

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **DR. CHARLES & EDITH RIGG HOUSE**
and/or Common Name

2. Location

Street & Number 726 E. 25th Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35294.1104

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 George S. and Susan S. Eugster
Street & Number 726 E. 25th Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 509-838-0204
suetoshop@gmail.com, aeugster@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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Manito Park 2 nd Addition, Lots 3-4, Block 19.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	March 19, 2014

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

George & Susan

Susan & George

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: 4/14/14

City Council/Board of County Commissioners' decision: Approve

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.

Scott Chesney

Scott Chesney
Director, Planning and Development
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

15 April '14
Date

Attest:

Terri R. Roberts
City Clerk

Approved as to form:

Michael J. Piro
Assistant City Attorney



*Dr. Charles & Edith Rigg House
Photo taken in 2013*

DESCRIPTION OF PROPERTY

Summary Statement

Built in 1914, and listed in 1997 on the National Register of Historic Places as a contributing property in the architecturally prominent Rockwood National Register Historic District on Spokane, Washington's South Hill, the Dr. Charles & Edith Rigg House is a fine example of the Dutch Colonial Revival style. The property is sited on two oversized adjoining lots that wrap around the southwest corner of 25th Avenue and Garfield Road, a highly visible busy intersection in the center of the Rockwood neighborhood. Stylistic Dutch Colonial Revival features exemplify the Rigg House and include the home's original one-and-one-half story house form, formal massing, columned center front entry portico, spacious sun porch/sunroom, alternating small and large exposure wood shingle siding, multi-paned windows, and large style-defining wood-shingled gambrel roof. The gambrel roof is further emphasized with a prominent garrison overhang around the perimeter of the house. The Rigg House is well-preserved and retains excellent architectural integrity in original location, design, materials, workmanship, and association with the Rockwood National Register Historic District and the neighborhood's early 20th-century residential development.

CURRENT APPEARANCE & CONDITION

Site

The Rigg House is located in the 2nd Addition to Manito Park on Lots 3 and 4, Block 19. The property forms a pie-shaped footprint with the widest expanse of the pie at the property's north boundary, which faces the public street at East 25th Avenue. The south rear border of the property measures 100 feet in width, and the west and east sides of the property measure a depth of 135 feet and 155 feet respectively.¹ The house is built on Lot 4; adjoining east Lot 3 is developed as groomed grounds. The site has a nearly level grade with a slight westward and northward slope from the property's rear to the street. A large one-and-one-half story garage/workshop built in 1994 is located south behind the house; a paved driveway leads south to the garage from 25th Avenue. Professionally landscaped grounds with mature deciduous and evergreen trees, shrubs, flowers, rock retaining walls, and a manicured lawn frame the house and garage. The Rigg House is built in the center of the Rockwood National Register Historic District and is surrounded by architecturally prominent single-family homes built between 1905 and 1945.

House Exterior

The 1914 Rigg House is dominated by a strong style-defining feature—a large, side-gable Dutch Colonial gambrel roof. The roof is covered with thick wood shingles, supports two interior brick chimneys, and is articulated with a deep second-story garrison overhang² that circles the perimeter of the house. The home is 43 feet wide and 26 feet deep. The walls of the house are clad with original 1914 small and large exposure random size split cedar wood shingles arranged in alternating shallow and deep horizontal rows. The foundation is made of rough basalt stone rubblemix. Original windows are a combination of wood-sash multi-paned double hung and casement units.³

In 1981, a single-story addition was built on a concrete slab at the rear south face of the house, and measures 33 feet wide and 23 feet deep. The addition is covered with a nearly flat top mansard roof. The roof top deck slopes slightly south and is covered with a polyurethane coating similar to boat decks. The mansard roof features a steep slope and is covered with thick wood roof shingles. The 1981 addition's exterior walls are clad with small and large size alternating wood shingles that match those on the 1914 house. A back door, multi-paned windows, a beveled bay with multi-paned windows, and multi-paned French doors punctuate and illuminate the addition.⁴

North Façade

Facing north along East 25th Avenue, the north facade of the house is distinguished with an asymmetrical design, a gambrel roof, a wide center dormer with a shed roof, a square

¹ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

² "A modern term sometimes applied to any Colonial Revival house having an overhanging second story." *Dictionary of Architecture & Construction*, 2000.

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

⁴ *Ibid.*

portico supported by two massive round columns, alternating small/large wood shingle siding, and original 9/1 multi-paned windows. The roof is covered with thick wood roof shingles and has a full-width, deeply overhanging, boxed eave (called a garrison) at the south facade. The boxed eave is clad with tongue-in-groove wood planks. A wide shed-roofed dormer extends nearly the full width of the house and has four original symmetrically placed 9/1 multi-paned, double-hung, wood-sash windows. Each window is flanked by two original decorative (not operational) louvered wood shutters. In addition to the second-floor dormer windows, four 9/1 multi-paned, double-hung, wood-sash windows with louvered shutters are located on the first floor of the house. A square 22 foot-wide center portico (covered porch) projects north seven feet from the house and protects the home's front porch deck and front door. The portico is located between the two center-most windows, and is supported by massive round columns. The front porch deck is made of bricks with three concrete porch steps that descend to a paved walkway. The east ten feet of the first floor features an enclosed sun porch with rows of multi-paned casement windows. The north face of the sun porch is clad with wood shingles that match those on the house. Two massive round columns support the sun porch at the northeast and southeast corners of the porch, and match the two columns which support the center front portico on the north façade of the house. The sun porch columns were integrated with the porch enclosure that occurred in the 1920s, and were left partially exposed at the exterior and interior of the porch at the northeast and southeast corners.

East Face

The east face of the house fronts groomed grounds, which contain mature deciduous and evergreen trees, shrubs, flower gardens, basalt rock retaining walls, and a manicured lawn. The east face is dominated by the home's side gable gambrel roof which is articulated with classic rake molding and a minimal roof overhang. An enclosed sun porch, which has a continuous row of multi-paned casement windows around the northeast and southeast corners of the house and two sets of multi-paned French doors, is located on the first floor, and extends the full 26-foot depth of the house. A bedroom is located above the enclosed porch on the second floor, and is illuminated by a horizontal row of multi-paned casement windows. Two small quarter-round louvered vents are located in the gable peak above the row of windows. The east wall of the house is clad with a continuation of alternating small/large wood shingles and is distinguished with a deep boxed-eave garrison overhang at the second-story.

