

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name -
And/Or Common Name **HATHAWAY-SUKSDORF HOUSE**

2. Location

Street & Number - 720 East 24th Avenue
City, State, Zip Code - Spokane, WA, 99203
Parcel Number - 35294.0904

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<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 checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" 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 - Mr. and Mrs. David M. Brown
Street & Number - 720 East 24th Avenue
City, State, Zip Code - Spokane, WA, 99203
Telephone Number/E-mail - (509) 455-9214/nnb720@msn.com

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State__ County__ Local 1979
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for 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 of 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 - 0.24 acre
Verbal Boundary Description - City of Spokane map -
Manito Park 2nd Exc E5.5ft L4; E33ft L5 B17
Verbal Boundary Justification - USGS Spokane map -
Zone 11, Easting 470040, Northing 5275320

11. Form Prepared By

Name and Title - Nancy N. Brown, owner
Organization
Telephone Number/E-mail - (509) 455-9214/nnb720@msn.com
Street and Number - 720 East 24th Avenue
City, State, Zip Code - Spokane, WA, 99203
Date - 6/4/02

12. Additional Documentation

Map Sanborn Fire Insurance Map Vol. 6, Sep. 1954, p. 621
Photographs and Slides May 2002 - Black and white photographs; Color slides
1980's - Black and white photocopies
1940 - 1960's - Black and white photocopies

13. Signature of Owner(s)

Nancy N Brown
Deirdre Brown

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: Michael Perrotto

Council/Board Action: _____ Assistant City Attorney

Date: _____

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

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Musa Z Brown
OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

General Description

Built by Hyrtice C. Marsh in 1940, the picturesque Hathaway-Suksdorf House is located on its original site, 720 East Twenty-Fourth Avenue in the Rockwood Historic District. Designed by one of America's premier landscape design firms, the Olmsted Brothers, the Rockwood Historic District is noted for its curvilinear streets and park-like green spaces. Utilizing natural rock formations and selecting different species of shade trees for each street, the Olmsted Brothers graced Twenty-Fourth Avenue with a now mature canopy of maple trees. Over the years, custom built homes enriched this neighborhood with diverse architectural styles. The Hathaway-Suksdorf House is noted for its French Eclectic architectural style and readily recognized by its large, steeply pitched, hipped pavilion roof. Quoins dress its symmetrical brick façade and arched dormers flank a circular roof window. These and other prominent French Eclectic features are seen throughout the house.

Site

Facing north, the Hathaway-Suksdorf House is centrally placed on a rectangular quarter acre lot, measuring 131.5 feet wide by 77.5 feet deep. The house is flanked by tall neighboring evergreen trees and mature landscape. The immediate neighborhood is composed of single family homes in Residential zone 1, with the historic Hutton Elementary School, built in 1921, within walking distance on the next block.

Exterior

This one-and-one-half story single family house is well preserved and maintains the elements of the French Eclectic style. The dominant roof has a slightly flared eave which forms a hood over the symmetrical façade of the house. The unique, steeply pitched hipped swept pavilion roof is shingled with two arched dormers and a centrally placed circular multi-paned window. These and three other arched dormers, located on the attached recessed two car garage and on each side of the house, feature multi-paned windows. The brick façade is painted light beige, an appropriate color for the French eclectic style. A pair of ground-level basement windows flanks each side of the front steps. The steps lead up to a bowed front entry with a six-paneled wooden door which is centrally located between two pairs of original 10/10 windows. In addition, 8/8 and 6/6 original double-hung casement windows are symmetrically positioned around the house. The attached two car garage has a wood paneled door, plus a row of single paneled windows. Decorative quoins and window shelves are patterned into the painted brick veneer wall-cladding, typical of the French Eclectic architectural style.

