

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **EDWIN & DOROTHY MATTHEWS HOUSE**
Common Name

2. LOCATION

Street & Number 1326 South Ballou Road
City, State, Zip Code Spokane, WA 99202
Parcel Number 35204.4703

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
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

4. OWNER OF PROPERTY

Name Micah D. & Toni R. Olson
Street & Number 1326 S. Ballou Road
City, State, Zip Code Spokane, WA 99202
Telephone Number/E-mail 206-403-7307, olson.toni@gmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal _____ State _____ County _____ Local _____
Location of Survey Records Spokane Historic Preservation Office

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check One

unaltered

altered

Check One

original site

moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.
- E** Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

Less than one acre.

Verbal Boundary Description

Rockwood Vista Addition Lot 3, Block 1

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

October 19, 2022

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13. SIGNATURE(S) OF OWNER(S)

Melanie Oprea
John Oprea

14. FOR OFFICIAL USE ONLY

Date nomination application filed: September 17, 2022

Date of Landmarks Commission Hearing: October 19, 2022

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 11/7/2022

City Council/Board of County Commissioners' decision: approved

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.

Megan Duvall

10/19/22

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

Levi H. Gustafson

Michael P. Peck

City Clerk

Assistant City Attorney



Historic Edwin & Dorothy Matthews House in 2022

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1938, the Edwin & Dorothy Matthews House is an excellent representation of the Regency Revival style popular in the United States from 1930 to 1950. Character-defining features of the house include a two-story, square box-shaped mass protected by a shallow pyramid hip roof with little to no eave overhang; symmetrical fenestration; and a combination of painted brick cladding and smooth horizontal shiplap siding. Original decorative saw-cut scalloped frieze designs highlight the home's front door and adjacent facade windows. The property's original windows are distinguished with an Art Deco-style influence, and are multi-paned with *horizontal* muntin bars only. In excellent condition with a high level of integrity in its original location, design, materials, workmanship and association, the Matthews House is eligible for listing on the Spokane Register of Historic Places.

CURRENT APPEARANCE & CONDITION

Site

Located in the larger Rockwood neighborhood on Spokane's South Hill, the Matthews House at 1326 South Ballou Road faces east from Lot 1, Block 3 in the Rockwood Vista

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Addition. The lot is oversized and irregularly shaped with a width of 72 feet along its east facade border at Ballou Road, and a width of 90 feet along its rear west border. The property has a depth of 135 feet from east to west along its southern border, and 139 feet deep along its northern border. With a wide view from its facade to the east, the Matthews House is positioned in the center of an east-facing slope, which is landscaped with mature trees, shrubs, and manicured lawn that surround and envelope the home. An historic three-foot-high basalt rock retaining wall adjacent to a level parking strip of green manicured lawn follows the street curb at the lower east edge of the property's grassy slope at Ballou Road. Adjacent to Spokane's residential Rockwood National Register Historic District, the Matthews House and the larger adjacent historic district are surrounded by hilly topography and basalt rock outcroppings, a collection of paved city streets in both curvilinear and straight designs, and both small and large architecturally prominent historic homes built from 1905 to 1950.

House Exterior

The Matthew House is nearly square and measures 41 feet wide along its east façade, and 47 feet wide along its west rear face. The south face of the house measures 43 feet, while the north face, which includes an attached garage at the northwest rear corner of the house, measures 51 feet. The house is clad at the first floor with painted brick veneer, and is covered at the second floor with shiplap siding. The home is covered by a shallow pyramid hip roof, which was designed with little to no eave overhang. The single-story attached garage is covered with a flat roof of built-up tar. Windows in the Matthews House are original double-hung units with horizontal muntin bars only (no vertical mullion bars). The house is built on a concrete foundation that is not visible above grade.

The *east façade* of the house is original and prominent with a symmetrical design highlighted by a wide recessed center front entrance located between two square-shaped rusticated brick pilasters. Two narrow sidelight windows with horizontal muntin bars flank the front door. The first floor of the house is clad with painted brick, including the pilasters. The second floor is covered with smooth painted-wood shiplap siding. One large double-hung window with horizontal muntin bars is located adjacent north of the center front entrance. An exact duplicate window is located adjacent south of the center front entrance. Both windows are flanked by stationary wood shutters with thick horizontal "see-through" wood slats that are spaced a few inches apart from each other, revealing the painted brick wall surface behind the shutters. Original decorative scroll-sawn scalloped wood frieze bands emphasize the upper edges of the front door and the two flanking façade windows. The second floor has three symmetrically placed windows that match the windows on either side of the center front entrance. All three windows are double-hung with horizontal muntin bars, and are each flanked by stationary "see through" wood window shutters with horizontal slats.

The *north face* of the house exhibits a continuation of the home's two-story box-shaped mass covered by a very low-pitched pyramid hip roof. The first floor is covered with painted brick while the second floor is covered with smooth shiplap siding. One large original window that matches the original east façade windows illuminates the first floor

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at the east end of the north face. A group of three smaller new replacement windows with horizontal muntins are located towards the northwest rear corner of the house with the attached garage. The second floor at the north face has three symmetrically placed original windows.

The *south face* of the house features a repeat of painted brick that clads the first floor of the house, smooth shiplap siding that covers the second floor, and a continuation of the home's shallow pyramid hip roof. An original painted brick chimney at the center of the south face rises from grade past the roofline. It features three successive vertical sections, beginning with the largest chimney section at the first floor, the second section at the second floor, and the third smallest section ending above the roof. Four matching original double-hung windows with horizontal muntin bars flank the chimney at the first and second floors. The windows are each flanked by two "see-through" wood shutters with horizontal slats. Built on a 1945 addition to the home, a smaller tapered painted brick chimney is located at the west end of the south face of the house.