West Face

The west face of the house abuts a paved driveway that parallels the west border of the property. The home's west face features a view of the side gable gambrel roof defined with little overhang, classic rake molding, original wood shingle siding, and original multi-paned windows in the gable field. Two small louvered vents are located in the gable peak. In addition to the gambrel roof, the west face of the house is distinguished with a deep second-story garrison overhang that matches the garrison overhang on the home's north, east, and south faces.

South Rear Face

The rear face of the house faces south onto the home's backyard. Imitating the north façade dormer, the south rear face of the house has an original wide shed-roofed dormer with four symmetrically placed multi-paned windows. The south rear face has a gambrel roof covered with wood shingles, wood shingle wall cladding, and a deep second-story garrison overhang. As previously described, the rear south face has a single-story addition constructed at the first floor in 1981.

House Interior

The interior of the house contains the first and second floors, and a partially finished basement for a total of nearly 4,400 interior square feet. An original 1914 multi-paned wood front entry door opens from the home's north façade at the front portico to a center reception hall on the first floor. The reception hall floor is made of oak planks, the walls and ceiling are original lathe-and-plaster construction, and the ceiling is eight feet high. Woodwork includes white-painted floor molding and door/window surrounds, and five-foot-high original wood board-and-batten wainscoting on the walls. The center reception hall is distinguished with three equal-sized, symmetrically placed wide entryways that open to the living room, the dining room, and a formal staircase. The center entryway to the staircase on the south wall of the reception hall has a curved arch while the other two entryways are flat.

The reception hall opens east into a spacious 26-foot-deep living room with a fireplace in the center of the east wall. The fireplace has a rectangular firebox, a brick hearth and surround with a wide arched niche, and an ebony-finished fir surround that frames the brick fireplace. The living room leads east through two doorways into an enclosed ten-foot-wide by 26-foot-deep sun porch. The sun porch has a crème-and-salmon-hued glazed ceramic tile floor with a black tile border that defines the perimeter of the room. An arched wall fountain made of decorative glazed ceramic tile is located in the center of the west wall in the sun porch. Rows of multi-paned windows and two sets of multi-paned French doors surround the north, east, and south perimeter of the sun porch. The center reception hall opens west into a formal dining room in the northwest corner of the house. An arched recessed alcove with a multi-paned transom window is located in the center of the west wall and is a focal point of the dining room. The floors in the living room and dining room are solid oak, the walls and ceiling are original lathe-and-plaster, the ceilings are eight feet high, and the woodwork is original white-painted fir. The dining room leads south through an interior door to a kitchen located in the southwest corner of the house. The kitchen was remodeled in 1971 with built-in wood cabinets and cupboards and an oak parquet floor. In 1981, a 600-square foot single-story addition was built on the south rear face of the house at the first floor. The addition contains a large eating area/family room and a laundry/mud room with a back door.

The center front reception hall opens south to a formal interior staircase that ascends to a landing, turns, and rises to the second floor. The interior staircase is finished with white-painted board-and-batten wainscoting, a closed stringer, and square newel posts at the landing and second floor. The staircase is open at the second floor and features a turned-post balustrade with wide handrails. The second floor has a center interior hall with a built-in linen closet. Original paneled interior doors with original milk-glass and brass doorknobs open east and west to four private bedrooms, and north to a three-piece hall bathroom.

An interior utility staircase with an original plain balustrade and square newel post descends to a basement. The basement was partially finished in 1981 with a spacious family room. The family room has a brick fireplace, built-in bookcases, and knotty cedar wainscoting. The remaining basement area comprises storage rooms and a furnace room. Original five-panel unpainted ebony-finished fir doors and fir surround open to storage rooms in the basement. The home is heated by gas-fired steam heat transported by original iron radiators installed throughout the house in 1914.

Garage

Facing north, a one-and-one-half story garage was built behind the house in 1994. The garage matches the house with similar materials and a Dutch Colonial Revival-style design. The garage features a side-gable gambrel roof covered with wood shingles, wood shingle wall cladding, multi-paned windows, a metal overhanging garage door, and a concrete slab on which the garage is built. The first floor of the garage was designed for two automobiles, and the second floor is unfinished and used as a workshop. The garage is a non-historic building and is *not* nominated to the Spokane Register of Historic Places at this time.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original appearance of the house was pictured 100 years ago in a 1914 photograph of the property, which was featured in the October 4, 1914 edition of the *Spokesman-Review* newspaper. The photograph pictured the north façade of the home as it looks today in 2014 with one exception: *The sun porch on the east end of the house was not enclosed nor was it covered with a second floor when the photograph was taken in 1914.*

The 1914 photo pictured the original *al fresco* open-air sun porch with a low-pitched hip porch roof and wood lattice panels attached to the entire north façade of the porch. Unseen in the 1914 photo, wood lattice panels may have also been attached to the east and south faces of the sun porch.

Although no documentation currently exists to support the following supposition, careful observation and study indicates the sun porch may have been enclosed in the 1920s, probably before Dr. Rigg's death in 1928. When the porch was enclosed, multi-paned wood casement windows and two sets of multi-paned French doors replaced lattice

panels on the north, east, and south walls of the sun porch—today used as a *sunroom*. Iron radiators that provided radiant steam heat to the sunroom were installed, and the walls and ceiling in the sunroom were finished with coarsely troweled plaster that simulated the effect of advanced age. In addition to the windows, doors, and radiators, a wall fountain made of brightly colored decorative glazed ceramic tile were installed in the center of the sunroom's west wall (the plumbed fountain would have been installed *after* the sun porch was enclosed and heated to prevent the threat of frozen water pipes in the fountain and in pipes that serviced the steam-heat radiators). The troweled plaster design and decorative glazed ceramic tiles used for the wall fountain are indicative of design motifs popular during the 1920s-1930s as described in the book *Storybook Style: America's Whimsical Homes of the Twenties*.⁵

At the same time the sun porch was enclosed, the home's second-story was extended over the sun porch. It features a continuation of the original 1914 gambrel roof design, multi-paned windows, and interior bedrooms. A difference in window design appears in the circa 1920s second-floor extension as evidenced in a circa 1920s horizontal row of multi-paned windows installed in the gambrel roof gable field on the home's east face above the sunroom. In contrast, two original 1914 multi-paned windows are located in the second story gable field on the home's west face.

