

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 **ARCHIBALD & EDA WITHERSPOON
HOUSE**

2. Location

Street & Number 2124 S. Rockwood Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35294.0403 and 35294.0401

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 Judith G. Sugg & Anupam Narayan
Street & Number 1118 W. Ninth Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 509-624-2117, narayan@aol.com

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 draft reviewed by SHLC on July 18, 2007

7. Description

Architectural Classification
(see nomination, section 8)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One
 unaltered
 altered
Check One
 original site
 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 3.14 acres.
Verbal Boundary Description Manito Park Second Addition, all of Lots 1 and 3, and part of Lots 2 and 4 in Block 12.
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 27th Avenue, Spokane, WA 99203
Telephone Number 509-456-3828
Email Address lindayeomans@comcast.net
Date Final Nomination Heard July 18, 2007

12. Additional Documentation

Map City/County of Spokane current plat map.
Photographs and Slides Color images on CD; B&W images in prints.

13. Signature of Owner(s)

Name Anupam Narayan

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

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]

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

DESCRIPTION OF PROPERTY***Summary Statement***

Listed on the National Register of Historic Places in 1997, the Archibald & Eda Witherspoon House is as a contributing property in the Rockwood National Register Historic District in Spokane, WA. The home is sited at the top of a steep north-facing bluff between Plateau Road and Highland Boulevard at the intersection of Garfield and Plateau Roads. Built in 1912, the Witherspoon House is a fine example of the Italian Renaissance style and is surrounded by three-plus acres of manicured grounds, terraced gardens, basalt rock walls, basalt steps, and a double-car garage, tennis court, and garden house. The two-story home forms a large irregular rectangular box with a low-pitched hip roof which is covered with dark green metal Spanish tiles. Widely overhanging eaves shade the house and are supported by large scroll-sawn wood brackets. The house is clad in crème-colored stucco and features a formal symmetrical façade design and fenestration patterns, a covered front porch, front and back terraces, arched windows, and hip-roof dormers. The porch is embellished with decorative brackets and is supported by thick round columns which are anchored to a stucco porch wall. The interior of the home has over 6,000 square feet with multiple spacious rooms, six bathrooms, four fireplaces, and is finished with a combination of painted and golden-oak woodwork, oak flooring, marble and ceramic tile floors, paneled wainscoting, and ceiling beams. The property is in excellent condition and includes a 1955 addition which was built at the rear southwest corner of the house. The Witherspoon House retains good interior and exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Spokane, WA.

CURRENT APPEARANCE & CONDITION***Site***

The Witherspoon House is located on a large tract of land in the center of the Rockwood National Register Historic District, an architecturally and historically prominent residential neighborhood on Spokane's South Hill. The Witherspoon property is identified as Spokane County tax parcel numbers 35294.0403 and 35294.0401 and includes a total of 3.14 acres which encompasses Lots 1 and 3 and parts of Lots 2 and 4 in Block 12 in the Second Addition to Manito Park. Irregularly shaped, the property retains an approximate depth of 182 feet, and widths which span 203 feet along Highland Boulevard at the north, and 313 feet along Plateau Road at the south. The home is framed by a manicured lawn and mature deciduous and evergreen trees, and is surrounded by curvilinear tree-lined streets and large single-family residential homes which were built on multiple 50-foot lots from 1905 to 1945.

Basalt Rock Landscape Features (built in 1910-12)

The Witherspoon House faces north along Highland Boulevard and Rockwood Boulevard from a high perch atop a basalt rock bluff. In 1910-12, the rocky hillside in front of the house was terraced with indigenous basalt rock retaining walls, rock steps, rocky

pathways, and basalt rock gateposts, and was landscaped with deciduous and evergreen shrubs and trees. The basalt rock landscape features are well-preserved in good condition.

Garage (built in 1947)

A detached single-story double-car brick masonry garage with a tool shed was built in 1947 behind the house in the southwest corner of the property. The garage/tool shed measures 24 feet deep and 35 feet wide. The building is clad with stucco and has a nearly flat shed roof of built-up tar. A large metal overhead garage door opens at the south façade of the garage, and a poured concrete driveway leads south from the garage to Plateau Road. The garage is well-preserved in good condition.

Tennis Court (built in 1970)

In 1970, a full-size tennis court with a poured concrete court surface was built in the southeast corner of the property behind the house. A metal wire cyclone fence surrounds the tennis court, and a two-foot-high basalt rock wall, which was built in 1910-12, follows the southeast border of the property around the exterior perimeter of the tennis court and fence. The rock wall and the tennis court are well-preserved in good condition.

Garden House (built in 1947 and 1970)

A small garden house was built in 1947 and rebuilt in 1970 behind the Witherspoon House along the south border of the property. It has a nearly flat low-pitched hip roof, stucco cladding, wood-sash multi-paned windows, and measures 11.7 feet wide and 10 feet deep with a total of 117 square feet of interior space. The building is well-preserved in good condition.

Witherspoon House Exterior (built in 1912)

The Witherspoon House is a large two-story single-family home with a low-pitched cross-gable hip roof. The house follows an irregular rectangular footprint which measures about 56 feet wide and 63 feet deep.¹ The roof is covered with metal Spanish tiles which are painted dark green and are embellished with prominent cresting. Widely overhanging unenclosed eaves shade the planar wall surface of the house and are supported by large decorative scroll-sawn brackets made of wood (painted dark green). Three stucco-clad brick chimneys project from the roof along with hip-roof and shed-roof dormers. The house is brick masonry construction which is clad in crème-colored stucco. A ten-inch-deep horizontal stucco belt course rings the perimeter of the house at the center of the second story. Fenestration patterns are symmetrical at all elevations of the home. Original windows in the 1912 house include a combination of multi-paned and 1/1 double-hung wood-sash units, single and multi-paned casement units, and fixed-paned windows. The foundation is made of basalt rock which is covered with an application of stucco cladding at the exterior.

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

North Façade

The formal front entrance to the house was designed and built at the home's north façade, and faces north with a view of the Rockwood National Register Historic District, Spokane, and Mt. Spokane. The north façade has a formal symmetrical design with symmetrical fenestration patterns. Two matching hip roof dormers project from the roof slope and have widely overhanging eaves with exposed brackets. The dormers are clad in stucco and are covered with dark green metal Spanish roof tiles. A prominent feature of the north façade is a terrace at the first floor which extends across the full width of the house. Part of the terrace is covered with a center partial-width front porch. The porch has a low-pitched shed roof with widely overhanging eaves and decorative scroll-sawn brackets. A stucco terrace wall surrounds a portion of the terrace. Anchored to the terrace wall, four thick round stucco columns support the porch roof. The terrace and porch deck are surfaced with paving bricks which were manufactured in circa 1910-12. Six brick steps rise to the porch deck from grade in front of the house. A stepped stucco-clad brick staircase wall flanks the steps. At the front porch, a front door is located at the first floor in the center of the north façade and is flanked by paneled sidelights. The sidelights are flanked by small casement windows, and the casement windows are flanked by large 1/1 double-hung wood-sash windows. With a horizontal design emphasis, the upper sash of the double-hung windows comprises one third of the window space while the bottom sash comprises two-thirds. The second story is seven-ranked with three 1/1 double-hung wood-sash windows in the center and a pair of arched casement windows at the east and west ends of the north façade.

South Elevation

The south elevation is at the rear of the house. It features a low-pitched shed dormer, stucco cladding, symmetrical fenestration patterns, and a projecting two-story cross-gable. A small bay at the first floor is located in the southeast-facing ell formed by the cross-gable. It is covered with a low-pitched hip roof which is covered with metal Spanish roof tiles. The bay's three sides are clad with wood-sash casement windows. To the east of the bay at the south elevation are a narrow arched window and three wood-sash casement windows. A poured concrete terrace is located in the ell and is protected with a wrought-iron balustrade. Two steps descend from the terrace to grade (back yard). The second floor has three 1/1 wood-sash double-hung units and one fixed-pane unit.

East Elevation

The east elevation of the house faces landscaped grounds (back and east side yard) and features symmetrical fenestration patterns and a center stepped chimney. The chimney is made of brick and is clad in stucco to match the planar wall surface of the house. Windows flank the chimney and include two 1/1, double-hung, wood sash windows at the second floor and two wood casement windows with arched transom lights at the first floor. The arched transom lights have true divided lights which form a fanlight design. A hip-roof cross-gable extends south 17 feet from the south elevation of the house, forming a southeast-facing ell; the east elevation in the ell has two arched porch

spandrels at the first floor and a box bay window at the second floor. The box bay is supported by decorative scroll-sawn brackets and holds a tripartite window with wood sash.