The southwest rear corner of the Matthews House in 2022

The *west rear face* of the house reveals a two-story addition that was constructed in 1945 towards the southwest corner and on the west end of the original 1938 home. The addition measures 23 feet wide at its rear west face, and 14 feet deep at the south elevation. The home's pyramid hip roof was rebuilt to cover the addition. Matching the 1938 house, the exterior of the 1945 addition's first floor is painted brick while the second floor is clad with smooth shiplap siding. Two symmetrically positioned original double-hung windows with wood shutters and horizontal wood muntin bars are located on the west face of the second floor (they were removed from the original west face of the house and used on the addition). At the first floor, a center nine-foot-wide box bay with a large picture window protrudes

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two feet from the home's west face, and is supported at grade by an exposed concrete foundation. A small shed roof with little to no overhang caps the box bay. A decorative scalloped frieze band accentuates the upper edge of the bay window. A flat roof with a scalloped frieze covers a concrete patio at the first floor, which was constructed beneath the patio roof. The patio is supported by filigreed metal corner support posts.

A small single-story rear entry vestibule measures four feet wide by four feet deep, and is located in the southwest corner between the garage and the west rear face of the house. A pedestrian door opens from the rear entry vestibule.

A two-car garage was originally designed and built at the rear northwest corner of the house in 1938 as part of the original design of the property. The garage is 24 feet wide and 20 feet deep, and is one story with a flat roof covered with a vinyl roof membrane. Exterior garage walls are clad with smooth painted shiplap siding that matches the house. An overhead garage door opens west from the west face of the garage. The interior of the garage has a concrete floor, and the ceiling and walls of the garage are finished with painted drywall. A paved and graveled driveway from the garage intersects west with a graveled public alley located behind the house.

House Interior

The Spokane County Tax Assessor's office reports the first floor of the Matthews House has 1,545 finished square feet of space, and the second floor has 1,457 finished square feet. The basement holds 1,230 square feet (one-third of the basement is finished with a recreation room).¹

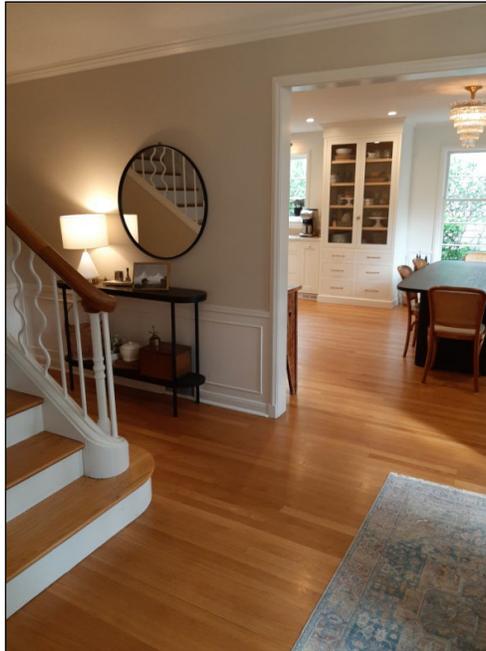
The home's front door is made of wood and measures three feet wide. Painted back, the door is decorative with evenly-spaced horizontal scored panels. The door opens from the home's east façade into a formal center reception hall. The center east reception hall features a golden oak hardwood floor that extends west through a hallway to the west rear entrance of the house. The center hall has an eight-foot-high painted sheetrock ceiling, painted sheetrock walls, and white-painted woodwork and wainscoting. The center reception hall was designed as a large central point of entry in the house and leads south to a formal living room, and north to a large kitchen/eating area. The reception hall holds a center formal staircase that rises to the second floor. The formal staircase is 48-inches wide, ascends to the second floor along the reception hall's south wall, and features an open staircase on the north side of the exposed stairway. Prominent as one of the home's most artistic and decorative original interior focal points, a lathe-turned newel post is anchored to the base of a widely flared, curved stair riser and straight staircase with a railing, decorative balustrade, and a closed stringer.

The reception hall opens south to a large living room in the southeast corner and south half of the first floor. The living room is 15 feet wide and 27 feet long. The room's focal point is an original fireplace located in the center of the south wall between two identical original

¹ Spokane County Assessor Office, Spokane County Courthouse, Spokane, WA.

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windows. A white-painted wood mantel and white-painted brick fireplace surround hold the rectangular fireplace. A ceramic tile hearth fronts the fireplace. The floor in the living room is a continuation of the golden oak hardwood floor in the reception hall, and the walls and ceiling are finished with painted sheetrock. Ceiling height is eight feet.



2022 photographs of the reception hall and living room

The living room leads west to a library at the rear west elevation of the house. A small fireplace is located on the library's south wall, a floor-to-ceiling built-in bookcase is built

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on the north wall, and a large picture window is located in the center of the west wall. The walls and ceiling are painted sheetrock, the ceiling is eight feet high, and the floor is made of inlaid oak parquet.



A 2022 photograph of the library in the 1945 addition to the house, looking west

The reception hall opens north to the west half of the first floor, which holds a large kitchen and eating area. The kitchen/eating area is 15 feet wide and 29 feet long. The kitchen floor is covered with a continuation of the home's golden oak hardwood floor. The room has an eight foot-high ceiling, and painted sheetrock ceiling and walls. The kitchen was remodeled in 2021 with a spacious dining area for a table and chairs, painted-wood casework, a large center island, Quartzite counter tops, ceramic tile backsplash, new wiring and plumbing, and new appliances.

The ceilings on the second floor in the Matthews House are all eight feet high. Ceilings and walls are painted sheetrock. Straight vertical fir woodwork is painted white, and the floor is made of golden oak hardwood planks. Oak stair steps lead up to the second floor from the reception hall. The second floor has five bedrooms and two bathrooms. The master bedroom is located in the southeast corner of the house, and is the largest of the bedrooms with a pine wood floor, two closets, a dressing area, and master bathroom. A large three-piece bathroom is located between two bedrooms on the north wall.² Built-in cupboards and linen closets are located along the second floor hallway.

² The second-floor hall bathroom is currently stripped for remodeling.

