

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 **WILLIAM OTTO & STELLA MAY
SELIGMAN HOUSE**

2. Location

Street & Number South 2203 Manito Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35293.0716

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 Thomas A. Crowley & Toni J. Boggan
Street & Number South 2203 Manito Boulevard
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 230-1585

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 & recommended for register listing on July 19, 2006

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 of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Manito Park Addition, Lot 16, Block 24
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
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	July 19, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and digital images	CD (digital images) and 18 black & white photos

13. Signature of Owner(s)

Name Thomas Alvin

Name Joni J. Boggart

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael W. Peate

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

Theresa Brown

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

The William Otto & Stella May Seligman House was built in 1907. It is located on the east side of Manito Boulevard, a tree-lined manicured green belt that separates a north-south city street. Designed as a prominent neighborhood feature and traffic calming tool, the boulevard provides a thick verdant canopy of deciduous and evergreen trees, slows traffic, and is located in the center of Manito Park Addition (a National Register-eligible district) on the South Hill in Spokane, Washington. The Seligman House is surrounded by residential homes built between 1900 and 1945, and stands out as a unique, custom-designed interpretation of the Craftsman style. Defining stylistic features of the home include its low-slung form, low-pitched hip roof, widely overhanging eaves, exposed rafter tails, full-width front porch, massive curved porch brackets, wood shingle siding, and horizontal wood clapboard. Horizontal emphasis is strong as the house seems to be composed of four evenly divided horizontal planes which are separated by horizontal stringcourses and roof eaves. Natural building materials (a Craftsman-style tenet) include indigenous black basalt rock (foundation), clinker brick (chimney), wood shingles and clapboard siding, and false half-timbering with stucco infill. With few alterations, the home retains excellent exterior integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family residence built in Spokane, Washington.

CURRENT APPEARANCE & CONDITION

Site

Sited on the southeast corner at the intersection of West Twenty-Second Avenue and South Manito Boulevard, the Seligman House was built in the center of Lot 16, a level parcel of land on Block 24 in the Manito Park Addition on Spokane's South Hill. The lot assumes a rectangular footprint and measures 50 feet wide and 150 feet deep. The property faces west onto Manito Boulevard and the public parkway that was developed in the early 1900s with green lawn, shrubs, and evergreen and deciduous trees. The Seligman House is surrounded by historic single-family homes which were built during the period from 1900 to 1945, with most of the homes erected before World War I. Built in 1965 and regarded as a non-historic, non-contributing resource of the property, a two-car garage is located behind the house in the southeast corner of the lot. A paved driveway leads back to the garage from Twenty-Second Avenue.

House Exterior

The Seligman House has 1.5 stories with a very low-pitched hip roof. The roof is covered with composition shingles and supports four hip dormers. The roof and dormers are accentuated with widely overhanging eaves, exposed rafters, and exposed purlins with beveled ends. The principal roof and second floor extend forward to produce a covered full-width front porch on the west façade. The porch is supported by massive octagonal porch pillars. The pillars are anchored to an enclosed porch wall. The home's foundation is made of black cut basalt rock and is exposed around the perimeter of the house. The house is clad with a combination of three types of cladding:

wood clapboard, wood shingles, and false half-timbering with stucco infill. The first floor cladding is divided horizontally into thirds: the lowest third is clad in eight-inch-deep horizontal wood clapboard, the center third is clad in wood shingle siding, and the top third (which was designed as a frieze above the tops of the windows) is clad in false half-timbering with stucco infill. The false half-timbering reflects a vertical design with no diagonal or curved timbering. Except for a few examples (noted on Section 7, Pages 5 & 6 of this report), most of the fenestration is original and includes 4/1, 6/1, and 8/1 multi-paned, wood-sash, double-hung windows.

West Façade

The home's façade faces west. Façade focal points include the home's symmetrical façade design, low-pitched hip roof, wide eaves, exposed rafters and purlins, and a full-width covered front porch. The porch is ten feet deep and has a wood deck. The ceiling is made of tongue-in-groove paneling. A 12-foot-wide wood staircase leads to the center of the front porch from a paved walkway. A small pent roof is located over the front porch steps below the porch eaves, and is supported by massive curved brackets anchored to octagonal pillars. The porch wall is clad in horizontal wood clapboard while the first floor of house at the west façade is clad in wood shingles and false half-timbering with stucco infill. A front door is located just north of center and is flanked by a fixed-pane picture window (south) and multi-paned double-hung wood-sash windows. Located above the front porch, a center dormer is inset and has a clipped hip roof. The roof eaves are wide and are supported by curved brackets that mimic the brackets that support the pent roof at the center front porch.

