

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 **HUSSEY-BORGESON HOUSE**

2. Location

Street & Number 2003 West Riverside Avenue
 City, State, Zip Code Spokane, WA 99204
 Parcel Number 25241.0601

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 type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" 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 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 Brian L. Poirier and Joseph O. Stout, II
 Street & Number 1003 West 21st Avenue
 City, State, Zip Code Spokane, WA 99203
 Telephone Number/E-mail 456-0348, 994-9786

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

Final Nomination 15 November 2000

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 Less than one acre.
Verbal Boundary Description Browne's Addition, Lots 1-2-3, Block 7.
Verbal Boundary Justification Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title Linda Yeomans, Planner Consultant
Organization Historic Preservation Planning
Telephone Number/E-mail 509-456-3828 or lyeomans@uswest.net
Street and Number 501 West 27th Avenue
City, State, Zip Code Spokane, WA 99203
Date 29 October 2000

12. Additional Documentation

Map Spokane City/County plat map, 1999
Photographs and Slides 20 black & white prints; 20 color slides

13. Signature of Owner(s)

Joseph A. Staudt
Dr. Staudt

14. For Official Use Only:

Date Received: _____

Attest: Leri Hjortes

Date Heard: _____

City Clerk

Commission Decision: _____

Approved
as to Form Michael P. Peab
Assistant City Attorney

Council/Board Action: Approved

Date: 11-27-00

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

Cheri Rodgers, Mayor Pro Tem
MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Musa Z. Bw

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

Narrative Description

Summary Statement

Built in 1887, the Hussey-Borgeson House retains excellent interior and exterior architectural integrity and is a highstyle example of the *spindlework subtype* within the Queen Anne tradition. Located in one of Spokane's oldest and most prestigious neighborhoods, the house is a contributing property in the Browne's Addition National Register Historic District. The neighborhood is platted one mile west of downtown Spokane and is marked by tree-lined streets and residential architecture built mostly from 1885 to 1940. Various architectural traditions are represented and include a predominance of Queen Anne style homes as well as other styles including Tudor Revival, Neoclassical, Mission, and Italianate. Situated on the southwest corner of West Riverside Avenue and South Cannon Street, the Hussey-Borgeson House dominates the intersection and is distinguished from surrounding homes by its design and original barn/stable/carriage house. Both the residence and carriage house retain their original location, setting, design, materials, workmanship, and association with building practices used during the late 1800s in Spokane.

Current Appearance and Condition

Site

The Hussey-Borgeson House and carriage house are located on three lots that together measure 150 feet wide and 107 feet deep. The property encompasses a steep north-facing slope that rises upward from Riverside Avenue to a massive wall constructed of basalt rock that forms the site's southern border. Built on the steep slope, the house faces north and commands a view of north Spokane. Both historic and contemporary single-family homes and multi-family apartment buildings occupy the area around the Hussey-Borgeson House.

Exterior

The two-and-one-half story Hussey-Borgeson House stands more than 30 feet tall and has an irregularly shaped, steeply pitched hipped roof with a dominant front-facing cross gable. The home's semi-rectangular footprint measures 31 feet wide and 55 feet deep with over 1700 square feet on the first floor, and over 1300 square feet on the second floor. Composition shingles cover the roof and three massive brick chimneys with decorative chimney pots rise from the building. A fourth brick chimney rises from the rear of the house and dominates the home's south elevation. The house is clad in narrow horizontal cedar clapboard siding and a variety of decorative shingles. Corner boards, vertical and horizontal stickwork, and belt courses are emphasized and raised from the wall surface. The windows are asymmetrically arranged and include original plate-glass picture windows with stained-glass transom lights, unusual curved windows, and tall, vertical, one-over-one, double-hung, wood-sash windows typical of the Queen Anne style.

The focal point of the home's facade is a prominent second-story cross gable and a full-width porch on the first floor. A small pedimented gable embellished with a wood bas-relief crest depicting the Hussey family coat-of-arms caps the front porch and marks the front entry to the house. The porch extends to a one-story *porte cochere* attached to the west elevation of the

house. A smaller recessed porch on the second-story protects a cut-away door above the first-floor porch. The *porte cochere* and first- and second-story porches are supported by narrow turned posts, and spindlework balustrades surround both porch decks. Exterior walls of the first and second stories are clad in horizontal clapboard siding while the gable face above the second story is embellished with fish-scale and wave-patterned shingles. Decorative vergeboard defined with a repeating disc pattern, and a multi-paned casement window and fanlight further accentuate the gable peak. The house is supported by a granite and basalt rock foundation with ashlar detailing. The foundation is protected by a wood drip course that separates the foundation from the clapboard siding of the house.

