

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **RICHARD & JESSIE NUZUM HOUSE**
And/Or Common Name

2. Location

Street & Number 503 W. Sumner Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.0328

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<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 checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<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 Paul & Janet Mann
Street & Number 503 W. Sumner Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 509-455-8121, mannnpw@comcast.net

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 in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State__ County__ Local ☒
Depository for Survey Records Spokane Historic Preservation Office

Final nomination reviewed by SHLC March 21, 2012

7. Description

Architectural Classification
(enter categories from instructions)

Condition
☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One
☐ unaltered
☒ altered
Check One
☒ original site
☐ moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for 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	Resurvey of Cliff Park Addition, Lots 10, 11, 12, and part of Lot 13 on 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 & Design
Telephone Number/E-mail	509-456-3828, lindayeomans@comcast.net
Street and Number	501 W. 27 th Avenue
City, State, Zip Code	Spokane, WA 99203
Date	March 21, 2012

12. Additional Documentation

Map	Spokane County Plat Map
Photographs	B&W prints, CD-ROM images

13. Signature of Owner(s)

[Signature]
[Signature]

14. For Official Use Only:

Date nomination application filed: 1.12.12

Date of Landmarks Commission hearing: 3.21.12

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: 4/9/2012

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

[Signature] 3/23/2012
Date

Kristen Griffin
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor - City Hall, Spokane, WA 99201

Attest:

[Signature]
City Clerk

Approved as to form:

[Signature]
Assistant City Attorney





*Richard & Jessie Nuzum House in 2011
503 West Sumner Avenue, Spokane, WA 99204*

DESCRIPTION OF PROPERTY

The Richard & Jessie Nuzum House, an architecturally prominent single-family residence, was built in 1912,¹ and is a fine example of the American Tudor Revival style. Sited on a multi-level rocky basalt corner site, the property commands a regal presence as it rises to a height of three-and-one-half stories, towering above surrounding residential homes. Listed on the National Register of Historic Places in 1979 as a contributing resource of the Marycliff-Cliff Park National Register Historic District, the Nuzum House is located north of Cliff Park along West Sumner Avenue, one of the most prestigious streets on Spokane, Washington's South Hill. The Nuzum House boasts well-preserved original stylistic details, including an asymmetrical design, a steeply pitched roof with multiple cross gables and front-facing projecting gables, tall multi-paned windows, boxed bays, brackets, overhangs, and gargoyles (water spouts). The exterior of the first and second stories are clad with multi-colored red bricks while the third story along with fourth-floor gable fields are covered with especially robust false half-timbering and stucco infill. A covered and partially enclosed front porch projects forward at the north façade, and a single-story two-car garage—an integral part of the

¹ Documentation includes a Spokane City building permit dated 1912; Spokane County water and sewer permits dated 1912; original architectural plans/elevations/specifications dated 1912; and a feature newspaper article dated 1912. Spokane County tax assessor records list a built date of 1914. Perhaps construction of the Nuzum House began in 1912, but was not completed until 1913 or 1914.

house—is located at the home's east face. In excellent condition with little exterior alteration, the Nuzum House retains a high degree of architectural integrity found in original location, original design, original materials, original workmanship, and original association as a single-family home built in 1912 in Spokane, Washington.

CURRENT APPEARANCE & CONDITION

Site

Located in the center of the Marycliff-Cliff Park National Register Historic District, the Nuzum House is built on the south side of West Sumner Avenue at the southwest corner where Sumner Avenue intersects with South Stevens Street. The property consists of Lots 10, 11, 12 and part of Lot 13 on Block 12 in the Resurveyed Cliff Park Addition, and is sited north across the street from Cliff Park. The property measures approximately 95 feet wide and 180 feet deep, and contains an irregular rocky basalt outcropping that borders the west side of Stevens Street. The basalt outcropping rises above the level of the street at the rear of the house and is developed as a rock garden. The property's grade descends from the south border northward downhill. The garden and rear southern end of the property are higher in elevation than the northern front of the property along Sumner Avenue. Paved sidewalks border the property to the north and west, and Cliff Park faces the rear of the property at the south. A manicured lawn, rock and flower gardens, flowering shrubs, mature evergreen and deciduous trees, and a circular driveway frame the house. Architecturally prominent, well-preserved single-family homes built between 1908 and 1941 are contributing resources to the Marycliff/Cliff Park National Register Historic District and surround the Nuzum House.

Nuzum House Exterior

The Nuzum House is tall, rising to a height of three-and-one-half stories, and is in excellent condition. Steeply pitched with a roof covering of cedar wood shingles, the roof has multiple cross gables and dormers, and supports three chimneys. Eaves are widely overhanging with exposed rafters, and decorative bargeboards highlight gable peaks. Regarded as prominent stylistic focal points, two front-facing gables project forward from the north façade of the house. The eastern-most front-facing gable forms a boxed bay located at the second and third stories and fourth-floor gable peaks, and is supported by decorative brackets. The western-most front-facing gable projects forward at the third and fourth floors. A balcony at the second story projects over a front porch at the first story below the projecting gable. The second-story balcony is covered with a wood pergola and is protected by a brick porch wall at the perimeter. At the first story, the front porch below the balcony is located at grade, extends east and west for a width of 18 feet, and projects forward (north) nine feet. The front porch at the first story (ground level) has a porch deck that is clad with quarry tile and is protected by a brick porch wall that matches the porch wall on the balcony above the porch at the second story. Both porch walls are finished with molded concrete coping. Forming a partially enclosed porch, the porch wall of the ground-level front porch supports walls that rise to the porch ceiling. Like the porch wall, the partially enclosing walls at the front porch are made of

brick. A wide elliptical arched opening is located at the center of the front porch and marks the location of the entrance to the porch and the front door through the arched opening. Two additional elliptical arches are located in the west wall and the east wall of the front porch and act as open-air windows *without glazing* for the front porch. All three elliptically arched porch wall openings are finished with molded concrete coping. The partially enclosed front porch is sometimes called an “English portico.”²

The Nuzum House is clad with variegated red brick in stretcher bond that begins at grade and continues through the first and second stories, and with false half-timbering and stucco infill at the third story and fourth-floor gable peaks. The home’s foundation is made of concrete but is visible only in unfinished storerooms in the interior at the first floor. Windows are a combination of original tall multi-paned casement units, tall double-hung units, and stationary units—all with wood sashes, and are mostly grouped in pairs or horizontal rows of multiple units.

The *primary façade of the Nuzum House faces north* along Sumner Avenue and features two front-facing gables, a partially enclosed front porch, a second-story balcony with a pergola, groups and rows of tall multi-paned windows, brick cladding at the first and second stories, and false half-timbering with stucco infill at the third story and fourth-floor gable peaks. Porch openings and porch walls are all finished with molded concrete coping. Square brick buttresses (called “kneelers” on the original 1912 plans) are located at the northeast and northwest corners of the front porch and are also finished with molded concrete coping.

The *east side of the house* faces Stevens Street and is considered a secondary façade. It is dominated by two cross gables with wide eaves and exposed rafters, decorative bargeboards, a large tapered brick chimney, a partially recessed two-car garage, and a covered side porch/patio. The first and second stories are clad with a continuation from the north facade of variegated red bricks, and the third story and gable peaks are highlighted with false half-timbering and stucco infill. A group of four tall multi-paned casement windows are located in the center of the third story and are capped with an eyebrow arch. Two gabled dormers with arched multi-paned casement windows are located above the eyebrow arch. Accessed from a paved driveway that borders Stevens Street, a two-car brick-clad garage is a focal point of the east face and is an integral part of the first story of the house. The garage rises to a height of one story and terminates with a flat roof deck that forms a porch/patio at the home’s second story. The deck measures 36 feet wide and 20 feet deep, is covered with a wood pergola, and is surrounded by a brick porch wall with molded concrete coping.