North Elevation

The north elevation of the house is dominated by three horizontal bands of different cladding and by a large, wide dormer in the center of the roof. Although built as one feature, the design for the dormer suggests that it is composed of three parts: a center inset dormer with a shed roof which is flanked by two hip-roof dormers at the corners. The corners have battered walls while the center inset section does not. The dormer is clad in false half-timbering with stucco infill. The first floor is clad in a combination of basalt rock at the foundation, horizontal wood clapboard above the foundation, wood shingle siding above the clapboard, and false half-timbering with stucco infill above the shingles and window tops up to the roof eaves. Fenestration is asymmetrical and includes multi-paned, double-hung, wood-sash units.

South Elevation

The south elevation of the house is identical to the north elevation with one exception: the south elevation has a chimney. The chimney is made of clinker brick with basalt cobbles and has a stepped design. It projects through the roof eave at the first floor and the roof eave of a center dormer.

East Rear Elevation

The east elevation is at the rear of the property and is partially hidden from sight by a garage, wood fence, and foliage from trees. Fenestration is asymmetrical, exterior cladding is a continuation from the north and south elevations, and a center hip-roof dormer projects from the roof. A small back porch (now enclosed) projects from the northeast corner of the house at the first floor. A shed roof (built in the 1970s) spans the width of the house at the rear elevation and is supported by wood posts.

House Interior

Finished interior space includes 1,280 square feet at the first floor, 970 square feet at the second floor, and 1,000 square feet in the basement.¹ The front door of the house is located on the west façade under the covered front porch. The door is original and is made of solid wood vertical boards that are held together with applied wood strapping in the shape of a Z. Round wooden pegs anchor the strapping to the door. A 2/2 divided, leaded-glass window is located in the upper leaf of the door. The door opens to a small interior vestibule and hallway. An original Craftsman-style light fixture illuminates the area by the front door. It appears to be handmade with hammered copper and brass chains from which a glass globe is suspended. The glazing is opaque yellow-green opalescent antique Vaseline glass (especially reflects light rays under fluorescent and black light illumination). The hallway leads to a dining room in the northwest corner of the house, a living room in the southwest corner, a kitchen in the northeast corner, a center staircase that ascends to the second floor, a bathroom, and a bedroom (now used as a family room) in the southeast corner of the house. A back door is located between the bedroom and the kitchen.

Except for the kitchen (Marmoleum) and the bathroom (ceramic tile), the first floor of the house has an original oak hardwood floor. The woodwork in the entry hall, dining room, and living room is ebony-finished fir and includes floor molding, window and door surrounds, crown molding, and boxed beams in the living room and dining room. The woodwork is all plain with a true square cut, a design element of the Craftsman style. The woodwork in the kitchen, stairwell, bathroom, and bedroom is painted pine. The walls and ceilings are made of original lathe-and-plaster, and the ceiling is eight feet high. The living room is large (16 feet wide, 20 feet long). A focal point of the room, a clinker brick fireplace is located on the south wall and is flanked by two built-in bookcases with multi-paned glass doors. Small multi-paned, double-hung, wood-sash windows are located above the bookcases. Typical of the Craftsman style, the hearth is made of four-inch-square green-gold-brown-colored, mottled ceramic tiles which were fired with a matte finish. An ebony-finished fir mantel caps the fireplace and is supported by wood brackets. The north, inside wall of the living room features two small 6/6 multi-paned, leaded-glass windows with yellow-green stained glass lights that illuminate the center hallway.

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

A formal dining room is located across the hall from the living room on the north wall. It features a built-in china cupboard with glass doors that match the doors on the built-in bookcases in the living room. A small alcove is located at the west end of the dining room. The ceiling has boxed beams and a plate rail that encircles the room. The plate rail is supported by small wood brackets. A door in the dining room opens east to the kitchen (northeast corner of house). Recently remodeled in 2004-2005, the kitchen has built-in cabinets that are painted white, a vinyl floor (Marmoleum), and period light fixtures. A breakfast room is located in what was originally a back porch (enclosed in 2004-2005).