West Elevation

The west elevation of the house features a low-pitched hip roof dormer with widely overhanging eaves and decorative brackets, symmetrical fenestration patterns, and stucco wall cladding. Windows are 1912 original 1/1 double-hung wood-sash units. A side door opens at the first floor.

Southwest Rear Addition (built in 1955)

A two-story addition was built on the rear southwest corner of the house in 1955.² The addition projects 22 feet west from the southwest corner of the house and is 35 feet in length, extending south 11 feet past the original southwest corner of the 1912 house. The roof on the addition is flat with built-up tar and has widely overhanging eaves. To the south behind the addition is the garage. In 1955, a small portion of the garage roof was extended 12 feet north to meet the south elevation of the addition, forming a covered walkway or breezeway between the addition and the garage. Designed to match the original 1912 house, the addition is clad in crème-colored stucco and has a horizontal stucco belt course in the center of the second floor which is an extension of the belt course on the house. The addition has a flat roof of built-up tar and is well-preserved in good condition. A stepped brick chimney clad in stucco projects through the roof eave of the addition at the west elevation. Fenestration patterns are symmetrical and include wood sash casement windows installed in 1955. A back door is located under the breezeway in the center of the south elevation. The rear addition is mostly hidden from public view at Plateau Road which runs along the south border of the property behind the house because the two-car garage/tool shed built in 1947 is located between the addition and the street.

Witherspoon House Interior

The interior of the two-story Witherspoon House is large with over 6,000 square feet on two floors.³ A 40-inch-wide front door made of solid oak with glazing in the upper half of the door is located in the center of the north façade at the front porch on the first floor, and opens into a small vestibule. The vestibule is finished with painted wood wainscoting, original lathe-and-plaster walls and ceiling, and a green-and-white glazed ceramic tile floor. Center tiles are white and are surrounded by a border of dark green tiles at the perimeter of the vestibule. A small closet door opens at the east wall of the vestibule into a coat closet. A built-in umbrella stand is located on the north wall in the closet. Original plate-glass beveled mirrors are mounted on the wall in the vestibule. Features and finish in the vestibule are original.

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

³ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

The vestibule opens to a formal reception hall which is located in the center of the house on the first floor. The reception hall features decorative ceiling beams with scroll-sawn brackets, chair rail molding with vertical battens, original lathe-and-plaster construction, and solid oak flooring. The reception hall leads east to a living room, south to a dining room, west to a rear hallway, northwest to a library, and north to a small powder room and formal staircase. All of the woodwork is painted white and the oak flooring is finished in a rich honey color. The formal staircase is wide at 44 inches, and rises to a landing, turns and ascends to the second floor. The staircase has a closed stringer, an enclosed paneled wood balustrade, and is anchored to a beveled newel post at the first floor. A carved foliate design forms a knob on top of the newel post. A wide tudor arch accentuates the west wall of the vestibule, and flat arches accentuate entrance ways at the south and east walls. Heavy oak paneled pocket doors open from the reception hall into the dining room and the living room.

Located along the east wall from the northeast corner to the southeast corner of the house, the living room is the largest room in the home, measuring 19 feet wide and 32 feet deep. A fireplace is centered on the east wall and forms the focal point of the room. It is embellished with a thick terra cotta mantel and foliated pilasters which flank a rectangular firebox opening. Matte-glazed ceramic tile with mottled green-brown-gold-rust hues surround the pilasters and are embellished with blackened mortar joints. The hearth is covered with matte-glazed ceramic tiles which are mostly mottled rust colors. The woodwork in the living room includes 10-inch-deep floor molding, deep crown molding, ceiling beams, and door and window surrounds. All of the woodwork is painted white except for the door and window surrounds. The surrounds are made of quarter-sawn oak. The floor is solid oak and is finished in a honey color which matches the door and window surrounds. Original oak radiator covers with cutout designs fit over original cast iron radiators which are located below windows along the north and south walls of the room.

The library is located in the northwest corner of the house and is finished with painted woodwork, painted built-in bookcases, and oak flooring. A paneled wood door with a small amber-colored stained-glass window opens into a powder room which is located under the stairs between the library and vestibule. The dining room is located in the center of the house along the south wall and measures 23 feet wide and 14 feet deep. It has two focal points: a large fireplace on the west wall and an adjoining sunroom on the south wall. The fireplace has a wood mantel and a glazed ceramic tile surround and hearth. The sunroom is a single-story bay which extends south 4.4 feet and is illuminated on three sides by wood casement windows. The sunroom looks out onto a garden terrace with a poured concrete surface. The dining room is embellished with paneled wainscoting, plate rails, deep floor and crown molding, and a marble floor (installed in 2007). Walls and ceiling are original plaster-and-lathe construction. The ceiling height for the vestibule, reception hall, library, living room, and dining room is 9.6 feet.

A hallway between the dining room and library leads west and south to a narrow enclosed staircase designed for use by domestic help, a kitchen, and a large family room which are located in the southwest corner of the house. The kitchen is finished with built-in cupboards and cabinets, a ceramic tile floor, and was remodeled several times since its original built date of 1912. A large family room is located in the 1955 addition and was repainted in 2007. A brick fireplace is located on the west wall. The floor is made of oak planks.

The second floor of the house has a center hall which leads to six bedrooms, five bathrooms, and a laundry room. All of the woodwork is painted white, the ceiling height is eight feet, and most of the flooring is made of solid oak (bathrooms and laundry room are glazed ceramic tile and/or marble). The master bedroom is located above the first-floor living room at the east wall of the house. It features a fireplace with a white-painted wood mantel, round pilasters with acanthus leaf capitals, and a matte-glazed ceramic tile surround. The tiles are mottled and tinted with a delicate crème-and-sage green hue. A built-in bookshelf and built-in radiator cover (which doubles as a window seat) flank the fireplace under 1/1 double-hung wood-sash windows. The north wall of the bedroom is finished with built-in closets, a built-in radiator cover, and two arched casement windows. The bedroom opens south to a walk-in closet with built-in drawers and a full bathroom with a shower clad in marble (2007 remodel).

From the master bedroom, the second-floor hall leads west to four bedrooms, two full bathrooms, a narrow enclosed servant's staircase which descends to the kitchen, and a laundry room, which are all within the footprint of the 1912 house. The hall bathroom is all original with a cast-iron porcelain bathtub, porcelain toilet, round porcelain pedestal washbasin, glazed ceramic tile floor, a built-in medicine cabinet, and a built-in linen closet with drawers. All hardware in the bathroom is original with nickel-plated chrome and glass-and-chrome towel bars. Another hallway leads from the laundry room west to the 1955 addition which includes a large bedroom and full bathroom (remodeled in 2007). The attic and basement are unfinished with storage and mechanical rooms. The home is heated by forced-air gas (original heat was radiant hot water).

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Except for the 1955 addition at the southwest rear corner of the house, the original design for the Witherspoon House is still intact and well conveys designs, materials, and construction methods which were popular when the property was built in 1912.⁴ Two years before the house was erected, an anticipatory newspaper article in the August 28, 1910 edition of the *Spokesman-Review* pictured an artist's rendering of the property and described the home's proposed design:

The Witherspoon residence...is...elaborate and clearly defined in design.

⁴ Wood, Charles R., Architect. *Plans for the Witherspoon House, circa 1910*. Northwest Museum of Arts & Culture, Spokane, WA.

It follows the Italian villa with a stucco exterior over brick. The house will cost complete about \$25,000 and will have ten rooms... The first floor will have a large vestibule, reception hall, living room, library and den, large dining room, solarium or sunroom, kitchen, pantry, and rear hall. The vestibule... opens into the reception hall. The living room is unusually large...the dining room is correspondingly large...with built-in features to include a sideboard and fireplace. The ceilings will be beamed. The remainder of the first floor is given over to service quarters. The finish throughout is in hardwood on the first floor except in the kitchen and complimentary quarters. The second floor is given over to sleeping quarters and necessary closets, bathroom, and servant's quarters. The entire second floor is finished in old ivory [enamel paint].⁵

The artist's rendering in the newspaper pictured the north façade of the Witherspoon House with three arched windows at the second floor flanked by rectangular windows. This design was changed and reversed when the home was built with three rectangular windows in the center of the second floor and four flanking arched windows.