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Photographs taken in 2022 show the remodeled kitchen and eating area

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At the first floor, the west rear end of the reception hall leads to doors that open to a hall closet, basement stairs, a small powder room, an exterior door to the backyard, and a garage located in the northwest rear corner of the house. The basement is partially finished with a recreation room that features painted drywall ceiling and walls, wall-to-wall carpet, a built-in bookcase and entertainment center, and canned lighting. Unfinished areas include a furnace and mechanical room, laundry, and storage rooms. All of the basement's wood interior doors follow the horizontal five-panel design popular from about 1905 to 1950.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

In 1939, a *Spokesman-Review* newspaper photograph was taken a year after the house was completed. The home's first-floor exterior red brick cladding was painted white soon after the photograph of the house was taken.³ In 1945, a two-story addition was built across the home's west rear face, and in 2021, the kitchen and dining area were remodeled. Other modifications to the home include:

- | | |
|-----------|---|
| 1938 | Water service and tap application to Spokane's water division accepted (<i>Spokane permit A-19328-A, September 6, 1938</i>). |
| 1938 | Water service installed (<i>Spokane permit 11410, September 1938</i>). |
| 1938 | Water service installed (<i>Spokane permit A-19328-A, September 13, 1938</i>). |
| 1938 | Water service installed (<i>Spokane permit A-19328-A, work completed 1939</i>). |
| 1938 | House (9 rooms) and attached garage built for \$12,500 (<i>Spokane Building permit #54543, September 13, 1938</i>). |
| 1940 | Fence built for \$300 (<i>Spokane Building permit, #62596, February 27, 1940</i>). |
| 1945-1946 | Two-story frame addition built onto west rear face of house for \$2,500 (<i>Original 1945 blueprints and Spokane Building permit #80291, March 27, 1946</i>). |
| 1947-49 | Unit heaters and clothes dryer wiring installed. |
| 1969 | Wiring for fan installed. |
| 2020-2021 | Kitchen and dining room remodeled as one large, open kitchen/eating area with new hardwood oak floor, painted drywall ceiling and walls, three small new windows over the sink, new casework, new counter tops (Quartzite), new plumbing, new electrical wiring, new appliances (dishwasher, trash compactor built-in). |

³ *Spokesman-Review*, 4 February 1939.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1938</i>
<i>Built Date</i>	<i>1938</i>
<i>Architect</i>	<i>Henry C. Bertelsen</i>
<i>Builder</i>	<i>Harold Minks</i>

SUMMARY STATEMENT

Built in 1938, the Edwin & Dorothy Matthews House is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance as a typical representation of the Renaissance Revival style. The property’s period of significance is defined as the year it was built in 1938. The Matthews House was the first home to be erected in the residential Rockwood Vista Addition, a prominently located area adjacent to East Rockwood Boulevard. Prized for its “scenic vista sites,” the Rockwood Vista Addition was soon filled with new homes designed and constructed by prominent Spokane architects and builders.⁴ The architect who designed the Matthews House was Spokane master Henry C. Bertelsen, who earlier was a business partner to Kirtland K. Cutter, one of Spokane’s most celebrated architects. The first owners of the 1938 Matthews House were Edwin S. Matthews and his wife, Dorothy Matthews. A Harvard University graduate with degrees in science and business, Edwin Matthews helped grow the Electro-Kold refrigeration firm in Spokane, which became “one of the largest household refrigerator manufacturers in the United States.”⁵ Matthews purchased the company and introduced a new type of refrigeration—commercial refrigeration and air conditioning now used worldwide. Edwin & Dorothy Matthews owned & resided in the Matthews House for 25 years from 1938 to 1963.

HISTORIC CONTEXT

The final date recorded for the official platting of the Rockwood Vista Addition was 1950—twelve years *after* the first house built in the neighborhood was erected in 1938.⁶ At the beginning of the 20th century in the early 1900s, the larger area that includes the Rockwood neighborhood and Rockwood Vista Addition was a combination of hilly and rocky topography. Breathtaking views of Spokane and northern mountain peaks from high plateaus atop rocky ledges in the area attracted investors, real estate professionals, and people interested in building single-family homes. Originally designed by the well-known Olmsted Landscape Architects firm, Rockwood Boulevard was constructed to accommodate streetcars and vehicular traffic as it meandered its way up the rocky and forested hillsides to the top of the slope. Streetcars carried people along Rockwood Boulevard throughout the area as they looked for suitable lots to buy. By 1940, the Rockwood neighborhood had become one of Spokane’s most attractive and prominent residential neighborhoods. In 1997, much of the neighborhood was listed on the National Register as the Rockwood National Register Historic District.⁷

⁴ *Spokesman-Review*, 4 February 1939.

⁵ *Spokesman-Review*, 13 April 1967.

