

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 **CHARLES & FRANCES RICHARDSON
HOUSE**

2. Location

Street & Number 1226 North Summit Boulevard
City, State, Zip Code Spokane, WA 99201
Parcel Number 25141.0202

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 Ben Ray & JoAnne Stewart
Street & Number 1226 North Summit Blvd.
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 323-9938, 327-3878

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 reviewed by Landmarks Commission on Sept. 21, 2005

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 _____
--	--	---

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	Sherwood Addition, Lots 2 and 3, 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	lkyeomans1@aol.com
Date Final Nomination Heard	21 September 2005

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	20 B&W prints, digital photograph (disc).

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney *Michael P. Piore*

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

Jessica Z. Brun

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

NARRATIVE DESCRIPTION

Built in 1906, the Charles & Frances Richardson House is a fine example of the American Foursquare subtype of the Prairie School style.¹ The home is two and one-half stories, has a full-width front porch, and is embellished with features that accentuate a strong horizontal emphasis. These include a low-pitched hip roof, widely overhanging eaves, shingle siding with battered courses, and a covered front porch and *porte cochere* that together extend 70 feet across the frontal width of the property. The house is located on North Summit Boulevard in the West Central neighborhood of north Spokane, Washington, and commands a sweeping view of the pine-treed west bank of the Spokane River. Well-preserved, the Richardson House has had minimal exterior modifications and retains excellent exterior and interior architectural integrity in its original location, design, materials, workmanship, and association as a single-family residence built in the early 20th century in Spokane.

CURRENT APPEARANCE & CONDITION***Site***

The Richardson House is sited on Lots 2 and 3, Block 2 in the Sherwood Addition in northwest Spokane. Composed of two lots, the property measures 100 feet wide and 150 feet deep and is identified by Spokane County Tax Assessor as parcel number 25141.0202. The house is 39 feet wide and 43 feet deep.² A covered front porch wraps around the northwest corner of the house and a *porte cochere* extends from the south elevation, producing a span of 70 feet across the front of the house. A garage is located in the extreme southeast corner of the property and is reached by a graveled driveway that runs along the south side of the house from the street. Sited on level ground, the house is framed by a manicured lawn, shrubs, flower beds, and mature deciduous and evergreen trees. The property is located in an upscale residential neighborhood which was developed in the late 19th and early 20th centuries along the crest of Summit Boulevard. Large architect-designed single-family homes built in the late 1890s and the early 1900s surround the Richardson House to the north, east, and south. The property faces Summit Boulevard to the west.

Exterior

The Richardson House is a two and one-half story frame box with a low-pitched hip roof covered in composition shingles. Casting sharp horizontal shadows upon the exterior walls of the home, deep eaves extend more than three feet. The eaves are enclosed and are accentuated with straight-cut modillions arranged in pairs. The soffit is clad with tongue-in-groove panels. An eight-inch-wide fascia board further accentuates the horizontal line of the roof and is pierced with decorative square quatrefoil cutouts at the outside corners. A center hipped dormer projects from the roof at the west façade, and an identical center hipped dormer projects from the roof at the rear, east elevation of the house. Two brick chimneys are located just north and east of center on the roof. The

¹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York, Knopf, 1989, PP. 439-451.

² Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

house is completely clad with cedar shingles which are defined every fourth course by a row of battered (flared) shingles. Acting as a drip course, quarter-round molding protects the underside of the battered shingles from moisture and insect infestation. The foundation is two feet thick and is constructed of smooth round river rocks held together with exposed concrete mortar. An eight-inch-wide horizontal wood band separates the shingle siding from the river rock foundation. Fenestration patterns for the home are symmetrical and include a combination of fixed, casement, and mostly wood-sash windows with 1/1 muntin-mullion configurations (two exceptions include a first-floor tripartite casement window with divided lights on the south elevation and a second-floor band of four multi-paned casement windows at the east, rear elevation).

Facing west along Summit Boulevard, the *west facade* of the house reveals a symmetrical design with symmetrical fenestration patterns, a combination of fixed plate-glass, casement, and 1/1 double-hung wood-sash windows, a center dormer, and a center front door that is flanked by two box bay picture windows. Regarded as the home's primary focal point, a full-width wrap-around covered front porch and attached *porte cochere* dominate the home's facade. The front porch measures eleven feet deep and 50 feet wide, and wraps 17 feet around the northeast corner of the house. The *porte cochere* measures 15 feet deep and 20 feet wide, forming a frontal expanse with the porch of 70 feet. The porch has a very low-pitched hip roof which is covered with composition shingles. A wide fascia board extends the full width of the combined porch and *porte cochere*. The porch and *porte cochere* are supported by massive 15-inch square porch pillars that are clad with battered coursed shingles which match the shingles that clad the house. The pillars that support the *porte cochere* are anchored by river rock piers while the pillars that support the porch are anchored by a river rock porch wall. Square-cut wood coping protects the river rock porch wall. Four concrete steps rise from a small walkway to the center of the front porch and the porch deck, which is made of wood plank flooring. The concrete steps are flanked by formed concrete walls with formed concrete coping. The ceiling of the porch and *porte cochere* is made of painted tongue-in-groove wood boards. Five concrete steps descend from the south end of the porch to a graveled driveway which is partly covered by the *porte cochere*. The steps are flanked by river rock walls that are capped with molded concrete coping.

