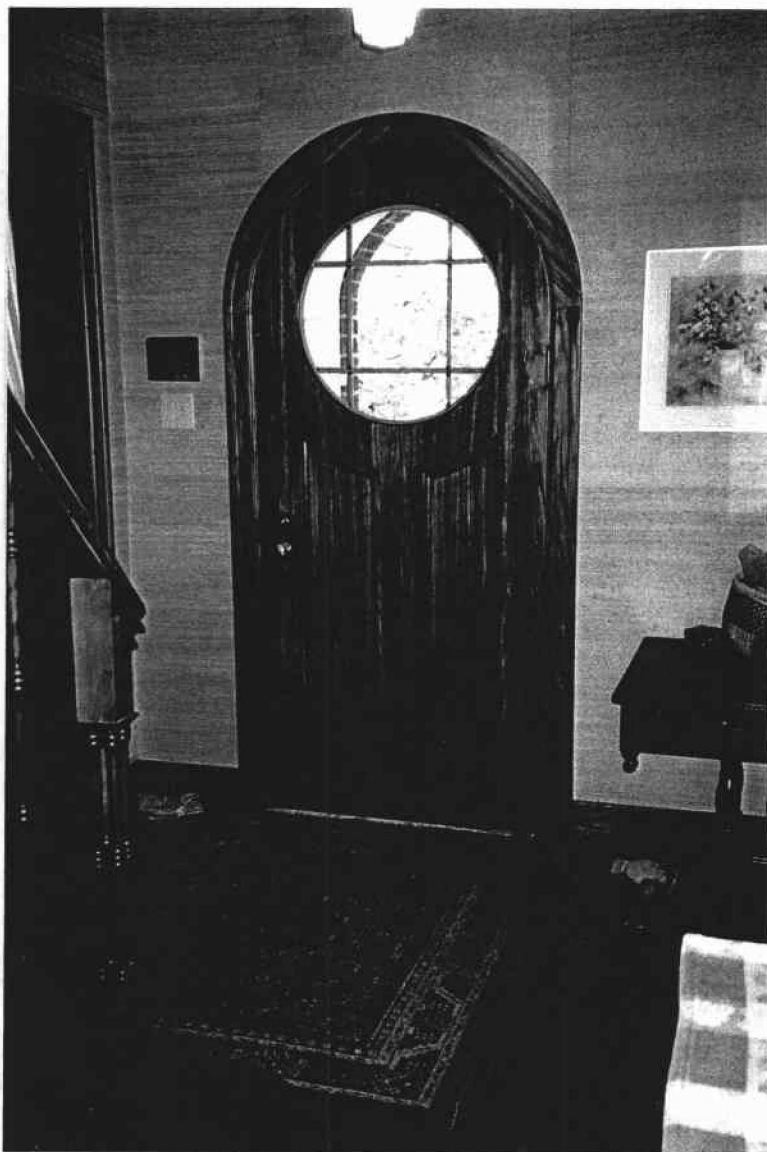
Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE** **Section 10**

Photos 10 and 11      Front door (west façade) and ceramic tile front porch in 2006.



Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE** **Section 10**

Photos 12 and 13      Front door and front entry staircase in 2006.



Spokane City/County Register of Historic Places Continuation Sheet  
**WALTER & MABEL FREDERICK HOUSE**

**Section 10**

Photos 14 and 15      Kitchen in 2006 (remodeled in 2005).

