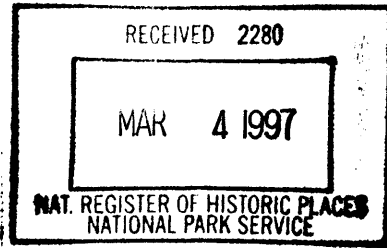


United States Department of the Interior National Park Service National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900e). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ROCKWOOD HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Rockwood Blvd., from 11th Ave. SE to Arthur, Garfield Rd South, to 29th Ave. not for publication

city or town Spokane vicinity

state Washington code WA county Spokane code 063 zip code 99203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

2.18.97

Date

David Hansen, Acting State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

4-14-97

for

Signature of Keeper

Date of Action

Property Name Rockwood District

County and State Spokane Co., WA

5. Classification

| Ownership of Property | Category of Property | No. of Resources within Property | |
|--|--|----------------------------------|--------------------------|
| | | contributing | noncontributing |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | | |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | <u>279</u> | <u>71</u> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u> </u> | <u> </u> sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> structures |
| | <input type="checkbox"/> object | <u> </u> | <u> </u> objects |
| | | <u>279</u> | <u>71</u> Total |

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

No. of contributing resources previously listed in the National Register:

n/a

6. Functions or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/SINGLE DWELLING
EDUCATION/SCHOOL

Current Functions

(Enter categories from instructions.)

DOMESTIC/SINGLE DWELLING
EDUCATION/SCHOOL

7. Description

Architectural Classification

(Enter categories from instructions.)

Tudor Revival
Classical Revival
Twentieth Century Residential Styles

Materials

(Enter categories from instructions.)

foundation concrete
walls wood
stone
roof asphalt shingle
other stucco
shingle

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

USDI/NPS NRHP Registration Form

Property Name Rockwood District

County and State Spokane Co., WA

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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our 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 or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

LANDSCAPE ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1906-1950

Significant Dates

1906

1926

1939

Cultural Affiliation

Significant Person

Architect/Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Property Name Rockwood District

County and State Spokane Co., WA

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Spokane Historic Preservation Office

10. Geographical Data

Acreage of property approx. 180

UTM References

| | | | | | | | |
|---|---|---|----------|---|---|---|---|
| 1 | <u>/</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> | <u>/</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> | 3 | <u>/</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> | <u>/</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> | <u>/</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> | <u>/</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> <u> /</u> |
| | Zone | Easting | Northing | Zone | Easting | Northing | |

2 / / / / / / 4 / / / / / /

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sally Reynolds, Consultant
 organization _____ date July, 31, 1996
 street & number 7015 East 44th Avenue telephone 509-448-0311
 city or town Spokane state WA zip code 99223

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of SHPO or FPO.)

name _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Rockwood District Spokane County, Washington

Description

Instantly recognizable on city maps because of its dramatic departure from the standard grid street pattern, the Rockwood neighborhood is an eighteen-block long and three-block wide residential area located in the southeast portion of the City of Spokane. Its northwest entrance, denoted by a pair of stone pillars at Rockwood Boulevard and Eleventh Avenue, is just southeast of the city's medical complex. After following Rockwood Boulevard around the great bluff that forms a portion of Spokane's South Hill, the neighborhood stretches south along Garfield Road, ending at Twenty-ninth Avenue. The street design, largely the work of the Olmsted Brothers Landscape Architecture firm of Brookline, Massachusetts, acquiesces to the area's natural features, particularly its slopes and rock outcroppings. A series of open spaces composed of natural areas, wide planting strips, boulevards, and small triangular parks are unique to this Spokane neighborhood. Homes, set well back from sidewalks and behind both evergreens and a dense summer canopy of street trees, range from imposing mansions to bungalows, reflecting styles that were in vogue between 1908 and 1942. Lots are frequently irregular in shape and vary from less than one-quarter acre to well over an acre in size. A second pair of stone pillars at the west entrance to Highland Boulevard, as well as several walls, gates, and landscaped grounds incorporate basalt rock in their designs. An elementary school in the area's southeast section and a small apartment house on Twenty-ninth Avenue are the only departures from single-family residential structures. Non-contributing resources consist of approximately fifty scattered homes built after 1950. Three residences have lost their historic integrity due to remodeling. Developed nearly to capacity, the area has maintained its integrity, attracting investment in renovation of older homes during the last decade.