A flight of stairs located in the center of the house on the first floor ascends to a landing which is illuminated by a pair of double-hung windows. The stairs turn and rise to a second-floor hallway. The staircase is articulated with a square newel post and square balusters (three to a tread) and features an open stringer. The second floor has three bedrooms, two bathrooms, and an enclosed sleeping porch/balcony (enclosed in 1922)². The woodwork is painted pine, the floor is made of fir, and the walls and ceilings are made of a combination of original lathe-and-plaster construction and contemporary sheetrock. The basement is mostly finished with a family room, office, bedroom, and bathroom, and unfinished storage and mechanical rooms.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Original Appearance

The original appearance of the Seligman House was pictured and described in an August 25, 1907 newspaper article in the *Spokesman-Review*:

Across the front is a wide veranda, covered by an extension of the main roof, supported by octagonal pillars, painted white. The ceiling of the veranda is also painted white. The foundation is cut basalt rock. To the bottom of the first story window sills the exterior of the house is broad cedar siding, stained dark brown. Above the siding, light brown shingles are used to the top of the windows. A novel feature of the house is the extension of the cornice of the front slope of the roof along the gable ends. The cornice is wide with exposed rafter ends painted white and green-stained shingles. Between the top of the first-story windows and the cornice is half-timber work with vertical panels painted yellow...

Entrance to the house is through a wide door... A vestibule, finished in curly fir, stained dark, tinted red walls and hardwood floor, opens on the right into the large living room. In the room the woodwork is curly fir, stained dark, the hard plaster walls being tinted green or light tones. The ceiling is beamed and the floor quarter-sawn oak. A large clinker brick fireplace with broad mantel in heavy effect is at the south side of the room. On each

² Spokane Building Permit #17679, dated 24 Aug 1922. Spokane City Hall, Spokane, WA.

side of the mantel is a built-in bookcase with small paned doors. Above the bookcases are sash windows also with small panes. Two large plate glass windows overlook the veranda in front. A unique feature of the room is two small opalescent glass windows with leaded panes on each side of the [flat] arched door between the living room and dining room.

The dining room...is finished in mission, the woodwork being stained dark olive green and the walls tinted wine color. The ceiling is cross-beamed. A plate-rail, supported with brackets, extends around the room. On the north is a large built-in china cabinet, while a built-in seat is placed beneath the window overlooking the veranda. Double windows with small panes are on the north. The floor is quarter-sawn oak.

From the dining room, a door leads to a back hall, communicating with the bathroom on the first floor, the chamber [southeast bedroom], and the kitchen. The walls of the chamber are treated in dewberry pink, the woodwork and ceiling being cream. On the second floor are two large chambers and a bath. The chambers open on the front balcony, which is partitioned. The chambers are finished in natural fir with fir floors. The hall is in mission. Both of the bed chambers have large closets.³

Modifications

As seems to be the case with many historic homes, the Seligman House has had some alterations over the last 100 years:

Exterior

- 1922 The original fresh air sleeping porch/balcony was enclosed. The low-pitched hip roof and wide eaves were removed in favor of a clipped gable design. Curved wood brackets were added to support the eaves. The original porch screens were removed and replaced with three multi-paned, double-hung, wood-sash windows.⁴
- 1969 The original wood shingle roof was removed and a composition roof was installed.⁵
- 1970s A wood deck and shed roof were built on to the back of the house at the east elevation (the deck was removed in 2004). The three c. 1922 multi-paned windows in the façade dormer were replaced with contemporary

³ "Attractive Home in Manito Park." *Spokesman-Review*, 25 August 1907, p. 1, part 3.

⁴ Spokane Building Permit #17679, dated 24 Aug 1922. Spokane City Hall, Spokane, WA.

⁵ Spokane Building Permit #B-72876, dated 30 Sept 1969. Spokane City Hall, Spokane, WA.

c. 1970s multi-paned windows. The original wood window seat in the dining room alcove was removed.⁶

1998 A composition roof was installed over c. 1969 composition roof.

2004-05 The back porch was enclosed and finished as a breakfast nook with three architecturally appropriate multi-paned, double-hung, wood-sash windows with true divided lights that match the home's original fenestration. The three contemporary multi-paned windows in the façade dormer were replaced with three architecturally appropriate multi-paned windows with true divided lights. A wooden lattice was installed at the south end of the front porch (south elevation).

Interior

1950-60s The kitchen, bathrooms, and second-floor south bedroom were remodeled. The bedroom was divided in half to form two bedrooms.

2004-05 The kitchen, back porch, bathrooms, and two second-floor bedrooms (SW and SE corners) were remodeled. A new bathroom was installed in the SE corner of the second floor. Original wiring and plumbing (unsafe) was replaced, and an alarm system was installed. The basement was finished with a family room, bedroom, bathroom, and office.

In conclusion, the Seligman House has had some alterations both inside and out, but still retains excellent integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family residence. The home has its original footprint, form, design, nearly all of its original fenestration, clinker brick, siding, false half-timbering and stucco infill, exposed rafters and purlins, hardwood floors, ebony-finished woodwork, fireplace, built-in bookcases and china cabinet, interior doors and hardware, stairwell, and most its floor plan. The façade dormer alteration, which was completed in 1922, has achieved significance on its owner merit during the last 84 years as a focal point of the west façade.

