

LINDSLEY-LARSEN HOUSE

E. 2314 South Altamont Boulevard
Spokane, WA 99202

*Designed by C. Harvey Smith, Architect
Built in 1914*



Listed on the Spokane Register of Historic Places

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 **LINDSLEY-LARSEN ESTATE**

2. Location

Street & Number East 2314 South Altamont Boulevard
City, State, Zip Code Spokane, WA 99202
Parcel Number 35214.2701

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 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 Sharon Daggett and Andrew Tom
Street & Number East 2314 South Altamont Boulevard
City, State, Zip Code Spokane, WA 99202
Telephone Number/E-mail 535-9988

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 DRAFT 17 JULY 2002

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 4.22 acres.
Verbal Boundary Description Altamont Addition, Block 24.
Verbal Boundary Justification Nominated property includes entire parcel and urban legal description.

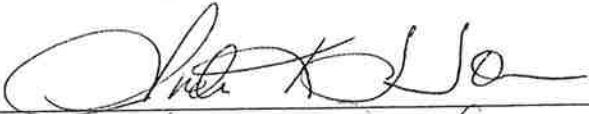
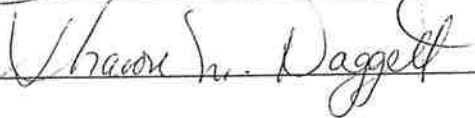
11. Form Prepared By

Name and Title Linda Yeomans, Consultant
Organization Historic Preservation Planning
Telephone Number/E-mail 509-456-3828 or lyeomans@qwest.net
Street and Number 501 West 27th Avenue
City, State, Zip Code Spokane, WA 99203
Date of Nomination Hearing 17 July 2002

12. Additional Documentation

Map Spokane City/County plat map, 1999
Photographs and Slides 21 black & white prints; 24 color slides


13. Signature of Owner(s)

 July 26, 2002
 July, 20, 2002

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: 

Council/Board Action: _____ Assistant City Attorney

Date: _____

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

MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission


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

NARRATIVE DESCRIPTION

Summary Statement

Built in 1914, the Lindsley-Larsen House is an excellent example of the Colonial Revival style. Located on the south loop of Altamont Boulevard on Spokane's South Hill, the house is sited on a 4.22-acre estate located on a north-facing slope at the base of a steep, rocky basalt bluff that rises to a plateau at East 17th Avenue. The hillside around and behind the Lindsley-Larsen House was terraced and landscaped between 1914 and 1937, and retains a rock wall and remnants of a designed landscape which include Rhododendron flower beds, a garden *allee* with a fountain, a reflecting pool, and a grassed game court, rock wall, and other hardscape features. The house is clad in white-painted horizontal wood siding and features a symmetrically balanced facade design with a central front entry, multi-paned windows, three segmental facade dormers, and two one-story porch wings. Remodeled, repaired, and restored, a carriage house built in 1914 and a chauffeur's cottage built in 1924 are located behind the house. The Lindsley-Larsen Estate retains excellent exterior architectural integrity in location, design, workmanship, materials, and association as a single-family residence in the South Altamont Boulevard neighborhood of Spokane.

Current Appearance and Condition--Contributing Buildings and Grounds

Site

The Lindsley-Larsen Estate is sited on a north-facing slope at the base of a wooded, basalt bluff. The house and outbuildings are located in the middle of Lot 24 in the Altamont Addition to Spokane. The lot measures 300 feet on the north as it fronts South Altamont Boulevard, 400.25 feet on the south, 456.9 feet on the west, and 592.5 feet on the east. The neighborhood is characterized by Altamont Boulevard, a curvilinear street that makes a loop as it curves around single-family homes built from the late 1880s to the 1950s. The boulevard is shaded by mature deciduous trees that provide a verdant canopy over the street.

The Lindsley-Larsen House--Exterior

The Lindsley-Larsen House is a two-and-one-half story rectangular box with formal massing and two attached one-story wings located on the east and west elevations. The house has a side-gabled roof covered with composition shingles, a dentiled cornice, and boxed eaves with little overhang. The house is clad in horizontal wood siding and has a symmetrically balanced facade design with a center front entry flanked by multi-paned, double-hung, wood-sash windows arranged in pairs and trios.

The facade of the house faces north and reveals symmetrical fenestration patterns. A center front entrance features an oak-paneled front door flanked by two leaded-glass sidelights. An elliptically arched portico supported by decorative scroll-sawn brackets

crowns the front entrance. The portico face is embellished with plaster *bas-relief* rinceaux that frames a round cartouche. Three-foot-high brick porch walls project from the house on the east and west sides of the front entrance, protecting a front porch stoop. The porch is constructed of red bricks and has an elliptical shape that repeats the arch of the portico above the front door. A trio of six-over-nine, double-hung, wood-sash windows is located to the east of the front entrance and a matching set is located west of the front entrance. Decorative louvered shutters flank the window trios. The second story of the house is seven-ranked with a trio of windows in the center flanked by a window pair on the east and a window pair on the west. The trio of windows is three nine-over-nine, multi-paned, double-hung, wood-sash units. The window pairs are six-over-six, multi-paned, double-hung, wood-sash units. Three segmentally arched, inset dormers project from the roof slope on the facade.

The east elevation of the house features a side gable roof with a center brick chimney that projects past the roof ridge. Two quarter-round multi-paned windows flank the chimney in the gable peak. The east elevation is dominated by a one-story wing that has a shed roof. The wing is enclosed with multi-paned, wood-frame casement windows and two French doors. One single window and one window pair with six-over-six, multi-paned, wood-sash units are located on the second floor above the shed roof of the wing. A covered skywalk made of wood with exterior horizontal wood siding is attached to the second floor just above the southeast corner of the one-story wing.

The west elevation of the house also has a one-story attached wing. The north half of the wing is unenclosed and forms a covered outdoor porch while the south half of the wing is enclosed with multi-paned wood-frame windows. A one-story addition, constructed as a chapel in 1980 for a religious sect that occupied the house at the time, is attached to the rear, south elevation of the wing extension. The addition measures 24 feet wide and 14 feet deep. It has a side-gabled roof with two lower cross gables. The roof of the chapel addition is covered with the same composition shingles as the house and is clad in horizontal wood siding. The interior footprint of the chapel follows a cruciform plan.

The south elevation of the house is located at the rear of the house. Fenestration includes a symmetrical pattern with multi-paned, double-hung, wood-sash windows on the second floor, wood-framed multi-paned French doors on the first floor, and a one-story *porte cochere* that measures 14 feet wide and 22 feet deep. Constructed in 1989, the *porte cochere* is supported by large round columns and has a balustraded deck. A center dormer with a shed roof and two multi-paned casement window pairs projects from the south roof slope of the house. A brick-and-concrete patio wall surrounds a sunken courtyard located behind the house.

