

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

RENSTROM-LEIGH HOUSE

2. Location

Street & Number 1115 W. Tenth Avenue
 City, State, Zip Code Spokane, WA 99204
 Parcel Number 35193.1416

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 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	Public Acquisition	Accessible	<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 Frederick C. & Laurene E. Taylor
 Street & Number 1115 W. Tenth Avenue
 City, State, Zip Code Spokane, WA 99204
 Telephone Number/E-mail fltaylor88@yahoo.com
 456-2442

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___
 Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed by SHLC on May 16, 2007

7. Description

Architectural Classification (see nomination, section 8)	Condition <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	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <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.
UTM Coordinates	Zone 11, 467753 Easting, 5276840 Northing
Verbal Boundary Description	Booge's Addition, Lot 5, Block 2
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 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	April 18, 2007

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Digital CD and black & white prints

13. Signature of Owner(s)

Name Frederick C. Taylor

Name [Signature]

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney [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

[Signature]

CHAIR, Spokane City/County Historic Landmarks Commission

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

DESCRIPTION OF PROPERTY

Built in 1895, the Renstrom-Leigh House is a fine example of the Queen Anne tradition, revealing influences from the style's Spindework and Free Classic subtypes. The property is located in Booge's Addition, a historic residential neighborhood with tree-lined streets and mostly large late 19th and early 20th-century single-family homes built on both single and multiple 50-foot-wide lots on the South Hill in Spokane, Washington. The house is a large two-story frame dwelling with a steeply pitched pyramidal hip roof which is intersected by multiple cross-gables, including an unique front-facing diagonal cross-gable at the home's façade. The Queen Anne style is illustrated in the home's accentuated vertical orientation, irregular house form, irregular roof, multiple cross-gables, multiple square and beveled bays, patterned wood shingle cladding, corner boards, vertical 1/1 double-hung windows, and a prominent wrap-around porch at the first-floor facade. Influences from the Spindework subtype of the Queen Anne style are depicted in delicate spindework porch posts and scroll-sawn corner brackets with cut-out designs and pendant drops at cut-away windows. Influences from the Free Classic subtype of the Queen Anne style are demonstrated in corbelled cornices, cornice returns, clapboard siding, and front-facing cross-gables with enclosed pediments. Providing a strong reflection of the Queen Anne style, the home's original floor plan is mostly intact and includes a formal front entrance and reception hall with a turned staircase, multiple rooms, diagonal fireplaces, nine-foot-plus ceiling heights, and original woodwork made of fir and maple. The property is in excellent condition and retains excellent integrity in original location, and good exterior/interior architectural integrity in original design, original materials, original workmanship, and original association as a late 19th-century single-family home erected on Spokane's South Hill.

CURRENT APPEARANCE & CONDITION*Site*

The Renstrom-Leigh House is located on Lot 5, Block 2 in Booge's Addition just west of South Monroe Street, a busy north-south thoroughfare in a western section of Spokane's South Hill. The home faces north as it fronts West Tenth Avenue, and is framed by a manicured lawn, shrubs, flowers, and mature deciduous trees. Within the neighborhood, the property is surrounded by mostly large single-family residential homes which were built in the late 1890s and early 1900s, and some mixed-use commercial infill, which is located one block east of the property between Ninth and Tenth Avenues on the west side of Monroe Street. Unfortunately, many homes in the neighborhood have been modified over the years to accommodate multi-family apartments or assisted-living quarters but the Renstrom-Leigh House remains currently a single-family residence, which was its original intended use when it was built in 1895.

Exterior

The Renstrom-Leigh House is a tall two-story, wood, platform frame dwelling with a strong vertical orientation. The home has an irregular footprint that measures approximately 29 feet wide and 44 feet deep, and features a steeply pitched pyramidal hip

roof with multiple lower cross-gables. A plain brick chimney projects from the apex of the pyramid roof. Multiple cross-gables form two-story square and beveled bays with enclosed pediments in the gable peaks. The roof of the house and the pediments in the cross-gables are accentuated with Classic corbelled cornices and frieze bands. A covered porch wraps around the northwest corner of the house at the façade at the first floor and is supported by turned-wood posts. The foundation of the porch and house is made of black basalt rock while the house is clad with six-inch-deep horizontal wood clapboard siding. Fenestration is asymmetrical with mostly original 1/1 double-hung wood-sash windows. The roof is covered with composition shingles.