Interior

The rectangular footprint and interior floor plan of the Hathaway-Suksdorf House are similar to other French Eclectic style houses. Rounded alcoves are symmetrically located on each side of the front paneled door, in the bowed-out entrance. A centrally located hallway also has rounded walls, another unique feature seen throughout the house. The main staircase has wood spindles, a curved banister and rounded lip on the first riser. Adjacent to the central open foyer is a library with built in shelves, a built-in coat closet and a pocket door. On one of the bookshelves is a small sliding pass-through door which opens to the adjacent servant's quarters. Service call buttons are located on a living room window sill and on the dining room floor under the eating area. An original crystal ceiling light fixture and built-in decorative corner cabinets grace the dining room. A marble mantled fireplace dominates the adjacent living room. Throughout the

house are hand-laid plaster walls with painted wood baseboards and hardwood floors. The second floor rounded dormers have built-in window seats and dressers. Second level walls curve inward following the slope of the north, east and west roof lines. A centrally located laundry-chute passes from the second story to the basement with an original opening remaining in the current kitchen. Knotty pine paneling, a small half bathroom and a built-in wet bar are original basement level features. The bowed out front wall of the main floor is repeated in the basement behind the curved built-in wet bar. These French Eclectic features seen throughout the house are typical of this era and particular to this architectural style.

History of Alterations

Alterations to the original house reflected the need for maintaining structural integrity while keeping renovation projects within the conformity of the existing architectural style. In 1987, the rear garage door was replaced with a more secure one in the original door frame. In addition, windows which didn't close well were replaced with windows that match the historic windows in appearance. Custom made arched multi-paned wood clad Pella windows were installed in four dormer windows, three on the front and one on the west side without altering the existing wooden frames. At ground level, six metal framed windows, four on the front and two on the west side, were replaced with similar ones of the same size. In 2000, the last original metal framed ground level window, located on the back of the house, was replaced with a sliding double paned window of the same size. In addition, four rear upper level, double hung, multi-paned windows were removed and replaced with double paned wood clad Pella windows of the same size without disturbing the original wooden frames.

Changes also reflected the need to keep up with the changing times. The master bedroom and bathroom were remodeled in the early 1980s. A skylight window was added to the south side of the master bedroom roof and an arched stained glass window replaced a multi-paned one without changing the existing window frame of the east wall dormer. Closet space in the bedroom was used to make room for a large Jacuzzi tub in the adjacent bathroom. In the middle bedroom, a small built-in desk was converted to a window seat similar to those in the other bedroom dormers. On the outside, wood window box supports were built over three of the first story brick window shelves, two on the west side and one on a rear window, and a basketball hoop was hung over the garage.

The small kitchen was renovated in 1981 to provide additional space. This entailed removing a wall between the kitchen and hall, moving the kitchen sink from the north wall to the south wall, and moving the back door to make room for a garden window above the newly relocated kitchen sink. In 1982, a double hung window on the rear wall of the servant's room was replaced with French doors leading to a 20 x 40 foot deck which had been added the year prior. In 2000, the small, one-person, dated, kitchen was remodeled again to further enlarge it and add a breakfast room to the back of the house. Thus, the deck was removed and a one story, 400 square foot addition was constructed in its place. Two French doors with muntins were added to coordinate with the existing multi-paned windows of the house. A five paneled, centrally placed bowed window was added to mimic the bowed front entry of the house. Four inch Hardie board siding was used to clad the new addition and to replace worn second level rear shingles. Plus, decks were rebuilt on both sides of the addition in the footprint of the previous deck. All of these alterations conform to the original architectural style of this house.

Statement of Significance

Designed by Hyrtice C. Marsh in 1940 for Dr. Joseph Hathaway, the Hathaway-Suksdorf House is a distinguished French Eclectic house. Architecturally significant under Category C, the Hathaway-Suksdorf House is one of few representative examples in Spokane, a style that was popular throughout America during this historical time.