The city of Spokane is the commercial center of an area approximately 200 miles in diameter known as the Inland Empire. Geographically remote, it is ringed by imposing mountain ranges: the Selkirks to the north, the Rocky Mountains to the east, the Blue Mountains on the south, and in the west, the Cascades. Coming from Coeur d'Alene, Idaho and running east to west through the center of the city is the Spokane River, plunging in elevation as it leaves the downtown area and is joined by Latah Creek to turn northward. Utilization of the river's power, and development of the region's other natural resources--minerals, timber and fertile soils, coupled with the arrival of transcontinental rail lines in the 1880s, led to a period of unprecedented growth that lasted until World War I. The legacy from this era of expansion and investment is visible in both the commercial and residential architecture of Spokane.

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Rockwood District Spokane County, Washington

(Description--continued)

Spokane's earliest remaining residential areas are Peaceful Valley, below the Falls, and Browne's Addition which sits on a bluff above Peaceful Valley and the Spokane River. Except for the Summit Boulevard and Gonzaga neighborhoods, the rest of today's major residential areas developed later, spreading up the sides of the south and north hills, overlooking the central business district. Spokane's South Hill, formed by a great bluff, overlooks downtown and the Spokane Valley to the east. Recognizing the rugged terrain as an opportunity rather than an obstacle, Jay P. Graves and his associates sought the services of the renowned landscape architecture firm of the Olmsted Brothers of Brookline, Massachusetts to capture views and topographical features in designing the subdivision he chose to call Rockwood.

The Rockwood neighborhood is located in three major subdivisions. The northwest quarter, a series of replats replacing an older addition, is located in the Third Addition to Manito Park and, probably due to the complexity of the terrain, was replatted several times. Between 1908 and 1911 three principal replats were filed by the Spokane, Washington Development Company. The majority of the Rockwood neighborhood is in the Rockwood Addition and Manito Parks Second Addition, platted in March and April, 1909. These two plats, and a small section in the southwest corner of the Rockwood neighborhood platted as Cooks Fourth Addition, Blocks 7 and 8, comprise the area designed by the Olmsted firm. Highland Boulevard, Plateau, Overbluff and Upper Terrace Roads, street names found nowhere else in Spokane, are descriptive of the topography. Elevations range from 2140 feet at Eleventh Avenue--260 feet above the downtown area and Riverfront Park--to 2318 feet at Twenty-ninth Avenue.

Already halfway up Spokane's South Hill at Eleventh Avenue, Rockwood Boulevard's entrance sits at a break in the rise of the bluff. Past the decorative stone pillars inscribed with the words "Rockwood Boulevard," the bluff rises sharply. Some of the oldest Rockwood homesites sit both above and below this rimrock. One block southeast at Twelfth Avenue is the first of four grassed triangles. South of Fourteenth Avenue the Olmsted firm is responsible for street design, and all streets assume a curvilinear pattern. Upper Terrace Road turns south and uphill to Crest Road while Rockwood Boulevard circles the lower contour of the bluff, then turns south to meet Syringa and Overbluff Roads, becoming a true boulevard where it rejoins and parallels Upper Terrace Road. Curving eastward at Highland Boulevard, Rockwood Boulevard intersects with Garfield Road. Garfield weaves southward moving uphill through the center of the district to Plateau Road and a series of numbered cross streets, passing park triangles at Twenty-fourth, Twenty-fifth and Twenty-seventh Avenues.

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Rockwood District Spokane County, Washington

(Description--continued)

Physical forces unique in geological history shaped the Eastern Washington landscape, leaving behind a topography that presented both a challenge and an asset to development. In addition to the great bluff or rimrock on the north, rock outcroppings are visible at many points. At the juncture of Crest and Upper Terrace Roads, rock formation suggests the top of a basalt flow. To the east, Syringa Road borders a steep cliff. Near Nineteenth Avenue at Upper Terrace, a huge black cottonwood shades a seasonal spring that divides two parcels. Further south, rock outcroppings can be seen along Highland and Rockwood Boulevards where the median is used to absorb the grade change. Beyond the steep portion of Garfield Road, rock outcroppings, mounds and small cliffs are visible along Plateau and Rhyolite Roads and Twenty-sixth Avenue.

Throughout the neighborhood, native Ponderosa pine trees and occasional natural areas have been left untouched. Douglas firs shade many homes. Planted along wide parking strips, street trees form a dense canopy. Double rows line the boulevards on Rockwood and Highland, following the planting plan of the Olmsted firm. Maples are the most abundant, and at least three species are identifiable. Red maples shade the Twelfth Avenue triangle and sycamore maples line lower Rockwood Boulevard. Along Upper Terrace south of Eighteenth Avenue are a dozen oak trees. Highland Boulevard has northern red oak planted in pairs on the boulevard, and singly along parking strips. The dominant tree along Garfield Road is the European linden. The level north side of Plateau Road has hawthorns, while honeylocusts are found on Syringa. Norway maples are found along Twenty-fourth, Twenty-sixth, and Rhyolite, with lindens and mountain ash at the south end of Garfield Road.