The Lindsley-Larsen House Interior

According to a professional appraisal of the property dated December, 1997, the first, second, and third floors, and basement of the house constitute a gross measurement of 3037 square feet. The first floor of the house has a vestibule, a large foyer, a living room, dining room, den, kitchen, breakfast room, pantry, powder room, stairways to the second floor and basement, and a sun room. The ceilings are nine to nine-and-one-half feet high and most of the woodwork is painted white. Exceptions include a paneled front door with a mahogany veneer and a mahogany-paneled door to the den. The living room, dining room, and den floors are made of oak planks covered with wall-to-wall carpeting. The foyer floor is marble tiles, the kitchen, pantry and breakfast room floors are vinyl, and the sun room is covered with wall-to-wall carpet.

The front door of the house opens to a vestibule and a formal foyer with a cathedral ceiling. The foyer is dominated by a grand staircase that curves up and around to the second floor. The staircase has an open string with three balusters to each riser. The three balusters are turned with plain and barley twist patterns. The curved handrail and newel post caps are made of ebony-finished mahogany. A painted mural extends around the foyer on the walls. Influenced by the Impressionist and Romantic art styles, the mural is executed in muted pastel colors and features landscapes surrounding a female figure. Originally, the figure was a nude, but in 1980, it was repainted to represent a likeness of the Virgin Mary.

The living room's focal point is a marble-faced fireplace embellished with pilasters and a white-painted mantel. The Ionic capitals of the pilasters are covered with gold-leaf paint. The living room opens east to a sunroom. The sunroom features a fireplace and a built-in bar with ebony-colored vitrolite glass panels and cream-colored glass shelving. A built-in refrigerator is located below the bar countertop. The dining room is located west of the living room and has multi-paned French doors that open to the south terrace behind the house. The dining room leads to a pantry with original wood and glass cupboards. The pantry opens to the kitchen and breakfast room which was remodeled in 1989 with a center island and contemporary cupboards.

The second floor of the house features a large central hallway with white-painted wood built-in linen cupboards with original brass pulls. The hallway opens to four bedrooms and three bathrooms. A narrow staircase designed for use by domestic help rises to the third floor. The third floor is finished with a large hall, a bathroom, and two bedrooms. The basement is also finished with a large recreation room (once called a ballroom), inglenook, bar, bathroom, laundry with an original three-basin laundry tub, storage areas, and a shower room. Designed for use by the home's gardener and other domestic help, the shower room has twin shower heads.

The Carriage House/Garage

The carriage house/garage is located behind the main house and measures 44 feet wide and 30 feet deep. It is built on a concrete foundation and has a side-gabled roof with a front-facing cross gable on the north face and a hip roof cross-gable on the south elevation. The roof is covered in composition shingles that match the shingles on the house. The exterior is clad in narrow-width horizontal wood siding. The windows are multi-paned, double-hung, wood-sash units. Faux carriage house doors are located on the north face of the building; two sets of carriage house doors are currently being made for the east elevation of the carriage house/garage. The interior of the building is unfinished.

The Chauffeur's Cottage

A one-story chauffeur's cottage is attached to the west elevation of the carriage house/garage. The building has a low-pitched side gabled roof with wide overhanging eaves and exposed rafter tails. The facade has a gabled portico over a small front porch. The cottage is clad in horizontal wood, drop siding (also called rustic siding) with wood corner boards and has multi-paned wood-sash windows. A small porch with a portico projects from the rear of the building. The interior is unfinished.

Landscaped Grounds and Landscape Features

A designed landscape surrounds the house. A four-foot-high basalt rock wall with a soldier course of rock spires fronts the property along Altamont Boulevard. A sweeping, manicured front lawn slopes uphill from the rock wall to the home and is flanked on the east and west by a circular concrete, tree-lined driveway that meets behind the house. Rhododendrons planted during the 1930s are located in front of the house, framing the front walkway and front porch. Mature evergreen and deciduous trees include Douglas fir, Ponderosa pine, Horse chestnut, elm, and beech varieties. The west side of the driveway is shaded by Norway maple trees while the east side of the driveway is flanked by red maples. The hillside behind the house retains designed landscape and garden remnants developed when part of the hillside and grounds were landscaped in the teens, 1920s, and 1930s. Landscape and hardscape remnants include woodland paths, terraced lawns used for bowling, tennis and croquet, an *allee* with a single pedestal fountain, a small reflecting pool with a dolphin, and a larger concrete-lined pool with a basalt rock fountain. Most of the hillside, however, is a natural woodland area and is covered with vegetation indigenous to the Spokane area. Other garden features include a brick terrace and wooden pergola that are located behind the caretaker's cottage and carriage house, and a sunken courtyard that is located behind the main house. The courtyard has a concrete terrace, concrete and brick walls, a concrete-lined reflecting pool, and a goldfish pond.

Original Appearance and Later Alterations--Contributing Buildings and Grounds*The Lindsley-Larsen House*

Built in 1914, the Lindsley-Larsen House retains its original footprint, form, design, materials, workmanship, exterior siding, windows, doors, and chimney. In 1924, the covered porch on the north half of the east wing was enclosed with multi-paned windows and French doors that match the original units in the south half of the wing. In 1980, the chapel addition on the southwest corner of the house was constructed. In 1989, the kitchen, breakfast room, sun room, and dining room were remodeled with contemporary wallpaper and floor coverings and a *porte cochere* was built on the rear of the house.

The Carriage House/Garage and Chauffeur's Cottage

The original carriage house/garage was built as a barn and carriage house in 1904 and is pictured on a 1910 Sanborn Fire Insurance Map. According to Spokane County Tax Assessor records and historic photographs taken in 1914, the c.1904 carriage house was rebuilt or remodeled in 1914 to include a rearward saltbox addition on the south elevation. The building was frame construction and was clad with narrow-width wood clapboard siding. Six-over-six multi-paned, double-hung, wood-sash windows with louvered wood shutters were located on the north, east, and south elevations of the building.

In 1924, a one-story garage and chauffeur's cottage were constructed to the west elevation of the carriage house/garage. The one-story garage addition measured 10 feet wide and 18 feet deep. The chauffeur's cottage measured 18 feet wide and 15 feet deep and was built on the west elevation of the garage addition.