The *west face* of the house has a side gable roof and faces the east side of the historic Mott House, built in the 1930s. Like the rest of the home, first and second stories on the west face of the Nuzum House are clad in variegated red bricks, and the third story and

² “New English Home to Cost \$30,000.” *Spokesman-Review*, 31 Mar 1912

gable peak feature false half-timbering with stucco infill. A single-story boxed bay is located between the second and third stories, projects outward from the west wall, and features a gable roof with a gable peak, false half-timbering/stucco infill cladding, and decorative brackets which support the projecting boxed bay.

The rear face of the house faces south onto a manicured back yard with grass, flower gardens, and trees that lead south to a rock garden. Multi-paned French doors open east from an enclosed back service porch. The enclosed porch and the back yard are at the level of the home's second story and are built on a rocky basalt outcropping. Steps made of basalt rock and molded concrete are located next to the south side of the garage at the level of the backyard. The steps turn and descend from the back yard to a lower grade which is level with the street at Sumner Avenue and with the first story of the Nuzum House at the east, north, and west faces of the home.

Interior of the Nuzum House

The front door of the Nuzum House is made of thick oak and is articulated in a board-and-batten design, typical of the Tudor Revival style. A round window in the upper half of the door features decorative, multi-paned stained-glass lights. The door opens to a finished reception hall at the first floor which is at ground level.³ The reception hall is spacious at 17 feet wide and 17 feet deep, and has an oak floor, oak woodwork, and paneled oak wainscoting. A focal point of the home's reception hall is a formal turned staircase that rises to the second and third floors of the house. The staircase is wide with an open stringer, a turned-post oak balustrade with three balusters per tread, an oak hand rail, and turned-post oak Newel posts with ball finials. The reception hall leads east away from the staircase through a door to a room that was originally designed and finished as a billiard room (now used as a family/recreation room). A fireplace is centered on the east wall and is made of red variegated brick that matches the brick used at the exterior of the house. A focal point of the room, the fireplace features a ceramic quarry tile hearth with black grout, a rectangular firebox, a wood mantel supported by brick corbels, and an arched mirror. The arch surrounding the mirror is articulated with radiating brick voussoirs. The billiard room has oak wainscoting, oak woodwork, and a plywood floor covered with wall-to-wall carpet. Suspended in the center of the ceiling is a cutout metal pendant light fixture from Turkey. A door in the reception hall opens to a hallway that leads south to chauffeur's quarters, storage and mechanical rooms (some unfinished), and a plain, painted staircase designed for use by domestic help (sometimes called "servant's stairs" or "maid's stairs"). The ceiling at the first floor measures nine feet high.

The second floor of the Nuzum House features a continuation of the turned oak staircase that begins in the reception hall at the first floor (ground level). The staircase opens to a central hallway at the second floor with an oak floor which leads south to a powder room and kitchen, and opens east to a large dining room and living room. Located in the

³ The first floor of the house is sometimes called the basement even though it is technically the first floor and is level with grade at the north, east, and west.

northeast corner of the second floor of the house, the living room is finished with the finest Honduras mahogany woodwork burnished to a deep cherry finish, and is dominated by a center focal-point fireplace on the east wall. The fireplace has a surround and hearth made of matte-finish mottled green and rust-colored glazed ceramic tile with black grout. A Honduras mahogany wood mantel with brackets is located above the firebox and tile surround. The fireplace is flanked by two full-height built-in bookcases with leaded-glass doors. The bookcases are flanked by two built-in window seats. The living room opens west into a library/music room, and opens south through a pair of multi-paned pocket doors into a formal dining room. The dining room is clad with full-height oak paneling and has two sets of multi-paned French doors that open out to the porch/patio above the garage at the east face of the house. The dining room leads south into a small sunroom/conservatory which is used as a breakfast room. The ceiling height at the second-floor is nine feet, and the floor (except powder room) is made of oak. The chandeliers and sconces in the living room, dining room, library/music room, and breakfast room are original and made of Sheffield sterling silver.

A powder room west of the dining room is accessed by the second-floor hallway and has a c. 1912 round white porcelain wash basin that is anchored to a white porcelain pedestal. The floor of the powder room is made of c. 1912 glazed white hexagonal ceramic tiles, and the wall is covered with a wainscot of c. 1912 glazed white ceramic "subway" tiles. From the powder room, the hall leads south to a kitchen and an enclosed back service porch which is at the level of the back yard. The kitchen and service porch were remodeled twice between 1950 and 1985, and again in 2001 with built-in cabinets, cupboards, counter tops, appliances, etc. The floor is oak, the built-in cabinets and cupboards are cherry-finished birch, the counters are granite, and the ceiling measures nine feet high.

The formal turned oak staircase ascends from the second floor to the third floor. A square boxed bay with a built-in bench seat and three tall multi-paned casement windows illuminates the turned stairs at the landing between the second and third floors. The third floor has a central north-south hallway; four bedrooms; two bathrooms; a sleeping porch/sunroom; and a small, plain, enclosed stairway that was designed for use by domestic help. The hallway woodwork is oak while the rest of the second floor reveals antique white-painted woodwork. The floors on the third floor are made of oak except for the bathrooms which have white glazed hexagonal ceramic tile and marble tile. Both bathrooms retain original white porcelain pedestal sinks and bathtubs that were installed when the house was built in 1912. The hallway bathroom has c. 1912 wainscoting that is made of glazed white ceramic "subway" tile. Due to increasing damage, the master bedroom bathroom (east wall) was remodeled in 2011; the original white ceramic "subway" tile wainscot was replaced with new subway tile, and marble was installed over the hexagonal ceramic tile floor. The multi-paned windows in the sleeping porch/sunroom are original from 1912, fold back, and slide into the wall to allow for ventilation through screens.

At the third floor, the enclosed staircase designed for use by domestic help ascends to the fourth floor. The fourth floor constitutes attic space under the eaves that was finished from 1912 to about 1925. There are two "servant's" bedrooms; one bathroom with an original toilet, claw foot bathtub, and round pedestal sink; and a ballroom that is now used as a family recreation/media room. Except for the bathroom's floor of original white glazed hexagonal ceramic tile, the floors on the fourth floor are made of oak, and the ceiling measures eight and nine feet high. Windows in gable peaks and dormers help illuminate the fourth-floor interior with natural light. The heating system is gas-fired steam heat which is dispersed throughout the house via original c. 1912 steam/hot water radiators. Many radiators are encased with decorative louvered wood coverings, possibly made when the house was built in 1912.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original 1912 appearance of the Nuzum House was featured in a March 31, 1912 feature article in the Spokane *Spokesman-Review* newspaper at the beginning of the home's construction. The house was built from plans rendered by the Spokane architectural firm, Cutter & Malmgren, dated 1912, and are archived at the Northwest Museum of Arts & Culture in Spokane.

The above-mentioned 1912 anticipatory newspaper article described the property as a "mansion-like" house to be built of "oriental brick and stucco, and half-timber trimmed in stone."⁴ The following excerpt from the newspaper article described the Nuzum House:

The house will have three stories of finished rooms, and a fourth floor will be finished as a ballroom and social quarters. The main entrance will be from grade...into a large reception room, 17x17 feet, and will be entered through a typical English portico, on the top of which will be a pergola balcony. This entrance will be from Sumner Avenue, and a second entrance will be from Stevens Street, by way of a driveway leading to the garage... The garage occupies all of one side of the ground floor. The remainder of the ground floor will provide for a large billiard hall, 17x20 feet, just off the garage and the service rooms...