The low bench area along the west side of Rockwood Boulevard once served as the bed for an electric streetcar line. Concrete and brick steps and a platform are still intact at the intersection of Rockwood Boulevard and Syringa Road. Where Highland intersects, a concrete and stone stairway permits pedestrians to traverse the grade.

The Rockwood neighborhood has 350 homes in a variety of high style and vernacular examples popular from the early 1900s onward. Tudor Revival and Colonial Revival are the dominant styles, expressed in a variety of forms reflecting both early and later style interpretations. Craftsman, Prairie, French Eclectic, and Spanish Eclectic Styles are also well-represented. Less common are examples of Neoclassical, Monterey, and International styles, and an occasional Italian Renaissance feature. Post-1930 homes include Minimal Traditional and Ranch styles.

National Register of Historic Places

Continuation Sheet

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Rockwood District Spokane County, Washington

(Description-continued)

A single Queen Anne is among the oldest homes. Designed when the automobile was becoming a standard possession of the upper middle class, detached garages in complementary styles sit behind most pre-1930 homes. Some early homes include two-story garages that served as living quarters for chauffeurs or servants. While some homes along Rockwood Boulevard's bluff and curves are easily seen, deep set-backs, large lots, vegetation, rock formations and cliffs cause many to be nearly invisible.

Development was sporadic, with two peak periods of building activity, the first beginning in 1908 and lasting until 1915, the other occurring between 1936 and 1942, with an era of steady development in the 1920's. These were interrupted by external forces: World War I, the Great Depression, and World War II. The transition in taste from decorative and ostentatious to subdued--from bold exhibition of one's wealth and status common to the early twentieth century to the restrained expression of upper middle class stability and decorum following the Depression--is evident, especially in the interpretation of Tudor Revival styles. It also reflects Spokane's growing middle class and the disappearance of the fortunes made in mining, railroad development, and land speculation.

Atop the bluff along Fourteenth and Sixteenth Avenues, lots with choice views were developed early. Perhaps Spokane's largest residential structure, the 24-room August Paulsen mansion is a cornerstone for the Rockwood district. Nearly hidden from sight, it has a commanding view over the city and valley from the bluff above Rockwood Boulevard. The design of architect John K. Dow, it is Tudor Revival in style, of steel frame construction with reinforced concrete floors, finished in tapestried brick, with open terraces overlooking the grounds. Built to provide maximum fire protection, wood is used only as an interior trim material. Started in the spring of 1911, it took a year to complete, costing an estimated \$75,000. Today it serves as quarters for Spokane's Episcopal Diocese at East 245 Thirteenth Avenue.

One of the area's principal investors, Frank Graves, completed his Mission style home at 515 East Sixteenth Avenue before the district was replatted, taking one of the most private view locations. His house, incorporating Prairie Style elements, is contained mostly on one floor, giving the structure an exceptionally generous footprint on his large and irregular lot. Later he surrounded his estate with a formidable stone wall. It is stuccoed to match his home, and finished with a row of red brick and Art Moderne detailing. Next door at 615 East Sixteenth,

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Rockwood District Spokane County, Washington

(Description-continued)

George Wooster built his large residence incorporating both Colonial Revival and Craftsman elements in its red brick finish, bracketed eaves, and gabled entry. Between these two early homes and the Paulsen mansion, Dr. H. L. Morehouse and E. W. Hays built homes at 407 East Fourteenth and 1329 Ferris Court. The Morehouse home, designed by Frank G. Hutchinson with Tudor lines and Craftsman details, is slightly asymmetrical, with front facing cross gables and a gabled dormer. A matching garage on the west is clad in identical double-shingle siding. Recently renovated, its copper roof has darkened, assuming the appearance of wood shingles. The Hayes home, a Craftsman, has an altered entry porch being partially restored by the current owners. At the end of Fourteenth Avenue the Myron Folsom home, designed by W. W. Hyslop, is half-timbered on the second level, with a hipped roof and jerkinhead gables.

In the same time period, between 1910 and 1914, several large Tudor Revival, Craftsman, and Colonial Revival or American Foursquare homes were constructed in newly opened portions of the Rockwood district. Halfway up the side of the bluff at 508 East Rockwood Boulevard is the George Odell home. W. W. Hyslop was engaged to design this \$40,000 nine-room mansion in Neoclassical Revival style, with Tuscan pillars supporting the curved roof over the entry. Two-story porch wings on either end looked out over grounds designed by Spokane's only resident landscape architect at that time, Miles E. Estep. A two-story garage at street level provided accommodations for staff. Its neighbor to the west, the E. J. Cannon home at 416 East Rockwood Boulevard, is a red brick and white stone Colonial Revival home with brick and stone side porches, a central entry with a pediment supported by pillars, and two levels of stone terraces with garden areas below. The twelve-room house was built on speculation by contractor Amil T. Johnson and sold to Cannon for \$30,000.