⁶ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1906-1956
Significant Date	1907 (built date)
Architect	Cutter & Malmgren Architectural Firm

STATEMENT OF SIGNIFICANCE

Built in 1907 in Spokane, Washington, the Seligman House is a fine depiction of the Craftsman style. It was designed by Kirtland Kelsey Cutter, a principal architect with the architectural firm, Cutter & Malmgren. Regarded as one of the city's most celebrated and prolific design teams, the firm was founded and owned by K. K. Cutter and Karl Malmgren, and apprenticed many of Spokane's most prominent architects during the early 1900s. The front page of the *Spokesman-Review* newspaper, Part Three Edition, printed a lengthy description of the Seligman House along with floor plans, a photograph of the exterior, and a photograph of the living room interior on August 25, 1907. Constructed at a reported cost of \$7,000, the property was touted as an "attractive home in Manito Park" with "many distinctive features," including exterior "color harmony," "large and well-arranged" rooms, and "ample grounds." The home was built for William Otto Seligman and his wife, Stella May Seligman. W. O. Seligman worked as part-owner/manager of Seligman Brothers Shoe Store in downtown Spokane, and as a salesman for D. Holzman & Company, wholesale liquor and cigars. The property achieved importance from 1906 to 1956 in the areas of significance, "architecture" and "community planning & development," as a fine representation of the Craftsman style and a product of master architect, K. K. Cutter, and as an example of the type of residential home planned and prescribed by the developer of the neighborhood through restrictive covenants. The property demonstrates the planned urban development of the Manito Park Addition and is associated with the development, design trends, and settlement patterns that led to the subsequent settlement of the neighborhood on Spokane's South Hill. The Seligman House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Manito Park Addition

Before 1883, the Manito Park Addition was an undeveloped area atop a high plateau to the south of downtown Spokane. Difficult to reach, the plateau was located at the ridge crest of gigantic basalt bluffs that traverse the city from east to west, south of the Spokane River. Home to area Indian tribes and wild game, the plateau was characterized by Indian encampments, basalt outcroppings, pine and fir trees, wild grasses and scrubby shrubs.

The area's first developer was Francis Cook, who in 1886, purchased 160 acres from the Northern Pacific Railroad. He platted the property for development use as a residential subdivision and created a motorized street railway line which ran from downtown Spokane up the steep hillside to the top of the plateau. After the economic Depression of

1893, Spokane developer, Jay P. Graves, purchased Cook's property and revived plans for residential development. Graves negotiated a deal with the City of Spokane: the City would provide much-needed infrastructure (piped fresh drinking water, underground sewer, street lights, paving) if the developer would deed a gift of 90 acres in the area for use as public parkland. The deal was made, and Manito Park and the surrounding neighborhood were developed beginning in 1906.⁷

The Seligman House

The year 1906 was also the year construction of the Seligman House was started. In 1904, the Northwestern & Pacific Hypotheekbank sold all of Block 24 in the Manito Park Addition to the Spokane-Washington Improvement Company for \$625. The improvement company was the name of Jay P. Graves's development business and was led by his brother, Will Graves, company president. One month later, Austin Shaw, a real estate investor from New York, bought Lots 15 and 16 on Block 24. After two years, he sold the lots for \$550 to Frank Paine (aka Payne), an agent and part-owner of George Paine Real Estate Company in Spokane.

On August 31, 1906, William Otto Seligman and his wife, Stella May Seligman, bought Lot 16 for \$700. W. O. Seligman owned Seligman Brothers Shoe Store with his brother, Hugo Seligman, and also worked as a "traveling salesman" for D. Holzman Company, importers and distributors of wholesale liquors and cigars.⁸ The Seligmans commissioned prominent Spokane architect, Kirtland Cutter, to design a home that could be built on Lot 16. The house would face a grassy, treed parkway/greenbelt which was developed as an east-west divider through the center of a street called Manito Boulevard. Adhering to suggestions offered by the Olmsted Brothers Landscape Architectural firm, the public boulevard/parkway flowed north and south, and linked the surrounding neighborhood to Manito Park. The home was built and the Seligmans moved from their residence at W. 2325 Broadway Avenue in the West Central neighborhood in north Spokane to South 2203 Manito Boulevard on Spokane's South Hill. They lived in the house for eight years from 1906 to 1914.