North Façade

The north façade of the Renstrom-Leigh House faces north and is partly visible through branches and foliage produced by two mature Chestnut trees which are located in a planting strip that runs parallel to West Tenth Avenue in front of the home. The house employs an asymmetrical design, asymmetrical fenestration patterns, and is dominated by three focal points: 1) a front-facing cross-gable with a two-story beveled bay at the east end of the facade, 2) a diagonal front-facing cross-gable with a square bay at the second floor at the northwest corner of the house, and 3) a prominent covered wrap-around porch at the first floor. The front-facing cross-gable at the east end of the north façade has an enclosed pediment with a small pent roof, and caps the two-story beveled bay. The gable field (tympanum) in the pediment is clad with original diamond-shaped wood shingles and holds a small pair of wood-sash casement windows. The two-story bay is beveled with three sides and extends from the foundation up to the roof at the second floor. One-over-one double-hung wood-sash windows are located in the bay at the first and second floors. At the second floor, the windows at the bay's beveled sides are located under projecting corners of the cross-gable, forming cut-away windows. At the corners, the windows are embellished with decorative scroll-sawn corner brackets with cut-out designs and pendant drops.

The west end of the north façade is distinguished at the second floor with a northwest-facing diagonally placed square bay—a unique façade feature of the house. The square bay is capped with a cross-gable which is clad with original diamond-shaped wood shingles. A pair of 1/1 double-hung wood-sash windows are located in the gable field. At the first floor, a full-width porch covered with a low-pitched hip roof, horizontally bisects the two-story beveled bay at the east end of the porch, and wraps around the northwest corner of the porch under the diagonally placed square bay at the second floor. The porch is supported by turned posts made of wood. The north façade of the house is clad with six-inch-deep horizontal wood clapboard siding and is accentuated by four-inch-wide corner boards (end posts). A front door is located at the west end of the front porch at the first floor and is adjacent to an original 1/1 double-hung wood-sash window. The porch deck is made of original three-inch-wide redwood and cedar wood plank flooring. The soffits and porch ceiling are made of tongue-in-groove wood paneling.

Two wood steps rise to the porch deck from a brick walkway in front of the house. The walkway extends north to a paved sidewalk which runs parallel to West Tenth Avenue.

West Elevation

The west elevation of the house features part of the diagonal front-facing cross-gable at the northwest corner of the house. Another cross gable is located at the south end of the west elevation. It has an enclosed pediment with diamond-shaped wood shingle cladding, a pair of small wood-sash casement windows, and caps a two-story three-sided beveled bay. At the second floor, the beveled bay has a center fixed-paned window which is flanked by a 1/1 double-hung wood-sash window to the north, and by an original wood-paneled door with upper-leaf glazing to the south. Like the cross-gable located at the east end of the north façade, the southern-most cross-gable at the west elevation projects over the tops of the window and door in the beveled bay at the second floor, forming cut-away corners which are embellished with decorative scroll-sawn, cut-out brackets and pendant drops. At the first floor, the two-story bay holds a wood-paneled door with upper-leaf glazing and two 1/1 double-hung wood-sash windows. The west elevation is clad in a continuation of the horizontal wood clapboard siding at the north facade, and has accentuated corners which are clad with corner boards. An enclosed back porch is located on the first floor at the southwest rear corner of the house and has three 1/1 vinyl-sash windows that resemble the home's original 1/1 double-hung wood-sash windows. The enclosed porch and windows are hidden from view behind an evergreen hedge and a six-foot high fence at the west elevation, and cannot be seen from the public right-of-way at West Tenth Avenue.

East Elevation

The east elevation features an east-facing cross-gable which caps a full-height two-story square bay. The bay has a pair of 1/1 double-hung wood-sash windows at the second floor and a large plate-glass fixed-paned window at the first floor. A ten-inch-deep horizontal wood stringcourse separates the first floor from the second floor.