The main floor, which is actually the second floor of the house, has a living room 18x26 feet; library 18x16 feet; dining room 16x20 feet; sunroom or conservatory 10x12 feet; and a kitchen 14x16 feet with complete pantries, lavatories and conveniences... The interior finish is not decided upon, but it will probably be in select hardwoods with oak floors throughout. There will be fireplaces of English design in the living room and in the billiard room.

⁴ "New English Home to Cost \$30,000." *Spokesman-Review*, 31 Mar 1912. In this context, "stone" refers to molded concrete.

Leading from the library there will be a pergola balcony facing to the north. On the east side, there will be a large open terrace and pergola balcony made possible by the topography of the lot. This terraced balcony is reached by stepping out of the...dining room, or by stepping up from the garage entrance by a series of [basalt] stone steps.

On the third floor will be four bedrooms, two baths, closets and conveniences. The owner's bedroom will be 16x18 feet with private bath, sleeping balcony on south side of house, dressing room and large closet. The other bedrooms will be 16x21 feet, 16x14 feet, and 12x14 feet, all with closets or mirrored glass doors and similar equipment. There will be two service rooms and a bath on the top floor, and a large space will be left to be finished...as a ballroom or a playroom.⁵

In 2012, the Nuzum House reflects original designs and details illustrated and described in the original 1912 plans and newspaper article. Modifications include:

1920s	Ballroom at 4 th floor finished.
1951	Original wood shingle roof replaced with wood shingle roof (Spokane building permit #B-8201, Aug 1, 1951).
1930s-50s	Original set of carriage house doors replaced with one large paneled wood overhead door; bricks above garage door repaired and some bricks replaced.
1950-85	Kitchen remodeled at least twice, back service porch enclosed.
1988	Wood paneled garage overhead door replaced with wood paneled garage overhead door.
1989	New cedar wood shingle roof installed.
1992	Re-acquired portion of original lot (south end of property).
2000	Pergola over east porch/patio rebuilt; SW bedroom remodeled.
2001	Kitchen remodeled; billiard room fireplace insert installed.
2007	Exterior bricks at first floor re-tuck pointed.

⁵ Ibid.

2011 Master bathroom on 3rd floor partially remodeled. Original oak floor in billiard room (ground level) damaged and rotted; was removed and replaced with plywood floor and wall-to-wall carpet.

Except for necessary maintenance, repairs, and upgrades, the Nuzum House has had few modifications at the exterior since it was built in 1912. The property retains a high degree of integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane, Washington.

<i>Area of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1912-1966</i>
<i>Date Built</i>	<i>1912</i>
<i>Architect</i>	<i>Cutter & Malmgren, Architects</i>

SUMMARY STATEMENT OF SIGNIFICANCE

Reminiscent of 1600s-1700s British "black and white" Tudor-style halls, homes, and mansions built in towns, hills, and meadows throughout England, the Nuzum House was erected more than two to three centuries later and 5,000 miles away in the United States. The residence was constructed in 1912 on Spokane, Washington's South Hill by Charles Jasper, a prominent Spokane building contractor. An article and drawing of the proposed home was featured in the front page of the *Spokesman-Review's* real estate section on March 31, 1912 with the following headlines and description:

NEW ENGLISH HOME TO COST \$30,000

*Charles Jasper to Build Costly
Residence on Sumner Avenue and Stevens Street*

*Striking in its architectural beauty...the new residence which
Charles Jasper will build in Cliff Park this year...will be
one of the most elaborate structures...and one of the finest on the South Hill.*

The house was designed by Cutter & Malmgren, a celebrated historic architectural firm in Spokane, and was purchased in January 1916 by Richard W. Nuzum, one of Spokane's most famous civil and criminal attorneys, and for many years shared a law practice with United States Senator George W. Turner. As the first resident homeowners of the property, Richard Nuzum and his wife, Jessie Watson Nuzum, were long-standing residents, and lived in the house for 30 years through September 1945. Architecturally and historically significant in the context of the Marycliff-Cliff Park neighborhood, the Nuzum House was listed in 1979 on the National Register of Historic Places as a contributing resource of the Marycliff-Cliff Park National Register Historic District. During its period of significance from 1912 to 1966, the Nuzum House gained singular individual importance as a product of master architects, Kirtland K. Cutter and Karl Malmgren, and as a hallmark example of the American Tudor Revival style. Well-preserved with a high degree of architectural integrity, the Nuzum House is nominated to the Spokane Register of Historic Places for its architectural significance under Category C.

HISTORIC CONTEXT

Marycliff-Cliff Park National Register Historic District

The Marycliff-Cliff Park National Register Historic District comprises a residential neighborhood that was developed on Spokane's South Hill between 1889 and 1941.

Located less than a mile south of Spokane's central business district, the historic district begins at the base of a high basalt bluff located along West Sixth, Seventh and Eighth Avenues, and runs up and over the bluff to a wide plateau (sometimes called the Manito Plateau) in the area of Cliff Park. As explained in the district nomination, the district developed in two distinct stages with homes built from 1889 to 1908 along the base of the bluff, and from 1908 to 1941 with homes built on top of the bluff around Cliff Park and south to Fourteenth Avenue. "Homes built far back from the edge of the cliff along Thirteenth, Sound, and Cotta [Avenues] were generally smaller...houses commonly built by the middle and upper middle classes. As home building moved [northward and] closer to the edge of the cliff just above Seventh Avenue, however, the size and style of the homes grew larger and grander along with the wealth and status of the owners."⁶ From Cliff Drive to Fourteenth Avenue and especially along Sumner Avenue, "bankers and investment brokers like Twohy, Powell, Ferris, Crommelin, and Codd; department store owners like Kemp, Hebert, and Paterson; prominent attorneys like Nuzum and Dill; lumbermen like Humbird, Leuthold, and Jewett; and other businessmen...took the social positions left vacant" by the first families that settled in the district below the bluff.⁷ "As is often the case where the wealthy live, the area rapidly became a showplace of architectural styles [with] a number of homes having been designed by Spokane's leading architects."⁸ The prominence of the homeowners and the high standard of architecture evidenced in the district's second stage of development have contributed to help make it "one of the most impressive and prestigious residential areas in Spokane."⁹ As noted in the district nomination, one of the neighborhood's prominent property owners was Spokane attorney, Richard W. Nuzum, owner of the Nuzum House.

The Cook-Clarke Company

In 1905, Harl J. Cook and Charles W. Clarke, founders of the Cook-Clarke Company, a real estate development business in Spokane, placed an advertisement in the *Spokesman-Review*, and promised the following for the Resurveyed Cliff Park Addition:

CLIFF PARK Scenic Addition of Spokane

*We have petitioned the city to grade every street in the addition.
It is our intention to have all improvements made at the earliest possible date,
so that those contemplating building in the early spring will find the
streets graded, [side] walks down, and water in front of their houses as soon
as they are completed. If you want a choice lot in the choicest addition to
Spokane, select it now and get the benefit of the advance in values which is
sure to come.*

⁶ Compau, Nancy. *Marycliff-Cliff Park National Register District Nomination*, 1978. Page 8:6.

⁷ Ibid, p. 8:6.

⁸ Ibid. p. 8:1.

⁹ Ibid, p. 8:7.