Amazingly, original blueprints and specifications which were completed in 1910 remain intact for the Witherspoon House. The blueprints are identified in the bottom right hand corner of each print as "Set 174" with pages 1 through 12 which indicate elevations, roof plan, floor plans, and miscellaneous drawings of interior and exterior features. The interior and exterior of the Witherspoon House today mostly matches the interior and exterior designs shown on the original circa 1910 plans. Exceptions include:

1921: Drawings dated April 5, 1921 pictured proposed modifications for a bathroom remodel on the second floor (bathroom located next to servant's stairs).⁶ To allow for a built-in linen cabinet on the south wall, the proposed plan was built and the toilet and washbasin were moved in line with the bathtub along the north wall. The sleeping porch in the northeast corner of the second-floor master bedroom was enclosed with arched wood-sash casement windows. Some of the oak woodwork on the first floor (vestibule, reception hall, living room, dining room, and library) may have been painted at this time, which was a popular practice during the 1920s.

1947: A two-car detached garage was constructed in the southwest corner of the property behind the house for \$300.⁷ A concrete driveway was poured which led south from the garage to Plateau Road.

⁵ "Plans Completed for Costly Homes." *Spokesman-Review*, 28 August 1910, part 4, p. 1.

⁶ Rigg & VanTyne, Architects. *Plans for Witherspoon bathroom remodel, c. 1921*. Northwest Museum of Arts & Culture, Spokane, WA.

⁷ Spokane City building permits, #86532, dated June 12, 1947. Spokane City Hall, Spokane, WA.

1955: A two-story addition was built at the rear southwest corner of the house. At the same time the addition was added, the original kitchen was remodeled. The addition provided for a large kitchen/eating area/family room on the first floor and a bathroom and large “dormitory-type” bedroom on the second floor.⁸ A small portion of the garage roof was extended 12 feet north to meet the south rear wall of the addition, forming a covered walkway. The 1955 addition was finished with hardwood oak floors in the eating area/family room, wall-to-wall carpet on the second floor, and wood sash casement windows. The original 1912 built-in buffet in the dining room may have been removed at this time. A small powder room (toilet and washbasin) was built in the center second-floor bedroom (just west of the master bedroom/bathroom—powder room shares common plumbing wall with master bathroom).

1961: An in-ground poured-concrete swimming pool was installed along the west and northwest elevation of the house. When this was done, the original porch at the west elevation of the house was removed.⁹

1980s: The kitchen was remodeled again with built-in appliances and casework. One small vinyl-sash double-hung window was installed at the south elevation in the kitchen.

2006-07: The in-ground swimming pool was removed and the space was in-filled, leveled, and prepared for use as a driveway. The first and second floors of the house were refinished with updated wiring-heating-plumbing and fixtures; repainted walls, ceilings, and woodwork; refinished and/or new floor coverings (marble, ceramic tile, wall-to-wall carpet); period light fixtures; and a kitchen remodel (new built-in cabinets, cupboards, fixtures, flooring). The metal roof tiles and exterior surfaces of the house and garage were repainted.

In summary, the Witherspoon House has had some modifications over the years but still retains much of its original 1912 design, materials, and workmanship at the exterior and interior. The 1947 garage and 1955 addition are historic (more than 50 years old) and do not preclude the Witherspoon House from conveying its original intended use, design, and architectural integrity as a prominent single-family residence built in 1912 in the Rockwood National Register Historic District.

⁸ Toribara, Frank, Architect. *Plans for the Witherspoon House 1955 addition & remodel*. Northwest Museum of Arts & Culture, Spokane, WA.

⁹ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

Areas of Significance	Architecture, Landscape Architecture, Commerce, Community Planning & Design
Period of Significance	1912-1928
Significant Date	1912
Architect	Charles R. Wood (1912 house) Rigg & VanTyne (1921 remodels) Frank Toribara (1955 addition)
Landscape Architects	Olmsted Brothers Landscape Architects Miles E. Estep

STATEMENT OF SIGNIFICANCE

Summary Statement

Perched on the top of a steep north-facing hillside, the Witherspoon House was built in 1912 as a large, imposing two-story home with crème-colored stucco cladding, arched windows, and a green Spanish tile roof. It is a fine example of the Italian Renaissance style and was listed on the National Register of Historic Places in 1997 as a contributing property in the Rockwood National Register Historic District. The home was custom-designed for dynamo Spokane business leader, “banker, mining man, and...attorney,” Archibald W. Witherspoon, and his wife, Eda Mauseth Witherspoon, who lived with their three children at the property for 16 years during the first third of Witherspoon’s most productive life.¹⁰ “Prominently identified with the civic, business, and industrial life of Spokane,” A. W. Witherspoon developed the law firm of Witherspoon, Witherspoon & Kelley (now Witherspoon, Kelley, Davenport & Toole), and was noted as “one of the oldest members of the bar in Spokane” during his career.¹¹ Greatly impacting Spokane-area businesses, Witherspoon achieved a reputation as an expert on corporate restructuring and reorganization, and “was so well-respected by his peers and clients that he served on the boards of more than 75 corporations in the Inland Northwest.”¹² The Witherspoon House was designed by Charles R. Wood, a prominent Spokane architect who trained under local master architects Albert Held and Kirtland Cutter, and was praised as a designer of schools and “a large number of the better class residences”¹³ in the city. Wood’s proposed design for the Witherspoon House was lauded in 1910 as “palatial” in “design, arrangement, finish, and location,” and was promised to “add to Spokane’s list of beautiful structures.”¹⁴ The basalt rock walls and grounds around the home were influenced by suggestions from the famed Olmsted Brothers architectural landscape firm of Brookline, Massachusetts, and were developed and built by Spokane landscape architect, Miles E. Estep.¹⁵ The Witherspoon House has achieved significance in several areas of significance, including “commerce,” “architecture,” and “landscape

¹⁰ “A. W. Witherspoon Rites Are Planned.” *Spokane Daily Chronicle*, 3 Dec 1958.

¹¹ “Witherspoon to End 58-Year Law Career.” *Spokane Daily Chronicle*, 9 Jan 1957.

¹² “Witherspoon, Kelley, Davenport and Toole PS, Attorneys at Law.” *Spokesman-Review*, 27 June 2007.

¹³ “Charles Wood, Architect.” *Spokesman-Review*, 17 June 1909.

¹⁴ “Plans Completed for Costly Homes.” *Spokesman-Review*, 28 Aug 1910.

¹⁵ *Ibid.*

architecture,” from 1912 to 1928 as the custom-designed residence of A. W. Witherspoon, as an excellent example of the Italian Renaissance style, and as a product of accomplished Spokane professionals, architect, Charles R. Wood, and landscape architect, Miles E. Estep. The property achieved further significance in the area of “community planning & design” for its specific association with city-wide trends that led to the adoption of restrictive covenants which sought to control the style, size, type, and quality of domestic architecture and land use planning in the Rockwood National Register Historic District and other residential neighborhoods throughout Spokane. Architecturally and historically significant, the Witherspoon House is nominated for listing on the Spokane Register of Historic Places under categories A, B, and C.

HISTORICAL CONTEXT

The Rockwood National Register Historic District

From 1900 to about 1920, Spokane experienced a building boom that spread throughout the city and extended up and over a massive basalt bluff which runs east and west along Seventh and Eighth Avenues at the base of Spokane’s South Hill. Neighborhoods were planned, platted, and eventually developed on the plateau that overlooks the city atop the basalt bluff. One of these residential areas was the Rockwood National Register Historic District, the only neighborhood in Spokane which was designed by the nationally acclaimed Olmsted Brothers Landscape Architects, the same firm that designed Boston’s park system, the grounds at the Chicago 1893 World Exposition, and New York City’s Central Park.

Beginning in the early 1900s, Jay P. Graves and Fred B. Grinnell, a real estate developer, began developing the Olmsted-designed Rockwood neighborhood. By the end of 1909, home sites in the area were being actively marketed. Advertisements announcing contracts for paving, tree planting, and water and sewer lines alternated with news of the latest purchases and upcoming homes in real estate sections of Spokane newspapers. A November 28, 1905 promotional advertisement in the *Spokesman-Review* proclaimed the Rockwood neighborhood to be a “strictly high-class residence district...the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district.” Another article printed on January 30, 1910 reported that “Rockwood...promises to be one of the most beautiful additions to the city.”¹⁶ Six months later on June 12, 1910, a third article reported further on-going residential development in the Rockwood neighborhood:

SPEND \$200,000 FOR FINE HOMES

*One Block in Rockwood Addition in Line for Extensive Improvements This Year
Will Beautify Grounds*

¹⁶ “Parking System Which Will Make Rockwood Most Beautiful Part of City.” *Spokesman-Review*, 30 Jan 1910.

That Rockwood, the new high-class residence section put on the local market last year, is destined to be built up with costly homes as was originally planned when the F. B. Grinnell company put the property on the market, seems to be assured in the extensive plans already under way for building this year, and in the houses already being built in the addition.