The *south elevation* of the house is a prominent secondary facade, featuring the attached *porte cochere*. It also features symmetrically placed 1/1 double-hung wood-sash windows and a stepped multi-paned tripartite window at the first floor. The *east, rear elevation* features a single-story projecting bay that extends out nine feet and measures 30 feet wide. The roof is flat with layers of built-up tar. Because the roof is flat, it forms a roof deck at the second floor. The south half of the bay contains the kitchen while the north half of the bay contains a screened back porch. The porch is a duplicate design of the front porch and is supported by 15-inch square battered shingle-clad pillars anchored to a river rock porch wall. Five wood-sash windows with screens enclose the porch, and wood-framed storm windows cover the screens. A center ribbon of four multi-paned

windows is located on the second floor above the porch. The *north elevation* features part of the front porch as it wraps around the northwest corner of the house. A shallow bay projects onto the front porch and has two 1/1 windows and a center French door.

Interior

The first floor contains just over 1,600 square feet while the second floor contains 1,248 square feet of interior floor space.³ An original oak-framed single door with one-inch-deep beveled plate-glass glazing opens from the center of the front porch into a small reception vestibule. The floor of the vestibule is covered with small white and gray-colored rectangular ceramic tiles that measure ½ inch wide and 1¼ inches long. The tiles are set in a diagonal herringbone pattern with a gray-tile border. An original oak door with plate-glass glazing that matches the front door opens east from the vestibule into an expansive living room. The living room measures 28 feet long and 18 feet wide and features an oak floor with walnut inlay borders, lathe-and-plaster wall and ceiling construction, massive wood ceiling beams, a fireplace, and French doors. The French doors open to the front porch on the north elevation and have stained-glass glazing with designs that depict traditional geometric Arts & Crafts motifs. An original staircase is located in the center of the room between the living room and dining room. It is made of curly fir finished in a deep ebony color and has Mission-style straight-cut newel posts and balustrades. Opposite the living room to the south is a formal dining room (together the living room and dining room extend the entire width of the house from north to south). A built-in china cupboard with glass doors is located on the east wall in the dining room. A paneled wood door designed for use by domestic help has a small window with true divided lights and opens east from the dining room to a narrow service hallway. The service hallway leads to a small powder room on the south wall (formerly designed as the butler's pantry), a kitchen in the southeast corner of the house, and a narrow enclosed "servant's" staircase that rises to the second floor. The staircase is illuminated with natural light through a multi-paned casement window on the east wall. A door on the north wall of the kitchen opens to a back hall, an enclosed back porch, and a library/den in the northwest corner of the house. A corner wall-mounted wash basin and built-in cupboard are located in the back hall. A fireplace is located on the west wall in the library/den. The fireplace has a wood mantel supported by wood brackets and a dark red matte-glazed ceramic tile surround and hearth.⁴ A copper-and-iron fireplace hood protects the firebox and is embellished with a center shield-like design. A small built-in "hide-away" cupboard is located above the door in the library/den that opens to the back hall, and the walls in the library/den are covered with original c. 1906 burlap wall covering (the burlap has been painted many times since 1906). The ceiling height on the first floor is between eight and nine feet, the floor in the living room, dining room, and

³ Spokane County Tax Assessor's Records, Spokane County Courthouse, Spokane, WA.

⁴ The red ceramic tile is very similar to the green ceramic tile in the Corbet-Aspray House at 820 W. 7th Avenue, built in 1908. The tile in the Corbet-Aspray House was manufactured by the Rookwood Company as designated on the back of the tile squares.

library/den is made of solid oak, and the woodwork is a combination of painted and ebony-finished curly fir and painted pine.⁵

Regarded as an interior focal point, a four-foot-wide Mission-style staircase leads up from the center of the first floor in the living room to an eight-foot-wide landing, turns, and rises to the second floor. The landing has an oak floor and a built-in bookcase with six glass doors on the east wall. Three multi-paned casement windows are located above the bookcase and illuminate the landing and stairwell with natural light.

The second floor has a central hallway that leads to four bedrooms and one full bathroom. The northeast corner bedroom has French doors that open onto a second-floor deck built over the back porch. The bathroom retains its original plan, claw-foot bathtub, and eggshell-colored hexagonal ceramic tile floor. Except for the bathroom, the floor on the second floor is made of fir planks, the ceiling measures eight feet high, and a built-in cedar-lined linen closet is located at the end of the hall on the north wall.

From the second-floor hallway, a door opens to a narrow, enclosed staircase that ascends to the attic. The attic contains one finished bedroom designed for use by domestic help, and multiple storage space under the roof eaves. The walls that surround the storage spaces are partially finished with unpainted Celotex. The basement contains a finished laundry room with an original white porcelain laundry tub and a finished fruit cellar which is lined with original built-in Shaker-style cupboards and shelves. The remainder of the basement is unfinished space used for storage and mechanical/heating apparatus. A gas-fired boiler produces hot water and steam which is delivered as radiant heat via original radiators located throughout the house.

Garage

Built in 1912 as the home's original carriage house, the garage mimics the design of the house and features a low-pitched hip roof with a center hipped dormer on the north elevation, widely overhanging eaves, modillion pairs, and shingle siding with battered courses. It measures 22 feet wide and 18 feet deep. Two wood-paneled carriage house doors with true divided lights on the upper leaf are located on the west façade of the garage. Installed in the 1990s, two skylights are located on the west roof slope, and a second-floor deck projects from the north elevation of the garage (also built in the 1990s). The first floor of the garage is unfinished and is able to accommodate two motorized vehicles. A small enclosed interior staircase leads up to the second floor of the garage. Designed for use as the gardener/chauffeur's quarters, the second floor is finished and includes a small powder room. The garage was re-roofed with composition shingles and repainted in the 1990s.