Across the street at 547 East Rockwood Boulevard, the three-story Tudor Revival home of J. P. McGoldrick, of pressed brick and stucco, was completed in 1911. In the same block, at 527 East Rockwood Boulevard, J. W. Turner had designer and builder John E. Anderson construct his two and one-half story Craftsman home, with Tudor Revival details. Above its basalt foundation and masonry-clad first story are large half-timbered gables with bowed windows and dramatically flared eaves. Also below the bluff two more exceptional residences from the early era of Rockwood development were constructed by Amil T. Johnson. At 415 East Twelfth Avenue a home that is one of Spokane's best examples of the Prairie Style was built by him for Conrad Wolfle in 1912. Immediately southeast and facing the park triangle is the McClintock

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Rockwood District Spokane County, Washington

(Description-continued)

home, built one year later. This three-story Tudor Revival with jerkinhead gables is finished with brick and half-timbering. Built for \$45,000, it sits on three lots. To the east, builder C. A. Lansdowne completed two large American Foursquares at 526 and 532 East Twelfth Avenue. One block southeast at Sheridan and Rockwood, A. E. Grant's home, designed by W. W. Hyslop, was built for an investment of \$30,000. The first story is faced with cut stone and the second level has a gabled overhang, bracketed oriel, and large window boxes. Maintained with care, it continues to draw admiration for its Craftsman features today.

To the east where Rockwood Boulevard begins its sweeping curve around the bluff, Hultman and Anderson began construction on a W. W. Hyslop design in the spring of 1913 that is a landmark example of the Tudor Revival style. This sixteen-room two and one-half story home has an exterior of roman brick with sandstone trim and decorative half-timbering on a large gable at the servants' wing. A living room porch, tiled terraces, well-landscaped yard, and basalt rock wall unite this home with the natural features--ponderosa pine and rock outcroppings--on its large corner lot at Rockwood Boulevard and Garfield Road. Above Rockwood Boulevard a section of Upper Terrace opened with the completion of the E. G. Taber home in 1910. The Taber home, at the intersection of Nineteenth and Upper Terrace, was done in the Craftsman style by W. W. Hyslop and features a large front-facing gable. Oscar Bowen's home, designed by Willis A. Ritchie, was completed soon after. This shingle-clad Colonial Revival sits on a generous corner lot at Twentieth Avenue where Rockwood reunites with Upper Terrace. A veranda enclosed by a basalt wall, painted white, extends from the off-center entry and curves around the south elevation. An unusual doorway includes a decorative frieze and basalt piers.

Another section of the Rockwood District that immediately attracted development was Overbluff Road where Rockwood Boulevard meets Twentieth Avenue. On a large corner site, W. W. McCreary built his \$25,000 brick Colonial Revival home with a full-width stone front porch facing Rockwood Boulevard. A side entry facing Overbluff Road, finished with a pedimented doorway, today serves as the main entry, and the former entry, with its steps replaced with matching stone railing is now a porch wing. Across Overbluff to the south, at 2007 South Rockwood Boulevard, A. T. Johnson constructed an Earl Morrison-designed home for attorney W. H. Plummer. The classic Colonial Revival character of this large brick home has been retained despite some alteration. The red brick has been painted white and a one-story porch wing has been removed from the north elevation. Its street frontage includes a fifteen foot parking strip.

National Register of Historic Places

Continuation Sheet

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Rockwood District Spokane County, Washington

(Description-continued)

East on Overbluff, two homes were completed a year earlier. J. S. Ramage's two and one-half story home at 826 Overbluff, with its hipped roof and classic wrap-around porch with pillars and wood railings was featured in advertisements for the Rockwood district. A one-story east wing, added later, duplicates original styling. A matching one and one-half story garage sits behind the home. At 846 Overbluff, Clemens A. Trimborn's one and one-half story Craftsman home was built with a basalt foundation, full front porch, and large shed dormer.

