

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED

SP 48

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Finch Mansion

AND/OR COMMON

Virginia Apartments &amp; Annex

**2 LOCATION**

STREET &amp; NUMBER

W. 2340 First Avenue/S. 104 Poplar

— NOT FOR PUBLICATION

CITY TOWN

Spokane

CONGRESSIONAL DISTRICT

— VICINITY OF

#5 - Honorable Thomas S. Foley

STATE

Washington

CODE  
53

COUNTY

Spokane

CODE  
063**3 CLASSIFICATION****CATEGORY**

DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT

**OWNERSHIP**

PUBLIC  
 PRIVATE  
 BOTH  
**PUBLIC ACQUISITION**  
 IN PROCESS  
 BEING CONSIDERED

**STATUS**

OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS  
**ACCESSIBLE**  
 YES RESTRICTED  
 YES UNRESTRICTED  
 NO

**PRESENT USE**

AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER

**4 OWNER OF PROPERTY**

NAME

Intermountain Investment Corporation

STREET &amp; NUMBER

S. 510 Wall

CITY TOWN

Spokane

— VICINITY OF

STATE

Washington 99204

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE  
REGISTRY OF DEEDS, ETC

Spokane County Courthouse

STREET &amp; NUMBER

W. 1116 Broadway

CITY TOWN

Spokane

STATE

Washington 99204

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Washington State Inventory of Historic Places

DATE

1974

— FEDERAL  STATE — COUNTY — LOCALDEPOSITORY FOR  
SURVEY RECORDS

Washington State Parks and Recreation Commission

CITY TOWN

Olympia

STATE

Washington 98504

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Commanding a spectacular view of the Spokane River from its location near a cliff, the John A. Finch Mansion has stood since 1898 on the edge of Spokane's exclusive residential neighborhood, Brown's Addition. It was occupied by the childless Finch family until 1915, and continued as a private residence until 1927. More recently known as the Virginia Apartments, the house remained a luxury dwelling until the end of World War II when the original furnishings were auctioned. Greatly under-selling their original purchase price, the bulk of the furnishings were sold to the public from the front lawn of the mansion.

Built in the Georgian Revival style, the Finch Mansion is a rectangular plan two-and-a-half story structure with a 60 foot front facade and a truncated hip roof. It is a frame building with clapboard siding and a fieldstone and concrete foundation. The most conspicuous architectural feature is a two-story portico with four, three foot diameter Ionic columns standing in front of a second floor balcony. A pedimented dormer is located above the deck or roof of the portico and opens onto it. There are two subordinate sidewings that were originally 5-sided bays which formed fireplace alcoves, with surrounding galleries. The north wing had a rectangular gallery at the first and second levels with a deck on the third; the south bay included a gallery on the first level and a deck on the second. Both were extended when the building was converted to apartments. A rear wing projects 26 feet beyond the main body of the house. It was originally occupied by the kitchen and work areas.

The four principle window groupings on the main floor have tabernacle frames with broken pediments surrounding a fixed central sash and leaded side lights. On each side of the main entrance are double sidelights with transoms, flanking a fanlight and the six paneled door. All of these windows are leaded in intricate curvilinear designs. On the second floor above the entrance there is a Palladian window opening onto the balcony. A small square window was installed next to the second floor balcony when the house was converted to apartments.

Several styles of fenestration are found on the upper floors of the house. On the south face triangular dormers have been cut in the hipped roof (an addition after 1927), while the original dormers on the rear wing are medium hipped gables. Doors open onto all porches and decks, except the belvedere. The pedimented dormer above the front facade has a central glass door with double hung windows on either side. Leaded glass was also used on most of the upper level windows although much of it has been replaced.

A magnificent foyer and stair hall are the chief points of interest on the interior of the Finch Mansion. The foyer is 20 feet wide, tripling in height where it joins the central stairwell. Above the landing at the back of this hall is a huge Palladian window.