⁵ The ceiling height in the back hall on the first floor was dropped to a height of seven feet during the 1950s.

ORIGINAL APPEARANCE and MODIFICATIONS

The Richardson House and Carriage House are well preserved and retain their original location, design, materials, and workmanship found in the original single-family house form, original wood shingle siding, original river rock foundation and porch walls, original windows and doors, original interior woodwork, original floors of oak, fir, and ceramic tile, original built-ins, and original light fixtures and wall sconces. A *Spokesman-Review* newspaper article described the home in 1906:

CONVENIENT HOME ON BLUFF'S EDGE

Charles P. Richardson's House Has Many Striking Ideas

Living Room 45 Feet Long

Effective Use Made of Boulders on Exterior

Interior Arrangement for Comfort

The finish of the first floor is curly fir. The second floor is done in pine with three coats of white enamel. The kitchen, pantry and bathroom are finished in hard plaster and enameled.

Perhaps the most striking feature of the house is the great living room, extending across the entire front of the house from north to south, and lighted by many windows. It is 45 feet long, and has a heavy beamed ceiling and fireplace, which burns a four-foot log. The mantel is a five-inch fir slab, the chimney hearth is dull red tile, and the walls are papered in soft green with a daffodil-colored ceiling.

The south end of the room is used as a dining room. A dark fir stair with heavy rails and spindles rises from the living room, and a library [bookcase] is built-in under long, low windows at the turn of the stairs.

The verandas are unusually large and extend across the west and part of the north and east sides of the house, both on the first and second floors. The exterior is finished in rough boulders [river rock] to the line of the veranda rail, shingled above, and is stained a walnut brown with white trimming and green roof.

W. W. Hyslop is the architect of the house, and the cost is about \$6,000.⁶

⁶ "Convenient Home on Bluff's Edge." *Spokesman-Review*, 6 May 1906, Section B, p. 6.

Exterior Modifications

Very few alterations have occurred to the exterior of the house. Except for exterior painting and maintenance and the replacement of roof shingles, changes were made more than 50 years ago. Regarded as one of the historic features of the home, the *porte cochere* was installed in 1914, only eight years after the house was built, and retains historic significance in its association with the design and history of the property. Exterior modifications include roof replacement with composition shingles in the 1940s, 1970s, and 1990s (the original roof was probably wood shingle); *porte cochere* installed in 1914⁷; back porch enclosed with window screens in the 1940s-1950s, first-floor north window replaced with French doors in the 1940s-1950s, and exterior painting in the 1990s. All other exterior features of the house appear to be original as per the original 1905-06 plans.⁸

Interior Modifications

Interior modifications began in 1930 when the butler's pantry was replaced by a powder room.⁹ In the 1940s-1950s, the kitchen was remodeled, the original bay window seat in the living room was removed, an interior partition wall was built between the living room and dining room, and the woodwork on the first floor was painted white. Between 1962 and 1972, the fireplace in the living room was remodeled with a surround veneer of clinker brick and a raised hearth of slate (these materials were placed over the original ceramic tile surround and hearth). The heating system was updated in the 1970s with gas which replaced oil.

To summarize, the Richardson House has had few exterior modifications which were all made (except for the roof and exterior paint) before 1962. These changes do not significantly reduce the historic or architectural integrity of the property. The Richardson House and Carriage House are well preserved and retain excellent exterior architectural integrity found in original location, design, materials, workmanship, and association as a single-family residence.

⁷ Spokane County Assessor Field Book Records, Spokane County Courthouse, Spokane, WA.

⁸ Hyslop Collection. Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

⁹ Spokane Building Permit #25233, dated 5 Nov 1930, for water service and additional fixtures.

Areas of Significance	Architecture, Community Planning & Design
Period of Significance	1906
Significant Dates	1906
Architect	W. W. Hyslop

STATEMENT OF SIGNIFICANCE

Built in 1906, the Charles & Frances Richardson House and Carriage House are fine interpretations of the American Foursquare form. During its period of significance in 1906, the property achieved distinction in the area of significance, “architecture,” as a product of William Wallace Hyslop, one of Spokane’s most celebrated architects. The house and carriage house possess high artistic values which are especially embodied in their American Foursquare design, materials, and workmanship. Just after it was built, the property was featured in the real estate section of the *Spokesman-Review* newspaper. Together with a photograph of the house and copies of the floor plans, the property was noted as a “convenient home” with “many striking ideas.” The property was noted for its “effective use” of river rock which was used in the construction of the foundation and porch walls, and for its then-contemporary open-space interior floor plan which was specifically designed for “comfort.”¹⁰ The house was built for successful businessman and mining entrepreneur, Charles Prentice Richardson, a lawyer and real estate manager at Elmendorf & Elmendorf Real Estate Company in Spokane, and his wife, Frances Greene Richardson. Historically important in the area of significance, “community planning & development,” the property was one of the first homes built in the Summit Boulevard neighborhood along the crest of a high bluff which commanded spectacular views of the Spokane River, Fort George Wright Army Base, and Natatorium Park (now demolished). The home is a tangible expression of early neighborhood development patterns associated with Summit Boulevard and West Point Road which followed the curvature of the bluff’s crest from West Boone Avenue north to Pettet Drive. The lots along the boulevard offered breathtaking panoramic vistas not found in other parts of the city and were settled by successful doctors, miners, bankers, and businessmen who commissioned architects and builders to build large custom-designed homes. Historically and architecturally significant, the Richardson House and Carriage House are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Sherwood Addition