One block to the south, the Highland Boulevard section of Rockwood also drew buyers desiring large lots and custom-designed homes. The A. W. Witherspoon residence, designed by C. R. Wood, departed in style from previous homes, reflecting Italian Renaissance and Mission styles in a formally symmetrical design. This large stuccoed home, at 2124 Rockwood Boulevard, has both arched and rectangular windows. A green tile hipped roof is low pitched with wide eaves and two hipped dormers. The entry, framed by large Tuscan pillars, has a shed roof. Beyond its front veranda, the original landscaping for this street was designed by the Olmsted firm, with completion of the design for the Witherspoon lot by M. E. Estep. Blending with the stone pillars identifying Highland Boulevard at Hatch is an intermittent dry stone wall of basalt that breaks with squared columns at entrance steps to the Witherspoon and adjacent homes. Across the street at 2020 South Rockwood Boulevard, contractor O. M. Lilliequist erected his own twelve-room mansion of solid brick construction with stucco finish. Prairie Style with Mission elements, the home has both a porte cochere and a garage. The Witherspoon and Lilliequist homes overlook one of the Rockwood district's most familiar streetscapes. At its southeast curve, a series of Tudor Revival and Craftsman homes face the Boulevard. They include the 1911 Frank Rose home with its three sloped eyebrow dormers, and the W. D. Lloyd residence with vertical half-timbered second story and gables and an entry guarded by a 1970's addition--a pair of cast stone lions.

Moving south, lots decrease in size as the slope tapers and views diminish. Still on curvilinear streets with basalt protrusions, ample parking strips, deep setbacks, and park triangles, these more affordable parcels attracted buyers with distinguished taste as well. C. Harvey Smith was the architect for A. J. Rhodes' \$17,000 home at 2407 Garfield Road. The Craftsman home, with a twelve-foot deep veranda running across the front and around the south side, sits on a rock knoll, as distinctive today as it was in a 1912 advertising brochure. At 2625 Garfield Road, attorney Lawrence Jack purchased an eight-room Craftsman home with rustic stone foundation

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Rockwood District Spokane County, Washington

(Description-continued)

By 1916, when John J. Hughes moved into his Colonial Revival home at 2326 Garfield Road, new construction in Spokane had slowed nearly to a standstill, and wouldn't resume again until after World War I. Seventy homes were added during the decade that followed, beginning with W. F. Padmore's symmetrical Prairie Style home at 1807 South Rockwood Boulevard. A central entry porch below a jerkinhead gable and hipped roof with wide eaves add a Craftsman touch to this doubled-shingled house with its steep corner lot and perennial flower beds. Another Prairie Style, with a large centered entry porch, was built at 2217 South Rockwood Boulevard.

Tudor Revival assumed an updated form, borrowing simplified lines from French Eclectic styling in two impressive homes on Overbluff Road. The C. A. Bartleson residence at 913 Overbluff Road, finished in a pale red brick, has a steeply pitched roof with cross gables and chimneys with elaborate double and triple chimney pots. A two-story tower at the juncture of the cross gable contains the main entry. The work of Whitehouse and Price, this 1921 residence marks the emergence of a new generation of skilled architects. Three doors west, George M. Rasque was the architect of a large brick Tudor Revival with a central entry in a broad cross gable, and french windows that afford a sweeping view on this steep site.

Among the designers and builders who set residential style standards on the South Hill is John E. Anderson. A stonemason and contractor who turned to architectural design, his Tudor Revival and Spanish Colonial structures are distinctive additions to the Rockwood district. Homes he both designed and built include 1321 Ferris Court, 1709, 1717, and 1720 Upper Terrace, and his own 1941 home, in Spanish Eclectic Style, located halfway up the bluff at 616 East Rockwood Boulevard. His designs often exhibit elaborate and decorative brickwork. The hillside home he constructed in 1927 for the Fred Stanton family on Highland Boulevard is one example. Another is the Fred Westcott-designed home he completed for J. L. Cooper in 1929, on the Spokane Register of Historic Places. Archibald Rigg of the architectural firm Rigg and Vantyne also chose to live in Rockwood, first in a red brick Colonial Revival at 816 Overbluff Road, and then a Spanish Eclectic home he designed and moved to in 1937, at 1821 Upper Terrace. Adjacent to it is the French Eclectic home Jay P. Graves built for himself in the same year.

With economic recovery after the Great Depression, the Rockwood district enjoyed its last great building surge as the remaining lots most suited for homesites were developed. Two lots on

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Rockwood District Spokane County, Washington

(Description-continued)

Rockwood Boulevard made desirable with the removal of the streetcar line were 716 East Rockwood Boulevard where Gustav A. Pehrson designed a large Tudor Revival home, with tapestried brickwork by John Anderson, for the Priess family; and to its east, 808 East Rockwood Boulevard, where Dr. W. S. Higgins and his wife built their French Eclectic home, honored by a national housing magazine as its "1935 prize house." Three-ranked, with a steeply-pitched hipped roof and broken pediment over the entrance, it was designed by New York architect Verna Cook Salomonsky.