The walls of the stair, landing, and second floor formed in part the art gallery, once one of the primary features of Finch House. The original collection of paintings was sold during the early 1920's. Despite dividing the rooms from an original total of 18 to the present 31, the fireplaces and doors are largely untouched, sustaining only minor damage in the process.

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Although the grounds have changed considerably over the years, the carriage house remains standing a short distance from the residence. In the same colonial style as the mansion, the carriage house is similar in several respects. The one-and-a-half story building has a classic portico and a pedimented central dormer with balcony. Lesser dormers on the sides and rear admit light to the upper rooms. This small building, with an address on Poplar, has also been converted to apartments, and is known as the Virginia Annex. Garages are located beneath the carriage house and in the small building beside it, where the stables were located in 1900.

Despite alterations, the Finch Mansion retains enough of its original grandeur to very convincingly communicate the tremendous wealth and expressive lifestyle of its builder.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400 1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500 1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600 1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700 1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800 1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1897-1899

BUILDER/ARCHITECT

Kirtland Kelsey Cutter

## STATEMENT OF SIGNIFICANCE

The John A. Finch house is a Georgian Revival mansion representing three inter-related aspects of Spokane's history: mining wealth, architectural excellence and the development of Brown's Addition -- Spokane's first society district. Kirtland Cutter, the city's most prolific and influential architect from 1889 to 1923, designed the house in 1898 for John Aylard Finch, developer of the Hecla Mine. The Georgian Revival was a relatively new departure for Cutter; only a few other Cutter houses were executed in the same style. One of three Cutter designed houses built in 1898 on the same block of First Avenue in Browne's Addition, the Finch Mansion firmly established the elegance of the district, and helped to set the high architectural standard of Spokane residences.

Kirtland Cutter, one of two Spokane architects elected fellows of the American Institute of Architects, was born in Cleveland, Ohio, August 20, 1860. A member of the Art Students' League, Cutter studied in Dresden and Florence. Arriving in Spokane in early 1889, Cutter was backed socially by his uncle, Horace Cutter, prominent Spokane banker, and by Austin Corbin, son of Spokane mining millionaire, D. C. Corbin. While Austin Corbin began to build the Spokane railroad system, Cutter's career as an architect developed rapidly in the reconstruction period after the great fire of August, 1889.

Cutter's career grew further during the city's great expansion of the 1890's. His important Spokane commissions include the residences of F. Lewis Clark, the Patrick Clark Mansion, the James N. Glover home (National Register) and the Amasa B. Campbell House (National Register). Public buildings credited to Cutter include the Washington Water Power Building (School District 81 Building), Spokane Club, Chronicle Building and the Davenport Hotel (National Register). Outside Spokane he designed for Mrs. Andrew Carnegie the Racquet Lake Camp buildings. His other work includes Kirtland Hall at Yale University, the award winning Idaho State Building for the 1893 Exposition in Chicago and the Rainier Club in Seattle. In 1923 he left Spokane and became the city architect for Palos Verdes, California. In 1929 Cutter received the Southern California A.I.A. citation for his work in Palos Verdes. He died in September, 1939, at Long Beach.

Born in Cambridgeshire, England, in May of 1854 John Aylard Finch was brought to Youngstown, Ohio when he was eight years old. He originally sold and imported materials for the iron and steel industry in Youngstown and Montreal. After 1881 he worked for a mining operation in Leadville, Colorado. In 1887 Finch invested in mining in the Coeur d'Alene mining district with Amasa B. Campbell. Together they developed the Gem and Standard Mines.

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The most important enterprise of the Campbell and Finch partnership was the Hecla Silver Mine, which has since become a major mining corporation. John Finch was also influential in the expansion of the British Columbia mining industry, particularly the Enterprise and Standard Mines.

Finch was also president of White and Bender Company, Coeur d'Alene Hardware, Blalock Fruit Company and National Lumber and Box. He was an officer in many other corporations. In 1891 he was elected to the Idaho State Senate, serving in its first session.