The garage addition and chauffeur's cottage had a low-pitched side-gabled roof with overhanging eaves, beadboard soffit, and exposed rafter tails, and was clad in horizontal wood drop siding with wood corner boards. The cottage was built with a small gabled portico over the front door on the north facade and a small gabled portico over the back door on the south elevation. Cottage windows were multi-paned units located on the north, west, and south elevations. A brick terrace with a wood pergola was constructed behind the chauffeur's cottage on the south elevation.

In 1990, a fire partially destroyed the c. 1914 carriage house/garage and damaged the c. 1924 garage addition and chauffeur's cottage. The building was partially rebuilt and repaired with inappropriate masonite siding, new window configurations and openings, and contemporary aluminum window units.

In 2000-2002, the current owners began a restoration project that started with personal interviews of previous residents of the Lindsley-Larsen Estate. They included Ralph Nelson, Dave and Joanie Erickson, and Joanne Emry. With information gleaned from

descriptions remembered by the previous residents and from historic photographs, the building was repaired and remodeled to replicate the c. 1914 carriage house/garage and attached chauffeur's cottage/garage addition. The restoration includes a replication of the c. 1914 carriage house design with a rearward saltbox, cross gables, narrow-width horizontal wood siding, multi-paned, double-hung, wood-sash windows, and carriage house doors. The c. 1924 garage addition and attached chauffeur's cottage was repaired with horizontal wooddrop siding, wood corner boards, multi-paned windows, and faux carriage house doors. The roof of the entire building was recovered with composition shingles that match those on the house.

Current Appearance and Condition--Non-Contributing Buildings

A wood frame skywalk/covered bridge was built in 1980. It was attached on the southeast corner of the second floor of the main house and extends east over the driveway to a pool house, also built in 1980. The skywalk is clad in horizontal wood siding and has a low-pitched, side-gabled roof covered with composition shingles.

The pool house is a two-story building with a low-pitched hip roof and is clad in horizontal wood siding. A round hot tub/pool, located adjacent east of the pool house, is set above ground and is surrounded by a wood plank deck.

Areas of Significance	Architecture, Commerce
Period of Significance	1914-1955
Significant Dates	1914, 1924, 1928
Architect	C. Harvey Smith
Landscape Architect	Norby Balzer
Specific Date	1914

STATEMENT OF SIGNIFICANCE

Summary Statement

Still in use as a single-family residence, the Lindsley-Larsen property is one of the few remaining undivided, multi-acre residential estates built during the late 19th and early 20th centuries in Spokane. The property includes the main house, a carriage house/garage, a chauffeur's cottage and garage addition, and landscaped grounds and garden features. Designed by Spokane architect, C. Harvey Smith, the Lindsley-Larsen House is an excellent example of the Colonial Revival style and was built in 1914. The home won a city-wide contest held in 1921 and was honored as a "Notable Example of Architecture in Spokane" as reported in *The Architect and Engineer*. In 1928, the *Spokane Daily Chronicle* described the Lindsley-Larsen House as "one of the residence show places of the city." Reported in a June 29, 1937 Spokane newspaper, the grounds contained "the largest assortment of specimen Rhododendrons east of the Cascades" and were designed by landscape architect Norby Balzer who was associated with the design for Manito Park. The property was built for Maude and Edward Lindsley, owner of Lindsley Brothers Cedar Products, and was later home to Lewis P. Larsen and his wife Bertha for more than 27 years. Larsen was one of Spokane's most brilliant mining engineers and lived in the Lindsley-Larsen House during the zenith of his career from 1928 to 1955. He discovered and operated one of the world's largest lead-zinc fields located north of Spokane. In addition, Larsen established the Pend Oreille Mines and Metals Company and founded Metaline Falls, a town planned for workers employed in his mining operations. During its period of significance from 1914 to 1955, the Lindsley-Larsen Estate is historically significant for its association with the settlement of the Altamont Addition neighborhood, the development of the mining industry in Spokane, and as the home of Lewis Larsen. The property is architecturally significant as the product of accomplished designers specializing in domestic architecture and landscape architecture. The Lindsley-Larsen Estate is comprised of the main house and rearward sunken courtyard, a carriage house/garage and brick terrace with pergola, a chauffeur's cottage/garage that is attached to the carriage house, a circular driveway, basalt rock walls and basalt rock steps, an *allee* with a pedestal fountain, a hillside gaming court with a small reflecting pool and dolphin head, a concrete hillside pool with a basalt rock fountain, rocky basalt outcroppings that dot the hillside in front of and behind the main house, Beech trees, and remnants of Rhododendrons planted during the 1920s and 1930s. As an

estate, the property is eligible for listing on the Spokane Register of Historic Places under Categories A, B, and C.

Historical Context

Early Spokane

The city of Spokane had its start in 1872 along the banks of the Spokane River and grew to be a nationally recognized center for mining, lumber, agriculture, water power, and rail transport with a population that exceeded 100,000 by 1910. Successful lawyers and land developers, railroad magnates, lumber barons, and mining millionaires bought land in the city and commissioned architects and builders to design and build their new homes. Many of these houses were spacious and elegant manifestations of the owner's wealth and social status, and were surrounded by meticulously groomed and custom-designed grounds. A few of the homes were sited on multiple acres and were developed as lavish estates. Even fewer of these estates were located within the city limits. Distinguished as one of the largest estates in Spokane's Altamont Addition, the Lindsley-Larsen property was built as one of these estates.

The Altamont Addition

Before 1888, the Altamont Addition, located in southeast Spokane, was an undeveloped narrow shelf of gently sloping land set at the base of a north-facing rocky basalt bluff. The verdant landscape was rich with fragrant stands of Douglas fir, native cedar, and Ponderosa pine trees, and was inhabited by deer, raccoon, and wild grouse. Indian tribes hunted in the woods and used a nearby trail (now Southeast Boulevard) to reach the top of the bluff. From 1888 to 1893, a few pioneers had settled in the area at E. 2215, 2236, and 2324 South Altamont Boulevard, clearing small one-to-five-acre tracts of land. They built the area's first houses and barns, planted fruit orchards, and set aside small pastures for grazing horses and milk cows.

Platted in 1888, the Altamont Addition was located outside and east of Spokane's city limits and was legally referred to as the Town of Altamont. The word "altamont," which means "high mount," was used to describe the steep rocky basalt bluffs that characterize the area's topography. In 1906-1907, the Addition was replatted and annexed to the City of Spokane. The Altamont Addition contained affordable lots for sale that radiated from a circular tree-lined street located in the center of the neighborhood, and offered building sites with panoramic views of northern mountain peaks. Although somewhat remote, the Altamont Addition's picturesque setting beckoned prospective home owners to enjoy life in the country while also enjoying city amenities conveniently located in the area. These amenities included the development of mixed-used commercial/residential services along nearby South Perry Street, public transportation and public schools, buried sewer lines,

electricity, fresh tap water, graded streets with poured concrete curbing, and newly planted street trees.