Moreover, the Hathaway-Suksdorf House is one of the best remaining examples of the work of Marsh, the architect best known for the French Eclectic architectural style in Spokane. Although other French Eclectic homes were built in Spokane during this era, none are better examples than the Hathaway-Suksdorf House. Easily recognized for its distinctive style, it exhibits all the textbook character defining French Eclectic features: the massive steeply pitched, hipped pavilion roof, the flared eaves, the symmetrical brick veneer façade with its centrally placed door, the decorative quoins, the arched roof dormers and the tall chimney.

This relatively uncommon house, with its representative style and distinctive characteristics, is a contributing property in the Rockwood Historic District of the National Register of Historic Places. Under Category C of the Spokane Register of Historic Places, it also meets nomination criteria.

Historical Overview

The Era

The Hathaway-Suksdorf House is historically significant as one of the few French Eclectic homes built between World War I and World War II during Spokane's second building wave. According to the Historic Resources Inventory, The Rockwood Historic District, home building in the Rockwood neighborhood

“ was sporadic, with two peak periods of building activity, the first beginning in 1908 and lasting until 1915, the other occurring between 1936 and 1942, with an era of steady development in the 1920's. These were interrupted by external forces: World War I, the Great Depression, and World War II. The transition in taste from decorative and ostentatious to subdued – from bold exhibition of one's wealth and status common to the early twentieth century to the restrained expression of upper middle class stability and decorum following the Depression – is evident, especially in the interpretation of Tudor Revival styles. It also reflects Spokane's growing middle class and the disappearance of the fortunes made in mining, railroad development, and land speculation.”

The First Owner, Dr. Joseph C. Hathaway

This was a time when custom homes were afforded by few and the affluent Rockwood Neighborhood was the residential choice for many of Spokane's prominent citizens. Dr. Joseph Hathaway, a Spokane physician, hired local architect Hyrtice C. Marsh to build this home for a reported \$9000 in 1940. Dr. Hathaway and his wife, Noreen E., lived in the house for six years. Listed in the Polk directory as a Physician of Diseases of the Skin, Dr. Hathaway's office was located in downtown Spokane, in the Historic Paulsen Medical and Dental Building. His office hours were listed as “10am to 1pm and 2pm to 5pm, except Saturday afternoon”. There were 122,001 people living in Spokane at this time, according to the 1940 census.

The Architect and Builder, Hyrtice C. Marsh

Hyrtice Marsh, recognized for his work in custom design, left his artistic imprint in Spokane by building this and other high-style relatively uncommon French Eclectic houses in the area. From 1939 to 1943, he resided on Spokane's South Hill. His wife, Violet, assisted him with his business, as noted by her signature on numerous of his papers. In 1939, when directories listed Marsh as a Draftsman, he built a Minimal Traditional Style house in the Historic Rockwood District. During the next two years (1940 and 1941) Marsh, now a Designer and an Architect, built five more homes in the Rockwood Historic District. These homes were all designed in the French Eclectic architectural style which was popular throughout America during this period of time. Marsh built these six prestigious South Hill homes during the prime of his life, ages 33 to 37. According to the Social Security Death Index, he died in 1999 at the age of 92, while living in Snohomish, Washington. Marsh left his name in big bold block letters across the upstairs hallway wall of the Hathaway-Suksdorf House. It was found in 2001 under numerous layers of wallpaper and paint on the original hand-laid plaster wall.

The Second Owner, Oswald N. Suksdorf

In 1947, Oswald Nicholas Suksdorf family moved into the house. Oswald and his wife, Anna, were wealthy, retired farmers from the Palouse area, south of Spokane. The Suksdorf family is known for their large Centennial Farm which the family developed in the late 1800's and still continues to actively farm today.