In 1896 John A. Finch married Miss Charlotte Swingler, daughter of Spokane pioneers. Finch took an active interest in the city and its development. He became the president of Spokane's first Country Club and donated land for Saint Lukes Hospital and the Spokane Children's Home. Dying in 1915, Finch left 60 percent of his fortune to his wife and 40 percent to charity and civic enterprises. When the estate eventually closed in 1947, \$250,000 remained in the account. This was donated to the City Parks Department to create the John A. Finch Memorial Arboretum, a botanical garden of northwest plants in their natural environment.

*The Great Diamond Hoax*, an autobiographical account of Asbury Harpening's role in one of the great swindles of the 19th Century, is dedicated to John A. Finch. Any speculation as to the possible relationship between Finch and Harpening is answered only by the dedication itself: "To my friend, unassuming John A. Finch of Spokane, Washington. A man of great ability, possessing according to my ideals all the attributes of greatness -- as a token of my deep esteem, this book is dedicated."

The Finch house was built in a period of great prosperity in Spokane; men who made it rich in the Idaho mining districts had moved from the villages of Wallace, Burke, Mullan and Wardner to the City of Spokane. Its natural beauty and the local abundance of food and water made it a logical site for expansion. Railroad transportation also expanded the agricultural wealth of the neighboring wheat producing areas of the Inland Empire. Although primarily a 20th Century city, Spokane's rapid development began in the 1890's. While many boom towns of the 19th Century eventually declined, Spokane continued to grow seeming to feed on its own wealth.

The great fortunes of Spokane's capitalists needed an outlet; it was found in architecture. Brown's Addition became one of the focal points for the architectural competitiveness of the very wealthy. On the same block as the Finch house, the Amasa B. Campbell House was erected by Cutter in the same year. Completely different in style, the partner's homes rivalled each other in elegance. Although the district has aged and faded somewhat, and the Finch Mansion has been used as

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an apartment house for nearly 50 years, it remains an unusually impressive home in a distinguished setting. As architecture, the mansion is among the few surviving examples of the work of Kirtland Cutter in the Georgian Revival style. It demonstrates Cutter's unusual ability to design in a diversity of styles -- an eclectic accomplishment that is the hallmark of his work in Spokane.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Harpending, Asbury. The Great Diamond Hoax and Other Stirring Incidents in the Life of Asbury Harpending. Norman, University of Oklahoma Press, 1958 (original edition 1915).

McDonald, Lucile and Lenggenhager, Warner. Where the Washingtonians Lived. Seattle, Superior Publishing Company, 1969.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one

UTM REFERENCES

A	1 1	4 6 6 4 4 0	5 2 7 7 9 6 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Patsy M. Garrett and Jacob E. Thomas, Historic Preservation Specialists

ORGANIZATION

Washington State Parks and Recreation Commission

DATE

September, 1975

STREET & NUMBER

P. O. Box 1128

TELEPHONE

(206) 753-4116

CITY OR TOWN

Olympia

STATE

Washington 98504

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665) I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Arthur M. Sholik*

TITLE

State Historic Preservation Officer

DATE

December 19, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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**NATIONAL REGISTER OF HISTORIC PLACES  
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HISTORIC