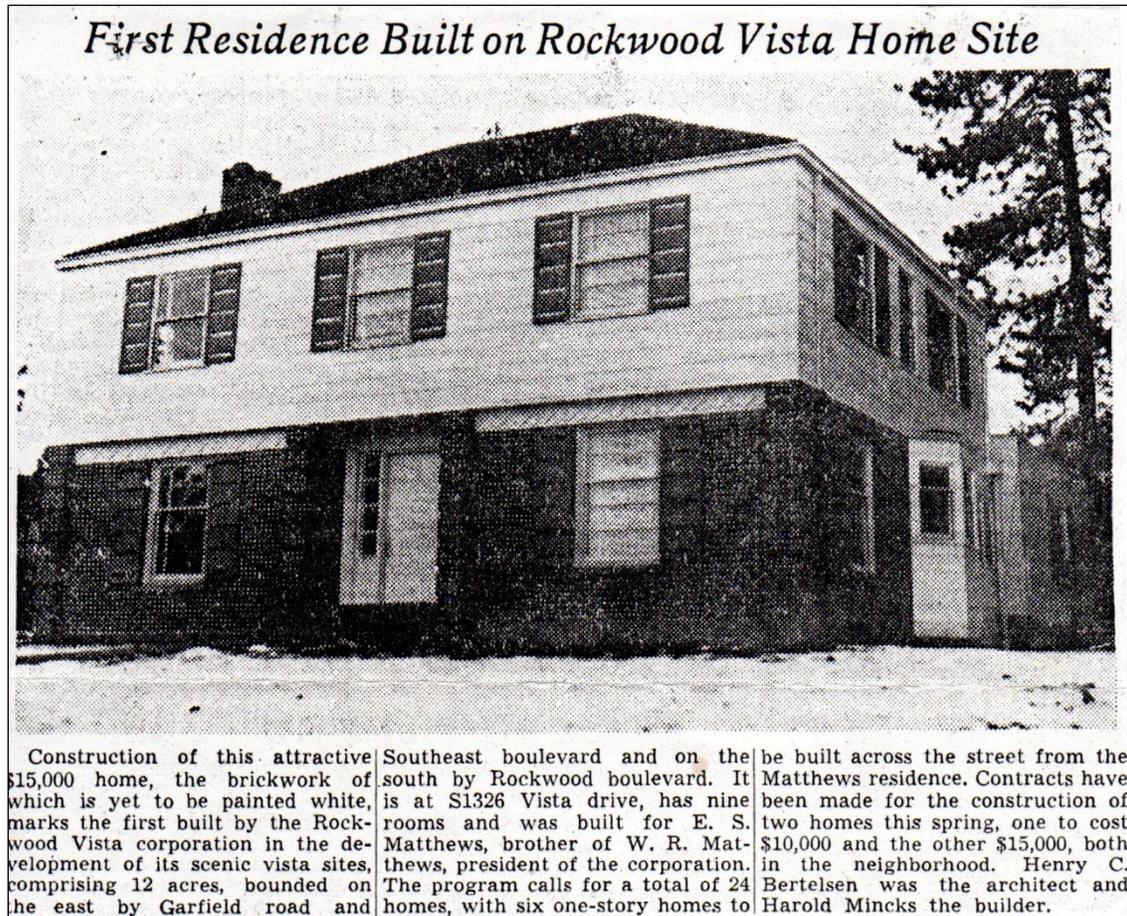
⁶ *Spokane County Plat Index, 2003 (page 64)*. Spokane County Courthouse, Spokane, WA.

⁷ Yeomans, Linda and Sally Reynolds. *The Rockwood Historic District*. City of Spokane Historic Preservation Office, Spokane, WA. 1997.

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The Matthews House

In 1937-1938, vacant lots located around South Ballou Road, adjacent north of Rockwood Boulevard, were advertised for purchase to architects, builders, and would-be property owners. Lots could be purchased through the Rockwood Vista Corporation Home Sites office in the Hutton Building in downtown Spokane. The corporation was owned by William R. Matthews, a Spokane businessman and president of the corporation who dealt in mortgages, loans, insurance, and real estate—and was also a brother to Spokane refrigeration expert Edwin S. Matthews.⁸



Spokesman-Review
4 February 1939

In 1938, Edwin & Dorothy Matthews purchased land in the Rockwood Vista Estates Addition. The property was one of 22 lots for sale from the Rockwood Vista Corporation Home Sites. The lots were located along South Ballou Road between Garfield Road and

⁸ Polk's City Directories, 1900-2000.

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Southeast Boulevard, and featured wide east-facing slopes and panoramic vistas to the east and northeast. Looking for a lot with an east-facing view, Edwin & Dorothy Matthews chose and bought Lot 3, Block 1 at 1326 South Ballou Road. They hired well-known Spokane architect Henry Bertelsen to design their home, and Spokane carpenter and building contractor Harold Mincks to build it. Constructed in 1938 for \$15,000, the Matthews House was the first home built in the Rockwood Vista Addition.⁹ Two homes were erected south of the Matthews House in 1941 and in 1949—both single-story dwellings located along the east and west sides of South Ballou Road. Fourteen homes were built in the 1950s, three homes in the 1970s, and two homes in the 1990s. Altogether, 22 homes were constructed on 22 lots in the South Ballou Road neighborhood. An assortment of working and professional people lived in the homes on Ballou Road, including doctors, dentists, an anesthesiologist, lawyer, salesmen, building contractor, engineer, investor, manufacturing company manager, and a president of the Sunshine Mines Company.

Edwin S. Matthews, 1901-1968

Edwin S. Matthews relocated to Spokane in 1906. He graduated from Lewis & Clark High School in 1919, and later in 1923 from Harvard University with a Bachelor of Science Degree and a Masters Degree in Business Administration.¹⁰ In Spokane, he worked as president and general manager for Electro-Kold, where he was responsible for numerous advancements in refrigeration and refrigeration manufacturing. The 1968 obituary for Edwin Matthews in Spokane's *Spokesman-Review* newspaper praises him for his work in refrigeration and his many business and fraternal associations:

The [Electro-Kold] firm became one of the largest household refrigerator manufacturers in the United States, and distributed its products internationally. Mr. Matthews helped develop some of the basic patents used in the refrigeration industry, and in 1932, he purchased the firm. The firm has installed air conditioning in a number of Spokane and Inland Empire buildings.¹¹

Edwin Matthews was active in Spokane where he served on the board for Lincoln First Federal Savings & Loan Association; a former national director of Refrigeration & Air Conditioning Contractors of America; past president of Washington Refrigeration Contractors Association; a member of American Society of Heating, Refrigeration & Air Conditioning Engineers; a member of the National Commercial Refrigeration Sales Association; and a member of the Inland Empire Electrical League. Matthews was also a member of the Spokane Club, Elks Club, past president of Harvard Club, and a member of BOF, Athletic Round Table, Early Birds, and the University Club.¹²

⁹ *Spokesman-Review*, 4 February 1939.

¹⁰ *Spokesman-Review*, 13 April 1968.