Before it was platted in 1889, the Sherwood Addition was characterized by trees and shrubs that grew to the edge of a steep, rocky bluff. Located about 1½ miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the noise and relentless dust and dirt of the city by verdant stands of virgin pine and fir trees. At that time, there were few roads, no electricity or water, and the land was sparsely populated. Some of the earliest pioneer residents that began settling in the area included

¹⁰ “Convenient Home on Bluff’s Edge.” *Spokesman-Review*, 6 May 1906, p. 6.

the Pettet, Sherwood, and Ralston families who were successful and prominent professionals that contributed to the early growth of Spokane. William & Carolyn Pettet resided in a trapper's cottage called "Glasgow Lodge" (built in 1885) which was located at the north end of West Point Road. John & Josephine Sherwood lived in a sprawling mansion (built in 1898) at 2941 West Summit Boulevard, and John & Mary Ralston dwelled in a tall house (built in 1900) custom-designed by Ralston that was sited on Mission Avenue between West Point Road and Summit Boulevard. William Pettet and John Sherwood were associated with the establishment of Spokane's largest utility called the Washington Water Power Company, and were resident developers of Pettet's Addition and Sherwood's Addition. John Ralston, a city engineer, was responsible for designing numerous bridges in Spokane, including the Monroe Street Bridge.

As the area was being platted, Natatorium Park was established along the river's edge below the Summit Boulevard bluff, a cable car system was installed on West Boone Avenue, and residential interest in the area sparked. Written to entice potential property owners to invest in the neighborhood, an article appeared in the September 28, 1887 edition of the *Spokesman-Review*, describing the bluff along Summit Boulevard and its many amenities, including the following:

- "...a new tract of land which in many ways is superior to anything that has yet been offered..."
- "...several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed..."
- "...the two river fronts [along Summit Boulevard and West Point Road] are admirably adapted for the location of fine residences..."¹¹

During the next three decades following the newspaper article, the area was developed and settled with single-family dwellings that spanned a plethora of sizes and styles, including large Queen Anne, Colonial and Tudor Revival, and American Foursquare homes to smaller Craftsman-styled bungalows. Erected as an excellent rendition of the American Foursquare tradition, the Richardson House was one such home.

The Richardson House

On February 4, 1905, Charles & Frances Richardson purchased Lots 2, 3, 4, and 5, Block 2 in Sherwood's Addition at a cost of \$3,450.¹² A few months later they sold Lots 4 and 5 to Elsie Thomas for a total of \$2,000.¹³ Flush with their \$1,450 capital gain, the Richardsons commissioned Spokane architect, W. W. Hyslop, to design a home for them—one that would take advantage of the beautiful panoramic views afforded by the

¹¹ *Spokane Falls Review*, 28 Sept 1887.

¹² Spokane County Warranty Deed #165099, dated 4 Feb 1905.

¹³ Designed by Kirtland Cutter, the Thomas House was built in 1906 on Lots 4 and 5.

prominent Summit Boulevard building site. Construction work commenced in the fall of 1905 and the residence was completed in 1906 for a reported \$6,000.¹⁴

Charles Prentice Richardson & Frances Greene Richardson

Charles Prentice Richardson was born in 1869 in Princeton, Illinois. Inspired by tales of the “Wild West,” he left home when he was 16 years old, and made his way to Montana where he “punched cattle” for a time. He returned to Illinois a few years later and upon his father’s urging, studied law. After receiving a law degree in Michigan, he practiced in Chicago but soon decided that “lawyering” was not for him. Instead, he kept remembering the adventures his father told him of the “1849 California Gold Rush.” Yearning for adventure and a chance to find gold, young Charles asked his father for his inheritance and embarked on a voyage that took him to the hills of Idaho. It was there that he found gold in a mine that was owned by Chinese laborers. The mine was called the Moose Creek Placer Mine, and Charles Richardson bought it with his inheritance. Not afraid of inconveniences and hard labor, Charles, his wife Frances Greene Richardson, and their two young daughters (Annice and Katherine) lived and worked in the Idaho back country. They flushed water from a hydraulic hose down plumes on the face of the mine’s hills, hoping for gold to settle at the bottom of the flume pool. After the water settled and evaporated, sunlight caught the unmistakable glint of gold, and “Lady Luck” smiled on the Richardson family. They scooped up the gold and carried it in saddlebags on horseback to Grangeville in exchange for coin and currency. The Richardson’s hard work paid off and they made a small fortune from the placer mine. Desiring a more stable and affable life in the city, Richardson sold the mine in 1907 just after he and his family moved into their new home on Summit Boulevard.¹⁵ He then worked in Spokane for a year as the manager and legal council of the farmland and timber departments for Elmendorf & Elmendorf, a prominent investment company that specialized in “real estate, insurance, investments, and surety bonds.”¹⁶ Just before he sold the property in 1908, Richardson was employed as the regional sales manager for the Oregon utility company, Deschutes Irrigation & Power.

Subsequent Homeowners

In 1908, Robert & Nettie Hunter bought the Richardson House and held a mortgage worth \$5,500. Robert Hunter was a vice president of the Spokane & St. Paul Land Company and was vice president/owner of the Spokane Western Investment Company. The Hunters sold the property in 1911 to real estate investor, L. H. Larson, who sold it to Charles & Ninah Jackson a few months later. The Jacksons owned the Jackson & Walter Real Estate Company in the Hyde Block on West Riverside Avenue in downtown Spokane. As advertised in Spokane city directories, the company communicated in “real estate, loans, and investments.” In 1912, the Jacksons commissioned the construction of

¹⁴ “Convenient Home on Bluff’s Edge.” *Spokesman-Review*, 6 May 1906, p. 6.