Subsequent Homeowners

Robert & Leora Cosgrove bought the property in 1914 for \$5,000. Robert Cosgrove worked as the secretary/manager of the Spokane Interstate Fair. Two months after they bought it, the Cosgroves quit-claimed the property to Nellie Morrison Gulley. She sold it in 1919 to Walter & Maude Hogan. When he bought the property, Walter Hogan worked as the "assistant to the president" of the Spokane Interstate Fair, the same employer to

⁷ EWSHS. *Manito Park Neighborhood 15th Annual Mother's Day Tour Brochure*. Spokane: EWSHS Historic Preservation Committee, 2004.

⁸ The Holzman Block was rehabbed for use as the Spaghetti Factory, Monroe & Railroad Avenue in downtown Spokane, in the 1960-1970s.

previous property owner, Robert Cosgrove. Hogan later worked as secretary/treasurer for the Surety Finance Company of Spokane.⁹

The Hogans lived in the house for almost 40 years, and sold the property in 1958 to building contractor, Jacob Stoltz, and his wife, Ruth Stoltz, for \$9,000. Realizing a substantial profit on their investment, the Stoltz family sold the house the following year for \$12,200 to Delora & Lyle Brouillard, an employee of Pacific Northwest Bell Telephone Company in Spokane. Current owners, Thomas Crowley & Toni Boggan, bought the property in 2002 for \$235,000.

HISTORIC SIGNIFICANCE

Category A

The Seligman House is historically significant in the area of significance, “community planning & development” for its association with the planned residential urban development and subsequent settlement of the Manito Park Addition. Located just two blocks north of Manito Park, the Seligman House demonstrates the type of single-family home that was specifically planned for the Manito Park neighborhood in the early 1900s. The Spokane-Washington Improvement Company, the developer of the neighborhood, wrote covenants which were tied to property warranty deeds for the area. The deed for the Seligman House (Book 165, Page 636, #137720) conveyed the following covenants which controlled the type of house to be built on the property when W. O. Seligman bought the lot:

It is covenanted and agreed between the parties to this indenture and made a condition or covenant running with the land herein conveyed, *First*, that no residence shall be erected on said lot that shall cost less than \$1,000, [that residence] shall be of modern style of architecture, and no out house or barn shall be erected and used as a dwelling before the connection of the main dwelling house. *Second*, no building erected on said lot shall be used for business purposes of any kind.¹⁰

The Seligman House was built in the Craftsman style which was considered “modern architecture” for the time in 1906. The home’s construction cost was reported at \$7,000¹¹ which was seven times more than the amount the covenant stipulated, and no outbuildings were built for use other than a garage for automobiles (built c. 1950, razed, and rebuilt in 1965). The Seligman House more than met the written covenant’s requirements, and conveys the developers prescribed plans for single-family residential development in the Manito Park neighborhood.

⁹ Spokane City directories.

¹⁰ Spokane County Warranty Deed. Spokane County Courthouse, Spokane, WA.

¹¹ “Attractive Home in Manito Park.” *Spokesman-Review*, 25 August 1907, p. 1 part 3.

ARCHITECTURAL SIGNIFICANCE

Category C

The Seligman House is architecturally significant under Category C as a fine example of the Craftsman style and as a product of master architect, K. K. Cutter.

The home was pictured in the *Spokesman-Review* newspaper on August 25, 1907:

ATTRACTIVE HOME IN MANITO PARK

*W. O. Seligman's Residence Has Many Distinctive Features
Color Harmony in Exterior
Rooms Are Large & Well-Arranged*

W. O. Seligman's residence, which was recently completed at 2203 Manito Boulevard, is one of the most distinctive houses in this part of the city. With its brown siding, white trimmings and green stained roof, the color tones of the house are tasteful and harmonious. The grounds are ample and the house sets back from the street...¹²

With the aforementioned color treatment and calculated Craftsman-style design, the home has a strong horizontal emphasis—a Craftsman aesthetic achieved through design and building materials. The home seems to be divided horizontally into four or five horizontal bands: foundation (basalt rock), lower third of first floor (horizontal clapboard), middle third of first floor (wood shingle siding), upper third of first floor (false half-timbering with stucco infill—a Tudor Revival style influence), and strong horizontal shadows formed by widely overhanging roof eaves. The entire effect renders the house “ground hugging.”

Defining features of the Craftsman style are depicted on and in the Seligman House and include the home's low-slung form, low-pitched hip roof, wide overhanging eaves, exposed rafters and purlins, a covered front porch, massive porch brackets, shingle and clapboard siding, multi-paned windows, battered walls (dormers), and cut basalt foundation. The Craftsman style espoused natural building materials which are well demonstrated on/in the Seligman House. These include wood shingles, wood clapboard siding, indigenous basalt rock (foundation), clinker brick with basalt cobbles, false half-timbering, stucco infill, solid wood doors, curly fir woodwork with an ebony finish, matte-fired ceramic tile (fireplace hearth), leaded and stained-glass windows, oak floor, and brass hardware and light fixture mounts. The home's deep front porch was designed as an outdoor living space, a Craftsman-style tenet. The large open living room/dining room and ceiling that appears low (due to deep, ebony-finished crown molding and boxed beams) are also Craftsman-style tenets.