The development company kept its promises, and their predictions proved true. The Cliff Park neighborhood was regarded as one of the “up-and-coming” neighborhoods developed on Spokane’s South Hill. Spokane city leaders adopted a plan presented by the nationally famous Olmsted Brothers Landscape Architecture firm that suggested Cliff Park be established as public parkland. The land for Cliff Park was donated by the Cook-Clarke Company,¹⁰ and the park was developed as a neighborhood focal point which helped spur real estate developers to construct single-family homes in the area. Local newspaper ads featured the following headlines:

Cliff Park—Scenic Addition to Spokane

Cliff Park—The Addition Where the Choicest and Most Artistic Homes Are Building¹¹

Building sites were advertised from \$900 to \$2,000, and most house prices ranged from \$2,500 to \$8,000, to \$14,000, with some—like the Nuzum House—reaching \$30,000. By the end of 1912, most of the neighborhood had been developed with single-family homes that spanned an eclectic mix of styles, sizes, and shapes. These included Tudor and Colonial Revival examples, French and Spanish Eclectic styles, and both large and small dwellings interpreted in the Craftsman tradition. Depicting the Tudor Revival style, the Nuzum House is regarded as an architecturally prominent historic resource in the Cliff Park neighborhood.

Property Deed Restrictions

The Cook-Clarke Company wrote protective covenants to control the architectural development of the Cliff Park neighborhood, and attached the covenants to warranty deeds for each lot sold in the area. The covenants for the Nuzum property stipulated:

- the dwelling house shall cost more than \$2,500 exclusive of all other improvements,
- all barns, woodsheds, and outbuildings shall be constructed to conform in architectural and exterior appearance and finish to the said dwelling house,
- said dwelling shall be set in at least 25 feet from front of said lot.¹²

The protective covenants implemented in the Cliff Park neighborhood illustrated a city-wide trend towards architectural control in the early 20th-century development of residential neighborhoods in Spokane, Washington. Other residential Spokane neighborhoods that initiated protective covenants and subdivision regulations in the early 1900s include the Manito Park neighborhood, the Cannon Hill Park neighborhood, and

¹⁰ “C. W. Clarke is Taken By Death.” *Spokesman-Review*, 1 Jan 1941, p 1.

¹¹ Spokane Preservation Advocates. *6th Annual Holiday Heritage Home Tour brochure*, 2005.

¹² Spokane County warranty deed #243013, dated 14 June 1909, book 226, page 425. Spokane County Courthouse, Spokane, WA.

the Rockwood National Register Historic District. The development trend continued in Spokane, leading to current contemporary subdivision regulations, neighborhood planning and land use controls, and the development of homeowners' associations that are in common use today.

The Nuzum House

In March 1907, the Cook-Clarke Company bought Lots 1 through 24 on Block 12 in the Resurveyed Cliff Park Addition for \$15,920. The lots comprised the residential block between West Sumner Avenue and West Cotta Avenue, and South Stevens Street and South Wall Street. In January 1908, Spokane real estate investor and president of the Cook-Clarke Company, Austin Ready, purchased Lots 1 through 24 on Block 12. In July 1908, he sold Lot 10 on Block 12 to Spokane building contractor, Charles Jasper, for \$2,000; one year later, Jasper bought the next adjacent Lot 11 for \$1,250.

As the new owner of the property at that time and as a prominent building contractor in Spokane, Jasper may have investigated real estate speculation opportunities in the neighborhood. He commissioned the architectural firm of Cutter & Malmgren, one of Spokane's leading architectural teams, to design a "mansion-like" house for him to build on Lots 10 and 11, located at the southwest corner of Sumner and Stevens streets. Jasper lived with his wife, Emily Jasper, at 919 S. Adams Street in a house earlier designed by Cutter & Malmgren, so Jasper knew their work and success as Spokane architects. Although Spokane Building Permit #3384, dated March 13, 1912 estimated the cost of construction to be about \$10,000, the proposed home at 503 W. Sumner Avenue was touted in the *Spokesman-Review* newspaper to reach a cost of \$30,000, and promised to be "one of the most elaborate structures in the South Hill."¹³

On January 10, 1916, Charles Jasper and his wife, Emily Florence Jasper, sold the house to Richard W. Nuzum. From 1916 through September 1945, Richard Nuzum and his wife, Jessie Watson Nuzum, made the residence their home for 30 years.

Richard Watson Nuzum was born in Wisconsin in 1868 where he graduated with a degree in law. He came to Spokane in 1891, shared a home with his brother, Nulton E. Nuzum, and was employed as an attorney with the law firm Griffiths & Nuzum (founded by T. C. Griffiths and N. E. Nuzum). In 1896, Richard Nuzum and his brother organized their own law firm and founded Nuzum & Nuzum with offices in the Ziegler Block. In 1908 when construction of the Old National Bank Building in downtown Spokane was completed, the Nuzum brothers were two of the first tenants in the building, and invited John Clark, son of Spokane's well-known millionaire Patsy Clark, to join them. They called their firm Nuzum, Clark & Nuzum. When World War I dawned, Clark enlisted in the military and the Nuzum brothers returned to Nuzum & Nuzum, attorneys at law. By 1919, United States Senator George W. Turner became a partner of the Nuzums, and the firm transacted law as Turner, Nuzum & Nuzum in the Columbia Building.

¹³ "New English Home to Cost \$30,000." *Spokesman-Review*, 31 Jan 1912

Richard W. Nuzum's obituaries were featured in Spokane's two most prominent newspapers (the *Spokesman-Review* and the *Spokane Daily Chronicle*) in September 1945 when R. W. Nuzum died at age 77. Referring to the two Nuzum brothers, the *Spokane Daily Chronicle* praised them as "well-known throughout the Pacific Northwest for their criminal and civil law practice which they had in Spokane since 1896."¹⁴ The *Spokesman-Review* singularly described Richard Nuzum as "one of the most able and colorful members of the early-day Spokane bar after more than 30 years of law practice."¹⁵

The firm of Nuzum & Nuzum...took part in some of the most vigorously contested criminal cases in the history of the community, with Nuzum & Nuzum always on the side of the defense. While their practice was not confined to criminal law, they attained their greatest fame from their successful defense in some of the big murder trials of the early days... They were singularly successful...in all types of cases during the height of their career which did not begin to wane until a decade ago [1935].¹⁶

Richard W. Nuzum was active in civic affairs, the Spokane Chamber of Commerce, the Northwest Mining Association, the B. P. O. Elks, and served for a time as state assistant attorney general. He married Jessie Watson Nuzum, also of Wisconsin, who was the sister of Nulton Nuzum's wife. To summarize, the two Nuzum brothers married the two Watson sisters, and the four made their lives in Spokane.

Subsequent Nuzum House Homeowners

In February 1946, the Drs. Frederick & Harriet Judy, both prominent Spokane physicians, bought the Nuzum House for \$16,750. Frederick Judy and Harriet Judy attended Whitman College and graduated as medical physicians from the University of Oregon School of Medicine. They set up private medical offices in the Old National Bank Building in downtown Spokane in 1933, and practiced until they retired in 1975. Dr. Frederick Judy was a family practice physician while his wife, Dr. Harriet Judy, was a general practitioner and surgeon, offering medical services to women only. According to her obituary, Dr. Harriet Judy was only the fourth woman physician to practice in Spokane by the 1930s.¹⁷

The Drs. Judy sold the Nuzum House in 1966 to Dr. Francis L. VanVeen and his wife, Patricia K. VanVeen. A pathologist at Sacred Heart Hospital, Dr. VanVeen and his wife had 16 children. They sold the Nuzum House in 1972 to Billie & Larry Vaughn, manager and sales agent for Vaughn Realty. A few years later in 1976, the Vaughns sold

¹⁴ "Death Claims Richard Nuzum." *Spokane Daily Chronicle*, 20 Sept 1945

¹⁵ "Attorney Had Colorful Life." *Spokesman-Review*, 20 Sept 1945

¹⁶ Ibid.