The east elevation of the Hussey-Borgeson House is also a primary facade and is visible from both Cannon Street and Riverside Avenue. The east elevation features a large planar wall surface interrupted by a cut-away squared bay window on the northeast corner of the first floor, two squared bay windows located on the first floor and the second floor at the south end of the east elevation, a full-height first-and-second story bay capped by a conical roof, a stained-glass oval window, and a round turret with a curved plate-glass window and a curved multi-pane window. The first-floor cut-away bay window and the first-floor southern-most bay window feature custom-made stained-glass transom lights that reveal Art Nouveau designs. The full-height first- and second-story bay windows are embellished with a leaded bottle-glass transom light in the first-floor window and an Art Nouveau-designed transom light in the second-story window.

The west elevation of the house is dominated by a one-story *porte cochere* on the northwest corner of the house and features a squared bay window located between the first and second stories, asymmetrically arranged tall, narrow, double-hung, wood-sash windows, and two smaller one-story additions covered by a hipped roof and a shed roof. The south elevation reveals a lower cross gable with a massive brick chimney on the exterior. Two small windows composed of leaded bottle-glass flank the chimney.

The Interior

Two oak-paneled double doors open from the front porch of the Hussey-Borgeson House into a small vestibule. A large cedar-paneled door opens from the vestibule into a large formal entry hall. The west wall is the focal point of the entry hall and features a corner brick fireplace with a small inglenook and an elaborate open stairwell finished in red cedar that leads to the second floor. The staircase is accentuated with decorative fretwork and a beaded-spool balustrade. Halfway to the second floor, the stairway passes a landing illuminated by a squared bay window that is flanked by two built-in window seats. The fireplace is finished in red cedar and has an arched black metal hood over the fire box. Glazed multi-colored ceramic tiles frame the fireplace and form a herringbone pattern on the hearth. An elliptically arched beveled mirror caps the curved mantel, and built-in etageres flank the firebox and glazed ceramic tile surround. A small bench seat is located next to the fireplace beneath the staircase. The floor of the entry hall is solid oak parquet finished in a golden color with ebony-hued walnut inlay. The large

entry hall opens east to the front parlor through two double pocket doors, and to the kitchen through a door on the south wall.

The front parlor has a vertical grain red fir floor, white painted woodwork, and features a large plate-glass picture window with a stained-glass transom light. An original coal oil light fixture hangs in the center of the room. Another set of double pocket doors opens from the south wall of the parlor to the library. The library is dominated by ebony-colored finished oak woodwork and an elaborately designed fireplace with a sculpted green-and-gold glazed Venetian tile surround and an over-mantel with beveled mirrors, etagere shelving, and beaded-spindle spindework. A bay window with a leaded bottle-glass transom light illuminates the room. The floor is solid oak and features a multi-panel design with mitered corners and a chevron border with walnut inlay. An elliptically arched entry opens from the south wall of the living room to the dining room. In contrast to the ebony-colored woodwork in the living room, the dining room features an abundant use of golden-finished oak in paneled wainscoting, a built-in china cabinet with leaded-glass doors, intersecting boxed ceiling beams, and a paneled fireplace with a beveled-glass mirror. The fireplace is highlighted by a glazed azure blue ceramic tile surround and hearth. A built-in window seat accentuates a large bay window with a plate-glass picture window and a stained-glass transom light.

The dining room leads west through a door to the butler's pantry and kitchen. Both the kitchen and butler's pantry feature cedar wainscoting and woodwork. Two narrow staircases designed for use by domestic help are located in a hallway between the kitchen and formal entry hall of the house. The stairs lead down to the basement and up to the second floor and the third-floor attic.

The second floor contains a large central hall that opens to a master bedroom with an adjoining sleeping porch, two smaller bedrooms, a study, and a bathroom. Woodwork is finished cedar and fir, the floors are made of solid red fir, and some original light fixtures are still in place. An additional flight of narrow stairs leads up to the third-floor attic. A small attic room located in the southwest corner of the attic was designed for use by domestic help and is finished with plaster and lathe. The remainder of the attic is unfinished.