South Elevation

The south elevation is located at the rear of the house and is hidden from the public right-of-way at West Tenth Avenue. The south elevation features a large south-facing cross-gable with cornice returns and a ten-inch-deep horizontal wood stringcourse that separates the first floor from the second floor (continuation of same stringcourse at east elevation). Fenestration is asymmetrical and includes two stained-glass fixed-pane windows at the second floor, and a fixed-pane and a 1/1 double-hung wood-sash window at the first floor. A multi-paned door is located at the west end of the south elevation and opens into a small enclosed back porch at the first floor. The south elevation is clad in horizontal wood clapboard like the rest of the house.

Interior

According to Spokane County Tax Assessor records, the first floor of the Renstrom-Leigh House has 1,213 square feet of finished space, the second floor has 750 square feet of finished space, and the basement holds 240 square feet of unfinished space.¹ A two-panel original wood door with a window in the upper half is located at the front porch and opens into a formal reception hall which is located in the northwest corner of the home's first floor. The reception hall is dominated by a formal wood staircase which turns twice as it winds up to the second floor via two stair landings. The formal staircase has an open string with delicate turned-post wood balusters with two balusters per step (tread). A maple handrail caps and supports the balusters, and maple-finished fir newel posts anchor the staircase. The newel posts are lathe-turned and feature turned knobs. The woodwork in the reception hall features original eight-inch-deep floor molding, original three-inch-wide door and window surrounds, and is made of fir (painted). The stair treads are made of three-inch-wide fir planks, the ceiling is 9.9 feet high, the walls and ceiling are original lathe-and-plaster construction, and the original fir floor is covered with marble tile.

The reception hall leads east through a door to the front parlor and south through a door to a hallway in the center of the house. The front parlor (living room) is located in the northeast corner of the first floor and has original fir woodwork that matches woodwork, fir plank flooring, a fir picture rail, lathe-and-plaster walls and ceiling construction, a 9.9-foot-high ceiling, and a diagonally placed fireplace on an inside wall in the southwest corner of the room. The fireplace features an antique mahogany mantel and has an arched opening in which is located an antique brass firebox. An engraved plate on the firebox reads, "American Beauty, Number 356," and has a patent date of July 4, 1893. The hearth is made of white marble tile. The front parlor leads south through a five-foot-wide flat spandrel into a center parlor at the east wall (now used as a dining room). The dining room opens west to a center hall and a room on the west wall which was originally designed to be used as a formal dining room (now used as a TV room). An electric fireplace is located at a diagonal wall in the northeast corner of the room (originally there was a coal and/or wood-burning fireplace in this location—this fireplace and the one in the northeast front parlor backed onto each other through the wall and shared chimney space). The hallway leads south to the rear of the house which includes a kitchen, powder room, a stairway to the basement, and a narrow enclosed stairway that measures 32 inches wide and rises to the second floor. The enclosed stairway that rises to the second floor is sometimes referred to as "servants' stairs" and was designed specifically for use by domestic help.

The second floor has a center hallway which runs the length of the house from north to south. It is flanked at the east by two bedrooms, an enclosed staircase for use by domestic help, and a laundry room. To the west, the hallway is flanked by the front hall staircase in the northwest corner, a bedroom, and a full bathroom. The floor (except for

¹ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

the bathroom which is finished with ceramic tiles) is made of fir planks, the walls and ceiling are made of lathe-and-plaster construction, ceilings are 8.6 feet high, and the woodwork is original fir (painted). All of the home's interior doors are original and are four or five-paneled with some original brass hardware and doorknobs. Designed for just two doors, original operable transoms with plate glass glazing are located above the bathroom door and a door in the west bedroom (the original door is located in the beveled bay at the west wall and opens to a small second-floor balcony porch). The home's original attached light fixtures are missing and have been replaced by appropriate period antique light fixtures. The home is heated by forced-air gas.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