Oswald's son, Oswald M. Suksdorf

Oswald and Anna Suksdorf's adult son Oswald Jr., his wife Mabel G, and their three children also lived in the house during 1947. When Oswald and Anna moved to another house that they owned in 1960, Oswald Jr. and his family moved back into the Hathaway-Suksdorf House. Initially, Oswald Jr. worked for NW Litho Printing and Supply Co, Inc. as a secretary/treasurer. By 1970, he was employed as a Tax consultant for H & R Block and by 1973, he was an Accountant. Mabel was employed as a Clerk at Grand Pharmacy. Susanne, the oldest daughter, was also a clerk at Grand Pharmacy, later becoming a service representative for Pacific NW Bell in the late 1960's. Nick, a teenager at the time, went to Lewis and Clark High School while Christina L. attended Hutton Elementary school.

Oswald and Anna return

In 1969, Oswald and Anna, both age 86, returned to live at the house with Oswald Jr. and his family. Anna died in 1975 at the age of 91 and Oswald died in 1977 at the age of 94, after moving to a nursing home. Shortly after, the house was sold to split the estate between Oswald Jr. and his two sisters, Louise and Lucine.

Other Hathaway-Suksdorf homeowners

Since 1977, numerous professionals and their young families have resided in the Hathaway-Suksdorf House. For four years in the late seventies, William Young, an Eastern Washington University professor, and his wife Linda, an attorney, lived in the house. During the first five years in the eighties, Dr. Eric Johnson, an anesthesiologist and his wife, Kim, a school teacher, lived in the house. The current owners, David Brown, a nurse anesthetist and his wife, Nancy, a nurse practitioner, have lived in the house since 1987.

Architectural SignificanceThe French influence on American architecture

The French influence on American architecture started when immigrants moved to the United States and began building hipped-roof houses with round corner towers, reminiscent of the chateaux and country manors they left behind. After the Civil War, many Americans studied at the Ecole des Beaux-Arts, in Paris, and later returned with new architectural ideas. Their influence helped popularize revival styles and their characterizing features such as the steeply pitched hip roofs, subtly flared curves at the eaves, circular stair towers and stonework façades. However, it wasn't until the first hand experience of many who had served in countryside of France (mainly Brittany and Normandy) during World War I, that the French influence in architectural style gained momentum. American soldiers came back with an appreciation of the beauty of rural France. Many young artists, writers and architects went to France during the 1920's, during which time two popular architectural resources for residential buildings were published: H.D. Eberlein's Small Manor Houses and Farmsteads in France, published in 1926 and Samuel Chamberlain's Domestic Architecture of Rural France in 1928. Americans would often ask for a "Normandy farmhouse", a "British Cotswold cottage", a "French Provincial" or a "French Revival" home, or just a house with a "French flavor". What they wanted was a comfortable country style home, reminiscent of those in the French countryside, basically all the same general style with minor differences in detail. Between 1915 and 1945, the French Eclectic style home was popular throughout America. It was during the tail end of this time period that the Hathaway-Suksdorf House was built.

French architecture – the characteristic roof and Eclectic movement

French domestic architecture has great variety in detail, mainly due to the fact that it developed over many centuries. The one thing that remains constant is the characteristic roof design which dates back to the European Middle Ages. Modest medieval domestic buildings had roofs covered in thatch. They were built with a very steep pitch in order for water to properly drain. The revival of classical architectural styles in the French Renaissance tradition led to the evolution of the Second Empire (1855 – 1885), the Beaux Arts (1885-1930) and finally the French Eclectic (1915-1945) style home. The stylistic hipped roof transcended all styles, being steeply pitched early on in the Medieval Chateausque (1880 – 1910) and Renaissance Beau Arts tradition and finally, the hallmark of the relatively uncommon French Eclectic style which became out of fashion during the 1940's. Since the 1960's, a Neoeclectic emphasis on French models has been gaining interest in America.