According to Spokane County tax assessor data, the kitchen was remodeled in 1971. In 1981, a recreation room in the basement was built, a family room/utility room addition was constructed on the first floor at the rear of the house, a new wood-shingled roof was installed at the south face of the house and south addition to match the home's original small and wide alternating exposed wood shingles, and the interior and exterior of the house were repaired/repainted/refinished. A gas furnace was installed in the 1990s.

⁵ Gellner, Arrol and Douglas Keister. *Storybook Style: America's Whimsical Homes of the Twenties*. New York: Penguin Group, 2001

Areas of Significance	Architecture and Health/Medicine
Period of Significance	1914-1949
Built Date	1914
Architect	Archibald G. Rigg

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1914, the Dr. Charles & Edith Rigg House is a hallmark example of the Dutch Colonial Revival style and a product of master historic Spokane architect, Archibald G. Rigg—brother to Dr. Charles Rigg for whom the home was designed. In 1997, the property was listed on the National Register of Historic Places as a contributing historic resource in the architecturally prominent Rockwood National Register Historic District in Spokane, Washington. The house was custom-built for Dr. Charles F. Rigg and his wife, Edith Beck Rigg, and was owned by the Rigg family for 35 years from 1914 to 1949. As praised in his obituary in the *Spokesman-Review* newspaper, Dr. Rigg was beloved as “one of the most popular physicians in Spokane” and served an important position with the Spokane Police Department as the department’s surgeon for 15 years until his death in 1928.⁶ Shortly after it was erected, a photograph of the Rigg House was featured in the October 4, 1914 edition of the *Spokesman-Review*, which described the home as a “New England colonial type” with “artistic...novel and striking architectural features.” The newspaper reported the property had an \$8,500 construction cost and was built in the “fashionable Rockwood residential district.”⁷ In 1921, a professional architectural journal, *The Architect and Engineer*, featured the Rigg House as one of “The Five Most Notable Small Houses in Spokane.”⁸ Historically and architecturally significant, the Rigg House is eligible for listing on the Spokane Register of Historic Places under Categories B and C.

HISTORICAL CONTEXT

Spokane’s South Hill

From 1900 to World War I, Spokane experienced a building boom that spread throughout the city and extended up and over a massive basalt bluff that 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 that was designed by the nationally acclaimed Olmsted Brothers architectural landscape firm, the same firm the designed New York City’s Central Park and the Boston Park system.

⁶ “Dr. C. F. Rigg Dies of Heart Attack.” *Spokesman-Review*, 23 Feb 1928

⁷ “New Rockwood Homes Are Artistic.” *Spokesman-Review*, 4 Oct 1914

⁸ Jennings, Frederick. *The Architect and Engineer*, June 1921. “The Most Notable Architecture and Landscape Architecture of Spokane, Washington.”

The Rockwood Neighborhood

Early Spokane pioneer Jay P. Graves arrived in Spokane in 1887, and within two decades, had risen to prominence as a mining and railroad developer. He recognized potential real estate bargains in Spokane for those who had money to invest, and early in 1903, formed a real estate development corporation called the Spokane-Washington Improvement Company. For an investment of \$250,000, the company purchased almost 800 acres on the top of Cook's Hill—at that time mostly undeveloped land on Spokane's South Hill. Promising to add improvements and take full advantage of scenic possibilities, Graves developed the acreage as the Manito Park Addition. He donated 90 acres of the rocky land to the City of Spokane, which named the public parkland "Manito Park." Graves also bought and developed an additional 100 acres east of the park and Grand Boulevard between South Hatch and Arthur Streets, and between East 11th and 29th Avenues. Graves named his new neighborhood "Rockwood." More than 90 years later in 1997, the neighborhood was celebrated for its Olmsted design and prominent residential architecture when it was designated a historic landmark called the Rockwood National Register Historic District.

Graves amassed every resource to ensure success in the new Rockwood neighborhood subdivision. He hired the nationally famous Olmsted Brothers architectural landscape firm to design the subdivision. Graves's principal associate was Spokane resident Aubrey White who became the first president of the Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Spokane-Washington Improvement Company's sales agent.

By the end of 1909, home sites in the Rockwood neighborhood were being actively marketed. Advertisements like the following announced contracts for paving, water, sewer, curbside tree planting, landscaping, and alternated with news of the latest purchases and upcoming homes in local real estate sections of the Spokane newspapers:

***Rockwood, Home of Fine Residences
Spokane's "Exclusive" Section Is Rapidly Being Improved
Landscape Work a Feature***

*Spokane's exclusive residence section, known as Rockwood where no house costing under \$4,000 can be built, is rapidly becoming improved... Already several houses costing from \$10,000 to \$15,000 are under construction, and a number of lots have been sold to homebuilders. The Spokane-Washington Improvement Company is spending more than \$200,000 in improving the [Rockwood neighborhood] property.*⁹

A week later, another Rockwood advertisement from the Spokane-Washington Improvement Company extolled the neighborhood's fine amenities:

⁹ "Rockwood, Home of Fine Residences." *Spokesman-Review*, 21 Nov 2009

*‘Distinctly Different’ Are All the Features
That Make ROCKWOOD the Strictly High-Class Residence District*

The contract for laying of sewer...and plans are now being rounded into shape for paving every street. It is these improvements, combined with rigid [subdivision] restrictions, location, car service, view, and natural beauty that make Rockwood 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.¹⁰

To ensure successful Rockwood development, the improvement company created subdivision regulations through a legal ordinance that addressed appropriate land use for residential development, architectural compatibility, and a required minimum construction cost. The land use controls/subdivision regulations were specifically written as binding covenants in perpetuity with warranty deeds for each property in the Rockwood neighborhood and stipulated the following:

- 1) No residence shall be erected upon said lot that shall cost less than \$4,000,
- 2) Each residence shall be of “modern architecture,”
- 3) No outhouse or barn shall be erected and used as a dwelling before 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 or street which building shall face,
- 6) No building shall be erected less than five feet from side line of lots,
- 7) No apartment house, tenement house/flat building, lodging house, hotel, or similar building use shall ever be erected upon said lot,
- 8) 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.