According to Sanborn Fire Insurance maps published in 1902, 1910, and 1953, the Renstrom-Leigh House today contains the original footprint which is depicted on the maps.² No historic photographs (more than 50 years old) of the property have been found to date, but it appears that the exterior of the house reveals the original design that was constructed in 1895 when the house was erected. The home retains its original irregular two-story vertical Queen Anne-style form with a steeply pitched irregular pyramidal hip roof and multiple cross-gables, brick chimney, multiple square and beveled bays, horizontal wood clapboard siding, diamond-shaped wood shingles (in gable peaks), corner boards, cut-away corner windows with scroll-sawn brackets, most of its original 1/1 double-hung wood-sash windows, basalt rock foundation, and original wrap-around front porch at the facade. The north façade is distinguished with a unique original design which employs a diagonally placed second-floor square bay above the wrap-around porch at the northwest corner of the house. Interior appointments which remain original include most of the home's first and second-floor plan (exceptions noted below), original woodwork, original plaster-and-lathe construction for walls and ceilings, original fir plank flooring, original reception hall staircase, original staircase designed for domestic use, and original four and five-panel wood doors (some with original brass knobs and hardware).

As expected, there have been modifications to the Renstrom-Leigh House during the 112 years since it was built in 1895. They include the following:

1902-1910 The existing back porch located at the rear southwest corner of the house was pictured *unenclosed* on a 1902 Sanborn map. Between 1902 and 1910, the porch was enclosed as pictured on a 1910 Sanborn map.

1945-1950s The interior of the house was remodeled to accommodate a duplex with an apartment at the first floor and an apartment at the second floor. Interior doors were walled off in the reception hall which, along with the front door, served as the entrance to the apartment on the second floor. The back door at the south elevation and a

² An insignificant modification was made at the rear southwest corner of the house when an original fresh-air back porch was enclosed between 1902 and 1910, and was further enlarged in 2006.

door in the dining room (now TV room) at the west bay on the first floor served as entrances to the first-floor apartment.

1950s-1960s An original pair of 1/1 double-hung windows were removed on the east wall in the square bay and replaced with a large fixed plate-glass window. The beveled bay at the first floor at the northeast corner of the house was remodeled (beveled corners made square), becoming flush with the existing exterior wall, and the four original 1/1 double-hung windows in the bay were replaced by one large plate glass picture window. An original 1/1 double-hung window in the kitchen on the south elevation at the back of the house was replaced with a smaller fixed-paned window. Wood planks were installed over and around the original turned-posts on the front porch, and the turned-post balustrade was removed. The back porch was restored to an unenclosed porch, and the exterior of the house was covered with concrete shingles.

1895-2005 The original roof was made of wood shingles in 1895, and was covered twice with composition shingles between 1895 and 2005. In 2005, the original wood shingle roof and the two succeeding layers of composition shingles were removed and the roof was covered with composition shingles.

2005-2006 The *interior* of the house was restored back to its original use as a single-family residence. Work included updated electrical and plumbing systems; refinished and/or repainted floors, woodwork, doors, walls, and ceilings; installation of period-appropriate antique light fixtures; and remodels to the kitchen, bathrooms, laundry room, and fireplaces.

The *exterior* of the house was repaired, repainted, and restored—concrete shingles were removed, exposing original clapboard siding and diamond-shaped shingles (gable peaks); the northeast-corner window at the first floor on the north façade was restored back to its original beveled configuration and *Pella Architectural Series* 1/1 double-hung, wood-sash units which match existing original windows were installed in the bay; small wood sash casement windows were installed in the gable peaks (the original window openings were intact when uncovered but the original windows were missing); when the front porch posts were uncovered, only three of seven original posts were found intact and severely rotted (others were missing)—the original damaged three were removed and seven similar posts were installed; the back porch was enclosed once again (last enclosure between 1902-1910) with three 1/1 double-hung vinyl-sash windows and an original multi-paned wood door.

The current owners of the Renstrom-Leigh House plan to finish restoration of the house which will include repairing, repainting, refinishing, and restoring the front porch deck, steps, and turned-post balusters.

Summary

The Renstrom-Leigh House has good exterior architectural integrity instead of excellent integrity due to the loss of the home's original balusters at the front porch, window replacements at the northeast, east, and south elevations, and a remodeled back porch at the southwest corner of the house. The loss of historic materials and the modifications, however, are minimal and do not stop the property's ability to convey its original Queen Anne style and design, materials, workmanship, and original location and association as a single-family home built during the late 1890s in Spokane. The Renstrom-Leigh House is a fine example of the Queen Anne style and readily conveys architectural forms and elements that well illustrate the style.