¹² “Attractive Home in Manito Park. *Spokesman-Review*, 25 Aug 1907, p. 1, part 3.

The Craftsman style enjoyed a widespread popularity throughout the United States from about 1900 to 1930, and was especially popular in Spokane during this time. The design for the Seligman House, however, is a custom design rendered by one of the city's most noted architects and is not repeated on any other home in the region.

Kirtland Kelsey Cutter (1860-1939)

The Seligman House was designed by the architectural firm of Cutter & Malmgren.¹³ It is widely thought that Cutter, the artist, rendered the designs, while Malmgren, the engineer, constructed them. Cutter was born in Ohio, studied at the Arts League of New York, traveled to Europe where he studied drawing, painting, and sculpture, and came to Spokane in 1887 to work for his uncle at the First National Bank. Drawn to architecture instead of banking, Cutter began designing homes and commercial buildings in earnest for his uncle's wealthy friends after the Spokane Fire of 1889, which destroyed 31 city blocks in the central business district of Spokane. He practiced with fellow architect, J. C. Poetz, for a short time and later partnered with Karl G. Malmgren. Successful from the beginning, Cutter & Malmgren apprenticed young architects such as Albert Held, G. A. Pehrson, and Archibald Rigg, who all became successful and prominent Spokane architects. Cutter's designs (alone and with partners) include some of Spokane's most unique residences and buildings: the Davenport Hotel, Spokane Steam Plant, Sherwood Building, Fairmont Cemetery Chapel, F. Lewis Clark House & Gatehouse, Glover House, Humbird House, J. P. Graves House (Waikiki), Wilbur House, and the Seligman House.¹⁴

Karl G. Malmgren (1862-1921)

Karl Malmgren was born and educated in Sweden, received further education in Germany, and practiced architecture in Europe for eight years before coming to America in 1888. He arrived in Spokane in 1889, worked for architect, John Poetz, and upon Poetz's retirement in 1894, partnered with architect, Kirtland Cutter. The architectural firm of Cutter & Malmgren was responsible for numerous Spokane buildings such as the Washington Water Power Substation, Steam Plant, Davenport Hotel, Spokane Club, First Church of Christ Science, Robertson and Sherwood buildings, and many prominent Spokane homes. Malmgren designed his own house at 709 W. Sumner Avenue in Spokane, a contributing property in the Marycliff-Cliff Park National Register Historic District.¹⁵

Cutter & Malmgren worked together for 23 years, from 1894 to 1917, in Spokane and Seattle. Many of their designs still exist in Spokane, which include commercial buildings and mostly large estate-like homes for Spokane luminaries such as Campbell, Finch,

¹³ Nolan, Edward. *A Guide to the Cutter Collection*. Spokane: EWSHS, 1984, archive number L84-207.64 (original drawings rendered by the Cutter & Malmgren architectural firm are archived in the Northwest Museum of Arts & Culture, Archive Library).

¹⁴ Eastern Washington State Historical Society. *Spokane Skyline: A Century of Architecture, 1889-1989*. Spokane: EWSHS, 1989, p. 38.

¹⁵ *Ibid*, p. 40.

Wakefield, Glover, Corbin, and others. In his book, *Kirtland Cutter: Architect in the Land of Promise*,¹⁶ author/historian Henry Matthews revealed that Cutter did “not seem to have been sufficiently impressed by the Prairie style...nor did he show much interest in the Craftsman [style] bungalow... Cutter & Malmgren were, [however], responsible for a few bungalow-like houses, all of them relatively modest.”

The Seligman House was one of these homes. Compared to the grandiose estate homes that Cutter designed for some of Spokane’s wealthiest clients, the Seligman House is small, a home designed for the middle-class family. Other modest-size homes designed by Cutter include the Corbet House (820 W. 7th Avenue, built in 1908), the Knight House (1715 N. West Point Road, built in 1910), and the Lewis P. Larson House (Metaline Falls, built in 1910). Since most of Cutter’s commissions included large homes, the Seligman House stands out as a good example of one of his more modest appointments. In addition, the property is a fine example of the Craftsman style, a style of which Cutter was not fond, but nevertheless, an architectural tradition with stylistic features and architectural elements that he defined with expertise in his rendition for the Seligman House.