¹¹ *Ibid.*

¹² *Ibid.*

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Edwin Matthews and his wife Dorothy lived in their home at 1326 S. Ballou Road from 1938 to 1963, and raised three children. They had two sons, Edwin Matthews Jr. and John Matthews; one daughter, Melinda Matthews Tynell; and three grandchildren.

Subsequent Homeowners

In 1963, Edwin & Dorothy Matthews sold the Matthews House for \$40,000 to Louis & Katherine Barbieri.¹³ The Barbieri family owned and managed Goodale & Barbieri Property Management, a company specializing in real estate, mortgage loans, insurance, and property management in Spokane with offices in the Lincoln Building on West Riverside Avenue. In 1988, the Matthews House sold for \$140,000 to Dr. Michael D. Gillum and his wife, Ann E. Gillum.¹⁴ Dr. Gillum worked as a medical physician from offices in the Medical Center Building. In 1994, Robert & Janell French purchased the Matthews House for \$255,000.

In 2015, Micah & Toni Olson bought the Matthews House for \$425,000.¹⁵ Micah Olson works in Spokane as a vice president of sales in the medical field. Toni Olson owns a boutique event rental company in Spokane.

ARCHITECTURAL SIGNIFICANCE

Category C

Henry C. Bertelsen, Architect, 1888-1963

Henry Christian Bertelsen was born in Varde, Denmark in 1888, studied art at the Chicago Institute of Fine Arts, and relocated to Spokane in 1905. He began working for Spokane's famed architect, Kirtland Cutter, as chief draftsman for Cutter's projects, including the Davenport Hotel in 1914. When Cutter moved to California in 1923, Bertelsen became the new owner of Cutter's practice and business, which included work involving commercial, residential and miscellaneous properties, topographic maps, surveys, and plats. An accomplished architect, Bertelsen continued to practice until his death in 1963. The majority of Bertelsen's work in Spokane and Spokane Valley was for commercial properties, including the Pacific Hotel, Opportunity Fire Station, Parkwater Factory Building, St. Paschal's School, Mount St. Michael, United Hillyard Bank, German-American Club Hall, Mt. Spokane Ski Lodge & Vista House, Spokane Coliseum, and several Gonzaga University buildings. Residential projects in addition to the Matthews House on South Ballou Road include more than 25 homes in Spokane and others at Hayden, Priest and Coeur d'Alene Lakes, as well as homes in Rosalia, Colville, Colbert, Opportunity, and Mead, Washington, and homes in Bonners Ferry and Lewiston, Idaho. The Northwest Museum of Arts & Culture in Spokane owns a large file of more than 150 sets of architectural drawings by Henry Bertelsen, all archived and stored in temperature- and humidity-controlled protected storage.

¹³ Spokane County Tax Assessor, Spokane County Courthouse, Spokane, Washington.

¹⁴ Ibid.

¹⁵ Ibid.

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Henry Bertelsen was “long active in Salvation Army work, the Inland Automobile Association, a trustee of Fairmount Cemetery Association...and other civic and charitable groups.”¹⁶ He was a member of Our Savior Lutheran Church, Inland Empire Boy Scout Council, Rotary, the Spokane Club, Early Birds Club, Spokane Press Club, American Legion, Sons of Norway, Moose Lodge, and Associated Engineers.

Regency Revival Style, 1930-1950

The Matthews House is a good example of the Regency Revival Style. Before the Regency Revival style, the Regency style was established in England in the early 1800s as the last in an evolution of Georgian styles. In the United States, a revival of the Regency style, called “Regency Revival,” was initiated with significant buildings erected in New York, Philadelphia, and Georgetown by Washington, D.C. Although not as popular as other styles, the Regency Revival style gained appeal exclusively in limited residential examples across the Pacific Northwest. “Named after King George IV, who was appointed to serve as a Regent of England from 1811 to 1820, the Regency Revival style, sometimes called ‘Modern Georgian’, was used exclusively in residential applications. The style was developed from the architectural precedents of the Georgian style, and became popular in the mid-to-late 1930s.”¹⁷ In the Pacific Northwest region of the United States, the Regency Revival style was popular from 1930 to 1950.

The Regency Revival style in the Pacific Northwest is characterized by a two-story box-shaped mass, and a shallow pyramid hip roof with little or no eave overhang. Sometimes gutters serve as the only roof overhang. The overall appearance of the home is noted for its two-story box shape and refinement of detail. Exterior sheathing examples include brick, stucco, clapboard, and smooth ship-lap siding. The first and second floors are clad with different sidings—one cladding at the first floor (usually brick) and a different cladding at the second floor. Fenestration is usually arranged symmetrically with multi-paned 6/6 double-hung wood-sash windows. Round or octagonal windows can be found centered on the second floor over a first-floor centered entrance. Recessed center entrances are common with paneled doors, oftentimes painted black. Pediments and/or pilasters may be used around the entrance. In addition, “many Regency Revival style dwellings have Art Deco and/or International style detailing in terms of window and door types, moldings, and interior finishes. Delicate tracery of ironwork for railings and porch columns can also be found.”¹⁸

¹⁶ *Spokane Daily Chronicle*, 24 August 1963.

¹⁷ Department of Archaeology & Historic Preservation. Olympia, WA. 2010.

¹⁸ *Ibid.*

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The Matthews House and the Regency Revival Style

The Matthews House shows the following identifying stylistic features of the Regency Revival style:

- Built date—Regency Revival style built dates are 1930-1950—the Matthews House was built in 1938
- Shallow pyramid hip roof
- Little to no eaves or eave overhang
- Square box-shape mass
- Two-story house
- Different claddings—brick (painted) at first floor and smooth shiplap siding second floor
- Fenestration symmetrical
- Art Deco influence in windows with horizontal muntin bars
- Inset center front entrance with pilasters
- Horizontally incised paneled front door, painted black
- Decorative scalloped frieze bands above door and façade windows

The Matthews House was designed with all of the features that convey a stylistically correct Regency Revival-style home. It is a good example of the Regency Revival style, and one of few in Spokane.