Areas of Significance	Architecture
Period of Significance	1895-1920
Significant Date	1895
Architect	Unknown
Builder	Unknown

STATEMENT OF SIGNIFICANCE

The Renstrom-Leigh House is a fine example of the Queen Anne style with strong influence from two of the style's subtypes: Free Classic and Spindlework. Free Classic elements are expressed in the home's corbelled cornices, frieze bands, cornice returns, and horizontal clapboard siding while Spindlework elements are depicted as delicate embellishments found in turned posts and cut-away windows with scroll-sawn fretwork and lathe-turned pendant drops. Defining Queen Anne-style features include the home's strong vertical orientation, irregular footprint and hip roof, multiple cross-gables, beveled and box bays, and prominent wrap-around front porch at the first floor. An unusual design feature of the house is a diagonal box bay located above the wrap-around porch at the second-floor at the northwest corner of the home's façade. This design feature is unique to the Renstrom-Leigh House and has not been found on any other house in the surrounding neighborhood. One of the first two homes erected in Booge's Addition, the property was built in 1895 for teamster and wholesale grocery porter, Gustaf A. Renstrom and his wife, Anna Renstrom. Four years later in 1899, Walter E. & Anna King Leigh bought the property. A prominent Spokane citizen and an accomplished and successful attorney, Walter Leigh helped found several Spokane law practices (Rockrock & Leigh, Buck King & Leigh, and Leigh & Pattullo), invested in area mining properties, and was owner/president of the Great Northern Land Company which specialized in "real estate, farm lands, loans & insurance."³ Noted in a Spokane newspaper as a "pioneer Spokane family,"⁴ the Leighs lived in the Renstrom-Leigh House for 21 years from 1899 to 1920 where they raised six children. Especially during the period from 1895 to 1920, the Renstrom-Leigh House achieved significance in the context of "architecture" as an artistic and fine example of the Queen Anne style with influence from Queen Anne-style Free Classic and Spindlework subtypes. Architecturally significant, the property is nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

In 1883, the Northern Pacific Railroad purchased a large section of land on Spokane's lower south hill from two Spokane Indians, Enoch Siliquowya and Sis-Soo-Hum.⁵ Five years later in 1888, Spokane attorney and real estate investor, John Booge, and his wife, Alice Booge, bought a portion of the railroad's acreage between Tenth and Fourteenth

³ Spokane City Directories.

⁴ "Frank K. Leigh." *Spokesman-Review*, 22 Jan 1970, p. 8.

⁵ Spokane County warranty deed, Book C, page 662, recorded 23 Jan 1883. Spokane County Courthouse, Spokane, WA.

Avenues, and between Madison and Cedar Streets. John Booge named the property Booge's Addition and platted it for residential development the same year he bought it. When he platted it, the area was undeveloped and was characterized by hilly topography, a north-facing slope, rocky basalt outcroppings, and indigenous fir and pine trees. Development was slow as pictured on an 1890 aerial map⁶ of Spokane where at that time no buildings or houses were shown built in Booge's Addition.⁷

Renstrom-Leigh House

In January 1895, Gustaf & Anna Renstrom purchased Lot 5 on Block 2 at 1115 W. Tenth Avenue in Booge's Addition for \$2,100. Gustaf Renstrom worked as a teamster and grocery store porter for wholesale grocers and tobacconists, including the S. Katz & Company and the Benham & Griffith Company in Spokane. Soon after their purchase, the Renstroms commissioned a home built on Lot 5—one of the first two homes built in Booge's Addition⁸ (the other home was built at 1225 W. Eleventh Avenue, one block diagonally southwest of the Renstrom-Leigh House).