By mid-1910, it was proclaimed that six-month sales totaled \$160,000 for building sites ranging in price from \$1,250 for modest single lots, to \$8,000 for large double lots with exceptional real estate potential in Spokane’s then-escalating real estate market. 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 the trend continued through 1913. Various house sizes and styles were built, reflecting the owners’ personal tastes and economic stature. Homes ranged from large Arts & Crafts mansions, to Neoclassical, Tudor Revival, and Colonial Revival-style homes, to smaller Tudor-style cottages, Craftsman-style bungalows, and vernacular dwellings. Homes were built from

¹⁰ “Distinctly Different Are All the Features That Make Rockwood The Strictly High-Class Residential District.” *Spokesman-Review*, 28 Nov 1909

designs prepared by architects and builders, and from house plans distributed in plan books. Houses were constructed by independent contractors hired by developers, architects, and/or property owners. One of the first and finest architect-designed homes was built in the center of the Rockwood neighborhood for Dr. Charles & Edith Rigg.

Dr. Charles & Edith Rigg

In 1914, Charles and Edith Rigg commissioned the construction of the Rigg House located in the center of the Rockwood neighborhood on the corner of 25th Avenue and Garfield Road. The house was home to the Rigg family from 1914 to 1928 when Dr. Rigg died, and to 1949 when his widow, Edith Rigg, sold the property.

Subsequent Owners of the Rigg House

In March 1949, Merrywether-Mitchell Insurance Company agent John Hoyer and his wife, Beulah Hoyer, purchased the Rigg House. They sold it in 1956 for \$21,500 to Patricia & Seth Marshall Jr., manager and heir to Marshall Wells Hardware stores in Spokane. Williard & Mary Lou Quinn bought the property in 1965 for \$36,500. Williard Quinn worked as a sales representative for Mountain Distributors Olympia Beer. Francis & Susan Ward purchased the property in 1971, and sold it to prominent Spokane cardiologist and physician, Dr. George S. Eugster, and his wife, Susan S. Eugster, in 1974. Dr. and Mrs. Eugster continue careful preservation and stewardship of the Rigg House in 2014.

HISTORIC SIGNIFICANCE (Category B)

Dr. Charles F. Rigg (1880-1928)

The Rigg House is historically significant as the home of Dr. Charles Rigg, a prominent surgeon and medical practitioner in Spokane. The Rigg House was custom-designed for Dr. Rigg who resided in the house from 1914 to 1928 during the zenith of his medical career.

Charles F. Rigg was born in 1880 in Stratford, Ontario, Canada as the youngest of 12 children. Upon the death of his mother in 1888, Charles Rigg moved to Indianapolis, Indiana with his father, graduated from the Missouri School of Medicine and Indiana Medical College, interned at Bellevue Hospital in New York City, and was issued a medical license from the State of Washington in January 1909. Before he received his Washington State medical license, Charles Rigg married Edith Beck in 1904. Edith Beck was the daughter of George Beck, a Civil War veteran and prominent businessman/social/civic leader.

In 1905, Dr. Rigg and his bride, Edith Beck Rigg, came to Spokane where Dr. Rigg became one of the city's most popular and prominent physicians and surgeons. He practiced in offices in Room 242 in the Peyton Building in downtown Spokane and served at St. Luke's Hospital. He was the selected surgeon for the city's police department for 15 years, and was publically praised for "his untiring efforts and skill in

connection with hundreds of cases involving treatment of policemen or their families.”¹¹ During his 24 years in Spokane, Dr. Rigg attracted many friends, was “widely known in lodge circles, and was a member of the Masons, Moose, Spokane City Club, Spokane Amateur Athletic Club, and the Spokane Country Club.”¹² In 1928, Dr. Rigg died a premature death when he was just 47 years of age. Spokane newspapers reported his funeral service with the following headlines: “Dr. Rigg Funeral Draws Hundreds,” “Service Is Impressive,” and “Rich and Poor Pay Respects to Late Physician and Surgeon.” Well-known physicians and surgeons, prominent merchants, and professional men of the Spokane community were pallbearers, and hundreds of people “old and young of nearly every walk of life” attended the funeral services.¹³

ARCHITECTURAL SIGNIFICANCE (Category C)

The Rigg House is architecturally significant as a fine example of the Dutch Colonial Revival style and as a contributing historic resource in the Rockwood National Register Historic District. A 1914 photo of the Rigg House and three other Rockwood neighborhood homes were prominently featured in an October 4, 1914 article in the *Spokesman-Review* newspaper with the following description:

New Rockwood Homes Are Artistic

Four artistic new homes are being completed in the fashionable Rockwood residential district on the South Hill...[and] embrace novel and striking architectural features. The home of Dr. C. F. Rigg...is another of the New England colonial type. It is on 25th Avenue between Garfield Road and Hatch Street, and has just been completed...[for] \$8,500.¹⁴

Featured in a June 1921 report by the nationally circulated professional journal, *The Architect and Engineer*, the Rigg House was adjudicated and selected by “unanimous opinion” from professional architects, engineers, and members of the American Institute of Architects (AIA) as one of “The Five Most Notable Small Houses in Spokane.” It is interesting to note the Rigg House cost \$8,500 to build—*more than twice* the \$4,000 minimum construction cost requirement for new homes built in the Rockwood neighborhood as mandated in neighborhood subdivision covenant regulations.

Dutch Colonial Revival Style

The architectural style, Dutch Colonial Revival, enjoyed popularity throughout America from about 1900 to 1945, and was especially in vogue during the 1920s and 1930s. The style is a “revival” of earlier prototypes and architectural elements from “Dutch”

¹¹ “Dr. C. F. Rigg Dies of Heart Attack.” *Spokesman-Review*, 23 Feb 1928

¹² Ibid.

¹³ Ibid.