French Eclectic characteristics

- The dominant roof is tall, steeply pitched and hipped. Eaves are commonly flared upward at the roof-wall junction. Chimneys are tall.
- The façade is most commonly symmetrical with a central entry, although subtypes can be asymmetrical or towered like Norman Cottages. Side wings are set back to keep the center core defined as a separate unit.
- Exterior building material is usually light colored brick, or brick painted light pink or tan. Some are made of stone or stucco to replicate the solid masonry of the European period homes with its decorative brick stonework. In America, homes were made of wood frame construction due to the expense of solid masonry. By the early 1920s, an inexpensive technique was developed for adding a thin veneer of brick or stone to the

-
- exterior of traditional frame. This brick veneer wall cladding closely mimics the masonry façades of European homes.
- Decorative quoins are often built into the brick façade.
 - Windows are symmetrically placed, multi-paned wood casement and double hung. Dormers are typically arched, but may be hipped, or gabled.

Comparison with other French Eclectic homes

The Hathaway-Suksdorf House is one of the best examples of the French Eclectic style in Spokane. Many of the other French Eclectic homes built between 1923 and 1941 exhibit fewer character defining features of the style or have been altered. The Lammers House at 2505 South Garfield was built in 1923 and drastically altered in 1979 when a glass greenhouse/living room was added to the front façade. The Dr. W. Grieve House, built by Marsh in 1940 and located on 2140 South Rockwood Boulevard, is no longer recognized as a French Eclectic style house after it was extensively remodeled in 1993. The classic roof and façade were altered by raising the garage roof, enclosing the front entry and covering the painted brick with a smooth textured material.

Three other houses designed by Marsh have retained distinctive French Eclectic features, in particular the large, steep pitched, hipped pavilion roof. Built in 1940, the H. P. Roberts House, at 1827 South Rockwood Boulevard, has the same arched dormers, decorative quoins and the unique small round roof window. However, it is comparably smaller than the Hathaway-Suksdorf House and has a broken roof line over the arched central entry. The Keenan House, built in 1941 and located at 815 East Syringa Road, is also smaller than the Hathaway-Suksdorf House. It is similar with the same corner quoins and arched dormers, but has an atypical pillared porch with an unusual arched roof. Also built in 1941, the H.P. Frederick House, located at 706 East Plateau Road, is another Marsh house with easily recognizable features. Like his other trademark French Eclectic houses, this one has a symmetrical brick façade, decorative quoins, roof dormers and a tall chimney. Unlike the other houses, however, its roof line is distinguished by the inclusion of an atypical front porch with wooden porch supports. Located on a corner lot, this house also has a large south side addition with a tall circular tower noticeable from Hatch Road.

Two other houses resembling the Hathaway-Suksdorf House have strong French Eclectic characteristics. The Higgins House, at 808 East Rockwood Boulevard, was designed by a New York architect as a “prize home” and constructed by a local builder in 1937. Much like the Hathaway-Suksdorf House, it has a steeply pitched roof and painted brick wall cladding. However, the ivy covered façade does not have any decorative quoins. Additionally, instead of roof dormers, it has two wall dormers with arched lintels which interrupt the swept roof line. The Irvine House, built in 1939 and located at 2720 South Arthur, is also similar to the Hathaway-Suksdorf House with its symmetrical brick façade, decorative quoins and hipped pavilion roof. Unlike the Hathaway-Suksdorf House, it has gabled through-the-cornice windows. In 1997, this house was altered with a north side addition that is visible from the street. Unlike the Marsh houses, these two houses reflect the individual styles of their original designers.

Summary Statement

The Hathaway-Suksdorf House is easily recognized for its French Eclectic style. The massive steeply pitched, hipped pavilion roof, the flared eaves, the symmetrical brick veneer façade with its centrally placed door, the arched roof dormers and the tall chimney are textbook picture perfect. Architecturally significant, it was built during an historic era of Spokane when this style home was popular throughout America. Although other French Eclectic homes were built in Spokane during this era, none are better examples than the Hathaway-Suksdorf House. This relatively uncommon house, with its unique style and distinctive characteristics, meets nomination criteria C of the Spokane Register of Historic Places.

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