

# **Alex & Addie MacLeod House**

*1001 West Augusta Avenue  
Spokane, WA 99205*

**Built in 1902**



***Listed on the Spokane Register of Historic Places  
2005***

# Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201

## 1. Name of Property

Historic Name **ALEX & ADDIE MAC LEOD HOUSE**

## 2. Location

Street & Number 1001 West Augusta Avenue  
City, State, Zip Code Spokane, WA 99205  
Parcel Number 35073.4606

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name LM CONN LLC  
(Dinah Le Carlson, Suzette Carlson Nordstrom)  
Street & Number 3609 W. Thorpe Road  
City, State, Zip Code Spokane, WA 99224  
Telephone Number/E-mail 838-4156, 329-1005

## 5. Location of Legal Description

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

## 6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_\_ State\_\_\_\_ County\_\_\_\_ Local 1979  
Location of Survey Records Spokane Historic Preservation Office

*Final nomination approved and recommended for listing on the Spokane Register of  
Historic Places by the Landmarks Commission on July 20, 2005*

**7. Description**

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

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

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

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

**9. Major Bibliographical References**

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

**10. Geographical Data**

Acreage of Property	Less than one acre.
Verbal Boundary Description	Mountain View Addition, Block 11, Lot 6
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	20 July 2005

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	27 B&W prints, digital photos on disc

13. Signature of Owner(s)

Name *Michael W. P. [Signature]*

Name \_\_\_\_\_

14. For Official Use Only

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

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

Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney *Michael W. P. [Signature]*

Council/Board Action \_\_\_\_\_

Date \_\_\_\_\_

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

\_\_\_\_\_  
DEPUTY MAYOR, City of Spokane

or

\_\_\_\_\_  
CHAIR, Spokane County Commissioners

\_\_\_\_\_  
CHAIR, Spokane City/County Historic Landmarks Commission

*Justin [Signature]*

OFFICER, Spokane City/County Historic Preservation Officer  
Spokane City/County Historic Preservation Office  
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

**DESCRIPTION**

Built in 1902, the Alex & Addie MacLeod House is located on the southwest corner of the intersection at West Augusta Avenue and North Monroe Street, a busy arterial crossing in the West Central neighborhood of north Spokane, Washington. The house is a fine example of the Free Classic subtype of the Queen Anne style and is one of the few brick homes in the neighborhood. Queen Anne-style features are represented in the home's steeply pitched hip roof with multiple cross gables, full-width front porch, inset second-story balcony, and hexagonal second-floor porch turret on the northeast corner facade of the house. Free Classic-style details include a gabled front portico, scroll-sawn modillions, wide frieze bands, and classic round porch columns. Well-preserved, the home has had few exterior alterations and retains good architectural integrity found in its original location and most of its original design, materials, workmanship, and association as an early 20<sup>th</sup> century house built in Spokane.

**2005 CURRENT APPEARANCE & CONDITION***Site*

Facing north, the MacLeod House is located on Lot 6, Block 11 in the Mountain View Addition in northwest Spokane. The house is sited on a lot that measures 50 feet wide and 120 feet deep, and is identified by Spokane County as tax parcel 35073.4606. It is framed on the north and east by a manicured lawn and is shaded by mature deciduous trees planted in the parking strips along Monroe and Augusta. A graveled parking lot and alley is located behind the home, and a single-family dwelling built in the early 1900s is located next west of the MacLeod House. The home is surrounded by a mixed-use neighborhood with single-family dwellings, apartment houses, churches, and schools that were built from the 1890s to the 1930s, and newer contemporary commercial infill that is located along North Monroe Street.