In conclusion, the William Otto & Stella May Seligman House is an excellent example of the Craftsman style and demonstrates the professionalism and artistic expertise attributed to architects, K. K. Cutter and K. Malmgren. The house is historically and architecturally significant under Categories A and C and is eligible for listing on the Spokane Register of Historic Places.

¹⁶ Matthews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press, 1998, pp. 189-196.

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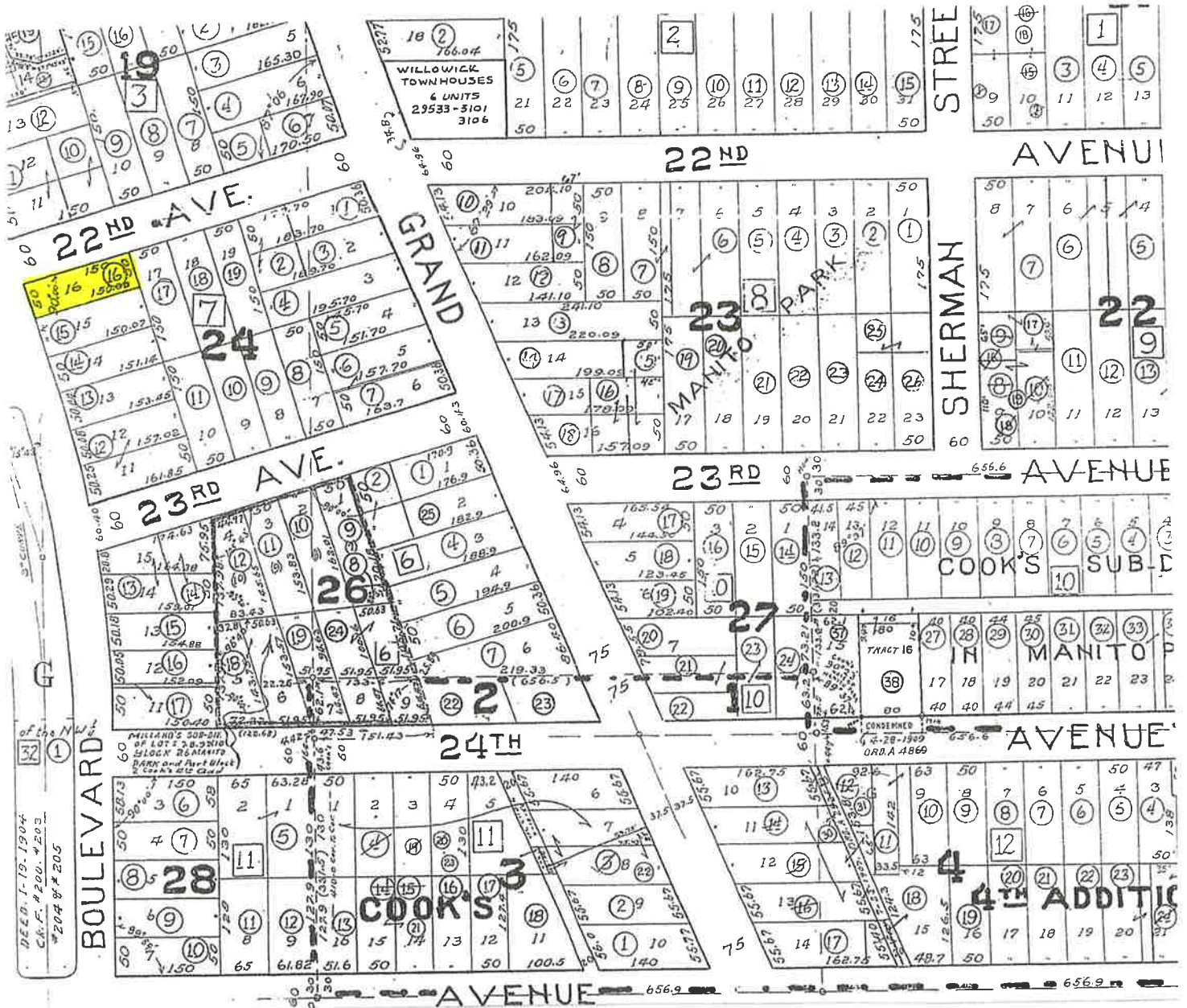
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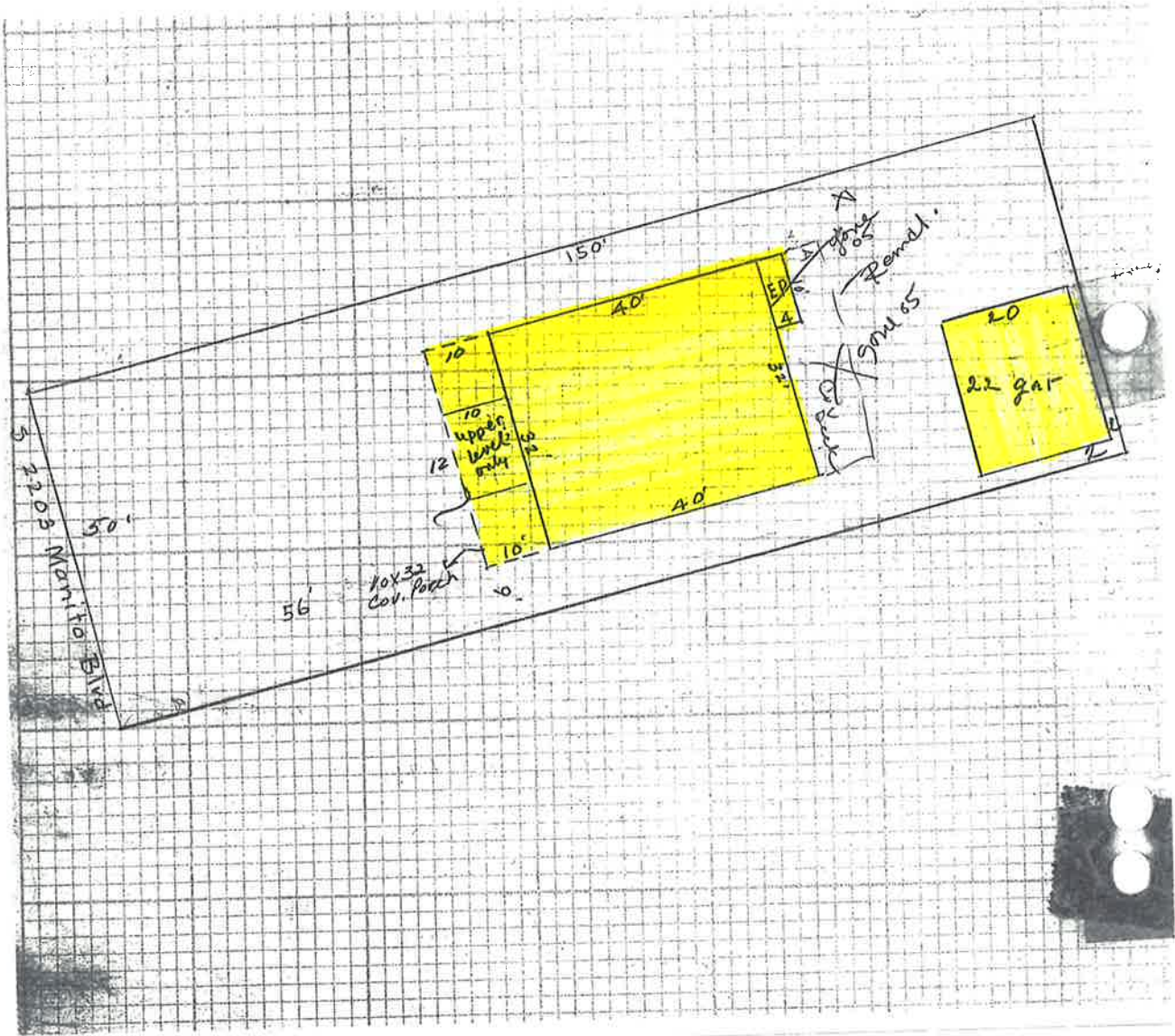
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Plat Map Spokane County Plat Map in 2006



Site Plan

Spokane County Assessor's Records, site plan.



Photos 1 and 2 West façade and south elevation of house in 2006.



Photos 3 and 4 North elevation of house and rear, east elevation in 2006.



Photos 5 and 6 Front door and vestibule light fixture in 2006.



Photos 7 and 8 Living room in 2006, looking southeast.



Photos 9 and 10 Living room fireplace and built-in bookcase in 2006.



Photos 11 and 12 View of dining room from living room, looking northeast, and view of built-in china cabinet in dining room on north wall in 2006.



Photos 13 and 14 View of alcove on west wall in dining room (looking west) and view of stairs to second floor (looking east).



Photos 15 and 16 Kitchen (remodeled in 2005), looking east and west.



Photos 17 and 18 Small window between LR and DR in 2006.



SP-COUNTY
TAX ASSESSOR PHOTO

1960

JUL • 60



302 S. Summit Blvd

JUL • 60



S. S. P. Manitoba Blvd

JUL • 60



322 - Manitoba Blvd



Selkirk House - 2203 S. Minto Blvd - c. 1910