**Spokane City/County Register of Historic Places Nomination
MATTHEWS HOUSE**

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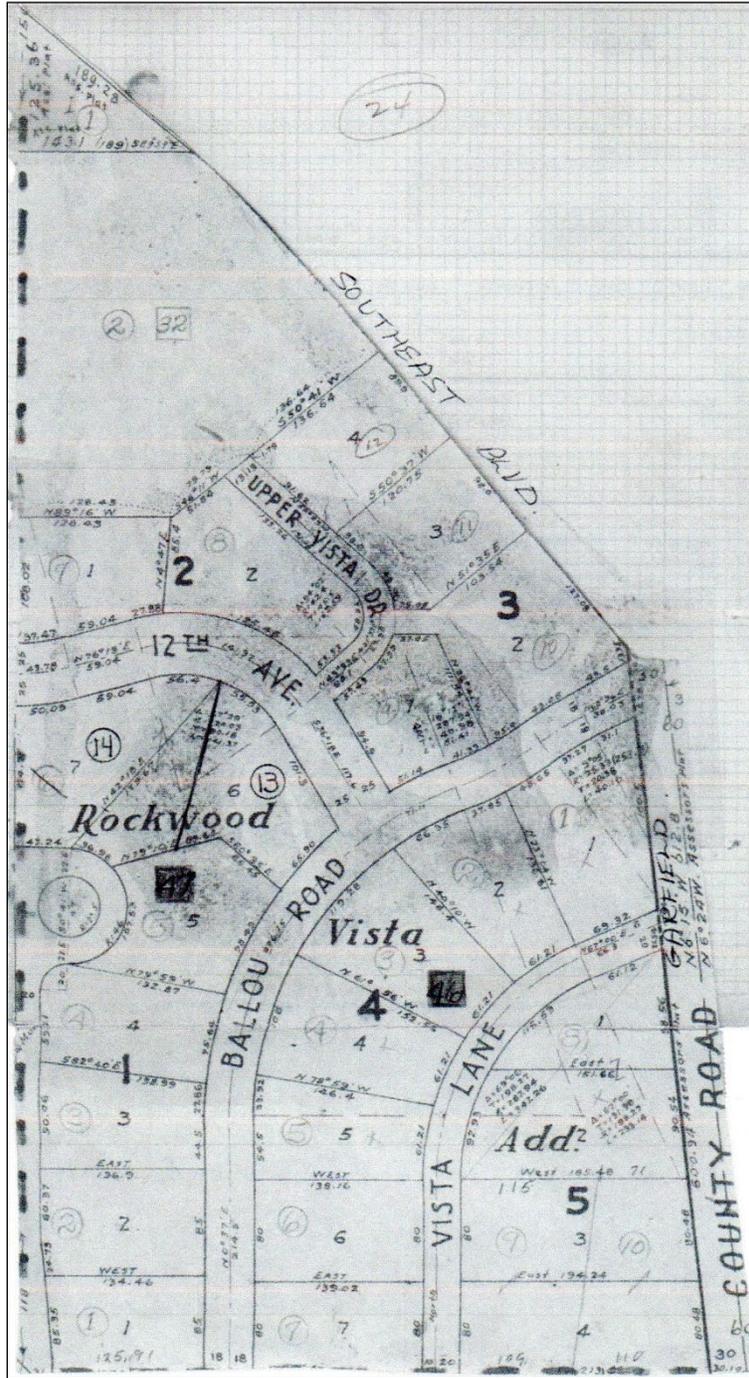
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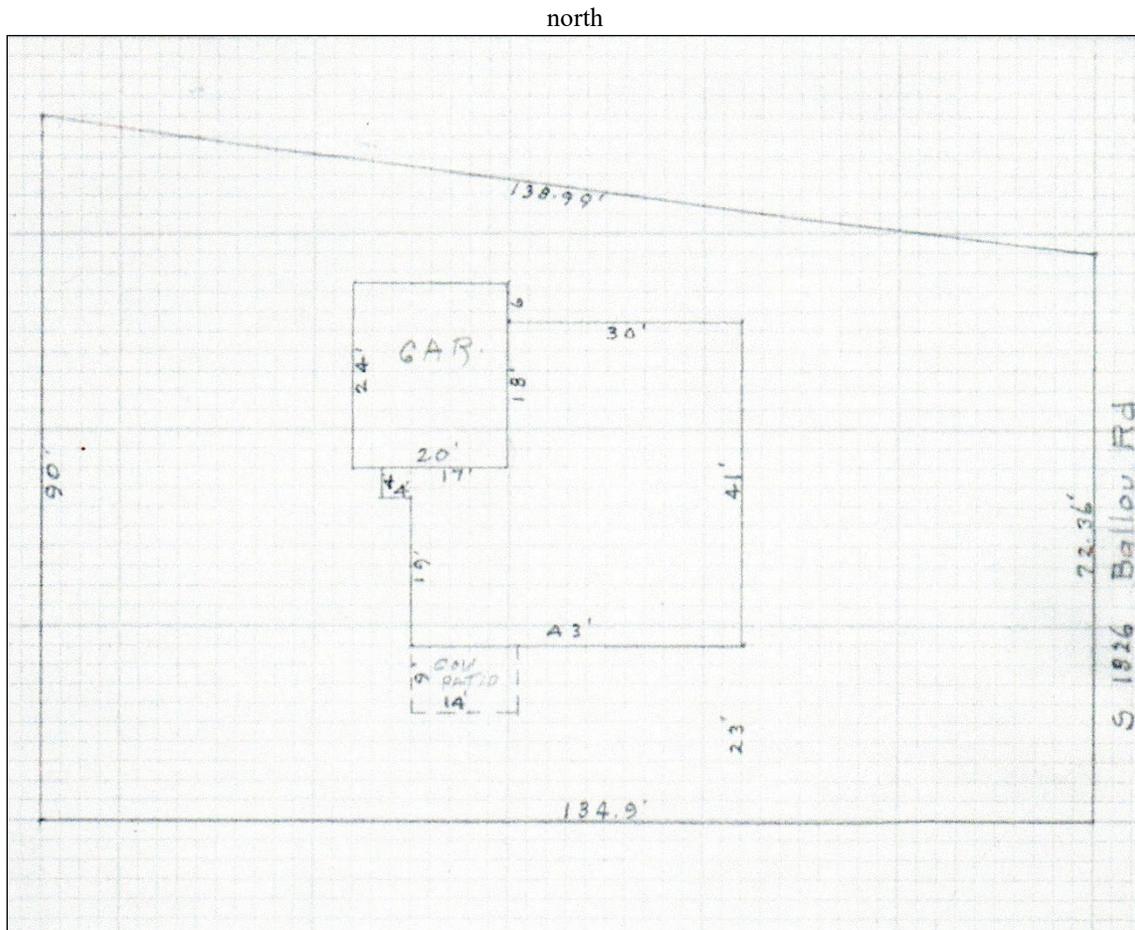
north