*Exterior*

The house forms an irregular footprint that measures approximately 35 feet wide and 57 feet deep.<sup>1</sup> It has one and one-half stories with a steeply pitched irregular pyramidal hip roof and multiple cross gables. Three brick chimneys extend from the surface of the roof. A spire finial made of metal projects upward from the top of the turret. The turret and roof of the house are covered with composition shingles. On the house, the roof has wide overhanging eaves that are embellished with scroll-sawn modillions and a wide frieze band. The house is built with brick masonry construction on the first floor and is clad with painted wood shingles on the second floor. Red face bricks cover the brick masonry walls and are laid in stretcher bond. On outside corners, the face bricks are not cut to fit the corner but extend past the corner for every other brick, forming a vertical dogtooth course. The foundation is 18 to 24 inches thick and is made of basalt rock. The house has original windows which are mostly 1/1, double-hung, wood-sash units. Exceptions include two small casement windows in a front-facing gable peak, a fixed rectangular window with diamond-paned divided lights in the turret, and a fixed-paned plate-glass

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<sup>1</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

window capped with a diamond-patterned leaded-glass transom light on the first floor. First-floor windows have brick flat arches and are anchored to corbelled brick lug sills. Basement windows are highlighted with brick segmental arches which are part of a double-course brick band (dripstone) that undulates over the windows as it encircles the house. Basement windows include both plate-glass and multi-paned casement and double-hung units which are mostly original.

The *primary façade* of the house faces north along West Augusta Avenue. The focal points of the façade design are manifested in a full-width covered front porch with a gabled portico, and a second-floor hexagonal turret above the northeast corner of the porch. A center projecting front-facing cross gable is located next to the turret. The ell rendered by the turret and cross gable forms an inset second-story balcony which is covered. The balcony roof is supported by a single round column at the northwest corner. A covered full-width front porch is located on the first floor and is supported by round columns that extend from the level of the porch rail to the porch roof. The columns are anchored to tapered cut basalt stone porch piers. A turned-post balustrade encircles the porch deck. The porch deck is supported by the basalt porch piers and by a basalt ashlar foundation wall. Designed as a defining feature of the front porch, a pedimented portico extends out nine feet from the center of the front porch and is supported by round columns set atop tapered cut basalt porch piers. The portico protects a flight of center front concrete entrance stairs that rise to the porch deck from a concrete walkway in front of the house. The walkway bisects a front lawn to a concrete sidewalk that runs parallel to Augusta Avenue.

The *east elevation* is considered a secondary façade of the house as it faces east onto North Monroe Street. It is distinguished with a projecting cross gable on the second floor, a bay window on the first floor, and a back porch on the southeast corner of the house that is covered with an extension of the principle roof. Located below the bay window, a small gabled porch roof, which is supported by tapered square pillars, provides shelter for a basement entrance.

The *west elevation* is plain and features a lower cross gable, 1/1 windows, brick cladding on the first floor, and wood shingles on the second floor. This side of the house is not easily visible due to a c. 1900 two-story house that is located a few yards adjacent west. The *south, rear elevation* of the MacLeod House features a center lower cross gable with cornice returns, wood shingles on the second floor, brick masonry cladding on the first floor, and concrete stairs to the back porch which is located on the southeast corner of the house. A graveled driveway abuts the rear of the house; a public alley that runs east-west abuts the south edge of the graveled driveway.

*Interior*

The interior of the MacLeod House includes a first floor (1,622 square feet), second floor (1,216 square feet), attic space, and a full basement.<sup>2</sup> Capped by a leaded-glass transom light, an original wood-paneled door with a glazed upper leaf opens from the center of the front porch into a formal reception hall which is located in the center of the house. The dominant focal point of the reception hall is a wood staircase with a closed stringer, square newel post, and a turned post balustrade. The reception hall opens west to a front parlor, east to a larger front parlor, and extends south to bedrooms, bathroom, and a kitchen. The west parlor (the original library/music room) in the northwest corner of the house retains original finished fir woodwork and doors. The larger parlor, which is located on the east side of the reception hall in the northeast corner of the house, is illuminated by a bay window and opens to a formal dining room. An interior corner fireplace is the focal point of the dining room and features a brick surround and glazed ceramic tile hearth. A painted wood mantel with decorative brackets highlights the brick surround. The dining room opens south into a small storage room (original butler's pantry). The small room opens south into a bedroom in the southeast corner of the first floor (original kitchen). This room opens west to a narrow hallway that leads north to the reception hall. A bathroom with an original wall-mounted porcelain wash basin is located adjacent to the bedroom. Built-in linen cupboards are located on the west wall of the hall adjacent to the bathroom. A bedroom and a kitchen are located on the west side of the hallway. Except for the northwest front parlor, the entire first floor is finished with painted woodwork. The woodwork features eight-inch deep floor molding and six-inch wide door and window surrounds. The walls and ceiling are made of lathe-and-plaster construction, the ceilings are 9.5 feet high, and except for the bathroom (ceramic tile), the floor is made of a combination of vertical grain fir and solid oak planks.