¹⁷ "Woman Physician Dies." *Spokesman-Review*, 13 Sep 1981

the property to Michael & Erna Hagan. Michael Hagan was employed as a councilor of law with Russell, VanCamp, Bennion, VanCamp, Watts & Block in Spokane. In 1978 after only 20 months of residency, the Hagans sold the Nuzum House to David & Tina Canning and James Canning.

In 1988, Paul & Janet Mann purchased the property, raised three children, and today continue a sensitive and thorough renovation of the home and grounds. An historic showplace, the Nuzum House under the generous tutelage of the Manns, has been open to the public for numerous historic home & garden tours, an SPA (Spokane Preservation Advocates) Holiday Celebration, two music concerts for Allegro Baroque & Beyond, meetings and receptions, and many varied events. In addition to their impactful work as community benefactors, civic leaders, historic preservationists, and genteel neighborhood activists, Paul & Janet Mann founded and managed the Children's Ark of Spokane, a non-profit philanthropic organization, offering care, education, and service to infants and families within the local foster care system. Of particular interest is Janet Mann's family: Her great-grandfather was well-known Spokane pioneer, Charles W. Clarke, the man responsible for platting and developing the Resurveyed Cliff Park Addition—the architecturally prominent residential neighborhood in which the Nuzum House is located. Along with his partner, Harl Cook, Charles Clarke helped found and manage the Cook-Clarke Company, “one of the largest and most active real estate offices in Spokane” in the early 1900s.¹⁸

ARCHITECTURAL SIGNIFICANCE

Category C

Tudor Revival Style

The English Tudor architectural style was adopted throughout the British Isles and developed during the reign of Queen Elizabeth (1558-1603) and the reign of James I (1603-1625), reaching a period that fostered the construction of many of England's great manor houses. In addition to tranquil countryside settings, the English Tudor style was employed in urban centers throughout England. One of Great Britain's most photographed cities is Chester, located in Chester County, Western England, a town that well embodies urban interpretations of the English Tudor style. Curvilinear cobblestone streets and narrow alleyways radiate from Chester's city center and are lined with tall, steeply pitched two- and three-story row houses and town homes that feature a robust concentration of half-timbered construction. The term “half-timbered” refers to medieval and post-medieval building techniques that employed massive oak, maple and other hardwood timber framing with “wattle-and-daub” infill. The wattle-and-daub infill was made of a thick, sticky paste of mud, twigs and animal hair which was allowed to dry and harden. The hardwood timbers, blackened by soot, oil and age, stood out in stark contrast to the cream-colored wattle-and-daub infill. This design effect was embraced by British builders and illustrated the “black-and-white” half-timbered halls, homes, and row houses

¹⁸ “C.W. Clarke Is Taken By Death.” *Spokesman-Review*, 1 Jan 1941, p 1

like those found in infinite variety in Chester and other towns throughout the British Isles.¹⁹

Borrowing architectural elements from the English Tudor tradition, the *American Tudor Revival style* originated on American soil 200-300 years later and enjoyed widespread popularity throughout the United States from 1890 to about 1940. Early American examples tended to be expansive, architect-designed homes. This held true in Spokane where the style was favored by some of Spokane's most elite social pioneers, including Richard & Jessie Nuzum. As described by architectural historians, Lee & Virginia McAlester, "the style quickly faded from fashion in the late 1930s but became popular" again in a modified resurgence during "the Neo-Eclectic Movement of the 1970s and 1980s."²⁰

Defining elements of the American Tudor Revival style include but are not limited to the following:

- Built dates of 1890-1940
- Roof steeply pitched
- Prominent forward-projecting façade gables; gabled dormers and bays
- False half-timbering with stucco infill (decorative not structural), usually on the upper stories
- Windows tall, narrow, multi-paned (sometimes leaded), usually in groups or rows
- Chimneys, massive and/or tapered, sometimes with decorative chimney pots
- Brick exterior wall cladding, most common, usually on the lower stories
- Entrances usually recessed or in partially enclosed porch
- Arches, usually Tudor (flattened points), round, elliptical
- Exterior front doors usually board-and-batten, heavy, exposed black wrought iron hardware
- Stonework ornamental, may be made of natural stone or molded concrete
- Battlements in parapets or balcony/porch walls
- Overhangs, bays
- Bargeboards with decorative strap work, pointed tails, scalloped edges
- Eaves overhanging with exposed rafters
- Brackets (wood) and corbels (brick, stone)
- Woodwork and floors at interior, prominent, oak, fir, mahogany, finished medium to dark intensity
- Built-ins, usually bookcases, bench seats, cupboards
- Fireplaces, prominent, brick or stone
- Reception halls spacious

¹⁹ Yeomans, Linda. "English Tudors in Spokane." *Spokane Homes*, 2001, pp. 32-37.

²⁰ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989, p. 358.

Tudor Revival Style-Defining Elements of the Nuzum House

Built date, form, and details of the Nuzum House well-depict the Tudor Revival style. These include the home's tall three-and-one-half-story form, steeply pitched roof with multiple cross gables, two front-facing prominent gables, brick cladding at first and second stories, false half-timbering with stucco infill at third story and fourth-floor gable peaks, decorative bargeboards, original tall narrow multi-paned windows, overhangs and boxed bays, widely overhanging eaves, exposed brackets and beams, use of stone (molded concrete) in coping, recessed front entrance under partially enclosed front porch, heavy board-and-batten front door, and prominent interior woodwork in honey-colored golden oak and dark cherry-finished Honduras mahogany.

Other details of interest at the Nuzum House include the home's existing natural cedar wood shingle roof (the original roof was also wood shingle), original brass and original opaque glass doorknobs, original ceramic tile on fireplaces and in bathrooms, and Sheffield sterling silver chandeliers and sconces. Craftsman-style influence is found in pergolas that shade the north façade balcony and the side porch of the house.

Kirtland Kelsey Cutter, Architect

In addition to its importance as an embodiment of the Tudor Revival style, the 1912 Nuzum House is also the product of the architectural firm of Cutter & Malmgren, and more specifically Kirtland Kelsey Cutter, one of Spokane's early master architects. Architectural historian, Henry Matthews, explained in his book, *Kirtland Cutter: Architect in the Land of Promise*, that while Cutter's partners provided the technical expertise, Cutter was the artist and designer.²¹ Cutter partnered first with Spokane architect, J. C. Poetz, for a short time, and later with Karl Gunnar Malmgren from 1889 to 1917. He then practiced alone until he left Spokane in 1923.

Cutter (1860-1939) was born in Ohio, studied at the Art Students' League in New York, and traveled extensively throughout Europe where he pursued an education in art and architecture. He moved to Spokane in 1886 when he was 26 years old and lived with an uncle for a time. Cutter began designing homes shortly before the devastating "Spokane Fire of 1889," but his rise to prominence began after the fire which necessitated a rebuilding of nearly all of downtown Spokane. Inspired by his travels in Europe and the Far East, Cutter's unique imprint can be seen in the buildings and homes he designed. He designed more than 30 homes in the area in a wide range of styles from Patsy Clark's eclectic Italian Renaissance-style villa, John Finch's Neoclassical-style home, and D. C. Corbin's spacious Colonial Revival-style house to the Mission-inspired Wakefield mansion, the Tudor Revival-style Graves estate (Waikiki), and the Nuzum House on West Sumner Avenue. He also designed numerous commercial buildings, including the Spokane Club, the Washington Water Power Substation, the Sherwood Building, the

²¹ Matthews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press, 1998.