¹⁵ Richardson Family Collection (diaries and photographs). Personal interview with Charles W. Treanor, grandson of Charles Richardson.

¹⁶ *1906 Spokane City Directory*.

the carriage house on the southeast corner of the property behind the home. The cost was reported at \$700 and the contractor was listed as C. H. Henderson of Spokane.¹⁷ To protect and shade his automobile, Charles Jackson also commissioned a *porte cochere* built on the south end of the front porch in 1914.

Just before World War I, the Jacksons sold the property to George & Ellen Sonnemann in 1917. The Sonnemanns owned the Washington Laundry Company at 610 North Washington Street in Spokane. In addition to his duties as owner/manager of the laundry company, George Sonnemann also worked as a consultant mining engineer.¹⁸ The Sonnemann family resided in the house until George's death in 1938. The property was then sold to Prudential Insurance Company of America who rented it to Roland (civil engineer) & Ellen Ingles, and to Morris (policeman) & Marjorie Reynolds for two years from 1940 to 1942 (according to city directories, the two families resided at the same time on the property).

William T. & Florence Taylor purchased the property in 1942, securing a mortgage for \$3,651. William Taylor was employed at Fort George Wright Army Post #3 as a carpenter and was responsible for installing French doors in the living room of the house, constructing a wall between the living room and the dining room, and remodeling the kitchen. The Taylor family owned the property for 20 years until their deaths.

In 1962 the estate was sold for \$17,500 to Elene & Dean Bradford, a district sales manager for State Farm Insurance Company in Spokane. The Bradfords sold the property in 1972 for \$26,000 to current owners, Ben Ray Stewart & JoAnne Stewart. Ben Ray Stewart was employed as a sales representative for Leland Trailer & Equipment and other companies for many years and helped survey the site in Riverfront Park for Expo '74 in downtown Spokane. As certified cosmetologists and hair stylists, Ben Ray and his wife, JoAnne Stewart, currently own and operate the Hairloom Salon & Boutique at 1612 W. Dean Avenue in the West Central neighborhood of Spokane.

HISTORICAL SIGNIFICANCE (*Category A*)

The Richardson House achieved historic importance in the area of significance, "community planning & development," especially during its period of significance which is identified as the year the home was built in 1906. The property is representative of high-style architect-designed homes that illustrate early development patterns associated with the residential settlement of Summit Boulevard and West Point Road in the West Central vicinity of northwest Spokane, WA. Attracted to the bluff-top views and future investment potential of the building sites, affluent doctors, lawyers, miners, merchants, and entrepreneurs purchased prominent view lots along Summit Boulevard and West Point Road from West Boone Avenue to North Pettet Drive. They commissioned architects and builders to design and build houses and carriage houses on their multiple

¹⁷ Spokane County Building Permit #3191, dated 30 Jan 1912.

¹⁸ 1919 Spokane City Directory.

lots. The houses were constructed as large and sometimes grandiose homes that befitted their owners' social and financial stature in the community. With its 70-foot-wide front porch and *porte cochere*, the Richardson House, owned by successful miner-lawyer-businessman Charles Richardson, well depicts this phenomenon and helped maintain the quality, style, and architectural equilibrium attained in the homes built along Summit Boulevard and West Point Road. The documented history of the Richardson House illustrates the historic significance of the home and the succession of prominent businessmen and women who owned the property from its built date in 1906 to the present.

ARCHITECTURAL SIGNIFICANCE (*Category C*)

Prairie School and Craftsman Styles

The Richardson House is architecturally significant as a fine example of the American Foursquare, a subtype of the Prairie School style, which grew out of the Arts & Crafts Movement in America during the early 1900s. The Arts & Crafts Movement first began in England with the work of William Morris and his company of architects and artisans who emphasized the importance of nature and natural settings, superior craftsmanship, and high standards in all architectural details. The movement made its way to the United States during the late 1800s and was embraced by American architects and designers such as McKim, Mead & White, Frank Lloyd Wright, Gustav Stickley, and the Greene brothers in Pasadena, CA. Architectural historians, Lee & Virginia McAlester, explain that "the Arts & Crafts Movement deliberately turned its back on historical precedent for decoration and design."¹⁹

Ornamentation was not eliminated but merely "modernized" to remove most traces of its historic origins. Low-pitched roofs with wide eave overhangs were favored. Although there were many variations within the movement, it led to two distinctive styles of American houses. The first was the Prairie style (1900-1920), which began in Chicago under the leadership of Frank Lloyd Wright, who designed many houses in the style during the period from 1900 to 1913. These elegantly simplified buildings by Wright and his followers were to have a profound influence on the beginnings of modernism both here and in Europe. The second style inspired by the Arts & Crafts Movement was the Craftsman style (1905-1930), begun in southern California in about 1903 by the Greene brothers. It emphasizes exposed structural members and wood joinery and, like the Prairie style, eschews formal historic precedents.²⁰

Identifying features of the *Prairie style* include a low-pitched roof (usually hipped with widely overhanging eaves); two stories; single-story porches and/or wings; horizontal lines emphasized in eaves, cornices, band and belt courses; battered features (columns,

¹⁹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1989, p. 10.