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AND/OR COMMON

Virginia Apartments & Annex

**2 LOCATION**

CITY TOWN

Spokane

\_\_\_VICINITY OF

COUNTY

Spokane

STATE

Washington

**3 MAP REFERENCE**

SOURCE

USGS Spokane Quadrangle

SCALE

1: 62 500

DATE

1950

**4 REQUIREMENTS**

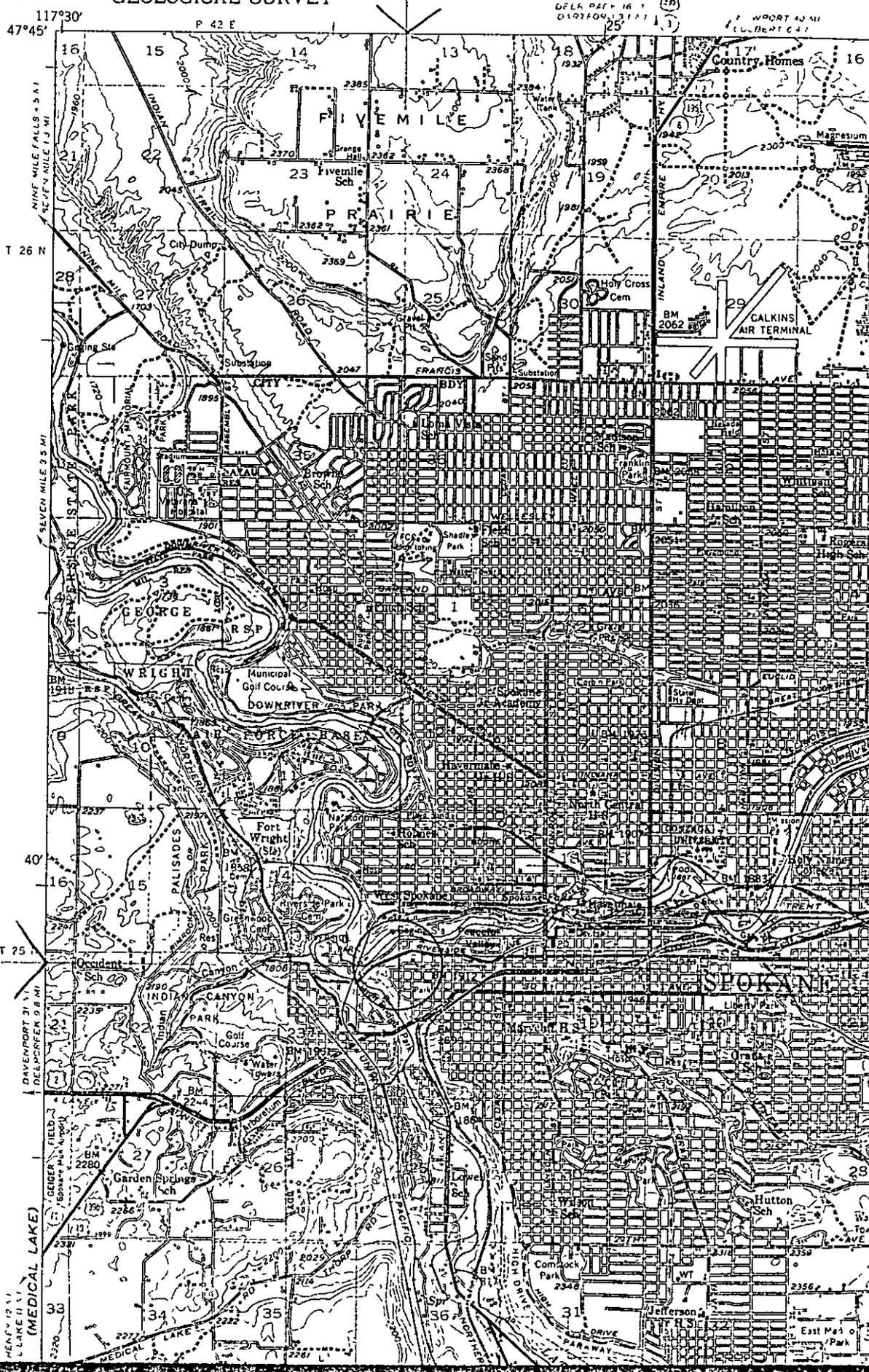
TO BE INCLUDED ON ALL MAPS

- 1 PROPERTY BOUNDARIES
- 2 NORTH ARROW
- 3 UTM REFERENCES

(CLAYTON)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