Chronicle Building, and the Davenport Hotel.²² “To him perhaps goes the distinction of having contributed more freely than any other man to the architectural beauty of Spokane, in the artistic homes he designed, and for the metropolitan appearance of the buildings for which he was also the architect.”²³

Kirtland Cutter’s flare for eye-catching aesthetic detail is evident in his work in Spokane. Regarding his association with the Tudor Revival style, author Henry Matthews described Cutter as “a genius in the production of English residences” and said that he “matured greatly...in this style of architecture.”²⁴ The Nuzum House represents one of Cutter’s best interpretations of the Tudor Revival tradition. According to Matthews, Cutter based his designs on examples from the reigns of both Tudor and Stuart monarchs, and profited from the wide range of materials and traditional details that gave distinctive character. These include the use of large variegated red bricks with wide grout lines, overhanging eaves with exposed rafters, decorative brackets and bargeboards, rows/groups of vertical multi-paned windows, prominent projecting gables with steeply pitched roofs, boxed bays with overhangs, a partially enclosed front porch, a heavy oak board-and-batten front door, and especially robust decorative “black and white” false half-timbering with stucco infill.

The floor plan of the home is unusual, one that Cutter developed just for the Nuzum House:

The site on Sumner Avenue, a block beyond the steepest slope of the South Hill, steps up to a garden higher than the street. [Cutter] exploited the change of level to place the principal rooms on the second floor. With no entrance hall occupying valuable space at this level, the living room and library stretch across the entire front. Both the living room and dining room behind it open through French [doors] to a broad terrace over the garage to one side, from which two steps lead up to the garden. From the library, there is access to a balcony above the front door. Although both the balcony and the terrace are quite close to the street, they are secluded from it by their elevation.²⁵

Another interesting architectural detail of the Nuzum House is the garage. Like hundreds of homes built in the late 1890s, the garage was not an enclosure to protect automobiles but rather a barn built to protect livestock, their feed, and horses and buggies. If a building was built specifically to house horse and carriage, then it was called a “carriage

²² Davenport Hotel was designed at different times by two architects: K. K. Cutter and G. A. Pehrson.

²³ EWSHS. *Spokane Skyline: A Century of Architecture, 1889-1989*. Spokane: EWSHS, 1989, p. 13.

²⁴ Matthews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press, 1998, p. 265-268.

²⁵ *Ibid*, p 289.

house.” Good examples of carriage houses that Cutter designed include the carriage houses for the Patsy Clark Mansion, the Finch Mansion, and the Campbell House, all located in Browne’s Addition National Register Historic District in Spokane.

Automobiles and other motor vehicles came into vogue in the early 1900s, and barns and carriage houses were altered for use as “car barns” or automobile garages. Large barns gave way to smaller private garages built to specifically house cars and trucks. These were usually located behind the main house at the rear of the property.

The threat of fire was great in the early 1900s, and firewall technology along with universal building codes and building permits for integral house garages and garages attached to homes had not been created. But Cutter—always a leader in artistic license—chose to design the Nuzum House with a garage incorporated into the residence as an *integral part* of the house. Perhaps he did this because there was no room on the property to build a free-standing garage behind the house easily and aesthetically. The area to the rear of the house is at the level of the second-story and is composed of basalt rock, not a good building site.

In 1910 two years before the Nuzum House was built, Cutter designed the Knight House in northwest Spokane at 1715 N. West Point Road. Six years later in 1916 he designed a two-car garage to be attached to the north side of the Knight House. In contrast to the Nuzum House garage, the garage for the Knight House was not designed and built as an integral part of the house but was rather designed and built as a structure *attached* to the home. Thus, the Nuzum House remains one of the first homes built in Spokane that includes a two-car garage designed and built as an integral part of the main house.

Summary

The Richard & Jessie Nuzum House, built in 1912, is well-preserved and retains a high degree of architectural integrity. Architecturally significant as a fine example of the Tudor Revival style and as a product of master architects, Kirtland Cutter and Karl Malmgren, the Nuzum House is nominated to the Spokane Register of Historic Places under Category C.

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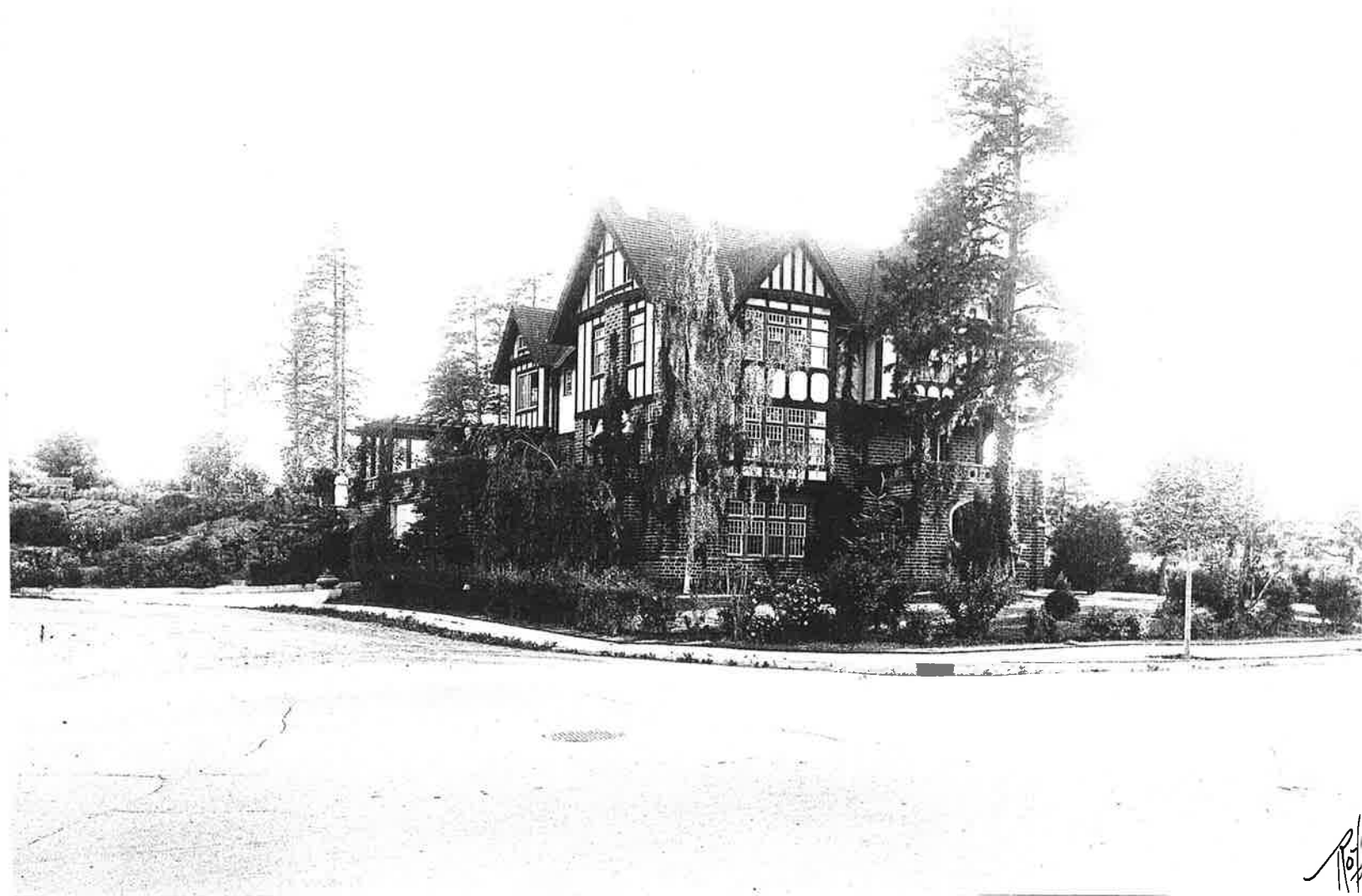
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Richard & Jessie Nuzum House