²⁰ *Ibid.*

piers, walls); and massive porch piers and pillars.²¹ The natural quality of materials is also emphasized: “stone as cobble or boulder, wood in stained earth tones, shingle or stucco for tactile richness.”²²

Identifying features of the *Craftsman style* mimic some of the elements of the Prairie style, including a low-pitched roof; widely overhanging eaves; a covered front porch with tapered square columns; and the use of natural “organic” building materials. Interior spaces are open and extend to exterior covered porches. While the two styles are very similar, there are subtle differences. For example, Prairie-style homes typically have plain, enclosed eaves while Craftsman-style homes almost always feature *unenclosed* eaves with exposed rafter tails, purlins, brackets, or braces. The majority of Prairie-style homes have low-pitched hip roofs while only 10% of Craftsman-style homes feature a hip roof (Craftsman-style roofs are predominately front-gabled, cross-gabled, or side-gabled).²³ This difference leads to a very different look in Prairie versus Craftsman-style homes with regard to their overall form and massing. In addition, the Craftsman-style is known for its numerous built-ins such as inglenooks, cupboards, cabinets, closets, and bookcases.

In their book, *A Field Guide to American Houses*, the McAlesters identify principal subtypes of the Prairie School style. Based on roof configuration, façade symmetry, and front entrance placement, the subtype that is most associated with the Richardson House is the American Foursquare which is one of the subtypes of the Prairie School style:

This subtype, which is sometimes called the “Prairie Box” or “American Foursquare,” has a simple square or rectangular plan, low-pitched hip roof, and symmetrical façade. One-story wings, porches, or carports [*porte cocheres*] are clearly subordinate to the principal two-story mass. The front entrance, which may be centered or off-center, is a conspicuous focal point of the façade. This was the earliest Prairie form and developed into the most common vernacular version. In vernacular examples, hipped dormers are common, as are full-width, single-story front porches and double-hung sash windows. Many show Mission or Italian Renaissance secondary details, such as tiled roofs or cornice-line brackets.²⁴

The Richardson House is a fine example of the Prairie School subtype known as the American Foursquare and retains some features influenced by the Craftsman style. Identifying features of the American Foursquare subtype in the Richardson House include its two-story mass, symmetrical façade design, single-story covered front porch

²¹ Ibid. p. 439.

²² Refkind, Carole. *A Field Guide to American Architecture*. New York: Penguin Books, 1980, p. 100.

²³ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York, Knopf, 1989, pp. 439-453.

²⁴ Ibid. p. 439.

and attached porch wing (*porte cochere*), low-pitched hip roof, widely overhanging enclosed eaves, hipped dormers, 1/1 wood-sash windows, cobblestone porch walls, battered shingle siding, and battered square porch pillars. Strong horizontal emphasis is achieved in the prominent 70-foot-wide porch and attached *porte cochere*, a low-pitched hip roof with widely overhanging eaves and wide fascia board, and double-coursed battered shingle siding. Vernacular elements include cornice-line modillion pairs and Mission-style interior woodwork and stairwell features. Craftsman-style influence is seen in the use of cobblestones, battered shingle siding, battered porch piers, ebony-finished woodwork that mimics the Mission style made popular by Gustav Stickley, and the interior “great room” that formed the living and dining room and spanned the entire front, west half of the house.²⁵ Additional Craftsman-style elements are found in original built-ins, including a china cabinet in the dining room, bookcase in the hall landing, cedar-lined linen closet in the second-floor hall, and shelving and cupboards in the fruit room in the basement.

Influenced by both Prairie and Craftsman styles, the use of cobblestones is a unique feature of the Richardson House. The May 6, 1906 *Spokesman-Review* newspaper article applauded the home’s design as one with “many striking ideas,” including the “effective use made of boulders...”²⁶ The boulders cited in the article referred to cobblestones—round rocks washed smooth by water and sand which were culled from the banks of the Spokane River. Round river rock was used in the construction of many homes in the Spokane Valley where slag heaps of gravel and river rock were deposited by receding glaciers thousands of years ago. In contrast, only a few homes in the city of Spokane exhibit the use of river rock. At least three houses in Spokane which feature river rock include the Richardson House (river rock used in porch, foundation, *porte cochere*), the Merrill-Edmunds House at 1105 N. Evergreen Street (fireplace, garage foundation), and the Alex Cole House at 722 E. 20th Avenue (porch, *porte cochere*, fireplace).

W. W. Hyslop, Architect

William Wallace Hyslop was born in 1867 and raised on a farm in Minnesota. He was educated as an architect at Columbia University in New York and came to Spokane, beginning his architectural practice in 1901. He partnered with various Spokane architects, including C. Harvey Smith, C. Ferris White, and Fred Westcott. Hyslop’s designs are comparable to those rendered by Spokane’s most noted architects and are particularly innovative in style, quality, and durability. Hyslop worked from 1901 to 1917 in Spokane and was responsible for the designs of hundreds of homes and many apartment buildings built throughout the region. His designs for domestic architecture span a wide spectrum of styles and sizes from large, rambling mansions to luxury apartment houses, to small affordable bungalows. A few exceptional examples of his work, designed specifically for well-to-do homeowners, include large homes such as the

²⁵ Hyslop, W. W. Original plans of Richardson House, 1906. Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

²⁶ “Convenient Home on Bluff’s Edge.” *Spokesman-Review*, 6 May 1906, p. 6.