The improvements are being rushed in the addition and at present there is one block in which an expenditure of almost \$200,000 is planned. This block lies between Highland Boulevard and Plateau Road, and between Rockwood Boulevard, Garfield Road and Hatch Street... When the Block is improved, it will be one of the most beautiful, perhaps in the city.¹⁷

Streetcar lines, street lamps, sidewalks, and eventually a school were built in the area. Neighborhood amenities were plentiful and the curvilinear tree-lined streets and hillside lots were being noticed by potential buyers. By mid-1910, six-month sales had reportedly totaled \$160,000 for building sites ranging in price from \$1,250 to as high as \$8,000 for large double lots. Sixteen homes were completed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over 20 more homes were finished, and by the late 1930s, the majority of houses in the neighborhood were erected. Domestic architectural styles ranged from large Neoclassical, Tudor Revival, Colonial Revival, and Mediterranean-inspired designs to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Houses were built from designs prepared by architects, builders, and from plans distributed in plan books. The homes were constructed by independent contractors who were hired by developers, architects, and property owners. One of the largest homes built in the Rockwood neighborhood where fashionable Rockwood Boulevard, Highland Boulevard, and Plateau Road converge was the Witherspoon House.

The Witherspoon House

On December 16, 1911, the Spokane-Washington Improvement Company (owned by Grinnell) sold all of Lot 3 and the east half of Lot 4, Block 12 in the Second Addition to Manito Park to Archibald W. Witherspoon and his wife, Eda Mauseth Witherspoon. Sited on top of a high bluff, the property commanded a panoramic view of Spokane and cost a reported \$6,300.¹⁸ The Witherspools had previously retained Spokane architect, Charles Wood, to design a home which was featured with an artist's rendering in the *Spokesman-Review* in 1910. The newspaper article reported that "architect Charles R. Wood is completing plans for a \$25,000 home [for] A. W. Witherspoon...and in design,

¹⁷ "Spend \$200,000 for Fine Homes." *Spokesman-Review*, 12 June 1910, part 4, p. 1.

¹⁸ Spokane County warranty deed #345035, book 286, page 372. Spokane County Courthouse, Spokane, WA.

arrangement, finish, and location” the house “will assume palatial standard and add to Spokane’s list of beautiful structures.”¹⁹ The home was built and completed in 1912. In 1917, the Witherspoons purchased additional acreage on all of Lot 1 and part of Lot 2 adjacent next east at the corner of Garfield and Plateau Roads, and landscaped the grounds. As specified on 1921 remodel plans, the Witherspoons hired the Spokane architectural firm, Rigg & VanTyne, to modify a bathroom and the north wall of the master bedroom.

Subsequent Homeowners

After 16 years, A. W. Witherspoon and his wife, Eda Mauseh Witherspoon, sold their home in 1928 to Florence B. & William P. Hopkins, a prominent lumberman who founded the Good-Hopkins Lumber Company in Spokane. A noted civic benefactor, Florence Hopkins was a member of the Cathedral of St. John the Evangelist, St. John’s Landscape Association, the Tesemini Club of Spirit Lake, and “for many years...drove participants to classes for the handicapped at the Spokane Rehabilitation Center.”²⁰

After William Hopkins’s death in 1942, Florence Hopkins sold the property to Dr. H. Ryle Lewis and his wife, Marion E. Lewis, for \$11,000. Dr. Lewis was listed in city directories as a physician specializing in neurology and psychiatry with offices in the Paulsen Medical & Dental Building in downtown Spokane. In 1947, the Lewises built a detached two-car garage behind the house in the southwest corner of the property. For a reported cost of \$300, the garage was built with a nearly flat shed roof of built up tar and was clad in crème-colored stucco and dark green trim to match the house.²¹

In 1952, Dr. & Mrs. Lewis sold the property to Ralph M Rosenberry and his wife, Margaret Brown Rosenberry. Ralph Rosenberry was president/general manager of the Mobile Home Corporation of Spokane and president/general manager of Anchor Securities Company (real estate investments & sales, property management, contracts & leases). Ralph Rosenberry was prominent in civic, social, business, and political circles and served as “co-chairman of the Citizens for Mayor-Council-Manager movement that was successful in bringing about city charter changes” in Spokane. He was the “Eastern Washington manager for Dan Evans’ first gubernatorial campaign” and “in 1968, was a candidate for mayor, losing the election to David Rodgers.”²² Margaret Rosenberry was locally noted for her many civic and philanthropic activities throughout Spokane. In addition to her tenures at different times as president of the Junior League of Spokane, the Champagne Ball Charities, Greater Gonzaga Guild, and the Spokane Symphony Orchestra, Margaret Rosenberry also founded and managed a wedding planning service in Spokane and was a busy mother to her seven children.²³ In 1955, the Rosenberrys

¹⁹ “Plans Completed for Costly Homes.” *Spokesman-Review*, 28 Aug 1910, part 4, p. 1.

²⁰ “63-Year City Resident Dies.” *Spokane Daily Chronicle*, 13 Dec 1977.

²¹ Spokane City building permits. Spokane City Hall, Spokane, WA.

²² “Ralph M. Rosenberry.” *Spokane Daily Chronicle*, 28 May 1985.

²³ “Today’s Weddings Viewed as Delightfully Different.” *Spokesman-Review*, 1971.

hired Spokane architect, Frank Toribara, to prepare plans for an addition to the house. The addition was built at the southwest rear corner of the property and housed an expanded and remodeled kitchen, eating area/family room, and a bathroom and large “dormitory type” bedroom on the second floor for the five Rosenberry boys. In 1961, the Rosenberrys installed an in-ground swimming pool by the northwest corner of the house, and in 1970 they built a tennis court in the southeast corner of the back yard.

In 1974, the Rosenberrys sold the property to Edward & Kathryn Parry for \$125,000. Edward Parry was an attorney with the law firm of Trezona, Lorenz, Parry & Espisito at 522 W. Riverside in downtown Spokane. In 2006, Anupam Narayan, a vice president and chief investment officer for Red Lion Hotels Corporation, and his wife, Judith Sugg, a counselor and instructor of psychology, bought the Witherspoon House. In 2006-07, they removed the swimming pool and refinished and remodeled the interior of the home.

HISTORIC SIGNIFICANCE

Category A

To be considered for listing on the Spokane Register of Historic Places under Category A, a property must be associated with a pattern of events or historic trends that made a significant contribution to the development of a community, and must demonstrate a specific association with those events or historic trends.²⁴

The Witherspoon House is historically significant in the area of “community planning & design” in Spokane for its association with city-wide planning and development patterns and historic trends which saw the creation and adoption of restrictive neighborhood covenants, and is specifically associated with the development of the Rockwood National Register Historic District. Regarded as effective land use planning tools, restrictive neighborhood covenants were created in the early 1900s to control current and future architectural development and compatible land use at that time in particular residential neighborhoods throughout Spokane, including those which were platted and developed around Cliff Park, Manito Park, Cannon Hill Park, and Rockwood Boulevard. The early 20th-century restrictive covenants controlled the architectural development and subsequent settlement of various residential communities in Spokane and eventually led to the adoption of subdivision standards, regulations, and design ordinances, and in some areas, to the organization of non-profit neighborhood associations in the 1980s-1990s. The Witherspoon House was built in the Rockwood National Register Historic District which was developed by a group of businessmen, including F. B. Grinnell. Through the establishment of his Spokane-Washington Improvement Corporation, Grinnell wrote and issued restrictive covenants which were adopted to “run with the land” in perpetuity with each warranty deed with which they were recorded. Concerning the Witherspoon House, restrictive covenants were adopted on March 1910 and specified the following:

²⁴ National Register Bulletin 15, p. 12.

- 1) The foregoing covenants are hereby declared to run with the land and bind not only the purchaser but also the subsequent owners thereof;
- 2) That no residence shall be erected upon said lot(s) that shall cost less than the amount hereinafter specified, to wit: on all lots fronting on Rockwood Boulevard such cost for said dwellings shall be not less than \$6,000...on all lots fronting Highland Boulevard, not less than \$6,000;
- 3) Said dwellings shall be of modern style of architecture, and no outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house;
- 4) No building on said lot shall be used for business purposes of any kind;
- 5) No building shall be erected less than 35 feet from the front line of lot on street which building shall front;
- 6) Any stable or garage which shall be built on any of this property must conform to the style of architecture of the dwelling on the same lot on which it is located;
- 7) No apartment house, tenement house, flat building, lodging house or hotel shall ever be erected upon this lot.²⁵

The restrictive covenants which were adopted in the Rockwood National Register Historic District have proved to be beneficial in a residential neighborhood where architectural development has been controlled, and has resulted in a compatible concentration of prominent single-family homes. With a reported construction cost of \$25,000, the Witherspoon House is one such example, exceeding the covenanted 1910 minimum construction cost requirement of \$6,000 by a factor of four. The construction of the Witherspoon House specifically represented the developer's intent for the neighborhood and set the stage for the erection of similar prominent homes which were built throughout the Rockwood National Register Historic District.