As the neighborhood developed, subdivision covenants were established and specified that any residence erected on the land must cost at least \$1500 and be designed in a “modern style of architecture.” One of the most popular modern architectural styles during the early 1900s was the bungalow house form. Consequently, the majority of homes fronting Altamont Boulevard and intersecting streets were bungalows built between 1904 and 1925. The four oldest homes in the Addition were built during the late 1800s and represent various adaptations of the Queen Anne style while the newest homes in the neighborhood are Minimal Traditional examples erected during the 1940s and 1950s. In contrast to and distinguished from the Addition’s domestic architecture by style, size, and setting, the Lindsley-Larsen House is the largest and most significant Colonial Revival-style home in the Altamont Addition.

Herbert W. Dart

In 1904, Herbert W. Dart, a lumberman and miller, and his wife Mila S. owned the 4.22 acres comprising Lot 24 in the Altamont Addition. According to a *Spokesman-Review* article dated July 3, 1904, Dart obtained the land by trading his lodging business at the Hotel Review, valued at \$6500, for “five acres of orchard and garden tract in the Altamont Addition.” *Polk’s City Directory* listed the Dart’s address as E. 2264 Bryant Avenue which was the original house number and street name for what is now E. 2314 South Altamont Boulevard. The *1910 Sanborn Fire Insurance Map* pictured a house, a barn, and two sheds on Lot 24. The house was drawn with an irregular, rectangular footprint and with a full-width covered front porch--a design completely different from the current Lindsley-Larsen House. The original house was probably built by Dart, who, as a lumberman and miller, had ready access to materials and building expertise. No evidence exists today to suggest the style or materials of the c.1904 Dart House. Spokane County Assessor records do not include a tax assessment or any building information for the Dart House which was constructed three years before the Altamont Addition was annexed to the City of Spokane.

Edward A. Lindsley and Maude Lindsley

In 1909, Dart sold the property for \$10,250 to Maude and Edward A. Lindsley, owner, vice president, and secretary-treasurer of Lindsley Brothers Cedar Products, a company that specialized in manufacturing cedar poles used to support floating docks and overhead telephone and electrical cables. A few years after Lindsley bought the property on Altamont Boulevard, he hired Spokane architect C. Harvey Smith to remodel or completely rebuild the original Dart House. Historic photographs taken in 1914 picture a completed home, carriage house, and landscaped grounds. The photographs indicate

construction and perhaps completion of the house began *before* 1914, but the Spokane County Tax Assessor records report the “built date” of the house and carriage house/garage was 1914.

In contrast to the original Dart House and barn pictured in the *1910 Sanborn Fire Insurance Map*, the Lindsley-Larsen House is depicted 25 years later on the *1935 Sanborn Fire Insurance Map* with a different footprint--one that matches the plan for the current Lindsley-Larsen House. It does not include the full-width front porch and rear additions of the Dart House pictured on the 1910 map. The map also reveals the c. 1924 garage addition and chauffeur’s cottage that were constructed on the west elevation of the c. 1914 carriage house/garage.

Lewis P. Larsen and Bertha B. Larsen

In February, 1928, Lindsley sold the property for \$30,000 to mining magnate Lewis P. Larsen and his wife Bertha. Larsen’s business partner and close friend, Jens Jensen, also lived in the house with the Larsen family. After nearly three decades in the home, Lewis Larsen died in 1955. A year later, Jens Jensen married Larsen’s widow, Bertha Larsen. They lived in the house until 1967 when they sold the property to Marie and Ralph Nelson, owners of Nelson’s Mechanical and Heating Equipment located at E. 124 Augusta Avenue in Spokane. Al Ellern, owner of Al’s Brake and Mid-City Service Center, and his wife Marilyn, bought the property in 1972, and sold it in 1974 to general contractor David Erickson and his wife Joan, a well-known buyer for the Crescent Department Store.

In 1978, Spokane County warranty deeds indicate the property changed from use as a single-family to a multi-family residence when it was sold to a religious order affiliated with the “Tridentine Latin Rite Catholic Church of St. Joseph.” Committed to traditional Catholic church services, the Tridentine nuns and priests conducted Latin-based religious rites at a time when Latin services were dropped from most Catholic parishes and replaced with English language services. They lived in the Lindsley-Larsen House and built a worship chapel on the south elevation of the home. Elbco Mortgage Company purchased the property from the Tridentines in 1989 for \$175,000, and sold it a few months later to Treena Andersen for \$180,000. Andrew Tom, a professional engineer, and Sharon Daggett, a certified financial planner-investment broker, bought the property in 1997. Committed to preserving the property, Tom and Daggett are repairing and restoring the original circa-1914 carriage house/garage, the circa-1924 chauffeur’s cottage/garage, and the original grounds and hillside gardens.

Historic Significance**Category A**

The Lindsley-Larsen House was one of the first homes built in 1904, then rebuilt in 1914, in the Altamont Addition at the beginning of the 20th century. Referred to as an “estate” in early Spokane newspaper accounts, the construction of the elegant home and extensive grounds demonstrated the neighborhood’s residential appeal and helped spur subsequent development of the Altamont Addition. Influenced by the Lindsley-Larsen property’s estate design, large homes were built on oversized lots around the Altamont Boulevard loop.

Category B

Lewis Larsen was one of early Spokane’s most powerful mining magnates and was significant in the areas of commerce, industry, and engineering in the Spokane region. Larsen was responsible for large mining operations that offered good employment and impacted the lives of hundreds of men, women, and children from Spokane to the Canadian border. During the time he owned the Lindsley-Larsen Estate from 1928 to his death in 1955, Larsen and his mining discoveries, inventions, and operations contributed greatly to the mining wealth that fostered further development of the Spokane area.

Born in Denmark in 1876, Lewis P. Larsen emigrated at age 19 to the United States in 1895. He settled in Salt Lake City and worked as a cowboy and ranch hand. Two years later he arrived in the Coeur d’Alene mining region and worked as a mining engineer for the Last Chance Mine in Northport, WA. In 1905, he married Pennsylvania native, Bertha B. Larsen. They had one daughter, Giovanna Larsen Hanke, and three grandchildren.