Woodwork in the Hussey-Borgeson House is cedar, oak, fir, and pine. The floors are made of solid oak planking, oak parquet, and fir. The walls are constructed of plaster and lathe, and the ceilings measure ten to eleven feet on the first and second floors. Some of the original light fixtures hang in the house, and all of the window material and hardware are original.*

The Carriage House

The Hussey-Borgeson carriage house was built in 1889. It rises one-and-one-half stories and measures 36 feet wide and 30 feet deep with 1080 square feet of space each on the first and second floors. The building's north facade is dominated by a front-facing gable roof, and three cross gables project from the east, west, and south roof slopes of the building. An octagonal cupola with a conical roof, arched louvered vents, and exterior fishscale shingle cladding rises

from the roof of the building. Both the roof of the carriage house and cupola are covered with composition shingles. The exterior walls of the carriage house are clad in narrow horizontal clapboard siding and decorative shingles that match those found on the house. Vertical and horizontal stickwork, belt courses, decorative brackets, and corner boards are raised from the wall surface and adorn the building. The north-facing facade of the carriage house features three sets of first-floor double doors. The upper half of the doors have stained-glass divided lights. A portico with a pent roof supported by scroll-sawn brackets is located over the center doors. Another set of double doors flanked by fixed-sash windows with multi-paned lights are located on the second floor above the portico. The second story and gable face are both clad in scalloped shingles. The decorative shingles curve into a pair of recessed windows with multiple divided lights, and also form a wavy wall surface over the window pair. The east elevation of the carriage house is dominated by a gabled dormer and a smaller semi-hexagonal dormer set just below it on the same roof slope. The west and south elevations of the building also feature one gabled dormer each. The south elevation abuts a ten-to-twelve-foot-high rock wall located directly behind the carriage house.

**Except for the oval window on the east elevation of the house, the antique Art Nouveau-inspired stained-glass windows installed when the house was built are reported to have been made by famed artist Louis Comfort Tiffany (1848-1933).*

The interior of the carriage house is partially finished with tongue-and-groove horizontal cedar paneling and contains a large open space with stalls and storage rooms on the south and west walls and a staircase that leads to the second floor. The second floor features the original hay loft, unfinished walls, cathedral ceiling, and a small room in the northeast corner of the building that was designed for use by domestic help. This room is constructed of lathe and plaster and is the only finished room in the carriage house. Metal pipes designed to deliver gas to light fixtures are exposed throughout the building along with original knob-and-tube electrical wiring. Floors on the first and second floors are made of fir.

Original Appearance and Subsequent Alterations

The Hussey-Borgeson House and carriage house have had few changes during the last century of use. The exterior of the house was originally painted dark red and green, and a decorative filigree roof crest was mounted on the ridge crest of the house. The *porte cochere* was built just after construction of the house was completed, and in 1890-1891, an addition with a dining room and butler's pantry was added to the south elevation of the house, replacing a two-story porch and conservatory that were originally located on the southeast corner of the home. The back porch located on the southwest corner of the house was remodeled in the 1920s and enclosed during the 1980s. The original cedar shingle roof was recovered with an additional layer of cedar shingles after about 45 years, probably during the 1930s. In 1990, a layer of composition shingles was installed over the two layers of wood shingles.

Nearly completely intact, the carriage house was used to shelter horses, cows, wagons, and automobiles. A second-floor room in the northeast corner of the building was originally heated

by a wood-burning stove (now gone) as depicted in engravings completed in 1889. The engravings also reveal multi-paned windows flanking two center barn doors on the first-floor facade of the carriage house. Sometime after 1889, the center doors were replaced with the existing carriage house doors, and the windows that flanked the doors were used again in the upper half of double doors that were installed beside the center doors.

During 2000, the Hussey-Borgeson House has undergone the beginning of an extensive and sensitive restoration and renovation. The first and second-story porches on the north face of the house were secured and repaired, and copper sheeting was installed on the deck of the second-story porch. Gas fireplace inserts were installed in the three fireplaces on the first floor and the glazed ceramic tile hearths will be repaired.

Areas of Significance	Architecture, Social History
Period of Significance	1887-1950
Significant Dates	1887, 1889
Architect for House	Unknown
Architect for Barn/Stable/Carriage House	Loren L. Rand
Specific Dates	1887, 1889

Statement of Significance***Summary Statement***

Built in 1887 and 1889, the Hussey-Borgeson House and its barn/stable/carriage house are exceptional examples of the Queen Anne style and are two of the oldest and most intact domestic buildings in Spokane. The carriage house was designed by prominent Spokane architect Loren L. Rand, but the architect who designed the house remains unknown. The house and carriage house were built for mining and banking entrepreneur Warren Hussey and his wife Libbie Shaw Hussey, and were later home to the Claus Borgeson family for more than 80 years. Listed as a contributing property in the Browne's Addition National Register Historic District, the Hussey-Borgeson property is historically and architecturally significant for its association with the early development and settlement of Browne's Addition. It is eligible for listing on the Spokane Register of Historic Places under Criteria A and C.