HISTORICAL SIGNIFICANCE

Category B

For the Spokane Register of Historic Places, Category B applies to properties associated with individuals whose specific contributions to history can be identified and documented, especially during the individual's productive life.²⁶ The Witherspoon House is locally significant for its historical association with A. W. Witherspoon, one of Spokane's most active legal, banking, and business leaders during the early 1900s, and is specifically associated with Witherspoon's productive life from 1912 to 1928, a period of 16 years in which he built the foundation for a stellar reputation as one of Spokane's most prominent attorneys and in which he was edified as a man who "was so well-respected by his peers and clients that he served on the boards of more than 75 corporations in the Inland Northwest."²⁷

²⁵ Spokane County warranty deed #345035, book 286, page 372. Spokane County Courthouse, Spokane, WA.

²⁶ National Register Bulletin 15, pp. 14-15.

²⁷ "Witherspoon, Kelley, Davenport and Toole, PS, Attorneys at Law." *Spokesman-Review*, 27 June 2007.

Archibald W. Witherspoon was born in 1876 in Detroit, Michigan. He came to Spokane as a child, was educated in Spokane public schools, and apprenticed in the study of law in the law office of Forster & Wakefield. Wakefield and George Forster, Witherspoon's uncle, "carefully directed his reading until his admission to the bar in January, 1899. He continued with the firm in the capacity of assistant until the death of Mr. Forster, when he became a [named] partner [in 1905] in the business...of Wakefield & Witherspoon," attorneys at law.²⁸ Upon Wakefield's death in 1931, A. W. Witherspoon organized the law firm of Witherspoon, Witherspoon & Kelley, an extension of his uncle's previous law firm. The firm was later reorganized as Witherspoon, Kelley, Davenport, & Toole.

While he lived in the Witherspoon House, A. W. Witherspoon gained success as a Spokane trial lawyer, specializing in probate and corporation law. Spokane historian, N. W. Durham, wrote that with Witherspoon's partnership in Wakefield & Witherspoon, the firm had a "good clientage and their business is often an important feature in the work of the courts." He praised Witherspoon as a "hard worker" and exclaimed that "his diligence and energy in the preparation of his cases as well as the earnestness, tenacity, and courage with which he defends the right as he understands it, challenges the admiration of his associates, and usually wins for him success in the trial of his causes."²⁹

During his 16 years of residency in the Witherspoon House from 1912 to 1928, Witherspoon was noted in the 1928 edition of *The Inland Empire's Who's Who* as a prominent civic and business contributor to Spokane and the Inland Northwest. With a high success rate at financial restructuring, Witherspoon reorganized and led Spokane-area corporations at different times as director, president, vice president, secretary-treasurer, or a combination thereof. Corporations he helped during his residency at the Witherspoon House included the Centennial Mill Company, Investment & Securities Company, Old National Bank Corporation, Peyton Investment Company, Inland Empire Paper Company, Standard Silver-Lead Mining Company, Old National Insurance, Finch Investment Company, Davenport Hotel Company, Hecla Mines, Pend Oreille Mines & Metals Company, Union Trust Company, First National Bank of Spokane, and many other "large institutions of the Inland Empire."³⁰ More than 50 years later in 2007, A. W. Witherspoon was remembered and noted in the *Spokesman-Review* as a Spokane legal leader and businessman who was "so well-respected by his peers and clients that he served on the boards of more than 75 corporations in the Inland Northwest prior to his death in 1958."³¹ His 16-year residency at the Witherspoon House represented the first third of his 58-year-long career, and demonstrated the time in which he built the foundation for his success as one of Spokane's most prominent lawyers, mining men,

²⁸ Durham, N. W. *History of the City of Spokane & Spokane Country, WA, Vol. 2*. Spokane: S. J. Clarke Publishing Company, 1912, pp. 821-22.

²⁹ Ibid.

³⁰ Fuller, George W. *The Inland Empire Who's Who, Vol. 4*. Spokane: H. G. Lindemann Publisher, 1928, p. 277.

³¹ "Witherspoon, Kelley, Davenport and Toole, PS, Attorneys at Law." *Spokesman-Review*, 27 June 2007.

bankers, and businessmen. His contributions and leadership in Spokane's legal and business circles were large and are still felt today in the law firm he founded and established, which is currently called Witherspoon, Kelley, Davenport & Toole.

ARCHITECTURAL SIGNIFICANCE

Category C

Category C applies to properties significant for their physical design or construction, including such elements as architecture and landscape architecture. To be eligible under Category C, a property must 1) embody distinctive characteristics of a style, type, period, or method of construction; 2) represent the work of a master; or 3) possess high artistic value. The property need not demonstrate all three requirements but it must meet *at least one* of the requirements.³²

The Witherspoon House appears to meet two of the requirements. It is architecturally significant as an excellent example of the Italian Renaissance style and as the product of two Spokane professionals, Charles R. Wood, architect, and Miles E. Estep, landscape architect. The property is further significant for its association with the Olmsted Brothers Landscape Architects firm of Brookline, Massachusetts.

Italian Renaissance Style

The Witherspoon House was built in 1912 in the Italian Renaissance style. Rarely seen outside of East Coast resorts, the Italian Renaissance style was directly influenced by the revival of architectural elements and traditions associated with the great Renaissance villas and palaces of 16th-century Florence, Venice, and Rome. Italian prototypes were translated into contemporary architect-designed American landmarks, and were initially constructed in major cities and fashionable East Coast resorts of the United States. One of the most lavish examples of the style is found in Cornelius Vanderbilt's New Port, Rhode Island home-turned-seaside-resort, called The Breakers. Interpretations of Florentine, Venetian, and Roman precedents were gained from increased early 20th-century travel to Italy and also from the production of printed photographic documentation which became more readily accessible to designers and architects across America. According to architectural historians, Lee & Virginia McAlester, the Italian Renaissance style is found in early 20th-century houses throughout America from 1890 to 1935 but is "considerably less common than contemporary Craftsman, Tudor, or Colonial Revival styles."³³ The Italian Renaissance style was easily adaptable to American homes, and promised dignity without the expense of massive columns or a complicated building façade such as the Neoclassical style. In addition, masonry veneering techniques perfected after World War I made possible the construction of finely textured stucco wall cladding that mimicked original Italian prototypes.

³² National Register Bulletin 15, pp. 16-17.

³³ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989, pp. 396-407.

Identifying Features of the Italian Renaissance Style

Identifying features of the Italian Renaissance style include a two-story rectangular box with a low-pitched hip roof, ceramic or metal roof tiles, widely overhanging eaves supported by decorative brackets, a symmetrical façade, stucco or masonry wall cladding, arched windows/doors/porches, recessed entryways, and front entrances accentuated and embellished with decorative pilasters or columns.

The Witherspoon House

The Witherspoon House embodies the Italian Renaissance style through its two-story massing, low-pitched hip roof, metal Spanish roof tiles, widely overhanging eaves with scroll-sawn brackets, a symmetrical façade design, stucco wall cladding, arched windows and porch colonnade, and an accentuated front entrance at the north façade which features a full-width brick-and-stucco terrace and a partial-width covered front porch, supported by thick round porch columns. As noted above, all of these features are defining elements of the Italian Renaissance style.

The Witherspoon House was constructed in 1912 during a time in Spokane when the majority of single-family homes were designed in styles depicting Tudor and Colonial Revivals, American Foursquares, and Craftsman bungalows. At least four homes were built in Spokane in the Italian Renaissance style:

- Wilson House 128 W. Sumner Avenue built in 1911
- Witherspoon House 2124 S. Rockwood Boulevard built in 1912
- A. L. Porter House 725 W. 20th Avenue built in 1913
- Codd House 529 W. Sumner Avenue built in 1917

All four homes were designed by prominent Spokane architects, all four homes are large houses built in prominent neighborhoods, and all four homes were built within six years of each other in the early 1900s. All four houses display similar architectural details such as two-story massing, low-pitched hip roofs, widely overhanging eaves with decorative brackets, stucco wall cladding, and arched windows, porches, and/or doors. Except for the Codd House, the homes retain symmetrical façade designs. In contrast to the three homes, the Witherspoon House is the largest with over 6,000 square feet of interior space on the first and second floors, and is surrounded by more than three acres of landscaped grounds.