466440



5277960  
Spokane  
15 min  
1950

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**1 NAME**

HISTORIC

Finch Mansion

AND/OR COMMON

Virginia Apartments and Annex

**2 LOCATION**

CITY TOWN

Spokane

\_\_\_ VICINITY OF

STATE

Washington

COUNTY

Spokane

**3 PHOTO REFERENCE**

PHOTO CREDIT

Jacob Thomas

DATE OF PHOTO

November 1975

NEGATIVE FILED AT

Washington State Parks and Recreation Commission

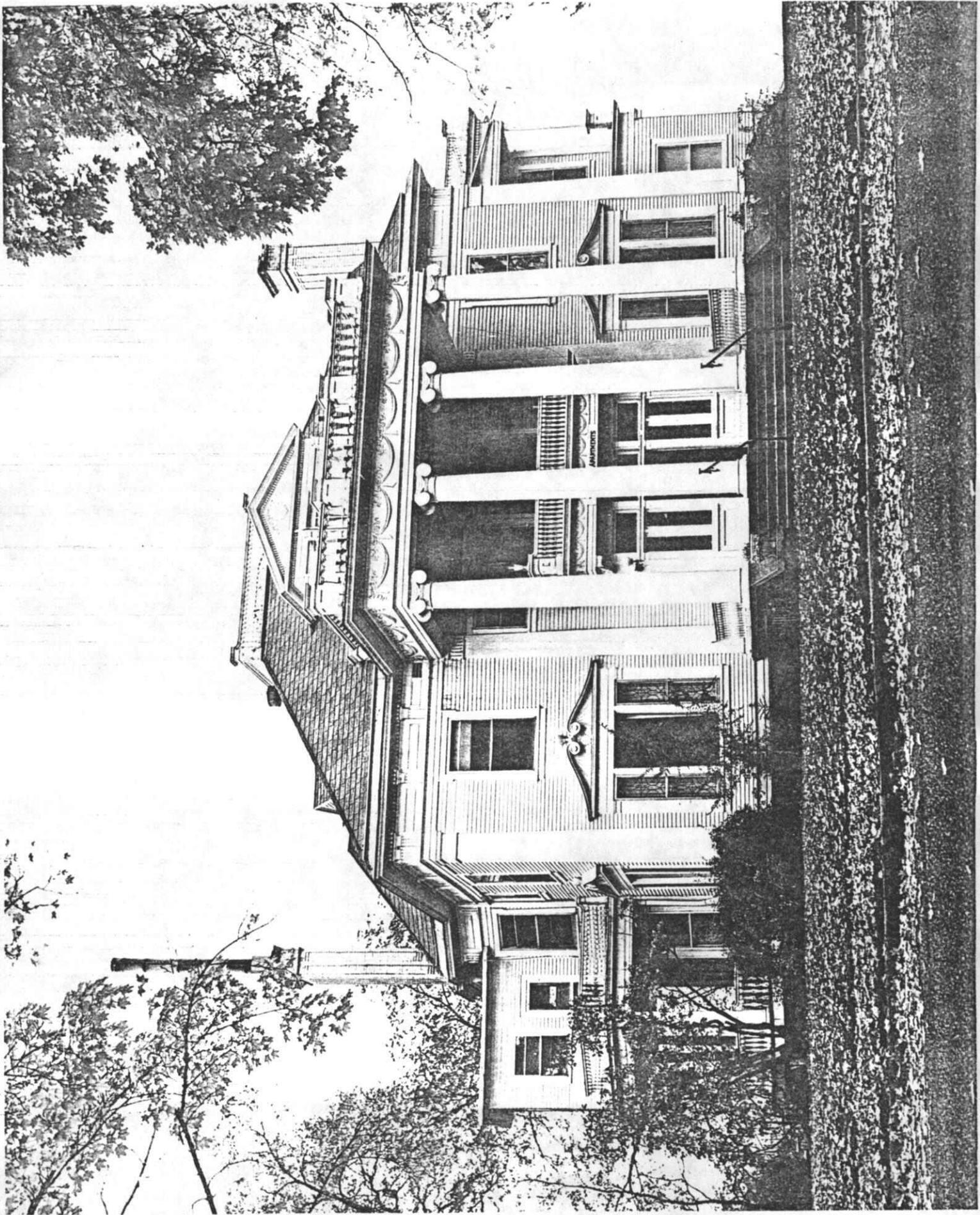