According to talks he gave to the mining bureau of the Spokane Chamber of Commerce and the Northwest Mining Association reported in the April 7, 1931 edition of the *Spokane Daily Chronicle*, Larsen was regarded as an expert on the intricacies of mine engineering. This knowledge significantly profited his prospecting efforts when he discovered and opened up one of the largest lead-zinc deposits and base metal fields in the world (*Spokesman-Review*, 14 July 1955). To house the hundreds of workers employed in the lead-zinc fields, Larsen planned, platted, and built Metaline Falls, a mining town located north of Spokane. He founded the Spokane-based Pend Oreille Mines and Metals Company and the Reeves-McDonald Mines located in British Columbia, Canada. Larsen partnered with fellow Denmark native, Jens Jensen, who was the secretary-treasurer of the Pend Oreille Mines and Metals Company. In 1928, the two men became multi-millionaires when their mining stock soared from 35-cents a share to \$20 a share in less than two years. When he died in 1955, Larsen left an estate worth \$500,000. Active in civic and professional affairs in Spokane, Larsen was a member of the Spokane Club, the

American Institute of Mining and Metallurgical Engineers, and was designated as an honorary member of the Northwest Mining Association (*Spokesman-Review*, 14 July 1955).

Architectural Significance

Category C

C. Harvey Smith, Architect

The Lindsley-Larsen House was designed by Spokane architect C. Harvey Smith. Not much is known about Smith, but he worked in Spokane during the first four decades of the 20th century. For a short time, he shared offices with W. W. Hyslop, another prominent Spokane architect. Smith is responsible for designing the Donald McLeod House located at West 1722 Riverside Avenue (built in 1900), the R. D. Hansen House at S. 2407 Garfield (1911), the Opportunity Township Hall on East Sprague Avenue (1912), and the R. Gordon House at 808 E. Syringa Road (1923).

The Lindsley-Larsen House

C. Harvey Smith's design for the Lindsley-Larsen House was well-liked and the property was considered one of the most significant homes in Spokane. In 1921, a contest was held by a professional magazine called *The Architect and Engineer*. The purpose of the contest was to identify the most beautiful residential designs and landscaped grounds found in Spokane. The Lindsley-Larsen House was selected from hundreds of Spokane homes as a contestant and was entered in the contest. The house won designation in the contest and was "awarded honorable mention as a notable example of architecture in Spokane." After the contest, the Lindsley-Larsen Estate was pictured in the June, 1921 edition of *The Architect and Engineer* in an article entitled, "The Most Notable Architecture and Landscape Architecture of Spokane, Washington." The article compared Spokane to other areas and said,

Spokane's buildings and gardens measure up very well with the standards set in Portland and Los Angeles, and yet with a character of design that is very distinctive from that shown by the typical building of the other two cities... It is also fine to see the high character of work of the younger generation of architects in Spokane, a number of whose buildings were permitted by the jury. This indicates the advance of architecture and increase in the better standards of design and utility which have been so marked all over the country through the past few years... There is undoubtedly much to be proud of in Spokane. Many of the buildings, parks and gardens selected by the jury would be notable for their high merits in comparison with the best of any city in the country.

The Lindsley-Larsen House was also pictured in the *Spokane Daily Chronicle* on February 25, 1928. The headline read, "Beautiful Colonial Type Home Bought by Larsen." The article described the house as "one of Spokane's most beautiful and distinctive residences" and as "one of the residence show places of the city." A February 24, 1928 article in the *Spokesman-Review* stated that Larsen paid \$30,000 for the property and described the house and grounds.

The property occupies a tract of about five acres. There are many fir and cedar trees which supply a background on three sides of the home. The front yard contains about three acres of the tract which is improved with choice shrubs and old-fashioned apple and other trees. The home is New England Colonial type. It is finished in ivory with mahogany trim. There are five fireplaces, four baths, a sun room, conservatory, library and large central hall with tiled floor. There is a large ballroom in the basement. The owner's suite consists of a large bedroom with fireplace, dressing room with many built-in features, complete tile bath and sleeping porch. In addition, there are three bedrooms and two complete baths on the second floor.

The Lindsley-Larsen House was pictured again, this time in an article from the March 18, 1928 edition of the *Spokesman-Review*. As one of only two homes shown in the article, the house was specifically featured in a full-page advertisement that was geared to spark interest in potential home buyers and real estate investors. The advertisement's headline read, "Values Going Up!" The article reported that "views on this page show a few of the properties in Spokane that have changed hands since January 1, 1928. All indications are that this increased demand for Spokane property is but a forerunner of still greater activity in the market."

The Colonial Revival Style

The Lindsley-Larsen House is an excellent example of the Colonial Revival style. The term "Colonial Revival" refers to the entire rebirth of interest in architecture popularized during the 1700s when America's thirteen colonies were being settled and developed. Rachel Carley, in her book, *The Visual Dictionary of American Domestic Architecture*, describes the evolution and emergence of the Colonial Revival style in the late 1880s.

The style, which borrowed heavily from early American architecture...was largely an outgrowth of a new pride in America's past and a rapidly growing interest in historic preservation... In this early phase, the Colonial Revival style remained the exclusive domain of fashionable architectural firms and was favored for the

large residences of wealthy clients.

The style was adopted and built in Spokane from the late 1890s through the 1950s. Examples include one-and-one-half story Cape Cod cottages, “Dutch” Colonial dwellings with gambrel rooflines, and larger two-story homes with side-gabled or hip roofs. Identifying features of the style include a symmetrically balanced facade design with multi-paned, double-hung windows, a center entrance, and accentuated front door, sometimes with a decorative crown, paneled doors, and decorative sidelights and fanlights. Architectural historians Virginia and Lee McAlester conclude in their book, *A Field Guide to American Houses*, that “about 25 percent of Colonial Revival [style] houses are simple, two-story rectangular blocks with side-gabled roofs.” They say that “this subtype was built throughout the Colonial Revival era but predominates after about 1910.”

Using the Carley and McAlester books on architectural styles as guides, the Lindsley-Larsen House qualifies as an excellent example of the Colonial Revival style. It retains identifying features of the style that include a two and one-half story rectangular form with a symmetrically balanced facade and a side-gabled roof, boxed eaves with no eave overhang, and a dentil course at the cornice. The home’s windows are multi-paned, double-hung, wood-sash units and the front door of the house is accentuated with leaded-glass sidelights and an elliptically arched portico distinguished with *bas relief* rinceau and cartouche detailing. The house is clad in horizontal wood clapboard, a product reported in *A Field Guide to American Houses* as a popular building material used on Colonial Revival style homes before 1920.

Compare and Contrast

The Lindsley-Larsen House is the largest Colonial Revival style home in the Altamont Addition and the estate is one of three properties along South Altamont Boulevard that has not been subdivided and developed with subsequent housing.