In March 1899, the Renstroms sold the property to Walter & Anna Leigh for \$3,000. Less than a year later, the Leighs bought adjacent next east Lot 4 for \$425. With expansive frontage across Tenth Avenue that totaled 80 feet and lot depths of 125 feet, Walter & Anna Leigh had spacious grounds with which to landscape their large Queen Anne-style home, and on which they could grow vegetables, flowers, chickens, and graze a milk cow and horses. They built a barn and outhouse behind their home along the south border of their property, and the barn was given an address of 1115½ W. Tenth Avenue.⁹

Walter & Anna Leigh were described as a “pioneer Spokane family” who “came to Spokane in 1889.”¹⁰ Walter Leigh was a successful businessman and attorney who helped found and lead two Spokane law firms, Rothrock & Leigh, Buck King & Leigh, and Leigh & Pattullo, and who owned and managed the Great Northern Land Company in Spokane. Among many advertisements for the land company in city directories, a prominent advertisement for the company was printed in red and black ink on a yellow background on the back cover of the *1919 Spokane City Directory* which read:

⁶ *Aerial View of Spokane in 1890.*

⁷ Two large two-story homes, however, were pictured in 1890 at 1029 and 1034 W. Tenth Avenue on the north side of Tenth Avenue just east of Madison Street in adjacent next north McIntosh Addition. As documented in Spokane County warranty deeds, the homes were owned by prominent Spokane citizens: the house at 1029 W. Tenth was owned by Eugene Ceylon Covey, who in 1896 was a Spokane City Councilman for the city's First Ward,⁷ and the house next door west at 1034 W. Tenth Avenue was owned by banker Charles R. Brown, and his wife, Mary Brown

⁸ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

⁹ 1902 Sanborn Fire Insurance Map. Spokane Public Library, Northwest Room, Spokane, WA.

¹⁰ “Frank K. Leigh.” *Spokesman-Review*, 22 Jan 1970, p. 8.

Back to the Soil

GREAT NORTHERN LAND COMPANY

We Sell Land

We Make Loans

Walter E. Leigh, Manager

N. W. Corner Howard & First Avenue

Spokane, USA

Walter Leigh's sons, Frank and Douglas Leigh, worked with him at the land company as secretaries and managers.

Walter & Anna Leigh were socially prominent in Spokane and were listed in the city's social register, *The 1909 Blue Book*, and indicated in the book that they received guests and visitors in their home on Wednesdays. Anna King Leigh was a busy mother of six children (four boys and two girls) and according to a *1910 United States Census Report*, had help from Maggie Franklin, the family's "nanny and dressmaker" who lived in the house (southeast corner bedroom on the second floor).¹¹ The Leigh family lived in the Renstrom-Leigh House for 21 years from 1899 to 1920.

Subsequent Homeowners

In December 1920, Fred & Cora Burdette bought the property and sold it two years later in 1922 to Hannah & Joseph Boyington, a relative of famous World War II fighter pilot ace, Pappy Boyington, of the Black Sheep Squadron.¹² Joseph Boyington was employed as the principal of Wilson Elementary School, which in 1922 was located at Eighteenth Avenue and South Jefferson Street, a few blocks southwest of the Renstrom-Leigh House.

In 1943, Selma Dishaw bought the property and sold it in 1945 to Frances Blackwood. John Latta, a partsman for International Harvester Company, bought the house in 1946. He remodeled it for use as a duplex with one apartment on the first floor and one apartment on the second floor. In 1949, John Latta and his wife, Patty Latta, lived in the house along with one renter, Lucille Tobeck, a clerk at Pacific Telephone & Telegraph Company in Spokane. By 1955, John Latta was listed in city directories as a Spokane City Policeman, and electrician, David Payne, and his wife, Bette Payne, rented an apartment in the house. In 1964, the Paynes bought the property.

¹¹ *1910 United States Federal Census Report*. Spokane Public Library, Spokane, WA.

¹² *1930 United States Federal Census Report*. Spokane Public Library, Spokane, WA.

After 1988, the property changed hands several times until 2005 when Fred & Laurie Taylor bought it. During 2005-06, the Taylors sensitively repaired, refinished, and restored the Renstrom-Leigh House back to its original intended use as a single-family residence. In March 2007, Home & Garden TV filmed the Renstrom-Leigh House to be included in the popular show "If These Walls Could Talk." The TV segment will include the recent discovery of cancelled checks, printed stationery, notes, children's books, magazines, and a rare collection of love letters which were found by the Taylors under mounds of insulation and loose floorboards in the home's third-floor unfinished attic. The love letters were addressed to Miss Muriel Leigh, Walter & Anna Leigh's daughter, in 1916 while the family lived at the property. HGTV announced the segment will air on national television sometime in 2007.