503 West Sumner Avenue
Spokane, WA 99203

1919 photo, looking south
MAC photo archive L2004-8.8 from Marjorie Watson Collection



Richard & Jessie Nuzum House

503 West Sumner Avenue
Spokane, WA 99203

1919 photo, looking south

MAC photo archive L2004-8.7 from Marjorie Watson Collection



Richard & Jessie Nuzum House
503 West Sumner Avenue
Spokane, WA 99203

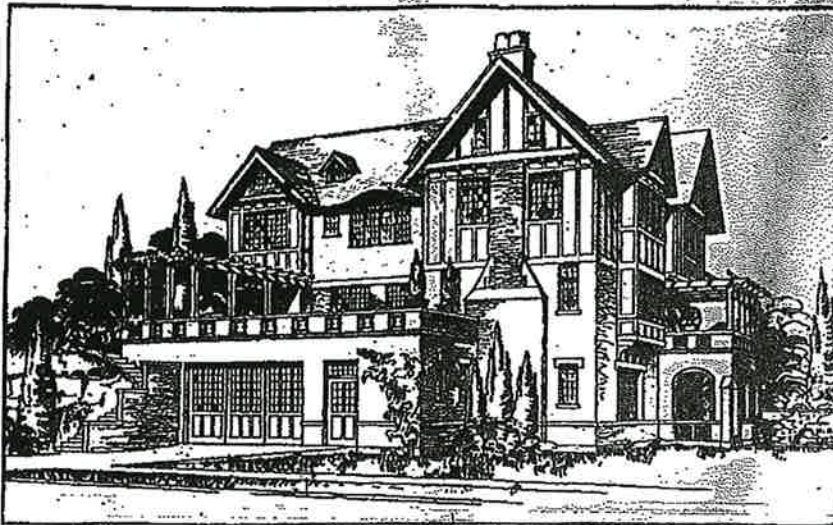
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Spokesman-Review, 31 March 1912, pt 5, p 1

SPOKESMAN-REVIEW

SUNDAY MORNING.

MARCH 31, 1912.

**Beautiful English Home Which Charles Jasper Will
Build in Cliff Park This Spring; It Will Cost \$30,000**



Handsome structure of brick, stone, stucco and timber which will be erected on large view lot at corner of Sumner avenue and Butte street. Cutter & Malmgren are the architects.

NEW ENGLISH HOME TO COST \$30,000

Charles Jasper to Build Costly Residence on Sumner Avenue and Butte Street.

IN CENTER CLIFF PARK

Mansion-Like Structure, Will Be of Elizabethan Period and Have Many Artistic Features.

Striking in its architectural beauty, of the Elizabethan period, the new residence which Charles Jasper will build in Cliff Park this year at a cost of \$30,000, will be one of the most elaborate structures in the south Hill district. Mr. Jasper announced his intention to build the mansion-like house last week and plans will be completed this week by Cutter & Malmgren, architects.

The house will occupy the southwest corner of Butte street and Sumner avenue, fronting 70 feet on the latter and more than 120 feet on the former. It will be built of oriental brick and stucco and half timber trimmed in stone.

Many Typical Features.

The house will have three stories of finished rooms and a fourth floor will be finished as a bathroom and social quarters. The main entrance will be from the grade level basement into a large reception room 17x16 feet and will be entered through a typical English porch, on the top of which will be a pergola balcony. This entrance will be from Sumner avenue, and a second entrance will be from Butte street, by way of a driveway leading to the garage, which will be on the same floor with the reception room. The garage occupies all of one side of the ground floor or basement. The remainder of the ground floor will provide for a large billiard hall, 17x20 feet, just off the garage and the service rooms, including laundry, boiler room, service hallways and the operating conveniences of the house. The west side of the lot will be enclosed in a high brick and stone fence and a laundry yard will be enclosed from this.

Living Quarters Ideal.

The main floor, which is actually the second floor of the house, has a living room 15x14; library, 15x16; dining room, 15x10; sunroom or conservatory, 15x12, and a kitchen, 14x15 feet, with complete pantries, lavatories and conveniences of a house of that type. The interior finish is not decided upon, but it will probably be in select hardwoods with oak floors throughout. There will be fireplaces of English design in the living room and in the billiard room.

Terraces and Balconies.

Leading from the library there will be a pergola balcony facing to the north. On the east side there will be a large open terrace and pergola balcony made possible by the topography of the lot. This terrace balcony is reached by stepping out of the living room or dining room, or by stepping up from the garage entrance, by a series of stone steps. It will be a most artistic attribute in general detail of the residence. In addition to these terraces there will be a rear porch which is to be level with the rear of the lot. The open terrace will also be practically level with the summit of the cliff on the rear of the site.

Elaborate Owner's Suite.

On the third floor will be four bedrooms, two baths, closets and conveniences. The owner's bedroom will be 15x15 feet, with private bath, sleeping balcony on south side of house, dressing room and large closet. The other bedrooms will be 15x11; 15x14, and 12x14, all with closets or mirrored glass doors and similar equipment.

There will be two service rooms and a bath on the top floor and a large space will be left to be finished probably as a bathroom or a playroom.

The site is not alone a view one, but it has scenic surroundings and offers excellent advantages for the construction of the English residence. It will be one of the most costly residences in Cliff Park and one of the finest on the south hill. The rooms will have high ornamental ceilings after the English design in the living and dining rooms. In the library there will be beams. The lot will be enclosed partially with the ornamental stone and brick wall and the entrances will be decorated with wrought iron English lanterns. The house will also have a series of cut stone gargoyles, typical of the English style.

Mr. Jasper expects to start immediate construction.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Plat Map