In the larger context of Spokane, the Lindsley-Larsen House can be compared to at least two other similar Colonial Revival-style homes. These include Flowerfield (the Louis Davenport House, now called St. George’s School), designed by G. A. Pehrson and built in 1925, and the Hutton House, 2206 E. 17th Avenue, designed by G. Keith and built in 1914. All three homes were built by noted architects for prominent residents of Spokane, an American building trend associated with the Colonial Revival style that is noted in *The Visual Dictionary of American Domestic Architecture*. Like the Lindsley-Larsen House, the Hutton House was built in 1914 and is located on a north-facing slope at the base of a wooded basalt bluff in the next adjacent south subdivision located along East 17th Avenue. Unlike the Neoclassical design of the Hutton House, the Colonial Revival-style

design of the Lindsley-Larsen House is most like Flowerfield, but Flowerfield was built eleven years earlier. Rarely found in Spokane where nearly all available land within the city has been subdivided and developed, the Lindsley-Larsen and Hutton homes are classified as “estate properties” by real estate appraisers and remain sited on extensive grounds that exceed more than one acre.

The Lindsley-Larsen Estate can also be compared to at least eight other properties that were developed during the late 1890s and early 1900s for wealthy mining magnates. Along with the Lindsley-Larsen Estate, all of the properties were built for men who made their fortunes in mining, one of the most important business resources in the region that provided the wealth that helped contribute to the development of Spokane. Listed in order by the dates they were built, the estates and their main houses include:

F. Lewis Clark House	Built in 1896	Present use: office complex
Patsy Clark House	Built in 1897	Present use: restaurant
Amasa Campbell House	Built in 1898	Present use: museum house
John Finch House	Built in 1898	Present use: apartment house
James Clark House	Built in 1898	Present use: counseling center
August Paulsen House	Built in 1912	Present use: Episcopal diocese
Hutton House	Built in 1914	Present use: single-family home
Lindsley-Larsen House	Built in 1914	Present use: single-family home
Wilbur-Hahn House	Built in 1916	Present use: single-family home

The homes represent a variety of styles from Neoclassical, Tudor Revival, Italian Renaissance/Eclectic, and Craftsman, to the Colonial Revival-styled Lindsley-Larsen House, and were all designed by prominent Spokane architects. All of the homes were originally built on large tracts of land. Like the Lindsley-Larsen House, the Hutton House, Wilbur-Hahn House, and F. Lewis Clark House were built as estates on four to five acres at the base of steep basalt bluffs. In contrast to the Lindsley-Larsen House, six of the houses (66 percent) have been altered for use as commercial properties or non-residential uses.

The Lindsley-Larsen Grounds

The grounds of the Lindsley-Larsen House were designed by Norby Balzer, a Spokane landscape architect. Norby and his father, Charles Balzer, owned the Balzer Nursery, and were instrumental in the development of Manito Park and other Spokane parks. Norby Balzer was lauded as the landscape architect for the designed gardens and landscape surrounding the Lindsley-Larsen House in a *Spokane Daily Chronicle* article dated June 29, 1937. Noted for its “beautiful grounds,” the house and gardens were pictured in a photograph with a caption that read,

The estate includes the formal garden, a rock garden, the outdoor living room, a children's play yard, a woodland garden, a private area and garden for the caretaker, and the service yard. In the woodland garden is what is said to be the largest assortment of specimen rhododendrons east of the Cascades, reminding of the beautiful magnolia gardens of Charleston, N.C.

In a testimony to the Lindsley-Larsen House gardens, Aubrey White, a founder of the Spokane Park Board and the *Spokesman-Review's* home and garden column, praised the home's grounds in a June 19, 1945 newspaper article. Headlines and article read,

Larsen Garden Best Seen Now--Whole Hillside is Covered with Rhododendrons

There is one of the finest show of Rhododendron just at their best today on the Lewis P. Larsen estate at E. 2314 South Altamont... The whole hillside is covered and the walk up through them into the evergreen forest behind is a treat... Mrs. Larsen has given permission to open the grounds during the day-light hours to those who care to visit the rhododendron garden... I recently flew to Seattle to see the rhododendrons in the park and arboretum and I saw no single group to equal Larsen's collection.

Compare and Contrast

The designed landscape of the Lindsley-Larsen Estate can be compared to the designed landscapes of at least two other historic landmarks in the Spokane area. These are the Moore-Turner Garden (West 7th Avenue) and the Rosebush House and Grounds (Millwood). Like the Lindsley-Larsen gardens, the other two landscapes were created by professional designers. The Moore-Turner Garden landscape design and features were developed from 1911 to 1925 by Hugh Bryant, a landscape architect from Portland, Oregon. The landscape and gardens surrounding the Rosebush House were designed by Spokane architect Harold Whitehouse. Like the Lindsley-Larsen landscape, all three gardens include similar features such as reflecting pools, fountains, and rock, brick or concrete garden walls. In contrast, the Rosebush House and grounds are much smaller than the Lindsley-Larsen House and grounds. The Moore-Turner garden is built on a hillside like the Lindsley-Larsen landscape, but the Moore-Turner house was demolished in 1945 and part of the grounds and circular driveway around the homesite were changed.

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Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photos 1 and 2

North facade of house.



Photos 3 and 4

North facade of house; front entry detail.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photos 5 and 6

North facade of house; front entry detail.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photo 7

Northwest corner of west porch.

Photo 8

West elevation of house.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photo 9

West elevation of house.

Photo 10

South elevation, rear of house.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photos 11 and 12

South elevation of house.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photos 13, 14, 15

Cottage at west end of garage; north elevation and pergola in back of cottage.



Photos 16 and 17

Grand staircase in foyer.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photos 18 and 19

Formal living room; looking north, looking east.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSLEY-LARSEN HOUSE

Section 9

Photos 20 and 21

Kitchen breakfast room and pantry.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSELY-LARSEN HOUSE

**Lindsley-Larsen House, circa 1914, barn/carriage house in back of main house.
(from EWSHS Collection)**



Spokane Register of Historic Places Nomination Continuation Sheet
LINSELY-LARSEN HOUSE

Photocopy of photograph (EWSHS Collection): Lindsley-Larsen House, c. 1914.