¹⁴ “New Rockwood Homes Are Artistic.” *Spokesman-Review*, 4 Oct 1914

(Flemish, Huguenot, German) Colonial features and motifs used for domestic construction during the 1600s, 1700s, and 1800s throughout the Eastern United States. “Revivals” were rarely historically correct copies but were instead free interpretations with details inspired by colonial precedents. Some of the more recognizable style-defining early prototypes include but are not limited to symmetry and symmetrical house design, classical entry (centered entry with columns or pilasters, pediment or hood, sidelights/transoms), multi-paned double-hung windows, Dutch doors (two movable halves), deeply overhanging eaves, flared eaves, second-story garrison overhangs, and the most celebrated distinguishing stylistic feature of Dutch Colonial domestic architecture: the gambrel roof. Defined as a gable roof with two pitches on either side, the gambrel roof design offers greater room under roof eaves and was embraced by many settlers to Pennsylvania and the Hudson River Valley in New York and New Jersey. They used the gambrel roof for homes and barns alike.

As previously mentioned, Dutch Colonial Revival-style homes retain selected prototypical characteristics but differ significantly from their earlier domestic examples as a result of freely interpreted and adapted modern design influence, which resulted in a gambrel roof with dormers or one wide dormer, wood shutters with decorative designs or louvers cut through the shutters, a front entry stoop with an arched or flat roof (portico), and side wings interpreted as a pergola-porch, an enclosed sunroom, or a one-car attached garage.¹⁵

The Rigg House features Dutch Colonial Revival style style-defining elements, including a large side-gable gambrel roof with a deep garrison overhang at the second floor, wood roof shingles, a wide shed-roofed dormer, a symmetrical house design, Classic center front porch, round porch columns, multi-paned symmetrically placed windows, louvered window shutters, wood shingle siding, and a side wing sun porch (now enclosed as a sunroom).

Archibald G. Rigg, Architect (1878-1959)

The Rigg House was designed by Spokane architect, Archibald Rigg, for his brother, Dr. Charles & Mrs. Rigg. Archibald G. Rigg was born in Canada in 1878, followed by his brother, Charles Rigg, who was born two years later in 1880. Archibald Rigg was educated at Trinity College in Toronto, Columbia University in New York, the University of Edinburgh in Scotland, and was registered as an architect in Washington State. Rigg first worked in Illinois where he designed the Madison Insane Asylum, First Christian Church of Indianapolis, Senator Beveridge House, and state work, including schools and libraries. Rigg moved to Spokane where he was employed first by Spokane architect, Kirtland Cutter (Cutter & Malmgren), and later by Albert Held, another prominent Spokane architect. In 1912, he entered into partnership with architect Julius Zittel, and helped build their practice, Zittel & Rigg, located in downtown Spokane. He later

¹⁵ *Dictionary of Architecture & Construction, Third Edition, 2000; A Field Guide to American Houses, 1989; Old House Interiors, May-June 2013.*

partnered with architect Roland Van Tyne. Rigg & Van Tyne projects included the Masonic Temple and subsequent enlargements, Symons Building, St. Luke's Hospital, Shriner's Hospital for Crippled Children, Edgecliff Tuberculosis Sanatorium, Riverside Mausoleum, Cheney & Harriet Cowles Library at Whitworth College, Science Hall at Washington State College (WSU), Red Shield Inn at Fort Lewis, WA, and the First Presbyterian Church in Whitefish, Montana. Working solo, Archibald Rigg was also responsible for the designs of many commercial buildings, schools, and homes in Spokane, including the Salvation Army Headquarters Building (Luigi's Restaurant), the Red Shield Hotel, Hutton Elementary School, Robert Grinnell House (730 E. Highland Blvd), Dr. & Mrs. Cunningham House (1220 S. Division), 827 W. Shoshone Place, and the Dr. Charles & Edith Rigg House (726 E. 25th Avenue). On a personal note, Archibald Rigg was responsible for two homes in which he owned and resided: 827 E. Overbluff (resided 1912-1928) and 1815 S. Upper Terrace (resided 1929-1960). Since Archibald Rigg lived and worked in Spokane for 58 years, he may have been responsible for more than a hundred home and building designs; to date, documentation of the majority of Rigg's work remains unknown. His accomplished and documented work reveals his architectural expertise and especially his knowledge of architectural styles. He built homes in styles that range from Italian Renaissance, Spanish Eclectic, Tudor, Colonial, and French Eclectic revival traditions, to Craftsman architecture, to the Dutch Colonial Revival-style Dr. Charles & Edith Rigg House.

Archibald Rigg married socialite, Mayme Ethel Beck, from Indianapolis. They had one daughter, Marian Beck Rigg Edgerton, and were socially prominent and popular members of Spokane society. Archibald Rigg was a Mason in Oriental Lodge Number 74, and was a member of many social and professional organizations, including the Scottish Rite, El Katif Shrine, Spokane Chamber of Commerce, Spokane Amateur Athletic Club, Inland Club, Rotary Club, Spokane Society of Architects, and the AIA (American Institute of Architects).¹⁶

An interesting note: Archibald Rigg and Charles Rigg were brothers, and married sisters Mayme Beck and Edith Beck respectively.