American Foursquare-detailed Charles & Frances Richardson House (1226 N. Summit Boulevard), the Arts & Crafts-inspired Waldo & Louise Paine House (2509 W. Summit Boulevard), the Neoclassical-style Odell House (508 E. Rockwood Boulevard), the Tudor Revival-style Frank Gibbs House (821 E. Rockwood Boulevard), the Mission-style J. J. Kaiser House (1115 S. Grand—demolished), and the contemporary-looking A. E. Grant House (605 E. Rockwood Boulevard). Apartment houses include the Marlboro, Avenida, and Elm Apartments, all located in Browne's Addition. Compared to his vast work, Hyslop's design for the Richardson House is one of his finest as adapted in the American Foursquare tradition. His use of smooth, round river rock was unique in that the majority of his home designs featured jagged, irregular black basalt, an indigenous stone used in the construction of the majority of early 20th century homes and commercial buildings in Spokane. After nearly a century, W. W. Hyslop's domestic designs have proved to be some of the finest in Spokane, possessing high artistic values and representing the work of an accomplished professional architect.

In summary, the Charles & Frances Richardson House is eligible for listing on the Spokane Register of Historic Places for its significant contributions associated with the broad patterns of history, development and settlement of Summit Boulevard and West Point Road in northwest Spokane, for its fine depiction of the Prairie-style American Foursquare subtype, and as a product of early Spokane master architect, W. W. Hyslop.

BIBLIOGRAPHY

“Convenient Home on Bluff’s Edge.” *Spokesman-Review*, 6 May 1906, section B, p. 6.

Hyslop Collection. Plans and elevation drawings, circa 1905-06. Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

Charles Richardson Collection. Diaries and photographs of house, great room, Richardson family. Charles W. Treanor, grandson of Charles Richardson, Seattle, WA.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: Penguin Books, 1980.

Sanborn Fire Insurance Maps, 1910 and 1952. Spokane Public Library, Northwest Room.

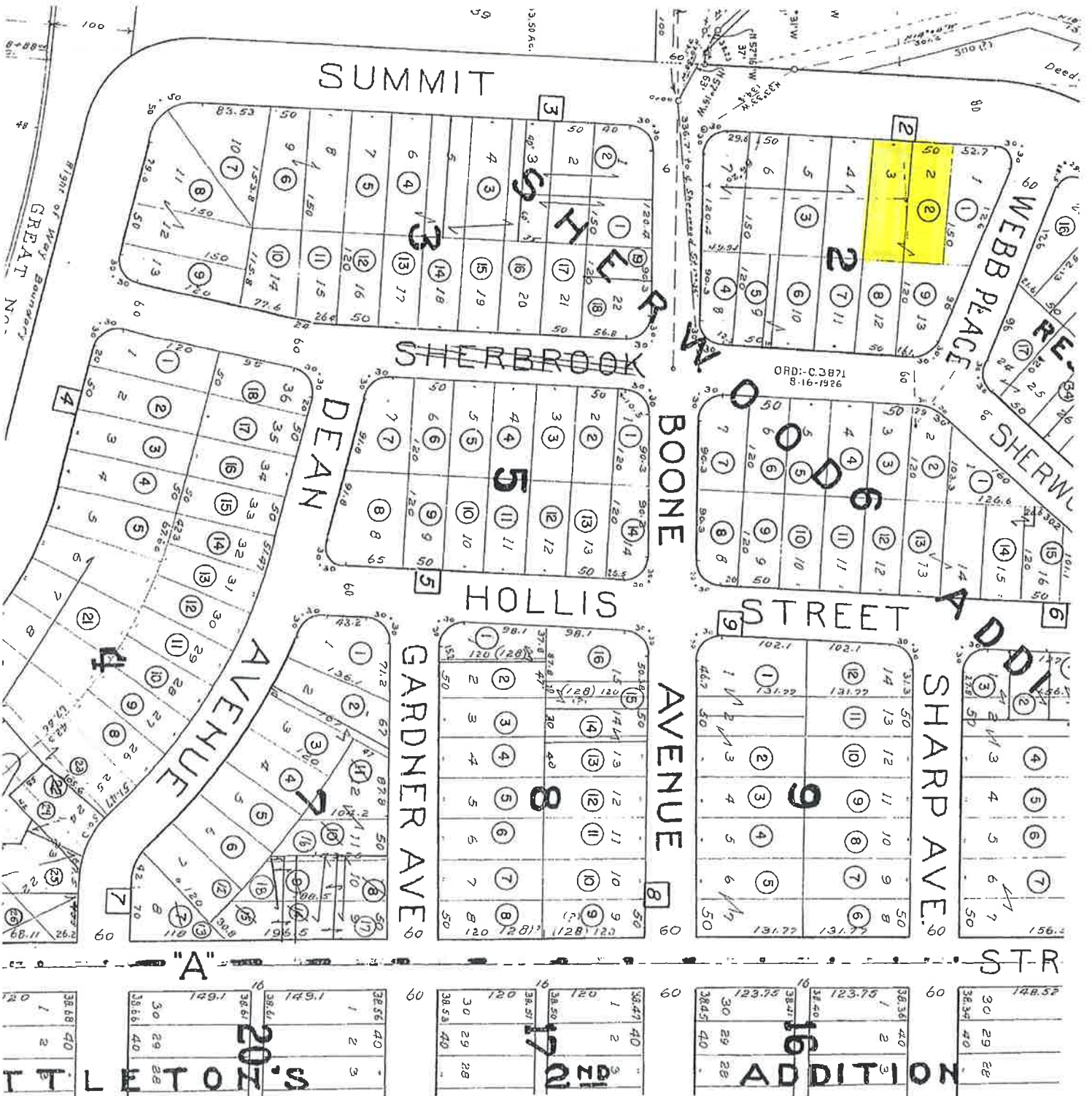
Spokane City/County warranty deeds, tax assessor records, and building permits. Spokane County Courthouse and Spokane City Hall, Spokane, WA.