Historical Context***Browne's Addition and the Age of Elegance***

Before 1883, Browne's Addition was a 160-acre wooded homestead owned by J. J. Browne, one of Spokane's first prominent pioneers. Browne platted the land and sold individual lots beginning in 1883. As the neighborhood grew, infrastructure and amenities were developed that included sewer service, fresh water, electric lights, paved streets and sidewalks, street cars, a nine-acre park, schools and churches. Enticed by neighborhood amenities, panoramic views across the Spokane River, and the close proximity to Spokane's downtown business district, wealthy businessmen and their families flocked to the new Browne's Addition development. They bought lots, commissioned architects and builders, and erected elegant and sprawling homes in fashionable styles, showing off their wealth and power. Doctors, lawyers, railroad owners, and mining and banking entrepreneurs like Amasa Campbell, John Finch, and Warren Hussey built extravagant homes in Browne's Addition, and Spokane's "Age of Elegance" emerged with the ostentatious whims and fancies of Spokane's social elite.

Warren Hussey

Warren Hussey was born in 1836 in Terre Haute, Indiana. He secured a clerkship in the drugstore of Dr. Alexander Shaw, and married Shaw's daughter, Loretta. They had two children, Charlie and Kathryn. Loretta died in 1868, and two years later, Hussey married her sister, Elizabeth, who the children called Aunt Libbie, or Auntie. Hussey left Shaw's drug store to pursue his interest in banking, and eventually he and his family moved west during the Colorado Gold Rush. He opened an office specializing in the exchange of currency for gold and gold dust brought in by gold-rushers and grub-stakers. He called his business the Hussey Bank. A short

while later, Hussey moved to Salt Lake City where he opened another bank that soon became Utah's largest banking institution. By 1871, Hussey was one of the wealthiest men in Utah with a reported income exceeding \$263,000. An economic panic swept the country just two years later, and Hussey's bank failed. Although his bank holdings were liquidated, Hussey continued to successfully promote mining investments and stock exchanges.

In 1883, Hussey joined the Coeur d'Alene Gold Rush and settled first in Eagle City, and then Murray, Idaho where he established the Bank of Murray. In 1886, Hussey moved to Wallace and established the Bank of Wallace where he paid cash for gold dust, gold nuggets, and silver mined from the surrounding mountains. By 1886-1887, Hussey was again a successful and wealthy man, and left the Coeur d'Alene mining and banking operations to his son Charles. Hussey then moved to Spokane where he established the Spokane National Bank as one of the city's leading banks. The 1889 edition of *Spokane Falls Illustrated* compares Hussey's bank to others in Spokane and describes it in the following statement:

“The Spokane National Bank . . . has an enviable reputation in the financial world. It opened for business on February 1, 1888, and its . . . record for its age is unequaled by any other financial concerns in Washington or Oregon.”

Tragedy struck a year after the bank opened when the building, along with most of downtown Spokane, was destroyed in the Fire of 1889. Fortunately, Hussey managed to save the bank's most valuable papers, stocks, currency, and gold before the building collapsed. The very next day he secured a counter in the Crescent Block adjacent to the Spokesman-Review building (buildings untouched by the fire) and opened for business as usual. One of his first customers was Spokane pioneer and Traders National Bank vice president Daniel Drumheller. Surprised at Hussey's dogged determination and rapid recovery, Drumheller exclaimed that “Hussey was the damndest hustler in town.” He noted that Hussey's Spokane National Bank purchased prime commercial real estate space at the corner of Riverside and Howard streets “almost before the ashes were cool” and commenced construction of a new bank building.

The Hussey-Borgeson House

In 1884, when Hussey first visited Spokane, he wrote in his diary that “lovely lots for residences” were located “down by the falls” overlooking the Spokane River. In 1887, he purchased three view lots in Browne's Addition along Riverside Avenue for \$2600 from J. J. Browne. Plans for the construction of a house and carriage house began immediately.

The Hussey's new house and carriage house were called “magnificent” by an early Spokane newspaper and were considered among the city's most fashionable properties.