**SPOKANE COUNTY PLAT MAP
1326 S. Ballou Road**

Lot 3, Block 1 in Rockwood Vista Addition

Spokane City/County Register of Historic Places Nomination
MATTHEWS HOUSE



Circa 1946-1950
SPOKANE COUNTY SITE PLAN¹⁹

1326 S. Ballou Road

**Rockwood Vista Addition Lot 3, Block 1
35204.4703**

¹⁹ Neither the Spokane County Tax Assessor site plan nor the field book in which the site plan is located list a date for the drawing of the site plan. The plan does include the addition and covered patio, which was built onto the rear of the house in 1945-46.

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59-3

ADDRESS 51326 Ballou Road LOT BLK _____

ADDITION SPO 81 . 3 1
DESC. ROCKWOOD VISTA ADD-REPLAT OF PTN OF
ASSESSOR'S PLAT 9 7-12-89

20534-4703
35204.4703

YEAR	A. V.	BY
1985	95700	36
1989	95700	47
1997		2-97 BRB
2002		95

FORM 706

BUILDING	EXT. WALLS	HEATING	SECOND FLOOR
2 NO. OF STORIES	LAP SIDING	STOVE	NO. ROOMS
9 NO. OF ROOMS	RUSTIC 2 nd floor	FLOOR FURNACE	BATH
1 FAMILY DWELLING	BRICK Conn. Blk. 1800 th	PIPELESS FURNACE	FLOORS Oak
0 ATTIC	BLOCK	GRAVITY H.A.	SIZE
CONST. SING. DBL.	STUCCO	HOT WATER	SQ. FT. 1457
5 Bdr 2 Bath	SHAKE	RADIANT	
FOUNDATION	BOARDS - BATTEN	OIL-FAN-FILT.-COMP.	
CONCRETE		STOKER	BASEMENT 1220 th
STONE	INT. WALLS	CONVERSION	FULL
BLOCK	PLASTER	POT OIL BURNER	CON. FLOOR
2x10-16	PLASTER BOARD	PRESS. OIL BURNER	DIRT FLOOR
ROOF	CELOTEX	ELECTRIC UNITS	ROOMS 1BR 1.5 Bath
SHINGLE	PLYWOOD	FAN AND FILTER	FINISHED R B
SHAKE			SQ. FT.
COMPOSITION 1976	INT. TRIM	ATTIC	FLOORS Oak w/ w.c. cov.
TILE	HARDWOOD	STAIRWAY	
FIREPLACES	PLUMBING	FINISHED	EX. FEATURES
2 NUMBER 1-36"	NO. FIXTURES	UNFINISHED	
1 STEMS-FLUES	STD. GRADE	SIZE	
1 EX. CHIMNEY	EX. GRADE	SQ. FT.	
	GARBAGE DISP.		
	DISHWASHER		

YEAR BUILT	% COMPLETE	CLASS	SQ. FOOT	PERIMETER	RATE	LIFE	A. V.
1938	100	9+10	1545	176		75	

BUILDING	CONST.	FLOOR	DOORS	ROOF	CLASS	SQ. FT.	RATE	BUILT	LIFE
GARAGE	2 Frame	Concrete	Asph. Siding	Flat	B	480			
COV. PATIO	FR	CON	Asph. Siding	BTUR 1/2 P		126			

Land Values

Year	1971	1977	1981	1985	1987
Value	3200	5000	9500	19000	19000

EXTRA FEATURES: Land Values

Year	1957	1967	1967	1971
Value	800	800	1600	1600

Form 496B-Assessor-ISM-5-55

SPOKANE COUNTY FIELD BOOK
 Circa 1945-1950 with assessor additions & corrections
1326 S. Ballou Road
 Rockwood Vista Addition Lot 3, Block 1; parcel number 35204.4703

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**1961 Spokane Assessor Photograph
of the
Matthews House**

*Source: Spokane County Tax Assessor
Spokane County Courthouse, Spokane, WA*

ch 8/24/63

Death Claims Civic Leader H. Bertelsen

Henry Christian Bertelsen, 75, long-time Spokane architect and civic leader, died last night at his home, N1703 Atlantic.

Funeral services will be at 11 a.m. Tuesday at Our Savior Lutheran Church, the Rev. Nyer W. Urness officiating. Entombment will be in Fairmount Mausoleum.



Henry C. Bertelsen

Mr. Bertelsen had been an architect here for half a century and was chief draftsman for architect Kirkland Cutter in the designing of the Davenport Hotel, built in 1914.

Other Spokane buildings he designed wholly or in part include the Coliseum, the new Inland Automobile Association Building and its predecessor, the Shriners Hospital for Crippled Children and several of the buildings at Gonzaga University.

Born in Varde, Denmark, he had lived in Spokane since 1905. He studied at the Chicago Institute of Fine Art.