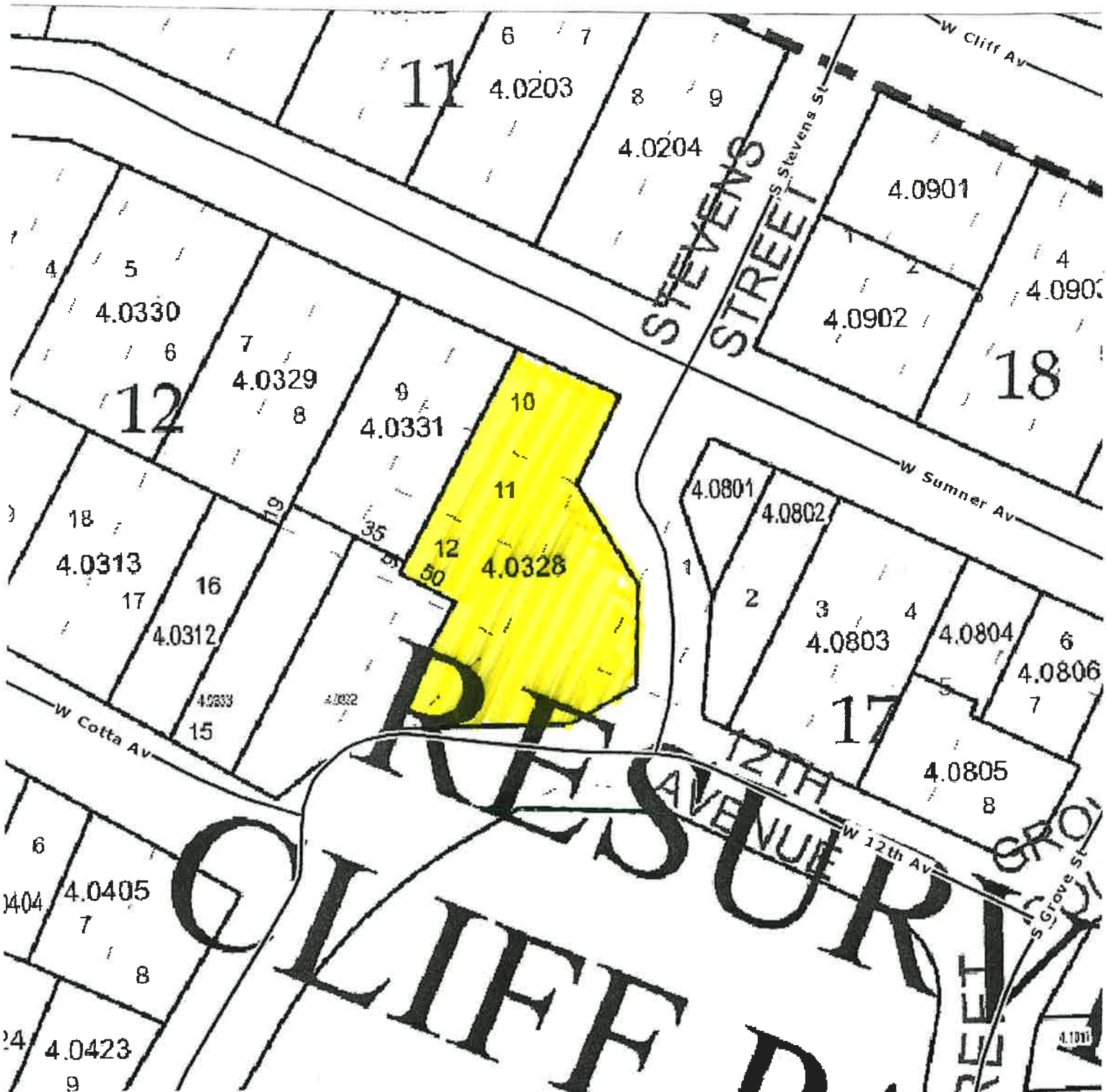
From Spokane County Tax Assessor Records, 2011



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Plat Map

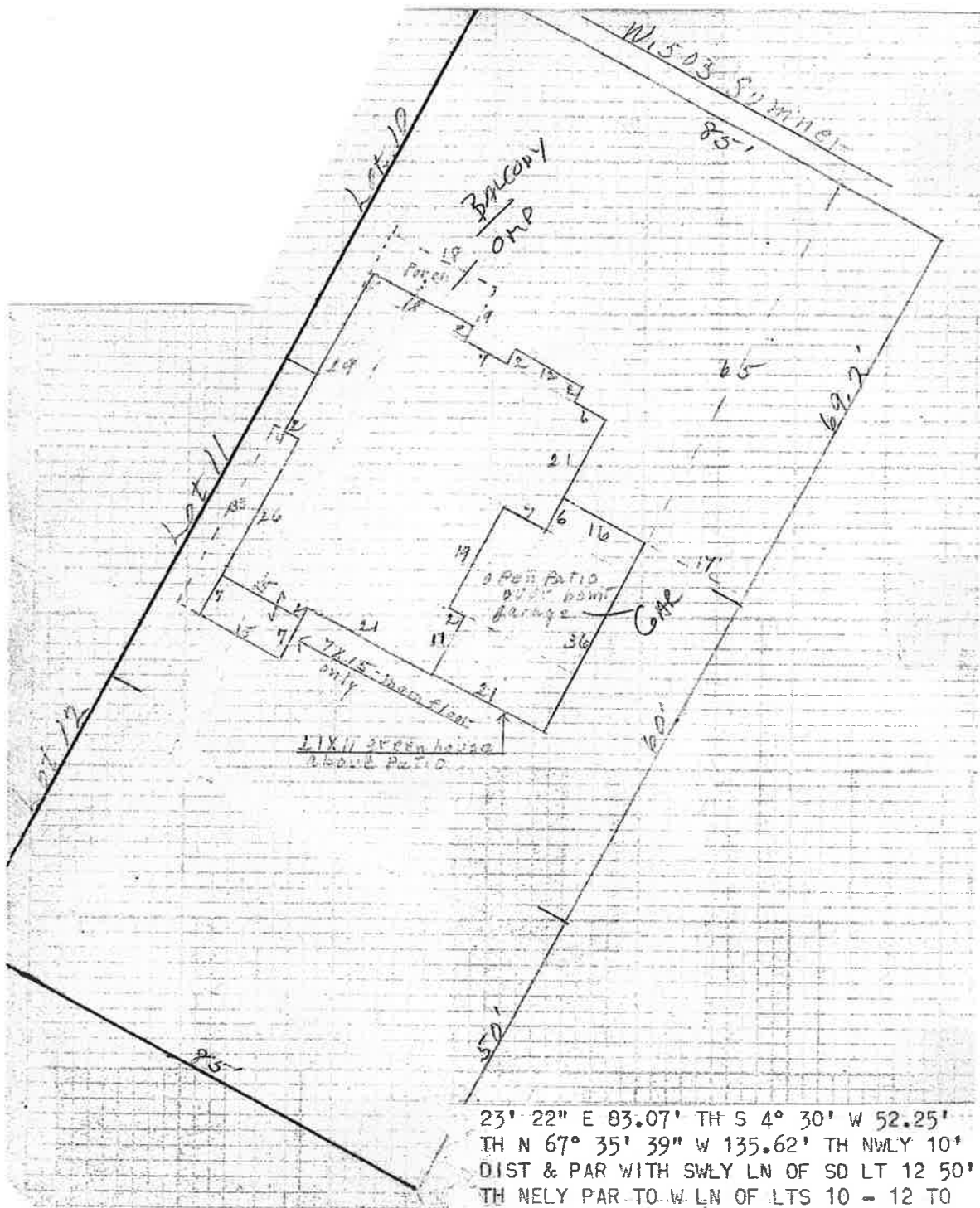
From Spokane County Tax Assessor Records, 2011



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Site Plan

From Spokane County Tax Assessor Records, 2011



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 1

NE corner of house

Photo 2

North façade of house



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 3

East side of house in 2011.

Photo 4

South rear of house in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 5

North façade and west side of house in 2011.

Photo 6

Front door at north façade in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 7

Stairs from ground level to 2nd floor, looking south in 2011.

Photo 8

Looking down from 2nd floor to ground floor in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 9 Living room on 2nd floor, looking east in 2011.
Photo 10 Dining room on 2nd floor, looking SE in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 11

Breakfast room in 2011, looking SE

Photo 12

Kitchen in 2011, looking south



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 13

Master bathroom on 3rd floor in 2011, looking SE

Photo 14

Conservatory on 3rd floor in 2011, looking SE



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RICHARD & JESSIE NUZUM HOUSE

Photo 15

4th floor recreation room-ballroom in 2011