Spokane Register of Historic Places Nomination Continuation Sheet
LINDSELY-LARSEN HOUSE

**Lindsley-Larsen House, circa 1914, east elevation of house, looking NW.
(from EWSHS Collection)**



Spokane Register of Historic Places Nomination Continuation Sheet
LINSELY-LARSEN HOUSE

**Lindsley-Larsen House, circa 1914, garden in back of house.
(from EWSHS Collection)**



Spokane Register of Historic Places Nomination Continuation Sheet
LINSELY-LARSEN HOUSE

**Lindsley-Larsen House, circa 1914, garden in back of house.
(from EWSHS Collection)**



Larsen Ga. n Development Carried Out . m Many Angles



SDC
JUNE 29
1937

The beautiful grounds of the L. P. Larson estate, E2314 Altamont boulevard, have been re-arranged this season. The foundation planting has been changed to follow the formal lines of the house. A flagstone patio has replaced the lawn at the rear of the house, giving an attractive outdoor living room, as shown in the lower picture. The estate includes the formal garden, a rock garden, the outdoor living room, a children's play yard, a woodland garden, a private area and garden for the caretaker and the service yard. In the woodland garden is what is said to be the largest assortment of specimen rhododendrons east of the Cascades, reminding of the beautiful magnolia gardens of Charleston, N. C. Norby C. Balzer was the landscape architect.

SR
JUNE 19, 1945
p. 6

LARSEN GARDEN BEST SEEN NOW

Whole Hillside Is Covered With
Rhododendrons.

By A. L. WHITE,

Manager of the Civic Department
of The Spokesman-Review.

There is one of the finest shows of rhododendron (our state flower) just at their best today on the Lewis P. Larsen estate at E2314 South Altamont.

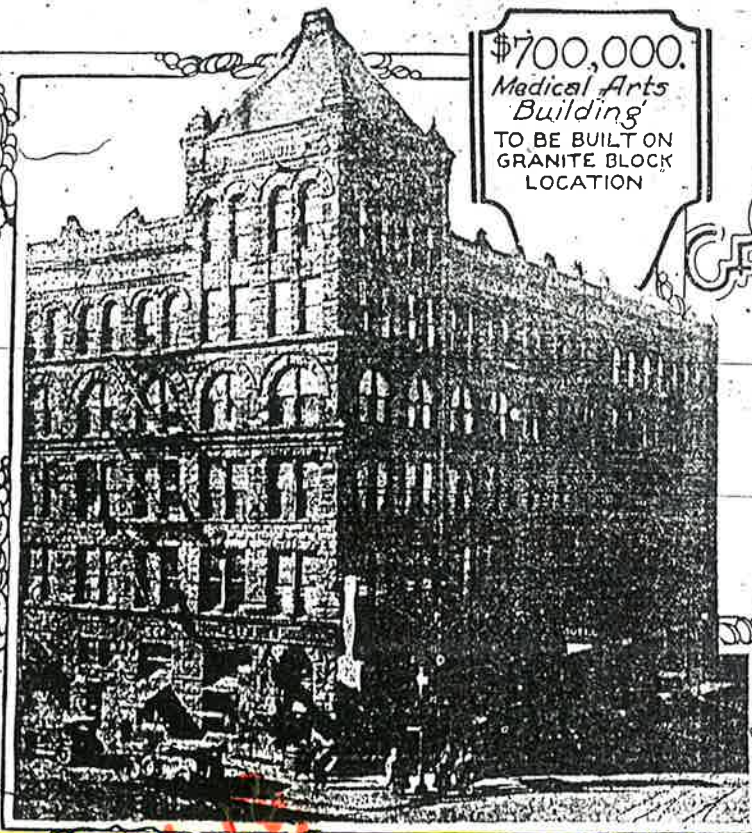
There are hundreds of plants in many varieties and colors that Frank Carp, the gardener, tells me were planted 16 or more years ago and have grown to large bushy plants with literally hundreds of bloom on many. One had over 400 clusters.

The whole hillside is covered and the walk up through them into the evergreen forest behind is a treat.

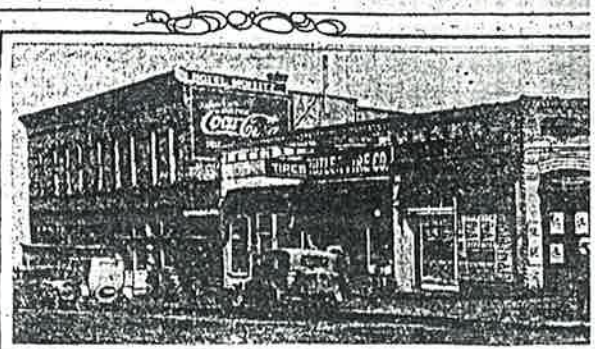
There are many other beautiful plants on the grounds; but as these warm, sunny days are causing the rhododendrons to fade rapidly, they should be seen in the next three or four days.

Mrs. Larsen has given permission to open the grounds during daylight hours to those who care to visit the rhododendron gardens. It is needless to say visitors should keep to the paths and visit the gardens with the gardener, Mr. Carp.

I recently flew to Seattle to see the rhododendrons in the park and arboretum, and I saw no single group to equal Larsen's collection.



\$700,000.
Medical Arts
Building
TO BE BUILT ON
GRANITE BLOCK
LOCATION



Values Going Up!

\$932,000 Paid for These Properties Since January 1, 1928

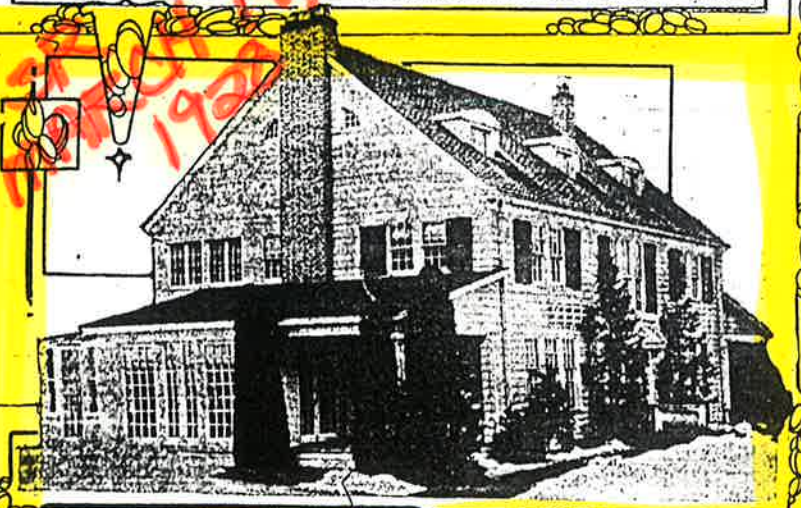
Views on this page show a few of the properties in Spokane that have changed hands since January 1, 1928.