¹⁶ "Death Takes Architect, 80, At His Homes." *Spokesman-Review*, 19 Feb 1959

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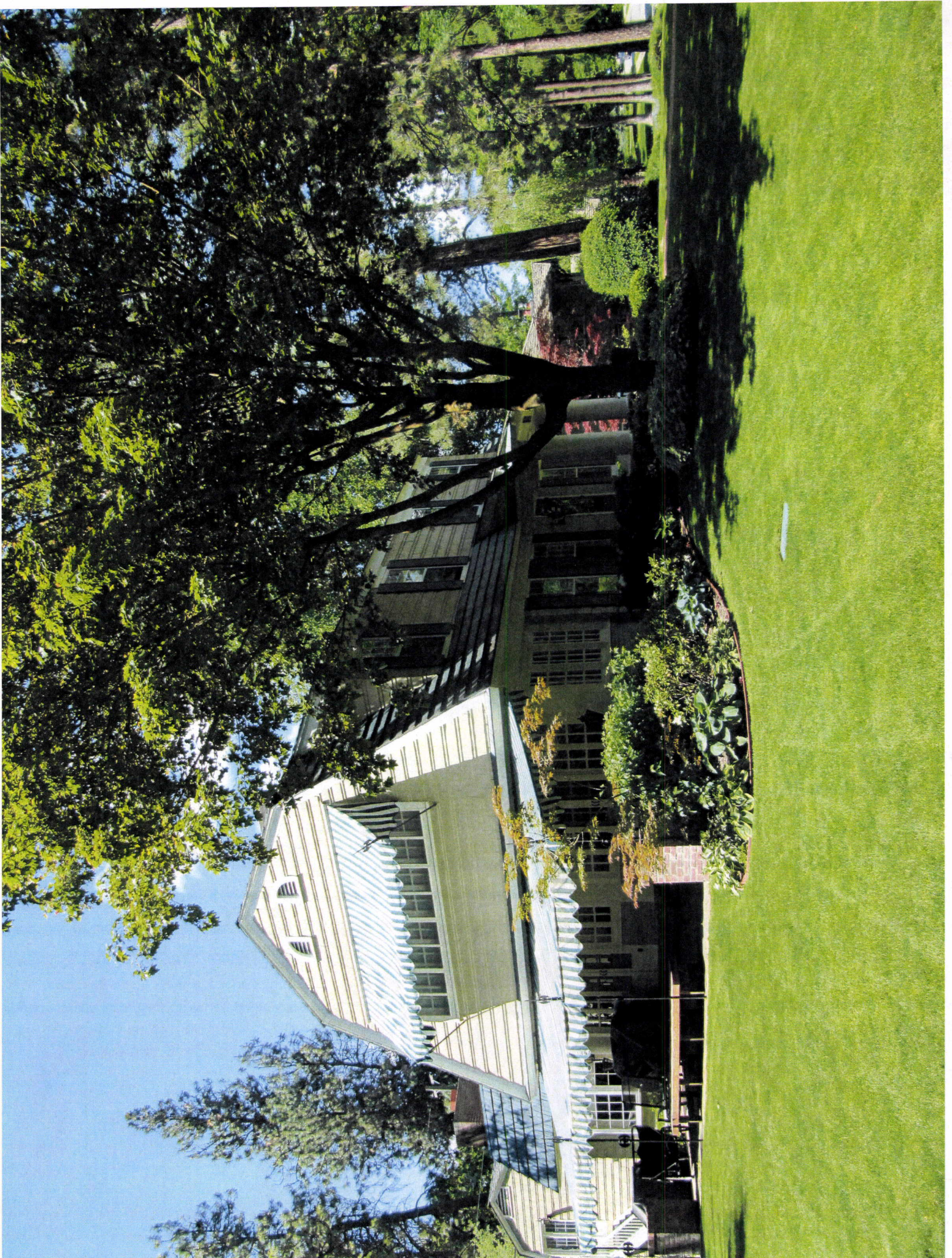
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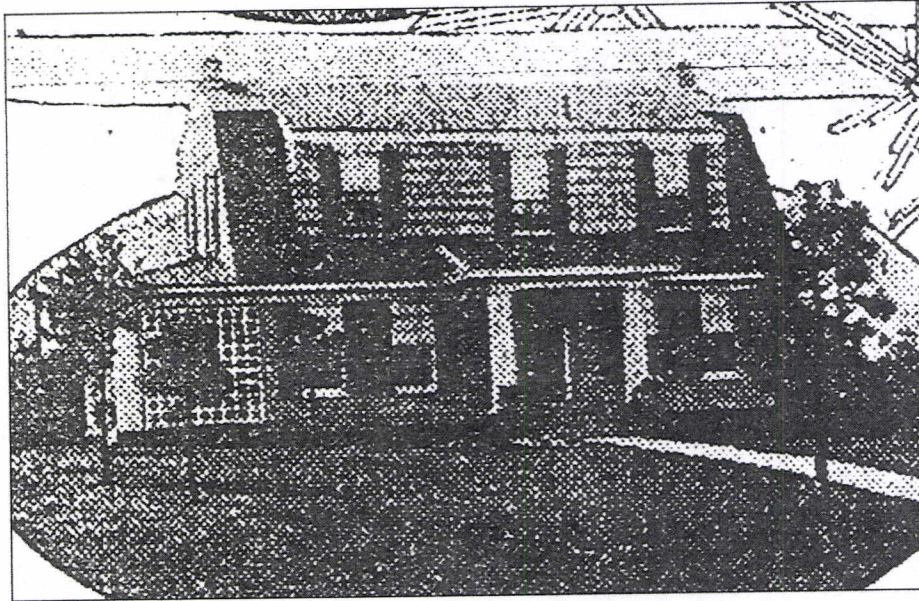
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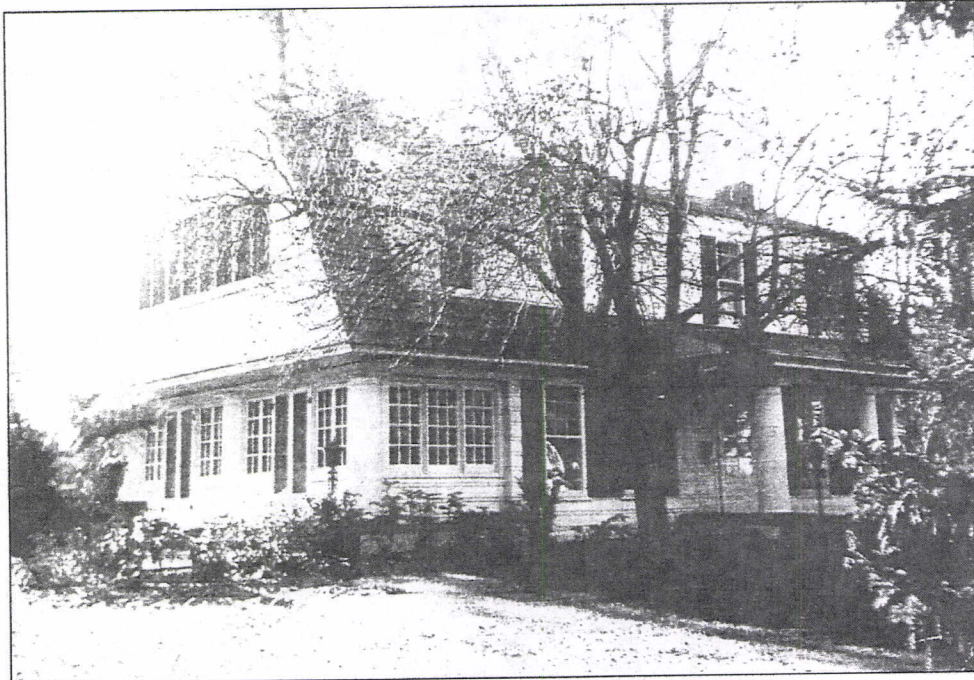
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1914 photo of Rigg House, 726 E. 25th Avenue