The house and carriage house were prominently featured in the August 1, 1889 edition of *Spokane Falls Illustrated* and were given more extensive pictorial review than the other homes featured in the article. Five illustrations of the interior and exterior of the property were featured with a description that read:

“The interior and exterior views of the residence of Warren Hussey...tells of its grandeur and richness much more forcibly than language. It is located on Riverside Avenue, at the corner of Pine Street [now Cannon Street], overlooking the Spokane River with its winding course through plain and pine land. An unobstructed view of the surrounding country is had. The hall is an immensely beautiful apartment, as shown in the engravings, grandly furnished, and finished in cedar. The parlor and dining room are also capacious and elegantly furnished.”

In addition to his outstanding career as a banker and mining promoter, Hussey was a civic benefactor and church-going man committed to his faith. He helped organize the construction of Spokane’s All Saints Cathedral and was a lead contributor of the project. He was also an active member of the Masons and was noted for outstanding Masonic achievements.

In 1893, an economic panic swept the nation, and Hussey’s Spokane National Bank failed. A man of integrity, Hussey voluntarily repaid his depositors 95-cents on the dollar, and in so doing, lost his fortune, including his elegant home in Browne’s Addition. Warren and Libbie Hussey then moved to New York where he dabbled in the stock market, but he never again regained his fortune. Warren Hussey and his wife Libbie returned to Spokane many years later and lived at the Oxford Apartments on West Seventh Avenue until Libbie died in 1917. After his wife’s death, Hussey lived with his daughter and her family until he died in 1920.

In 1894, the Hussey-Borgeson House sold for \$5000 to Margaret and Huber Rasher, owner/operator of the O.K. Livery Stable at 817 West First Avenue, and Rasher and Kingman Company, an implement business that sold farm machinery, carriages, wagons, harness and saddle equipment. Realizing a profit after five years, the Rashers sold the property for \$12,500 to Elizabeth and John W. Stewart, a railroad contractor. By 1916, the Stewarts had moved from Spokane and leased the property for an annual rental of \$300 to Claus Borgeson.

The Borgeson Family

Claus Borgeson immigrated from Sweden to the United States in 1887, and settled in the Butte, Montana mining region. He met and married Sophia, a fellow Swede, and together they moved to Spokane. After renting the property for more than four years, Claus and Sophia finally purchased the Hussey-Borgeson House in 1921 for \$6000. From 1935 to 1944, Claus Borgeson managed his investments and owned and operated a beer parlor a few blocks away at 1230 West

2nd Avenue. He also owned a flour mill in Montana, the Helen Apartments in Spokane, and other apartment buildings in Tacoma, Portland, and Lewiston, Idaho. Borgeson's four daughters--Selma, Teresia, Jennie, and Anna--never married and lived most of the time at home with their parents. Teresia worked as a clerk for Spokane Farm Credit Association, and Jennie was employed as a stenographer for the Great Northern Railroad, and later worked for the Boeing Corporation in Seattle. Jennie eventually returned to Spokane and rejoined her reclusive spinster sisters in the Hussey-Borgeson House. Longer than any other residents of the home, the four Borgeson sisters resided in the Hussey-Borgeson House for more than 80 years until Anna, the last member of the Borgeson family in Spokane, died in 1999. The property then sold to RiverRidge Hardware owner Brian Poirier, and artist and framer Joe Stout. Beginning in 2000, Brian and Joe commenced an extensive restoration and renovation of the property.

Architectural Significance

The Queen Anne Style and Spindlework Subtype

The Queen Anne style is identified with the "Scottish-born architect Richard Norman Shaw (1831-1912) and his followers whose domestic work in England was a tremendously free and eclectic hybrid of forms drawn from a range of sources, including Classical, Tudor, and Flemish architecture" (Carley). Even though the historical and architectural precedents used by Shaw and his followers had little to do with England's queen or the formal Renaissance architecture that was dominant during her time, the style was named after Queen Anne who reigned from 1702 to 1714--more than 150 years *before* the style was popularized in England and America. In the United States, the Queen Anne style dominated domestic architecture throughout the country from 1880 to 1910. The style is characterized by an eclectic mix of previous traditional prototypes including elements from medieval Tudor, American Colonial, Gothic Revival, Italianate, and Stick styles. In the Queen Anne style, a blend of architectural elements are designed to produce random changes in the horizontal and vertical continuity of the wall plane. The Hussey-Borgeson House features elements typical of the style, including an irregular plan and massing; a variety of color and texture found in shingles and siding used to avoid a smooth-walled appearance; an asymmetrical facade with a single-story full-width front porch; a dominant front-facing gable and lower cross gables; a variety of window treatments including bay and cut-away windows; and turrets, overhangs, wall projections and insets. In addition, about 50% of all Queen Anne-style houses across the country comprise the *spindlework subtype* (McAlester). This subtype is identified by lacey decorative spindlework embellishment found in turned porch supports, porch balustrades, friezes, and spandrels.