**4 IDENTIFICATION**

DESCRIBE VIEW DIRECTION ETC IF DISTRICT GIVE BUILDING NAME & STREET

Main facade, view from the east

PHOTO NO

1 of 3



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Spokane

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STATE

Washington

COUNTY

Spokane

**3 PHOTO REFERENCE**

PHOTO CREDIT

Jacob Thomas

DATE OF PHOTO

November 1975

NEGATIVE FILED AT

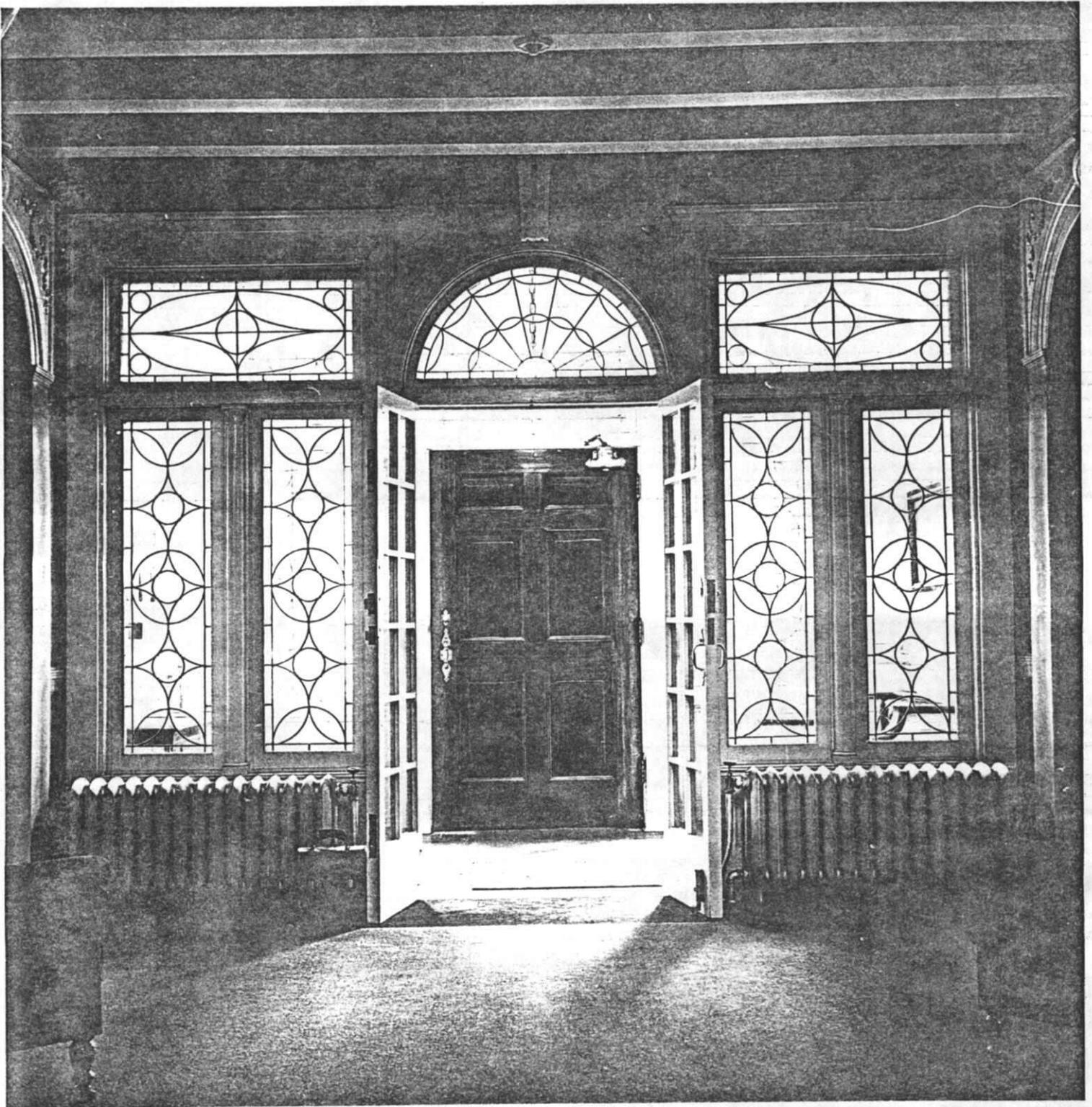
Washington State Parks and Recreation Commission