1960 photo of Rigg House, 726 E. 25th Avenue

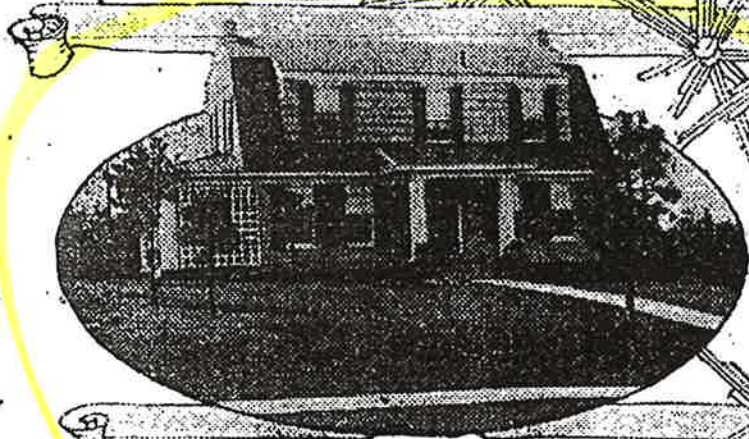
Charles & Edith Rigg House
726 E. 25th Avenue
Spokane, WA 99203

"New Rockwood Homes Are Artistic." *Spokesman-Review*, 4 Oct 1914

New Rockwood Homes Are Artistic

Home of Arthur Tryon.

Home of M. W. Wickham.



Home of Dr. C. F. Rigg.

Home of Dr. H. L. Morehouse.

Four artistic new homes are being completed in the fashionable Rockwood residential district on the South hill, which embrace novel and striking architectural features.

The residence of Arthur Tryon, on Twenty-fourth avenue just off Garfield road, is New England colonial in type, has nine rooms, and the lot is 75x140 feet. It will cost, when completed, \$12,500.

The residence of M. W. Wickham, on

Scott street between Twenty-eighth and Twenty-ninth avenues, just being finished, is a seven-room bungalow, with five rooms on the first floor. Upstairs are the servants' quarters. There is a billiard room in the basement, which is subdivided and also contains the hot-water heating plant. The house has hardwood floors. It will cost \$5000.

The home of Dr. C. F. Rigg, purchased last spring before it was finished,

is another of the New England colonial type. It is on Twenty-fifth avenue, between Garfield road and Hatch street, and has just been completed. It cost \$8500.

The new residence of Dr. H. L. Morehouse is on Twenty-sixth avenue and Garfield road. He has recently moved in. The house has 10 rooms. The lot has a frontage of 120 feet and is 165 feet deep. The investment is \$10,000.

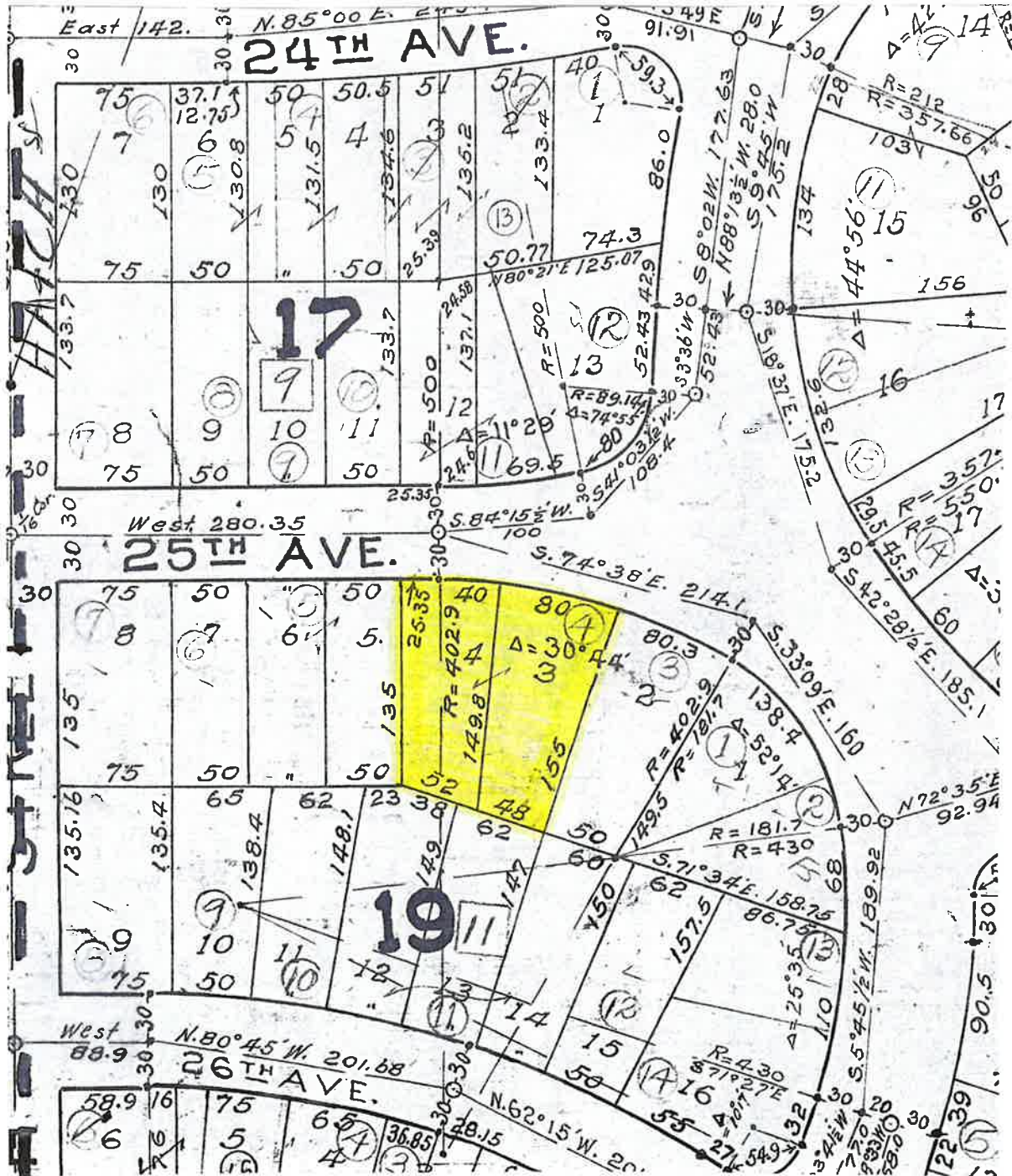
Charles & Edith Rigg House
726 E. 25th Avenue
Spokane, WA 99203