Architects

The Hussey-Borgeson carriage house was built in 1889 and designed by Loren L. Rand, a prominent architect who worked in Spokane from 1888 to 1935. Rand was educated at the Massachusetts Institute of Technology in Cambridge, and was responsible for many commercial blocks in downtown Spokane including the Crescent Store, the Marble Bank Building (demolished), and the First Presbyterian Church. Rand created plans for numerous Spokane schools such as Lewis and Clark, Adams, Wilson, and Jefferson that still exist as well as many

more that have been demolished. Rand also designed homes in Spokane including houses for Judge Nash, E. I. Powell, George Odell, and the Comstock family.

The architect responsible for the design of the Hussey-Borgeson House remains unknown. However, a citation in *Spokane Falls Illustrated* suggests that the architect may have been Herman Preusse, one of the city's earliest practicing architects who worked in the area from 1882 to 1926. Published as a promotional booklet for Spokane, the circa-1889 publication identifies and features 17 illustrations of selected homes, listing them as some of the city's "most attractive dwellings" and "more prominent residences" where people lived in "style and elegance." The Hussey-Borgeson House is pictured in the booklet as one of these homes. The booklet specifically refers to houses and buildings designed by Herman Preusse from 1888 to 1889, and states that he had a "very extensive business" as the city's "largest resident architect" and was responsible for the designs of "a number of the elegant homes that adorn our pages."

Compare and Contrast

The Hussey-Borgeson House can be compared to other Queen Anne-style homes, especially those within the spindlework subtype, in the Browne's Addition National Register Historic District. The majority of houses in the neighborhood are adaptations of the Queen Anne style, but many have been altered to the degree they have lost their architectural integrity. For example, the exterior of the house at 2003 West First Avenue has been altered with inappropriate aluminum siding and metal porch supports, and the exterior design of the house located at 1919 West Second Avenue has been altered so severely that it has completely lost all architectural integrity. In contrast, the Hussey-Borgeson House retains excellent interior and exterior architectural integrity and is a highstyle example of the Queen Anne tradition.

Another well-preserved Queen Anne-style home in the District is the Dwight House located at 1905 West Pacific Avenue. Like the Hussey-Borgeson House, it was also built in 1887, and is a good example of the style's spindlework subtype. Perhaps designed by the same architect, it resembles the Hussey-Borgeson House more than other homes of its type located in the neighborhood. Both homes are located on southwest corners of prominent intersections within the District, and both homes exhibit similar irregular massing, form, bulk, height, and detailing. They both feature prominent front-facing gables, decorative shingles, covered porches on the first floor with lacey spindlework, various bay and cut-away bay windows, and large bay windows located on the northeast corners of each house. In addition, both homes' original designs included similar first and second-story porches located on the buildings' southeast corners. In contrast to the Dwight House, the design for the Hussey-Borgeson House includes additional architectural elements that further highlight and embellish the Queen Anne style. These include a porte-cochere, a prominent turret with round plate-glass and round multi-paned windows, a squared bay capped by a spire, and antique stained-glass windows. In addition, the Hussey-Borgeson property includes an original carriage house while the carriage house for the Dwight House was demolished.

The Hussey-Borgeson carriage house is one of the most intact original carriage houses in the entire Browne's Addition National Register Historic District and can be compared to other early examples in the neighborhood. These include carriage houses for the Loewenberg-Roberts, Patsy Clark, James Clark, Wakefield, Campbell, Finch, and Graves-White properties. Even though they differ in design, all of the carriage houses are highstyle examples of their architectural type and were built for prominent men of early Spokane. In contrast, every carriage house has been altered to some degree regarding its original design and use except for the Hussey-Borgeson carriage house. For example, the Finch, Wakefield, and Graves-White carriage houses have been extensively remodeled and now serve as apartments, the James Clark carriage house was altered with inappropriate doors and is currently used as an office, and the Campbell carriage house was remodeled for commercial use. In contrast to the other carriage houses, the Hussey-Borgeson carriage house has been used from the time it was built for the specific purpose for which it was designed--to shelter animals, hay, implements, carriages, or automobiles. Most significantly, it has had only minor changes to its original design and is remarkably intact.