Adding another style dimension to the area, restaurateur Victor Dessert chose Gustav A. Pehrson to design his hilltop home at 1520 South Rockwood Boulevard in the International style with Spanish Eclectic elements. At the opposite end of the district, Albert W. Funk designed an International Style home for Edward W. Moen where Garfield Road meets Twenty-eighth. Of concrete construction, the house has one and two-story wings with corner windows and curved walls. Three more distinctive homes added in the 1930s include the Spanish Eclectic home of Dee Riegel that spreads across a large corner lot between Rockwood Boulevard and Upper Terrace. Stuccoed, its red tile roof has multiple levels. At 1521 Rockwood Boulevard, the Lundquist home, finished in brick veneer, has a central chimney, quoined side arch, entryway, and window surrounds using cut stone as trim. John E. Anderson's home for William Hatch at 725 Twenty-fifth also reflects a preference for brick veneer with Italian elements. The brickwork in this one and one-half story home with arched entry and window openings is notable. Among the last homes completed in the building upsurge before World War II was the Kindschi home at 733 Plateau Road. Located on one of the choice lots in the Rockwood District, this large French Eclectic brick home with its steeply pitched hipped roof and through-the-cornice segmental arch dormers suits its site. A garage addition matches original architecture.

Harold C. Whitehouse, another architect who chose to build his own residence in the Rockwood district, incorporated design details found in his masterpiece, Saint John's Cathedral, in this unique stone and concrete block composition. Done in 1948, his Plateau Road home included a studio and space to serve clients. Originally contained all on one level, a two-story annex with bedroom and garage space has been added on the back. Although its finish is not compatible, the addition is largely shielded from view.

Hutton Elementary School, east of Garfield Road between Twenty-fourth Avenue and Plateau Road, was completed in 1921. The design, by Archibald Rigg, is Spanish Eclectic, an unusual

National Register of Historic Places Continuation Sheet

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Rockwood District Spokane County, Washington

(Description-continued)

style for Spokane area public schools. There is a large cross gable over the central entry, and arched windows in the gables framed by the steep roofline. A classroom wing with similar styling was added in 1949. Non-contributing portable classrooms of more recent vintage currently reduce visibility of its facade.

There are 350 homes in the Rockwood District and of these, 285 were built before 1950. The greatest concentration of non-contributing homes is located on the crest of the circular bluff and these homes are not visible from public vantage points. Contemporary home design tends to complement historic structures. Less than a half-dozen older homes have been altered to a degree that compromises their integrity. Of the few remaining vacant parcels, most pose a challenge to site development.

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Key--Inventory of Rockwood Addresses*

VICTORIAN HOUSES 1860-1900

QA Queen Anne/262 -- 1880-1910

FV Folk Victorian/309 --1870-1910

ECLECTIC HOUSES 1880-1940

Anglo-American, English, and French Period Houses

CR Colonial Revival/320 -- 1880-1955

NC Neoclassical/342 -- 1895-1950

TR Tudor Revival/354 -- 1890-1940**

FE French Eclectic/386 -- 1915-1945

Mediterranean Period Houses

IR Italian Renaissance/396 -- 1890-1935

MI Mission/408 -- 1890-1920

SE Spanish Eclectic/416 -- 1915-1940

MN Monterey/430 -- 1925-1955

Modern Houses

PR Prairie/438 -- 1900-1920

AF American Foursquare/439 -- 1900-ca.1920
(Prairie subtype/444)

CM Craftsman/452

CM-B Bungalow w/ Craftsman details

B Bungalow -- 1905-1930
(Craftsman vernacular/subtype)

Modernistic/464 -- 1920-1940

AM Art Moderne/465 (Modernistic subtype)

AD Art Deco/465 (Modernistic subtype)

AMERICAN HOUSES SINCE 1940

Modern/476 -- ca. 1935 to present

MT Minimal Traditional/478 -- 1935-1950

R Ranch/479 -- 1935-present

SL Split-level/481 -- 1955-75

C Contemporary/482 -- 1940-1980

SH Shed/484 -- ca. 1960-present

Neoclectic/486 -- ca. 1965-present

NeoC Neocolonial/489 -- ca. 1950-present

NeoT Neotudor/491 -- ca. 1965-present

NeoM Neomediterranean/492 -- ca. 1970-present

Stylistic Mixtures

E Eclectic/12-15

*"McAlesters' Field Guide to American Houses" was used to identify styles; page number in McAlester's follows style type.

** "Tudor" in McAlesters'

cott - cottage

d - dutch influence

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses
With parcel numbers/year built and style

12th Ave. E.

401 35203.2811/1911 CMw/TR
415 35203.2812/1912 PR

526 35203.3503/1912 AFw/CM
532 35203.3502/1912 AFw/CM
540 35203.3501/1930 TR

13th Ave. E.

245 35203.2901/1912 TR

14th Ave. E.

407 35203.2812/1912 CMw/TR
411 35203.3418/1933 TR
425 35203.3419/1921 CR
505 35203.3404/1939 MT

528 35292.0101/1912 TR

914 35291.2107/1954 MT
920 35291.2106/1953 MT
926 35291.2105/1953 MT

16th Ave. E.