The staircase in the reception hall rises to a spacious center hallway on the second floor. The hall opens to a south bedroom, west bathroom, west kitchenette, northwest bedroom, northeast turret room, and east bedroom. The walls and ceiling are made of lathe-and-plaster construction, the woodwork is painted white, the floors are oak (except for the bathroom and kitchenette), and the ceilings are eight feet high. Throughout the house, most of the window and door hardware is original (decorative brass knobs, hinges, and pulls) and reflects an Eastlake design.

The east half of the basement is finished while the west half is not. The home is heated by a gas-fired boiler and original hot water radiator system. The property is well-maintained and the condition of the house is excellent.

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<sup>2</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

### **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

Although no original photographs of the home have been found to date, the MacLeod House appears to retain its original form, footprint and plan, exterior design, and most of its original materials, workmanship, finish, and interior plan.

Built in 1902, the house has had some alterations during the course of 103 years. According to Spokane building permits, the first changes were made in the middle 1940s when the home was altered for use as a multi-family apartment house with five apartments (two on the first floor, two on the second floor, and one in the basement).<sup>3</sup> At this time it is believed that a shed dormer was built on the east roof at the level of the second floor when this room was remodeled for use as an apartment (a look in the attic reveals new wood for the dormer versus original rough-cut wood throughout the rest of the attic). The house was re-roofed in 1949 and sometime in the 1980s, and in 2004 (only on the southwest corner of the house) with composition shingles (the original roof was probably wood shingles, a common material in 1902).<sup>4</sup> The original wood steps that lead to the front porch were replaced with concrete steps in 1950.<sup>5</sup> This may have been the time that concrete blocks were installed under the porch on the façade and on the east elevation. In 1952 a four-car garage was built on the south rear elevation of the house at the first floor.<sup>6</sup> In the 1980s, some of the original windows in the house were replaced with vinyl units, including one in the powder room (west wall, first floor), one in the dining room (east wall, first floor), one in the butler's pantry (east wall, first floor), two in the southeast bedroom (east wall, first floor and south wall, first floor), and a window pair in the south bedroom on the second floor. Sometime during the 1980s or 1990s the original transom and back door on the southeast corner of the house were removed and replaced with a metal door with plate-glass glazing. The transom space was covered with plywood and the exterior trim and interior woodwork were left unfinished.

In 2004, the current owner rehabilitated the property. The interior apartment modifications were removed; the original walls and ceilings were restored, repaired and repainted; the woodwork was repaired and repainted; the fir and oak floors were repaired and refinished along with sections of new oak floor on the first and second floors; and the plumbing, heating, and electrical systems were repaired to meet current uniform building codes. The exterior of the house was repainted, the attached 1952 garage on the south elevation was removed and the south exterior brick wall cleaned and repaired, and the southeast corner back porch was repaired with new a new balustrade that matches the

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<sup>3</sup> City of Spokane building permits dated 23 April 1945, 15 March 1946, 23 March 1946, Spokane City Hall, Spokane, WA. Spokane County Tax Assessor records and field book entries, Spokane County Courthouse, Spokane, WA. This modification also included an entrance to the basement on the east elevation of the house.

<sup>4</sup> City of Spokane building permit dated 6 Sept 1949.