**4 IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Interior entrance detail, view from the foyer

PHOTO NO.  
2 of 3



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Spokane

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STATE

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**3 PHOTO REFERENCE**

PHOTO CREDIT

Jacob Thomas

DATE OF PHOTO

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**4 IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Carriage house, east elevation

PHOTO NO.

3 of 3



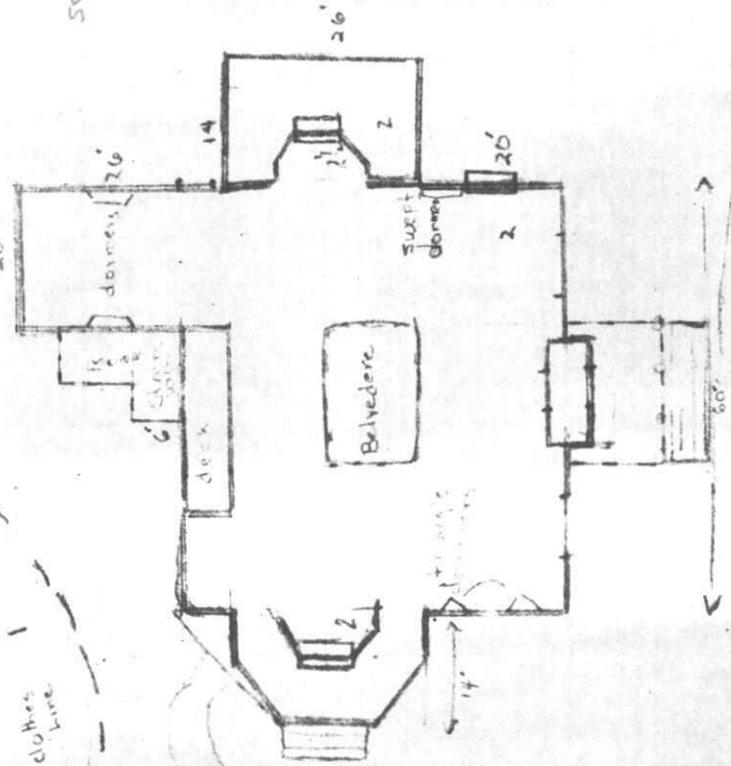
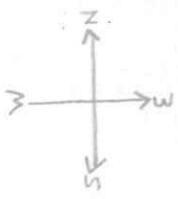
1" = 25'