515 35292.0103/1906 MIw/PR
615 35292.0206/1909 E-CR/CM

18th Ave. E.

825 35291.2304/1941 MT
835 35291.2305/1939 FE
841 35291.2306/1946 CR

836 35291.2416/1926 TR*
840 35291.2404/1923 MT
844 35291.2403/1924 B

19th Ave. E.

712 35291.2803/1910 CM
718 35291.2802/1953 R

906 35291.3005/1929 MT
916 35291.3004/1929 TRcott
920 35291.3003/1929 TRcott
924 35291.3002/1939 TR
930 35291.3001/1912 B

20th Ave. E.

703 35291.2806/1923 CR-d
709 35291.2807/1940 CR
715 35291.2808/1912 MI
723 35291.2809/1911 CM

704 35291.3307/1940 CR
712 35291.3306/1922 CM-B
716 35291.3305/1912 CM-B
722 35291.3304/1916 CM-B
726 35291.3302/1923 MT

911 35291.3009/1911 PRw/CM
917 35291.3012/1912 CM

916 35291.3102/1941 MNw/CR

23rd Ave. E.

705 35294.0514/1948 R
711 35294.0508/1950 R
723 35294.0509/1927 B
729 35294.0510/1912 CM-B
735 35294.0511/1915 CM-B
741 35294.0512/1955 R
749 35294.0513/1915 PR

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses--Page 2

23rd Ave. E.--cont.

704 35294.0706/1958 SL
710 35294.0705/1957 SL
718 35294.0704/1954 R
734 35294.0703/1912 CM-B
738 35294.0702/1926 CM-B
746 35294.0701/1931 TR

24th Ave. E.

705 35294.0707/1954 R
719 35294.0708/1946 SE
723 35294.0709/1946 CR
735 35294.0710/1915 CR

706 35294.0906/1952 SL
710 35294.0905/1921 B
720 35294.0904/1940 FE
734 35294.0902/1915 NC

821 35294.0619/1975 SL
827 35294.0620/1963 C
907 35294.0621/1955 R
915 35294.0617/1939 AM

908 Hutton Sch./1921 SE

25th Ave. E.

703 35294.0907/1953 R
715 35294.0909/1912 CMw/TR
719 35294.0910/1922 CM-B
725 35294.0911/1937 TR

712 35294.1106/1926 CM-B
716 35294.1105/1922 CM
726 35294.1104/1914 CR-d

26th Ave. E.

711 35294.1109/1941 TRcott
715 35294.1110/1938 CR
725 35294.1111/1923 PR
739 35294.1112/1922 B

708 35294.1217/1924 B
714 35294.1216/1926 CM-B
720 35294.1204/1925 B
738 35294.1203/1924 B
742 35294.1202/1924 E-CM/TR
752 35294.1201/1926 TR

803 35294.1016/1913 AFw/CM
809 35294.1017/1911 CR
815 35294.1018/1960 C
823 35294.1019/1930 TR
829 35294.1020/1938 TR
833 35294.1021/1928 TR
901 35294.1022/1922 B
907 35294.1023/1954 SL
915 35294.1024/1930 TR
919 35294.1025/1927 TR

804 35294.1304/1911 QA
818 35294.1303/1911 AFw/CM
826 35294.1302/1911 AF
832 35294.1301/1922 CR

908 35294.1412/1926 CR
912 35294.1411/1924 B
920 35294.1410/1926 CR

27th Ave. E.

703 35294.1207/1939 CR
711 35294.1208/1939 CR
715 35294.1209/1939 CR
717 35294.1210/1939 CR

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses--Page 3

27th Ave. E.--cont.

702 35294.1706/1939 TR
708 35294.1705/1939 TRcott
714 35294.1704/1949 MT
720 35294.1703/1939 FE

28th Ave. E.

703 35294.1707/1954 R
711 35294.1708/1941 CR
717 35294.1709/1939 MT

708 35294.1804/1909 B
714 35294.1803/1939 MT
720 35294.1802/1939 MT

810 35294.1613/1938 AM

915 35294.1403/1939 MT
925 35294.1402/1939 AM

840 35294.1506/1937 CR
848 35294.1505/1931 TR
910 35294.1504/1931 TR
918 35294.1503/1934 TR
924 35294.1502/1940 AM
930 35294.1501/1938 SE

29th Ave. E.

703 35294.1805/1930 MT
707 35294.1806/1908 CM-B
711 35294.1807/1908 AF
717 35294.1808/1908 CR
721 35294.1810/1957 R

911 35294.1511/1940 MT
915 35294.1513/1939 MT
921 35294.1514/1937 TRcott
925 35294.1515/1937 MT

29th Ave. E.--cont.