Spokane Falls Review, 28 Sept 1887.

Treanor, Charles W. Telephone interview with Linda Yeomans, July 2005.

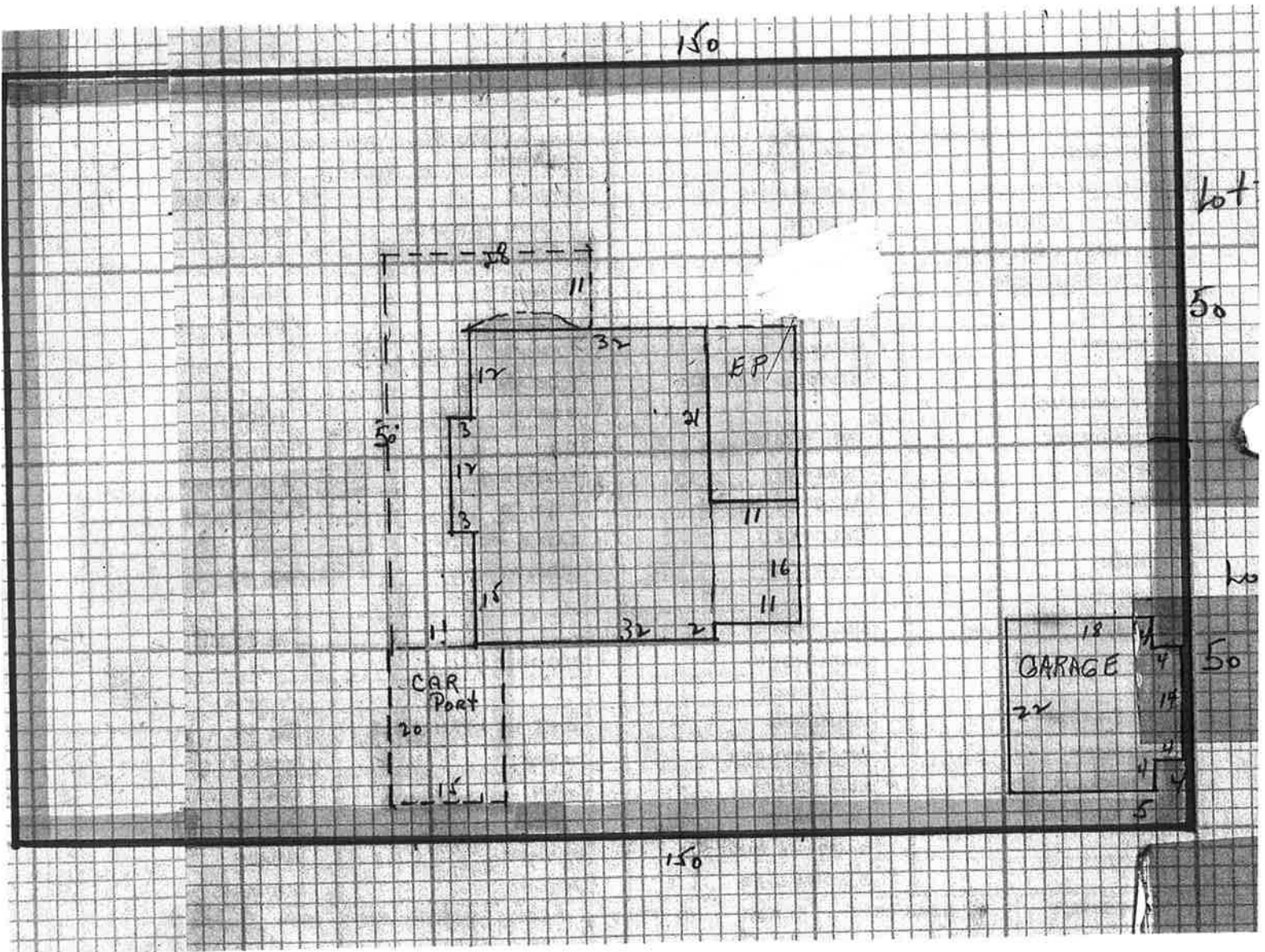
Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE Section 12

Map Spokane plat map, 2005 (source: Spokane County).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Site Plan Site plan of property (source: Spokane County Assessor Records, 2005).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Photo 1 Circa 1959 photo of Richardson House (source: Spokane County Tax Assessor records).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Photo 2 Circa 1908 photo of living room, looking north from dining room (source: Richardson Family photo archives).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Photo 3 Circa 1906 photo of Annice and Katherine Richardson, daughters of Charles & Frances Richardson (source: Richardson Family photo archives).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Photos 4 and 5 West façade of property in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE Section 12

Photos 6 and 7 West façade of property and front porch (looking north) in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE Section 12

Photos 8 and 9

South elevation of house in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE Section 12

Photos 10 and 11 North elevation of house in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Photos 12 and 13 East (rear) elevation of house and west façade of garage in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE **Section 12**

Photos 14 and 15 Dining room chandelier and living room fireplace in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
CHARLES & FRANCES RICHARDSON HOUSE Section 12

Photo 16 Wall sconce in 2005.



JUN • 1939



N1226 Summit Blvd