Charles R. Wood, Architect

The August 28, 1910 edition of the *Spokesman-Review* featured an artist’s rendering of the Witherspoon House and announced that the home was designed by Spokane architect, Charles R. Wood. The anticipatory article reported that the home would cost \$25,000 and would be “palatial” in “design, arrangement, finish, and location.”³⁴ Almost a

³⁴ “Plans Completed for Costly Homes.” *Spokesman-Review*, 28 Aug 1910, part 4, p. 1.

century later, the Witherspoon House has indeed proven to be “palatial” in proportion and design, and is one of the largest single-family historic homes built in Spokane.

Not all of the documented homes Wood designed were as large as the Witherspoon House but they were noteworthy and afforded Wood local prominence as an accomplished architect. Born in Wisconsin, Charles R. Wood came to Spokane when he was 14 years old. While his formal training is unknown, he is first listed in Spokane city directories in the late 1890s as a carpenter. The *1904 Spokane City Directory* reported his employment as a draftsman for prominent Spokane architect, Albert Held, and in 1907, as a draftsman for Cutter & Malmgren, one of Spokane’s most celebrated architectural firms. During the time Wood worked for Cutter & Malmgren, the firm designed many homes and buildings in Spokane, including the Mission Revival-style Dr. C. P. Thomas House (Boone & Summit Blvd) and First Church of Christ Scientist (demolished), the Tudor Revival-style Finucane House and Twohy House (both demolished), the Craftsman-style Seligman House (2203 S. Manito Blvd), and the Tudor Revival-style Gables Apartments (1304-12 W. Broadway)—projects on which Wood may have worked.

As early as 1905, Wood listed himself in the alphabetized name and classified business sections of city directories as an “architect.” In an article printed in the *Spokesman-Review* on June 17, 1909, Charles Wood was noted as an independent architect with offices located in downtown Spokane:

CHAS. WOOD

This gentleman has been identified with the building interests of Spokane for the past 15 years. For a number of years he served in the office of another firm in this city, during which time he designed and prepared the plans for some of the best buildings in the city. Two years ago Mr. Wood went into business for himself, since which time his clientage has steadily grown until he has been compelled to double his office force and move into more spacious quarters. Mr. Wood is now located at [suites] 715 and 716 [in the] Peyton Building. Among the buildings he has designed and superintended are the F. M. Gardner apartment house on Third Avenue, Maloney & Davenport’s store and apartment house on Second Avenue, and the St. Charles store building on North Monroe. Mr. Wood has also built a large number of the better-class residences of this city, all of which are modern and up-to-date in every particular. Mr. Wood is a strictly western man, and has acquired a ripe experience in the west which admirably equips him in meeting the ideas of his patrons.

In 1938, Charles Wood advertised himself in city directories as a professional “Architect, Experienced Home Designer, Builder of the Ambassador Club and Logan School [remodel]” with offices in the Lindelle Building, 8 N. Washington Street. Wood

designed the E. A. Smith House (1414 N. Summit Blvd, built in 1912), the Trumbull-White House (617 E. 13th, built in 1924), a remodel for the Albert Apartments (152-62 S. Pine, remodeled 1931), and the Five Mile Prairie School (built in 1939). Wood's career in Spokane included some outstanding designs—including the Witherspoon House—and spanned a total of 40 years until his death in 1943.

Olmsted Brothers and Miles E. Estep, Landscape Architects

In the early 1900s, the Olmsted Brothers Landscape Architects firm designed and developed the plan, roads, and street tree plantings for the Rockwood National Register Historic District. In addition to the Rockwood neighborhood, they designed many of Spokane's city parks (Corbin, Cannon Hill, Hays, Liberty Park), and submitted an all-city public park plan to Spokane's Park Board. Their fame is nation-wide and is associated with their designs for New York City's Central Park, Boston's park system, the Chicago 1893 World Exposition grounds, and numerous residential neighborhoods and public parks developed throughout the United States.

In 1910-11, A. W. Witherspoon, along with his friend and neighbor, Samuel Galland, corresponded with James F. Dawson of the Olmsted firm about proposed landscaping plans for the Witherspoon property at 2124 S. Rockwood Boulevard and for Samuel Galland's property, next west of Witherspoon's. Although no formal plans have ever been found to date, a letter dated April 26, 1911 from the Olmsted firm indicated that Dawson visited the two sites and suggested that a stone wall be built in front of both properties along Highland Boulevard with entrance openings and stone steps.³⁵

In 1910, Spokane landscape architect, Miles E. Estep, developed and built the suggested basalt rock terraces, retaining walls, gate posts, and rock stair steps on the north-facing hillside in front of the Witherspoon House, and also built a rock wall around the southeast corner of the property at the intersection of Garfield and Plateau Roads. In 1910, a *Spokesman-Review* newspaper article reported that "landscape artist, M. E. Estep, has drawn plans for beautifying the grounds, which, when carried out, will make the surroundings as one beautiful park."³⁶ In excellent condition with no modifications, the designs suggested by the Olmsted firm, were carried out by landscape architect, Miles Estep, and survive today as tangible reminders of landscape designs, materials, and construction techniques popular during the early 1900s in Spokane.

Summary

The Witherspoon House is nominated under Categories A, B, and C for listing on the Spokane Register of Historic Places. Achieving importance from 1912 to 1928, the Witherspoon House is architecturally significant as a fine example of the Italian Renaissance style and as a product of Spokane professionals, architect, Charles Wood,

³⁵ United States Library of Congress, Manuscript Division. Olmsted Brothers job files, private estates. Washington DC.

³⁶ "Plans Completed for Costly Homes." *Spokesman-Review*, 28 Aug 1910, part 4, p. 1.

and landscape architect, Miles Estep, and is associated with the Olmsted Brothers architectural landscape firm of Brookline, Massachusetts. The property is historically significant as the home of Archibald & Eda Witherspoon and for its association with the historic trends and patterns that led to the adoption of restrictive subdivision covenants, and specifically represents the type, size, style, and quality of home which was intended for the Rockwood National Register Historic District.

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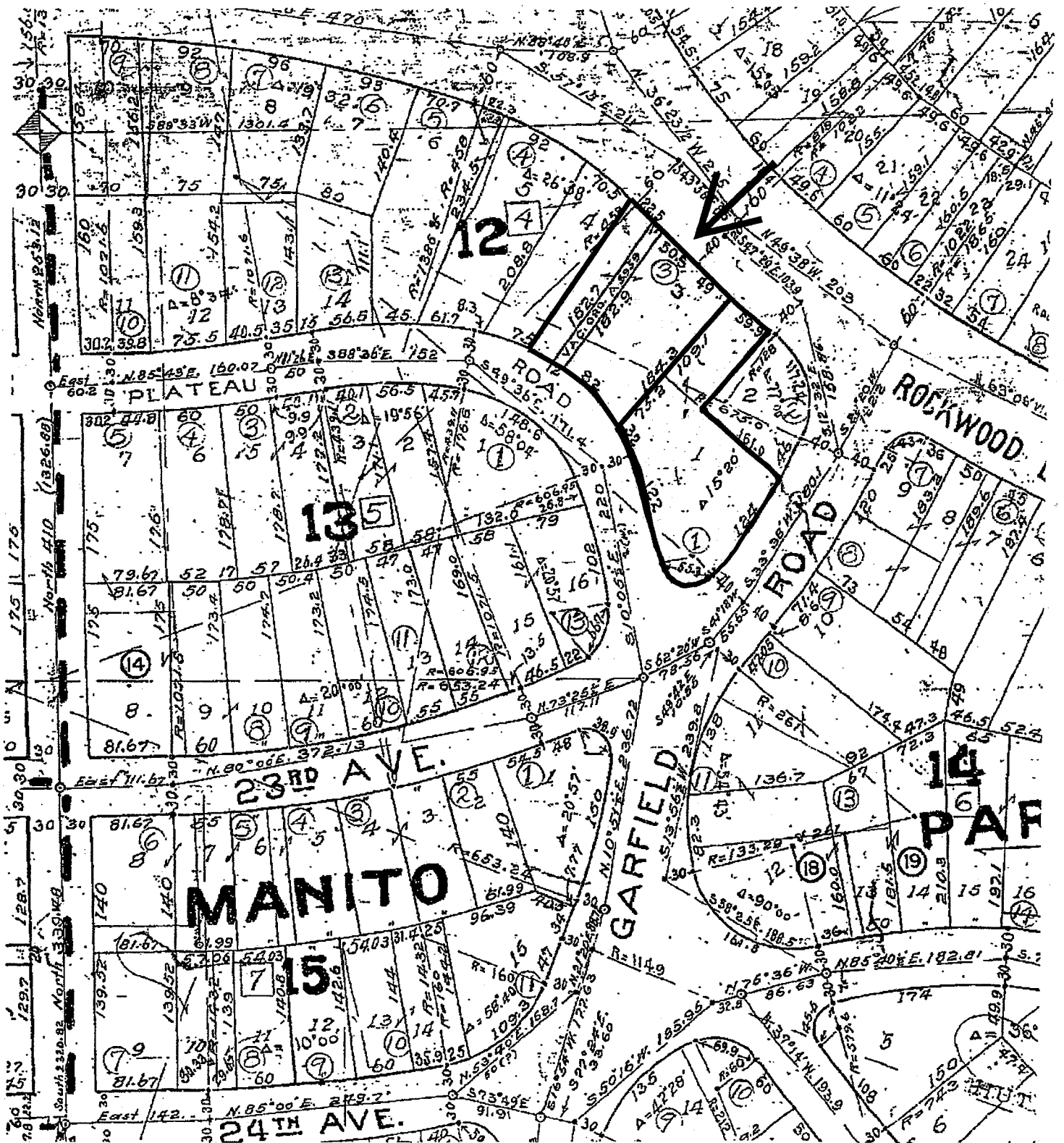
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE

Section 10

Plat Map

Spokane County plat map, 2007

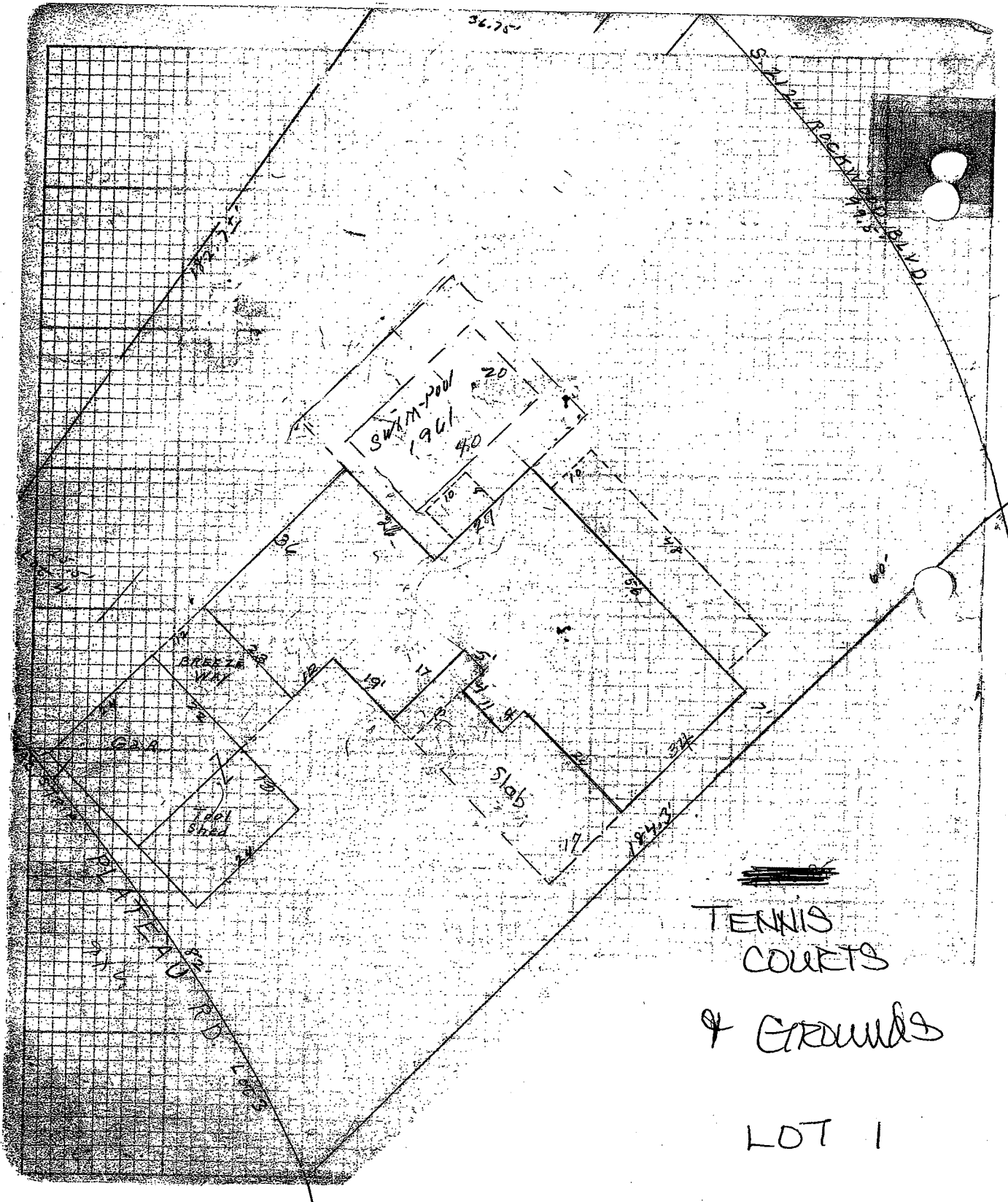


Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE

Section 10

Site Plan

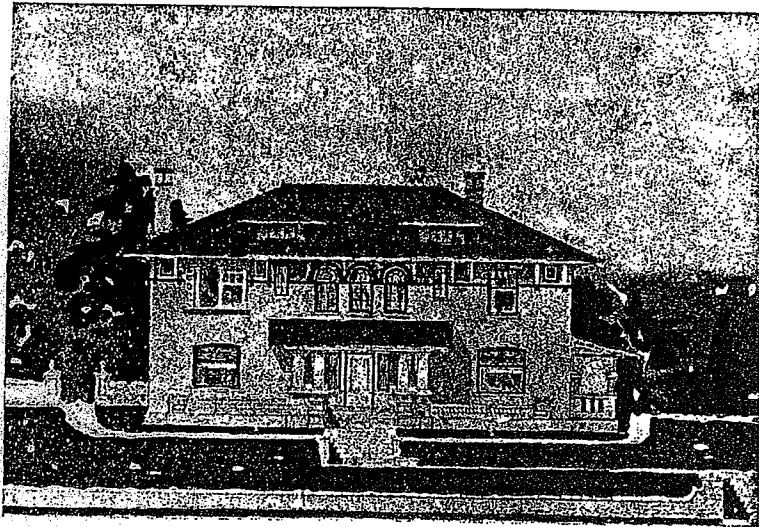
Site plan of property; source: Spokane County Tax Assessor records



Sketch

Sketch of Witherspoon House, circa 1912-1920
Source: NWMAC archive # L84-159.19-11