<sup>5</sup> City of Spokane building permit dated 24 July 1950. In addition to the porch steps, it appears that part of the porch foundation was also repaired/replaced with concrete blocks which may have been laid during the same time as the porch.

<sup>6</sup> City of Spokane building permit dated 15 April 1952.

original balustrade on the front porch.<sup>7</sup> The driveway was re-graveled, and the grounds were cleaned of debris and groomed.

In summary, the MacLeod House was subjected to modifications in the 1940s-1950s that changed the original use of the property from a single-family home to a multi-family apartment house. However, in 2004, the property was rehabilitated and restored to its original plan as a single-family home. Current adaptive re-use of the property includes commercial use with an antique shop on the first and second floors and a hair salon in the basement. The house exhibits sufficient exterior architectural integrity, making it eligible for listing on the Spokane Register of Historic Places.

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<sup>7</sup> The back porch balustrade height of 42 inches conforms to current Spokane building codes.

Areas of Significance	Community Planning & Development
Period of Significance	1902-1955
Significant Dates	1902
Architect	Unknown
Builder	Unknown

### STATEMENT OF SIGNIFICANCE

Built in 1902, the Alex & Addie MacLeod House is an excellent example of the Free Classic subtype of the Queen Anne style. Located north of downtown Spokane, Washington in the Mountain View Addition in the city's West Central neighborhood, the house is one of few homes built in the area that features brick masonry construction and a full-width front porch with a hexagonal porch turret. The MacLeod House is well-preserved and conveys building techniques, materials, workmanship, and designs popularized by the Queen Anne style in Spokane during the late 1890s and early 1900s. In the middle 1940s, the property was adapted for use as a multi-family apartment house, which followed a strong development trend that saw large, turn-of-the-century homes throughout the city remodeled with apartments to accommodate budget-conscious residents and locally stationed and returning World War II GI's and their families. The house was originally built for prominent pioneer physician, Alex F. MacLeod, and his wife, Addie Brink MacLeod. Dr. MacLeod practiced in Spokane and throughout the Inland Empire for 47 years, and was an honored member of the Spokane, Washington State, and American Medical Associations. From 1920 to 1945 the MacLeod House was owned by St. Paul's Methodist Church and was home to various ministers and their families as the church parsonage. Historically significant during the period from 1902 to 1955 in "community planning & design," the MacLeod House is eligible for listing on the Spokane Register of Historic Places under Category A.

### HISTORIC CONTEXT

Although the Mountain View Addition was platted in 1884, the neighborhood did not develop quickly.<sup>8</sup> Originally inhabited by Native American tribes who set up teepees among the thick stands of pine and fir trees that characterized the area, the Mountain View Addition and surrounding vicinity were located on the north side of the Spokane River, more than a mile from the downtown central business district of Spokane—a distance that precluded convenient travel. About 15 years after the addition was platted, residential development began to spread in earnest north of the Spokane River. A 1902 Sanborn Fire Insurance map pictured side-by-side 50-foot-wide lots but very few houses. According to the map, the MacLeod House was one of the first residences erected on the 12-lot city block between Monroe and Madison Streets and Augusta and Spofford Avenues. After the MacLeod House was built, neighborhood development increased, and by 1910, 11 of the lots on the city block were improved with single-family homes.<sup>9</sup>

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<sup>8</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

<sup>9</sup> 1910 Sanborn Fire Insurance Map, Spokane Public Library, Northwest Room, Spokane, WA.