Spokane County Tax Assessor 1960 Photo



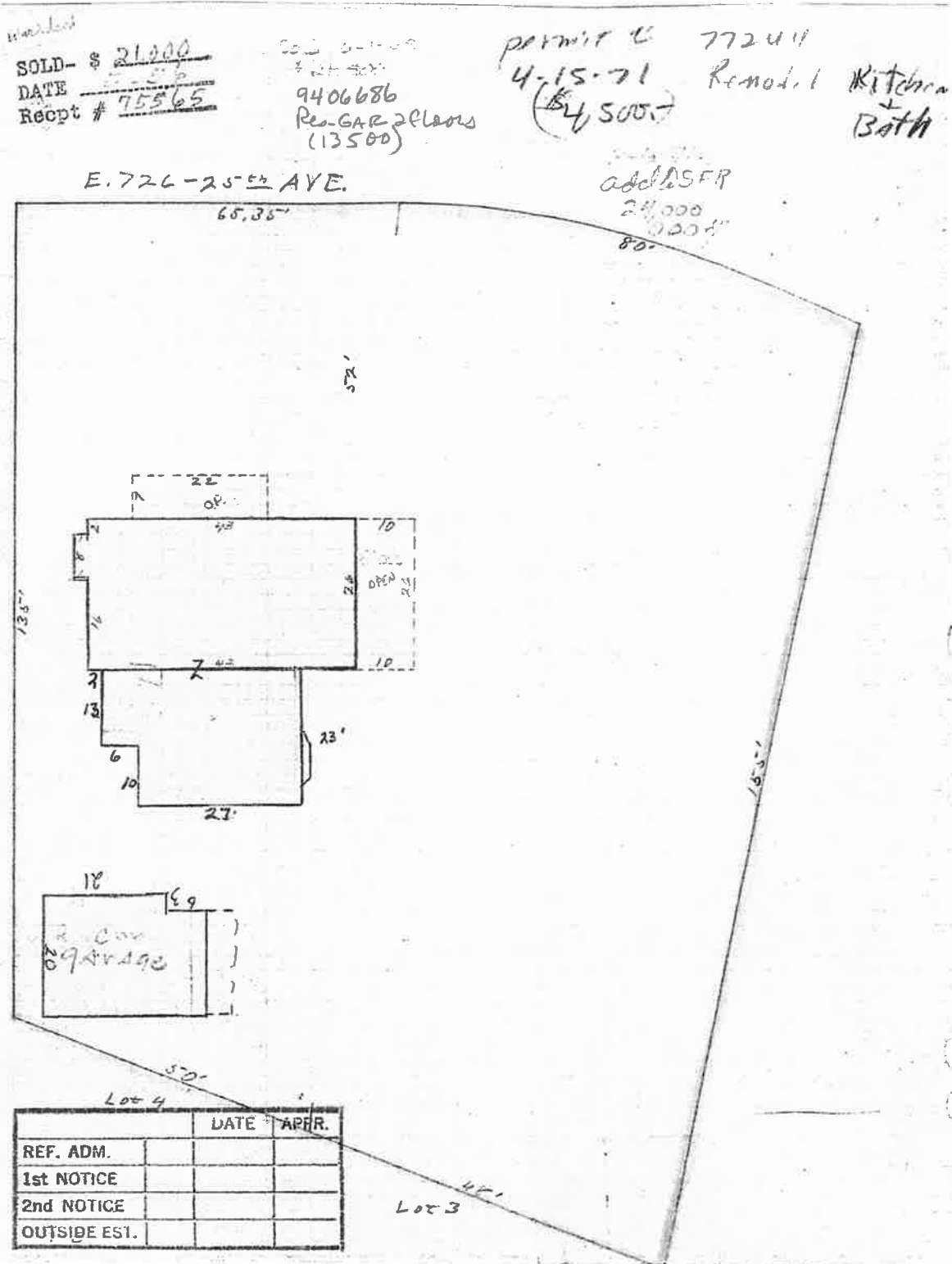
Charles & Edith Rigg House
726 E. 25th Avenue
Spokane, WA 99203

Spokane County Plat Map



Charles & Edith Rigg House
 726 E. 25th Avenue
 Spokane, WA 99203

Spokane County Assessor Site Plan



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photo 1 South façade of house in 2013
Photo 2 East face of house in 2013



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photo 3

South rear face of house in 2013

Photo 4

Detail of painted cedar shingle siding



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photo 5
Photo 6

Front entrance of house in 2013
Living room, first floor, northeast corner of house in 2013



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photos 7 and 8

Sunporch on east side of house in 2013



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photo 9
Photo 10

Ceramic tile fountain in sunporch in 2013
Reception hall and stairs to second floor in 2013



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photo 11
Photo 12

Second floor hallway in 2013
Second floor hallway linen closet and bedroom door in 2013



Spokane City/County Register of Historic Places Nomination Continuation Sheet
DR. CHARLES & EDITH HOUSE **Section 10**

Photo 13

Second floor bedroom in 2013