ARCHITECTURAL SIGNIFICANCE

Category C

Architecturally significant, the Renstrom-Leigh House is nominated for listing on the Spokane Register of Historic Places under Category C. To be eligible for listing under Category C, a "property must meet at least one of the following requirements:"

- Embody distinctive characteristics of a type, period, or method of construction
- Represent the work of a master
- Possess high artistic value¹³

Possessing high artistic value and identifying features of the style, the Renstrom-Leigh House is a fine example of the Queen Anne tradition with influence from the style's Free Classic and Spindlework subtypes. Although the name of an architect or builder has not been found, it would seem by the size, type, and artistic style of the house that it was architect-designed.

Queen Anne Style

The Queen Anne style was popular in America from about 1880 to 1910. Technologically advanced construction methods at the time allowed for increased freedom in the use of architectural designs and elements. Irregular footprints for homes were facilitated as well as bay and box windows, oriels, towers and turrets, and wall insets and projections which were all designed to provide random changes in the horizontal continuity of exterior wall planes. Differing wall textures, such as the combined use of brick, stone, clapboard, shingles, stucco, and terra cotta, were popular treatments as well as robust poly-chromed color palettes.

The Renstrom-Leigh House was artistically designed with distinctive elements from the Queen Anne style and the Queen Anne Free Classic and Spindlework subtypes.

¹³ *National Register Bulletin Number 15*. Washington DC: National Park Service, Dept of the Interior, 1995, p. 17.

Queen Anne elements found on the home include its irregular two-story form, irregular pitched hip roof, multiple cross-gables, prominent front-facing façade gable and unique diagonal gable, boxed and beveled bays, cut-away corner windows, and a full-width wrap-around front porch at the first floor. Typical Queen Anne embellishments include corner boards, asymmetrical fenestration patterns with 1/1 double-hung wood-sash windows, and diamond-shaped wood shingle cladding in the gable peaks. Interior Queen Anne-style appointments include multiple interior parlors and small rooms, diagonally placed interior-wall fireplaces, and a formal reception hall with a prominent staircase and newel posts.

According to architectural historians, Lee & Virginia McAlester (*A Field Guide to American Houses*), “about 20% of Queen Anne houses have simple cross-gabled roofs.”¹⁴ The Renstrom-Leigh House falls into this percentage with a cross-gabled roof. “The Queen Anne style also uses wall surfaces as primary decorative elements.”¹⁵ One way this is accomplished is “by avoiding plain flat walls through such devices as bays, towers, overhangs, and wall projections.”¹⁶ The Renstrom-Leigh House illustrates this idiom through five prominent projecting cross-gables, two beveled bays, two box bays, and a wrap-around front porch at the north and northwest corner façade. Other decorative Queen Anne-style details on the Renstrom-Leigh House that serve to interrupt exterior planar wall surfaces include the use of corner boards and horizontal bands found in corbelled cornices, frieze bands, and a stringcourse that separates the first floor from the second floor.

Four principal subtypes of the Queen Anne style can be identified on the basis of decorative detailing: Spindework, Free Classic, Half-Timbered, and Patterned Masonry.¹⁷ Inspired by Classical architectural elements of ancient Greece and Rome, Free Classic details are found on “about 35% of all Queen Anne houses.”¹⁸

Free Classic influences found on the Renstrom-Leigh House include Classic corbelled cornice and wide frieze bands, cornice returns, pedimented gable fields, and horizontal wood clapboard siding.

Spindework elements are manifested on Queen Anne-style homes as delicate turned posts, lacey fretwork spandrels, and scroll-sawn brackets and pendant drops found under wall overhangs left by cut-away windows. The Renstrom-Leigh House reveals Spindework elements in turned posts and cut-away windows with brackets and pendant drops.

¹⁴ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989, pp. 262-287.

¹⁵ *Ibid*, p. 264.

¹⁶ *Ibid*, p. 264.

¹⁷ *Ibid*, p. 264.

¹⁸ *Ibid*, p. 264.