**A. W.
WITHERSPOON'S
RESIDENCE**
Rockwood Boulevard
Between Garfield
Road and Highland
Boulevard



C. R. Wood, Architect

Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE **Section 10**

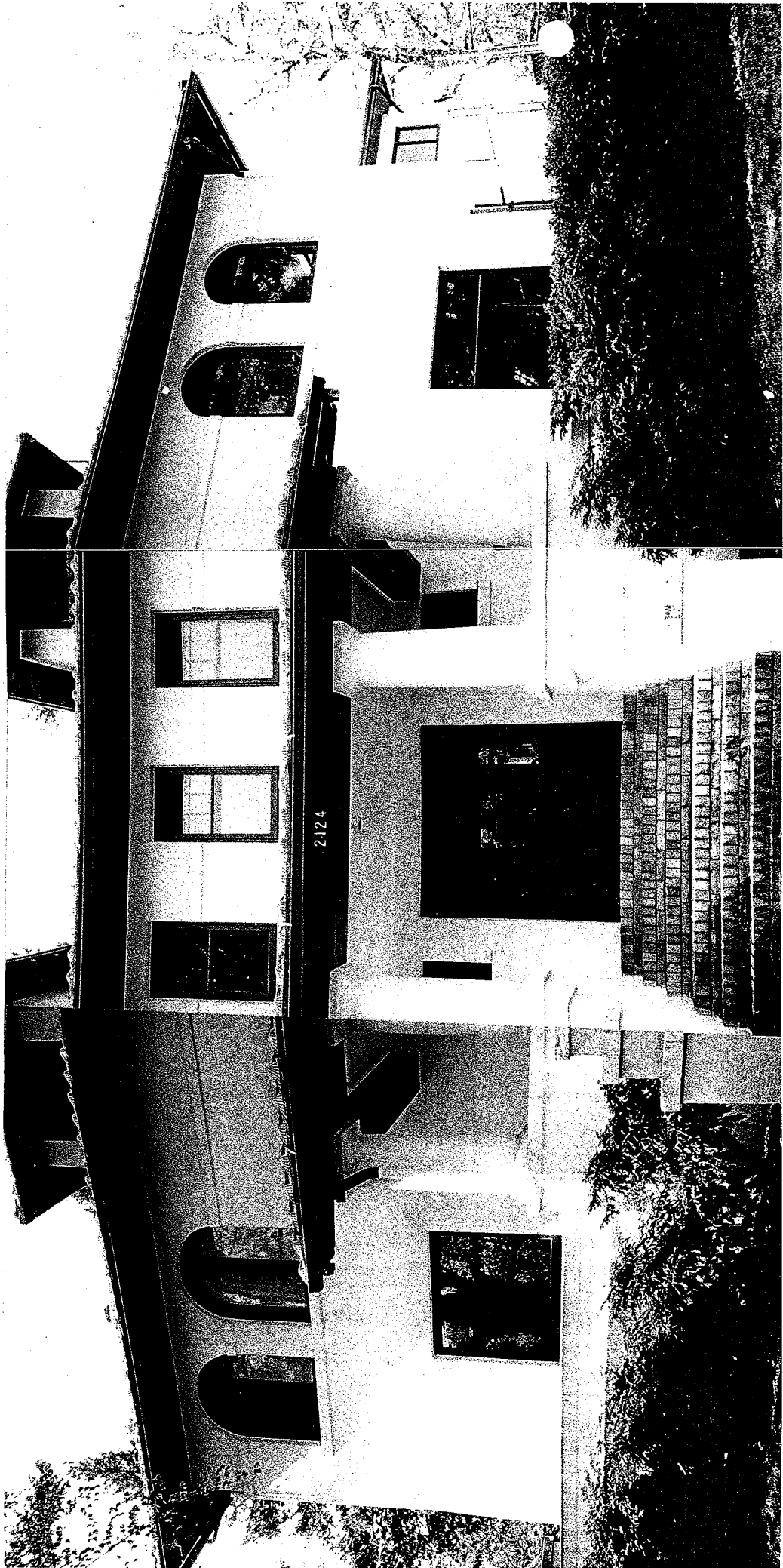
Photos 1 and 2 North façade of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE **Section 10**

Photo 3 and 3a North façade of house in 2007 and basalt rock steps that lead up to the house from Highland and Rockwood Boulevard.



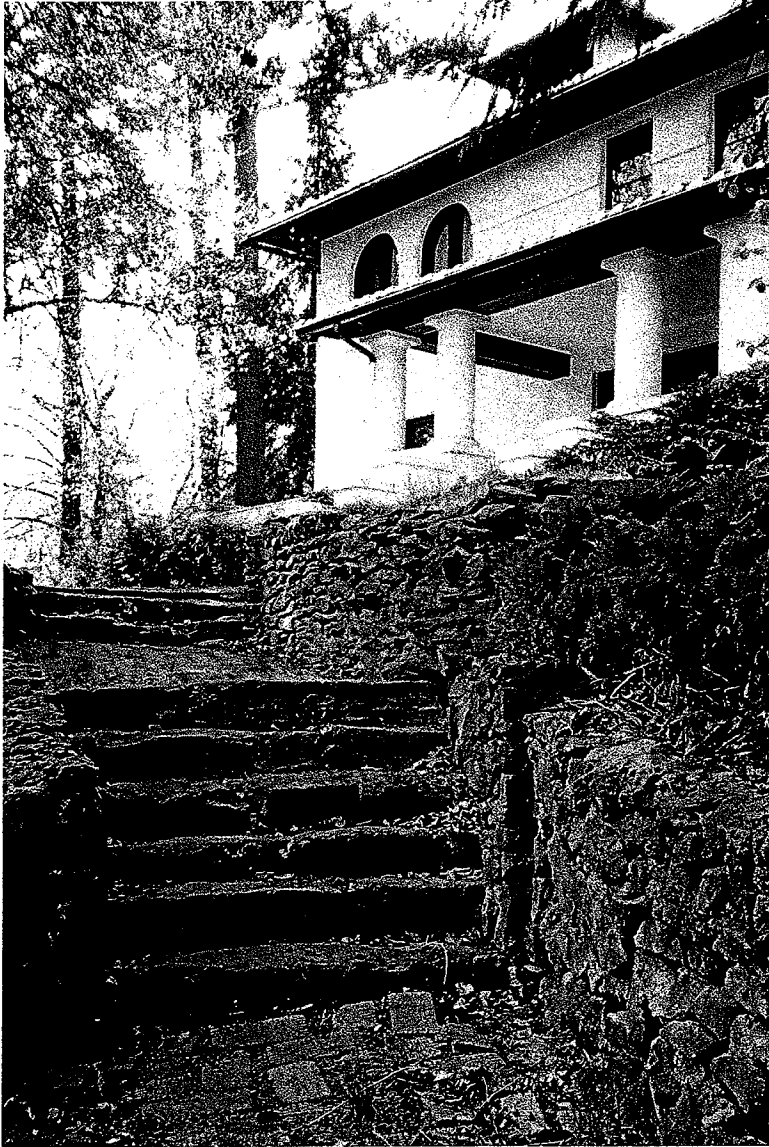


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Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE **Section 10**

Photos 5 and 6

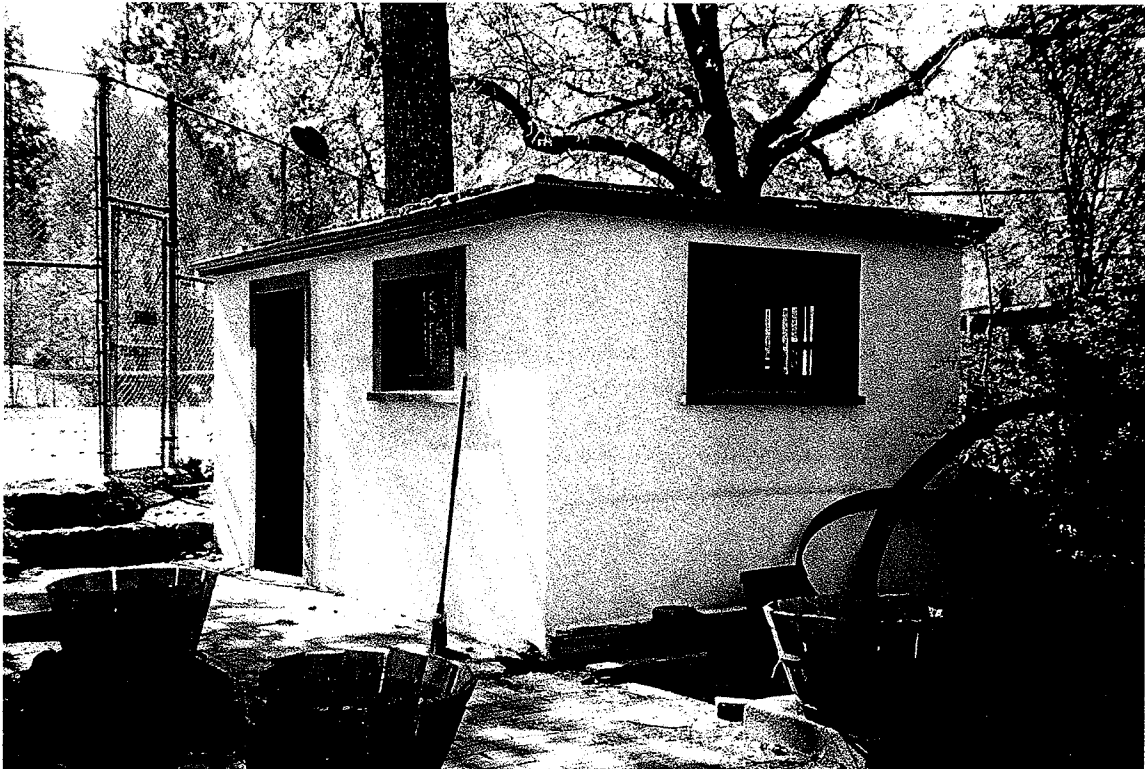
North façade of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE **Section 10**

Photo 7 South and east elevations of house in 2007.

Photo 8 Northwest corner of garden shed which is located in southeast corner of back yard in front of tennis court (see court fence in background) in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE

Section 10

Photos 9 and 10 View looking north at tennis court in SE corner of property; notice rock wall that surrounds tennis court.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE **Section 10**

Photo 11

North and west elevations of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ARCHIBALD & EDA WITHERSPOON HOUSE Section 10

Photos 12 and 13 South (rear) elevation of house and garage in 2007.