Long active in Salvation Army work and other civic and charitable groups, he was a member of the board of Booth Memorial Hospital, the Salvation Army and the Inland Automobile Association and was a trustee of Fairmount Cemetery Association.

He was a member of Our Savior Lutheran Church, Inland Empire Boy Scout Council, Rotary, the Spokane Club, the Early Birds Club, the Spokane Press Club, the Athletic Round Table, Prosperity Club, American Legion Post 9 and 40 et 8, Sons of Norway Lodge, the Moose Lodge, and the Associated Engineers.

Surviving are his wife, Alma, at the home; a sister, Mrs. N. K. Nansen, Almira, and a cousin in Portland.

The body is at Smith's.

“Death Claim Civic Leader H. Bertelsen.”

Spokane Daily Chronicle

24 August 1963

Edwin S. Matthews, ¹⁹⁶ Businessman, Dies at 67

Edwin S. Matthews, 67, S1107 Grand, owner and manager of Electro-Kold Co., Inc., Spokane, died Friday in a local hospital.

Mr. Matthews came to Spokane in 1906 and was graduated from Lewis and Clark High School in 1919. He was graduated from Harvard University with a bachelor of science degree and a masters degree in business administration in 1923 and went to work for Electro-Kold. The firm became one of the largest household refrigerator manufacturers in the United States and distributed its products internationally.

Mr. Matthews helped develop some of the basic patents used in the refrigeration industry and in 1932 he purchased the firm. He sold the inventory and turned to a new field — commercial refrigeration and air conditioning.

The firm has installed air conditioning in a number of Spokane and Inland Empire buildings.

He was a member of the board of Lincoln First Federal Savings & Loan Association; a former national director of Refrigeration and Air Conditioning Contractors of America; past president of Washington Refrigeration Contractors Association; a member of American Society of Heating, Refrigeration and Air Conditioning Engineers; National Commercial Refrigeration Sales Association; Inland Empire Electrical League; Spokane Club; Elks Club; past president of Harvard Club; member of BOF; Athletic Round Table; Early Birds, and University Club.

Survivors include his wife, Dorothy, at the home; two sons, Edwin S. Matthews Jr., Paris, France, and John C. Matthews, Spokane; one daughter, Melinda Tyrell, Seattle, and three grandchildren.

Private funeral services will be at Smith Funeral Home. The family has suggested that memorial contributions may be made to Spokane Rehabilitation Center, N3128 Hemlock.

“Edwin S. Matthews, Businessman, Dies at 67.”
Spokesman-Review, 13 April 1968

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Photo 1
A 2022 photograph of the east façade of the Matthews House



Photo 2
A 2022 photograph of the east façade of the Matthews House

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Photo 3
A 2022 photograph of the east façade of the Matthews House



Photo 4
A 2022 photograph of the southeast facade corner of the Matthews House

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Photo 5
A 2022 photograph of the south face of the Matthews House, looking west

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Photo 6

A 2022 photograph of the Matthews House, looking west from the front door to the back door



Photo 7

A 2022 photograph of the Matthews House, looking northeast into the kitchen

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Photo 8

A 2022 photograph of the Matthews House, looking southwest through the living room



Photo 9

A 2022 photograph of the Matthews House, looking southwest through the library

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Photo 10
A 2022 photograph of the second floor hallway in the Matthew House, looking north



Photo 11
A 2022 photograph of the second floor master bedroom, looking northeast

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Photo 12
A 2022 photograph of the second floor master bedroom, looking northwest



Photo 13
A 2022 photograph of the basement recreation room in the Matthews House

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Photo 14
A 2022 photograph, looking east at the attached garage in the Matthews House

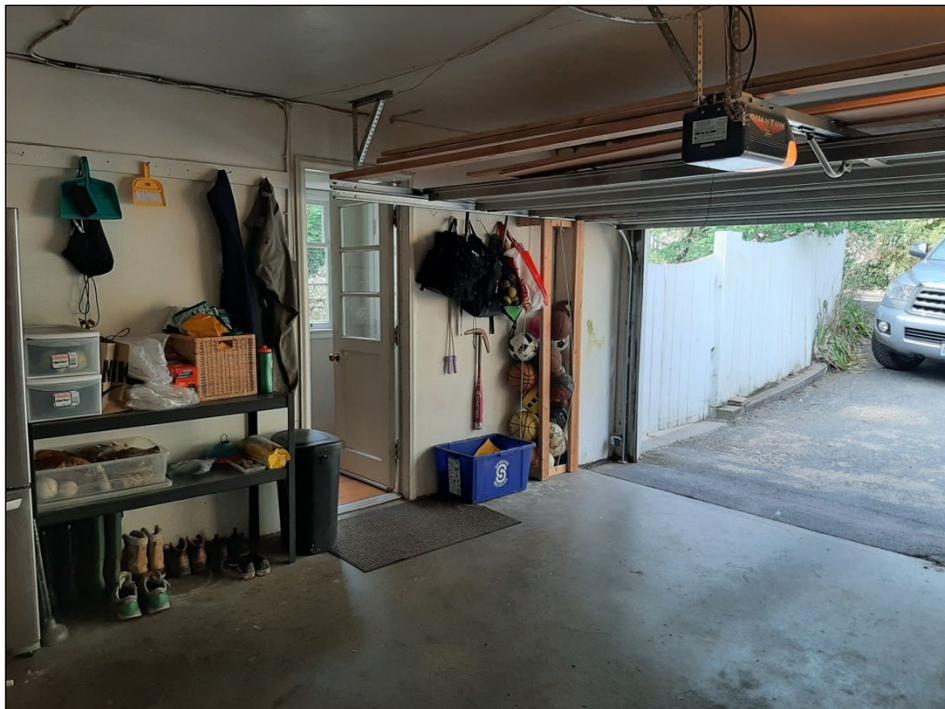


Photo 15
A 2022 photograph of the Matthews House garage, looking west