***Alex & Addie MacLeod***

Alexander F. MacLeod was born in Nova Scotia, Canada in 1848, and received his education and medical training in Canada and at the University of Michigan. According to his memoirs, MacLeod was impressed by author Horace Greeley's advice which implored, "Go west young man and grow up with the country."<sup>10</sup> With that, Dr. MacLeod reported, "I packed my trunk, my sheepskin included, crossed the Great Divide, and landed in Spangle, WA in 1880."<sup>11</sup>

After practicing in the area between Spangle and Farmington, MacLeod finally relocated to Spokane in 1893, where he, his wife, Addie Brink MacLeod, and their daughter, Lillian, lived in the MacLeod House at 1002 West Augusta Avenue. His medical practice was located in the Sherwood Building (rooms 13 & 14) at 510 W. Riverside Avenue in downtown Spokane. He was an honored member of the Spokane, Washington State, and American Medical Associations, and was active in the Knights of Pythias Lodge and the Masonic Order for more than five decades. Known as a "pioneer physician" of Spokane and the Inland Empire, Dr. MacLeod practiced for 47 years until his death at 82 in 1930.<sup>12</sup>

***The MacLeod House***

On March 10, 1897, real estate investors, Leland & Jennie Westfall, sold Lot 6, Block 11 in the Mountain View Addition to Alexander F. MacLeod. The cost of the transaction was \$400 which paid for the land.<sup>13</sup> In 1902, Dr. MacLeod and his wife, Addie Brink MacLeod, secured a mortgage worth \$2,000 to build a house on the property. The home was erected and the MacLeod family resided on the property for the next 18 years.

Dr. MacLeod retired in 1920, moved to an apartment on the South Hill, and sold his home on Augusta Avenue to the Jefferson Street Methodist Episcopal Church for \$8,000.<sup>14</sup> In contrast to its legal name, the church was locally known as St. Paul's Methodist Church and was located directly east across Monroe Street from the MacLeod House. The church bought the home which was used as the church parsonage from 1920 to 1945.

From the time it was built in 1902 until 1945, the MacLeod House remained in use as a single-family residence for which it was originally designed. In 1945, the property was purchased by William & Mabel Teats for \$6,500. Following a city-wide trend in Spokane where many large single-family homes were modified to accommodate multiple

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<sup>10</sup> "Pioneer Doctor Here 47 Years." *Spokesman-Review*, 3 November 1929.

<sup>11</sup> Ibid.

<sup>12</sup> "Death Summons Doctor MacLeod: Pioneer Spokane Physician Succumbs to Acute Attack of Pneumonia." *Spokane Daily Chronicle*, 30 June 1930.

<sup>13</sup> Spokane County Warranty Deed #14058, dated 10 March 1897. Spokane County Courthouse, Spokane, WA.

<sup>14</sup> Spokane County Warranty Deed #606521, dated 8 Oct 1920. Spokane County Courthouse, Spokane, WA.

apartments, the Teats remodeled the interior of the MacLeod House with two apartment suites on the first floor, two apartment suites on the second floor, and one apartment in the basement, costing a reported \$2,200.<sup>15</sup> They called the house the “Wainwright Apartments” which continued in operation for 55 years until 2004. William Teats, a “trainman” for the Northern Pacific Railway, and his wife Mabel Teats, resided in Apartment #1 (first floor) and rented Apartment #2 to Frances Flannery, a public school teacher, and Apartment #3 to Mildred Newkirk, a stenographer for Hayward-Larkin Outdoor Advertisement Company.<sup>16</sup> One year later, the Teats sold the MacLeod House to contract logger, William Larson, and his wife, Vada Larson. The Larsons removed the wood staircase on the front porch and replaced it with concrete steps for \$100, and built a single-story four-car garage on the back of the house next to the alley for \$650.<sup>17</sup>

In 1952, Gunnar Earlson, a City of Spokane repairman employed in the City’s Parking Meter Department, and his wife, Winnifred Earlson, bought the property for \$25,000. They did not live in the house but instead rented all five apartments to various tenants. In 1959, the Earlsons sold the property to plumber, Donald Custer, and his wife, Olga Custer, who owned and operated the Custer Plumbing Company. Like the Earlsons, the Custers did not live in the house, but rented all five apartments to both single men and women and to married couples with no children.<sup>18</sup> In 1989, Paul Lewis bought the property for \$58,000 and continued to rent the apartments.