All indications are that this increased demand for Spokane property is but a forerunner of still greater activity in the market.

Millions of dollars in outside capital is being attracted to Spokane and the Inland Empire. The varied resources of this district assure continued growth.

Buy Spokane property now. A business building or a home will cost you less than if you wait.

Read the Classified Real Estate Ads in The Spokesman-Review for up-to-the-minute information on the listings of dealers who are able to give buyers real value for every dollar investd.

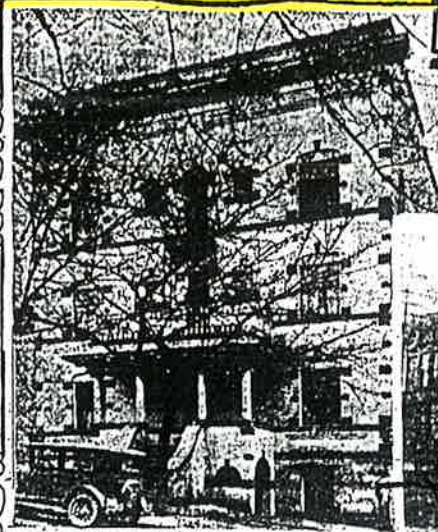


SPokane 1928

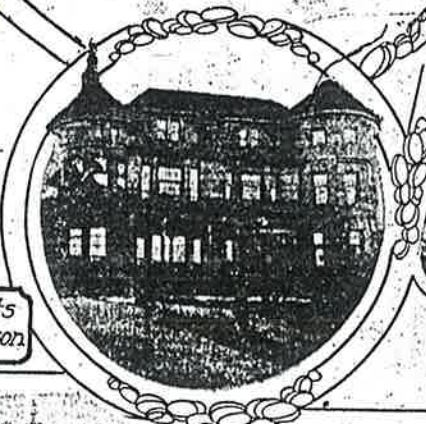
L.P. Larson Paid \$30,000.
For This Home

Pershing Apartments
Bought By Mitchell Bros.

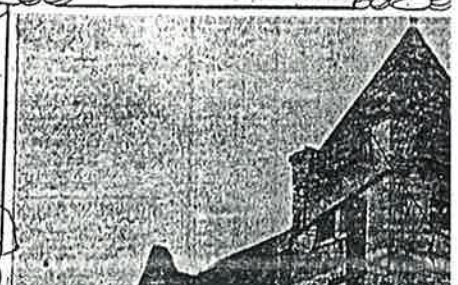
Casaloma Apartments
Bought By John Benson

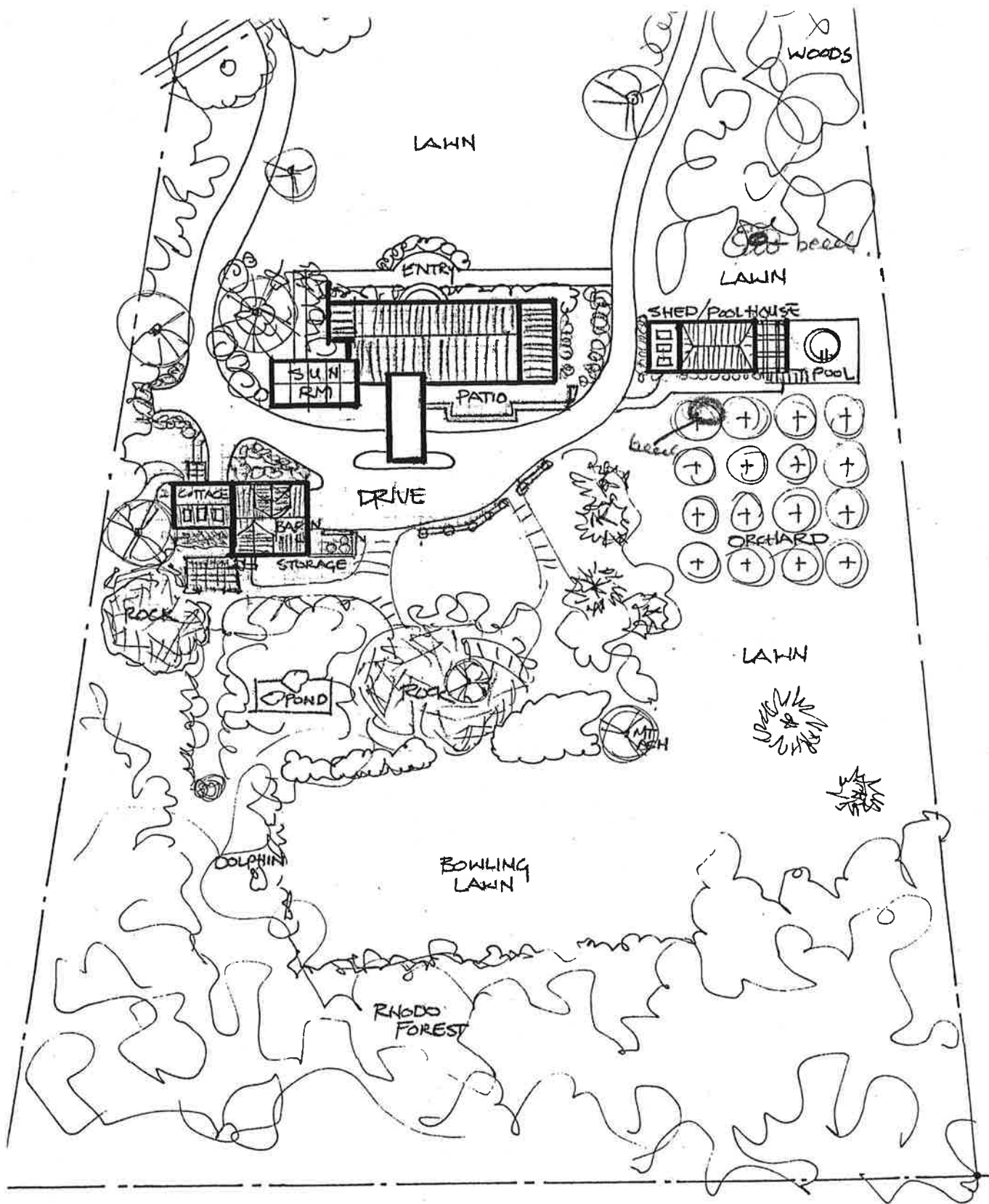


Second and Madison Properties



J.E. Porter Home Bought
By O.L. Cornwall





DRAFT SITE PLAN

1" = 40'-0" Nov. '00

C. 2000 SITE PLAN FOR 2314 E. S. ALTAMONT BLYE.