Bibliography

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Spokesman-Review articles, 7 February 1920, 4 March 1956.

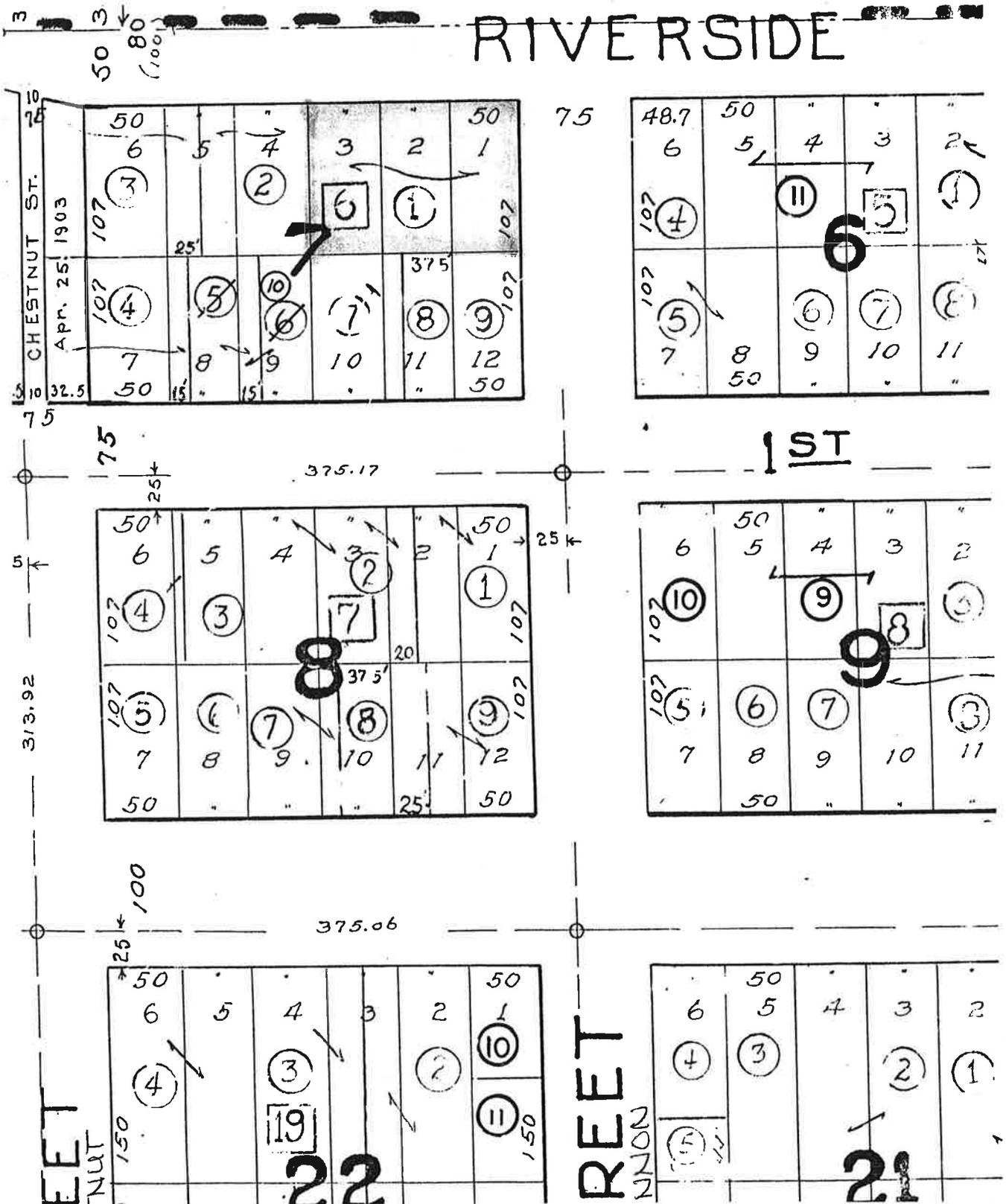
Toole, Allan H. "The Fortunes of Warren Hussey," Spokane, 1981.