Hill

Hill

Garden

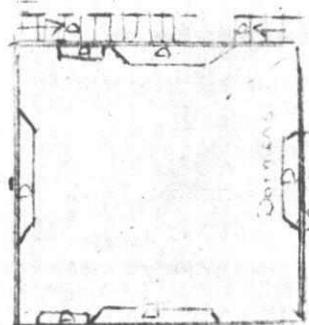
clothes line



Finch Mansion

W 2240 First Avenue

Driveway



Carnage House

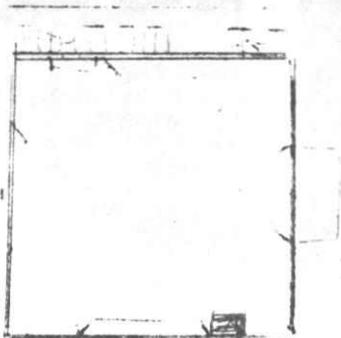
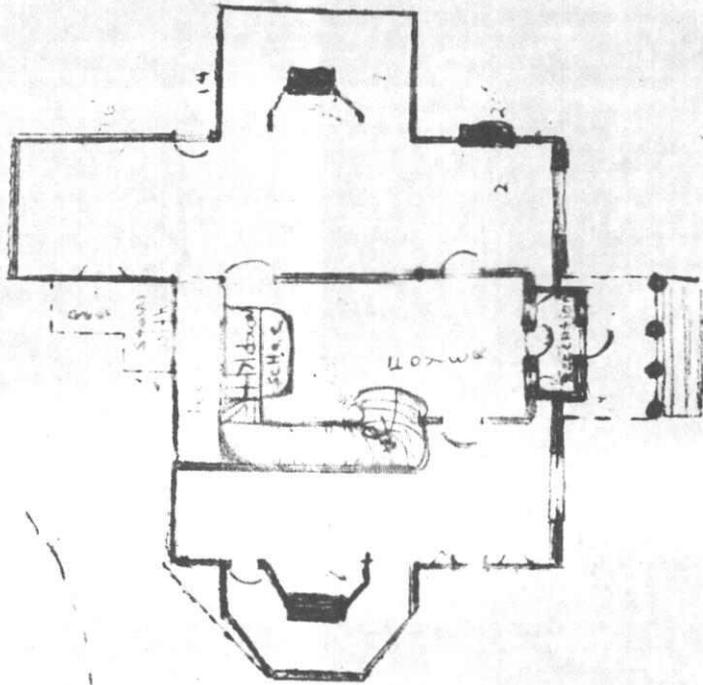
Livery/Garage Driveway

Service entrance

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200-85

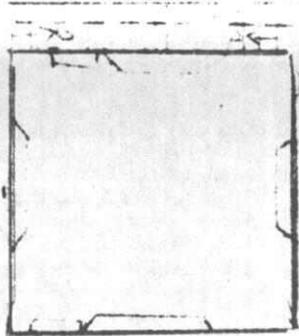
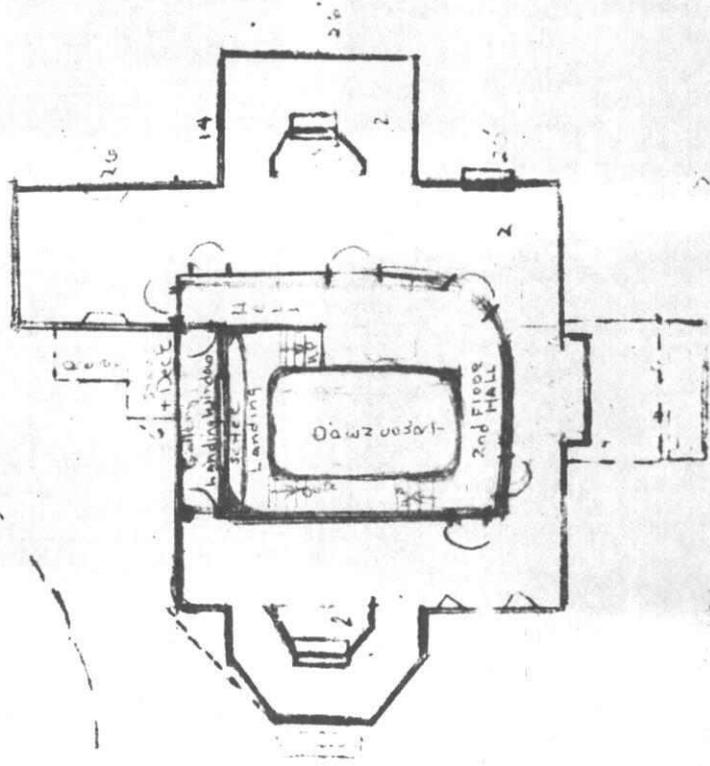
200-85



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1911

1911



RECEIVED

28th Dec

1944