In 2004, the 1940-1950s alterations were reversed in the MacLeod House when it was purchased by two women who were committed to restoring and rehabilitating the property. Officially listed as an LLC (limited liability corporation), the MacLeod House is currently owned by local artist/sculptress and licensed real estate agent, Dinah Le Carlson, and her daughter, Suzette Carlson Nordstrom, an interior designer. Together they bought the property for \$135,000, rehabilitated and remodeled the house, and set up shop in the first and second floors. Their business, “Lillian Conn Antiques & Interiors” and “The Carlson Gallery,” is named in honor of their late mother, Lillian Conn. The studio offers custom interior design and home furnishings, including “English, French & Asian antique furnishings & accessories, custom bed coverings & furniture, crystal, sterling, silver plate, art, bronzes, and many other eclectic items.”<sup>19</sup>

### **HISTORICAL SIGNIFICANCE (*Category A*)**

The MacLeod House is historically significant in the context of “community planning & development” during its period of significance from 1902 to 1955. As one of the first homes built in the Mountain View Addition, it influenced domestic development in the

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<sup>15</sup> City of Spokane building permits. Spokane City Hall, Spokane, WA.

<sup>16</sup> Polk, R. L. *Spokane City Directory, 1945-46*.

<sup>17</sup> City of Spokane building permits. Spokane City Hall, Spokane, WA.

<sup>18</sup> Most of the time both men and women rented the units, but in 1965, all five apartments were leased to women.

<sup>19</sup> Advertisement cards, 2004 and 2005.

area. Most of the houses were built between 1895 and 1915 as large homes with one and one-half or two stories, similar in size to the MacLeod House.<sup>20</sup> However, in contrast to the MacLeod House, the majority of surrounding homes are simple vernacular examples of the Queen Anne style while the MacLeod House stands out as a very fine rendition of the Free Classic Queen Anne tradition. Of the 140 single-family homes in the addition, only six of the houses are constructed with brick masonry, and only two homes (including the MacLeod House) have turrets.<sup>21</sup> Although the name of the architect responsible for the design of the MacLeod House has never been found, it can be correctly assumed that the home was architect-designed due to its high-style and the fact that the owner, Dr. Alex MacLeod, was a prominent physician which afforded him adequate financial resources.

The MacLeod House and its recorded history also represent a development trend that occurred in Spokane *after* 1915. Beginning in the 1920s and lasting to the 1950s, many larger homes in Spokane were modified to accommodate apartments, some homes with as many as 10, 11 and 12 units each. Housing prices and the cost of property taxes and maintenance was high, making affordability for many increasingly difficult during this time. In addition, in the 1940s, locally stationed and returning GI's from World War II needed affordable housing. Small apartments built within larger homes which were located in quiet stable residential neighborhoods became a popular form of housing. Influenced by this development trend, the MacLeod House was remodeled in the 1940s from a single-family home to a multi-family apartment house with five apartments. It even had a formal name: the Wainwright Apartments. Along with the MacLeod House, about 30 percent of the homes in the area were converted for use as apartments during this time, conveying the popularity of this development trend.<sup>22</sup>

To summarize, the MacLeod House, built in 1902, is significant in the area of "community planning & development" during the period from 1902 to 1955. It is a fine example of the Free Classic Queen Anne style and conveys development trends that are associated with the early settlement of the neighborhood from 1895 to 1915, and with the conversion of single-family homes to multi-family apartment houses from the 1920s to the 1950s. The MacLeod House is eligible for listing on the Spokane Register of Historic Places under Category A.

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<sup>20</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

<sup>21</sup> See Appendix A for additional information on the Free Classic Queen Anne style.

<sup>22</sup> Ibid and City Directories, 1900-2004.

**BIBLIOGRAPHY**

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“Pioneer Doctor Here 47 Years.” *Spokesman-Review*, 3 Nov 1929.

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Sanborn Fire Insurance Maps, 1902, 1910, 1952.

Spokane County Tax Assessor records, warranty deeds. Spokane County Courthouse, Spokane, WA.