Summary

The Renstrom-Leigh House is a fine representation of the Queen Anne style with influence from the Free Classic and Spindlework Queen Anne subtypes. Built in 1895, it was one of the first two homes erected in Booge's Addition on Spokane's lower south hill, and helped set the stage for a high standard of residential development and subsequent settlement in the neighborhood. Booge's Addition and the south hill area surrounding it were rather remote in 1895 when the Renstrom-Leigh House was built, and afforded very few neighbors.¹⁹ A study of Booge's Addition revealed that out of the 140 homes built in the Addition, only seven homes (5%) were erected between 1895 and 1900, including the Renstrom-Leigh House.²⁰ As a stand-alone example, the Renstrom-Leigh House is the only house in the addition and surrounding neighborhood with a diagonal corner box bay façade design—a unique Queen Anne-style architectural feature. Architecturally significant, the Renstrom-Leigh House is nominated to the Spokane Register of Historic Places under Category C.

¹⁹ A study of Booge's Addition and a 1902 Sanborn Fire Insurance Map reveal few homes erected in the area from 1895-1902.

²⁰ More than half of the homes in Booge's Addition (56%) were built in a 15-year period from 1900 to 1915.

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
RENSTROM-LEIGH HOUSE Section 10

Plat Map

Plat map of property; source: Spokane County Tax Assessor

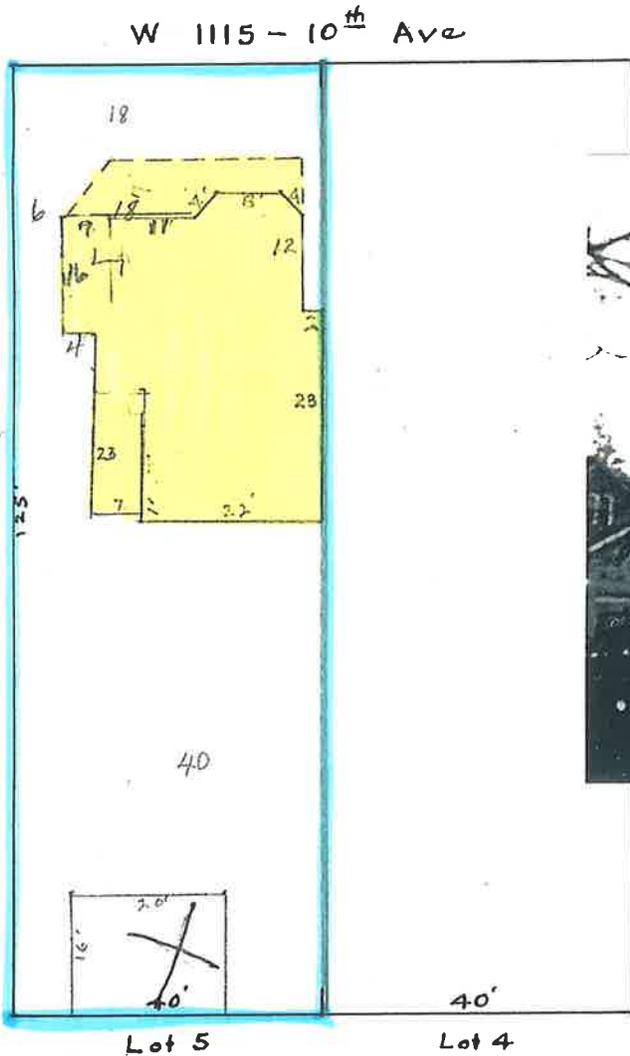


Spokane City/County Register of Historic Places Nomination Continuation Sheet
RENSTROM-LEIGH HOUSE

Section 10

Site Plan

Site plan of property; source: Spokane County Tax Assessor



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RENSTROM-LEIGH HOUSE **Section 10**

Photos 1 and 2 North façade of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RENSTROM-LEIGH HOUSE **Section 10**

Photos 3, 4, 5

North façade of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RENSTROM-LEIGH HOUSE **Section 10**

Photo 6
Photo 7

East elevation of house in 2007.
West elevation of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RENSTROM-LEIGH HOUSE **Section 10**

Photo 8

Rear, south elevation of house in 2007.