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Spokane Register of Historic Places Nomination Continuation Sheet
HUSSEY-BORGESON HOUSE

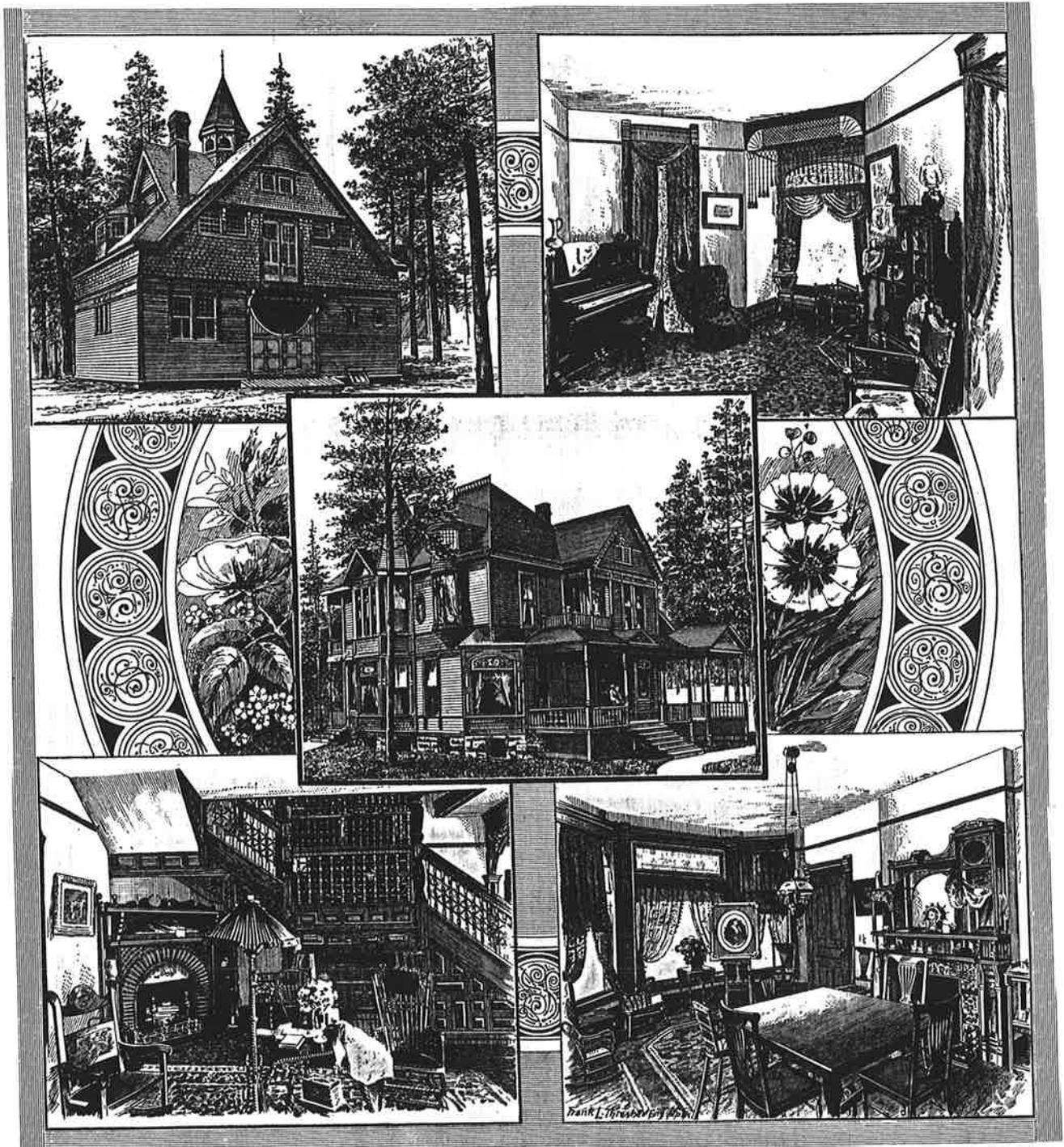
Section 12

City of Spokane plat map of property.



Drawings

Drawings of property from August, 1899 publication showing northeast corner of house, north facade of carriage house, and three interior rooms: front hall, front parlor (NE corner) and library (was then the dining room).



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Section 12

Photos 1 and 2

Northeast facade of house in November, 2000.



Photos 3 and 4

North facade of house in November, 2000.



Photos 5 and 6

West elevation of house in November, 2000.



Photo 7

Southwest elevation of house in November, 2000.



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Photo 8
Photo 9

North facade of carriage house in November, 2000.
East elevation of house in November, 2000.