## **APPENDIX A**

### ***Free Classic Queen Anne Style***

The Queen Anne style is a fusion of various elements taken from previous architectural traditions. It 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.”<sup>23</sup> 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 nonetheless was named after Queen Anne who reigned from 1702 to 1714, more than 150 years *before* the style became popular in England and America.

The Queen Anne style dominated building trends and domestic architecture throughout the United States from roughly 1880 to 1910. The style is characterized by an eclectic mix of architectural elements which were then designed to produce random changes in the horizontal and vertical continuity of the exterior wall plane. This was accomplished through designs such as an irregular house plan and massing; an asymmetrical façade with a single-story front porch; prominent front-facing gables and lower cross gables; a variety of window treatments such as bay, oriel and cut-away windows; a variety of colors and textures found in shingles, siding and masonry; and the use of towers, turrets, insets, overhangs, and wall projections.

Architectural historians, Lee and Virginia McAlester, list four principal subtypes of the Queen Anne style that are distinguished on the basis of decorative details.<sup>24</sup> These include Spindlework, Half-Timbered, Patterned Masonry, and Free Classic subtypes. The MacLeod House is an excellent example of the Free Classic subtype, a design that reveals a transition in architectural fashion from elaborate Victorian embellishment to more reserved and classical Colonial-style detailing. For example, about “35 percent of Queen Anne-style houses use classical columns. These columns may be either the full height of the porch or raised on a pedestal to the level of the porch railing.”<sup>25</sup> Modillions, dentils, friezes, pedimented gables, Palladian windows, and other details that mimic architectural elements from Colonial-style prototypes are frequently used in the Free Classic subtype.

The MacLeod House features forms and architectural elements from both the Queen Anne style and its subtype, the Free Classic tradition. Queen Anne-style elements are found in the home’s irregular one and one-half story form; steeply pitched hip roof with multiple cross gables; full-width front porch on the first floor; inset balcony on the second floor; turned-post porch balusters; various exterior wall claddings that include

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<sup>23</sup> Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Holt, 1994, p. 154.

<sup>24</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 245.

<sup>25</sup> *Ibid.*

brick, cut stone, wood bands, brick belt courses, and wood shingles; and a hexagonal porch turret on the northeast corner façade of the house. Free Classic-style elements are revealed in a nearly symmetrical front porch design, a gabled portico over the porch, round porch columns, wide frieze bands, and scroll-sawn modillions under the roof eaves.

The interior design of the MacLeod House further defines the Queen Anne style which emphasized vertical orientations and the use of many small rooms versus large, open living areas. The interior floor plan of the MacLeod House is typical Queen Anne with a small center reception hall, two front parlors, a formal dining room, a room which was originally designed as a butler's pantry, bathrooms, bedrooms, and a center hallway with an open stairwell. Interior wood-paneled doors separate the rooms and hallway spaces from one another, and high ceilings and tall 1/1 windows accentuate the home's verticality.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Site Plan

Site plan for property (Spokane County Tax Assessor records).



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 1, 2, 3 North façade of house in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 4 and 5 North façade of house.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 6 and 7 North façade of house in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
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Photos 8 and 9 Front porch and northwest corner pier of north façade in 2005.



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**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 10, 11, 12 East elevation of house in 2005.



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Photo 13

West elevation of house in 2005.



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**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 14 and 15 South, rear elevation of house in 2005.



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Photos 16 and 17 Front door, looking north, and front hallway, looking south from front door in 2005.



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Photos 18 and 19 Stairs and built-in in front hall, looking south in 2005.



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Photos 20 and 21 Front window (north wall) in front parlor and sliding pocket doors from front hall to front parlor in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 22 and 23 Front bay window, looking north, and west wall of front parlor in 2005.



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**ALEX & ADDIE MAC LEOD HOUSE** **Section 9**

Photos 24 and 25 Dining room in 2005.



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Photos 26 and 27 Fireplace in dining room in 2005.