931 35294.1516/1938 MT
937 35294.1517/1939 TRcott
941 35294.1518/1939 MT
947 35294.1519/1939 MT
(953--see 2828 Arthur)

Arthur St.

2618 35294.1409/1939 CR
2624 35294.1408/1937 TR
2630 35294.1407/1940 SL
2702 35294.1406/1937 TR
2710 35294.1405/1938 TR
2714 35294.1404/1938 TR
2720 35294.1401/1938 FE
2828 35294.1520/1940 MT

Ballou Rd.

1407 35291.2006/1950 Rw/SE
1410 35291.3406/1954 R

Crest Rd.

825 35291.2224/1956 SE
905 35291.2223/1955 R

1527 35291.2214/1961 R
1609 35291.2215/1941 CR

Crest Hill Dr. S.

1603 35291.2206/1955 C
1606 35291.2205/1968 SH
1613 35291.2207/1960 C
1623 35291.2208/1955 R
1624 35291.2203/1955 C

Ferris Court

1309 35203.3422/1925 CR
1321 35203.4321/1927 TR
1329 35203.3420/1910 CM

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses--Page 4

Garfield St. S.

1407 35291.2103/1955 MT

Garfield Rd.

2215 35294.0608/1940 E-FE/CR

2221 35294.0609/1925 CR-d

2227 35294.0610/1940 CR

2309 35294.0611/1942 CR

2325 35294.0618/1938 CR

2326 35294.0711/1916 CRw/CM

2404 35294.0901/1928 TR

2418 35294.0912/1937 CR

2401 35294.1010/1942 CR

2403 35294.1009/1940 CR

2407 35294.1011/1911 CMw/TR

2505 35294.1028/1923 FE*

2515 35294.1015/1915 CRw/CM

2506 35294.1103/1911 CMw/TR

2510 35294.1101/1941 AM

2520 35294.1102/1927 TR

2528 35294.1113/1925 B

2540 35294.1114/1923 CM-B

2619 35294.1305/1924 CR-d

2625 35294.1306/1913 CM-B

2631 35294.1307/1913 CM-B

2637 35294.1308/1931 SE

2641 35294.1309/1930 TRw/CR

2651 35294.1310/1931 CR

2655 35294.1311/1955 CR

(2618 & 2626--see Scott)

2804 35294.1602/1930 TR

2808 35294.1601/1931 TRcott

2814 35294.1605/1936 MT

2820 35294.1606/1937 MT

2824 35294.1614/1946 MT

Garfield Rd.--cont.

2801 35294.1507/1938 TRcott

2809 35294.1508/1937 TR

2815 35294.1509/1931 TRcott

2825 35294.1512/1938 MT

2833 35294.1510/1941 MT

Hatch St.

1905 35291.2804/1946 MT

1915 35291.2805/1946 MT

2521 35294.1108/1968 R

2507 35294.1107/1952 MT

Highland Blvd.

705 35291.3308/1939 CR

715 35291.3309/1939 CR

719 35291.3310/1939 CR

706 35294.0409/1940 CR

714 35294.0408/1940 CR

722 35294.0407/1932 SEw/TR

730 35294.0406/1912 IR*

742 35294.0405/1927 TR

Overbluff Rd.

(700 block--see 20th)

807 35291.2919/1912 CR

825 35291.2920/1937 CR

827 35291.2918/1925 TRw/SE*

835 35291.2905/1937 TR

845 35291.2904/1922 CR

816 35291.3205/1929 CR

826 35291.3204/1910 AFw/CR

830 35291.3203/1950 SL

846 35291.3202/1910 CM

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses--Page 5

Overbluff Rd.--cont.

903 35291.2903/1931 TR
913 35291.2902/1921 TRw/FE

910 35291.3201/1989 NeoM
916 35291.0303/1992 NeoC
928 35294.0302/1928 CR
936 35294.0301/1924 CR

Plateau Rd.

703 35294.0410/1940 CR
711 35294.0411/1939 CR
719 35294.0412/1940 CR
733 35294.0404/1941 FE

706 35294.0505/1941 FE
712 35294.0504/1941 CR
720 35294.0503/1948 CR
730 35294.0502/1948 E-R/AD**
740 35294.0501/1950 MT

902 35294.1003/1968 SL
912 35294.1027/1973 SL
920 35294.1026/1973 SL

Rhyolite Rd.

2618 35294.1315/1920 CM-B
2624 35294.1314/1947 MT
2630 35294.1313/1954 SL
2718 35294.1312/1931 SE

2617 35294.1413/1938 CR
2707 35294.1414/1927 CRw/CM
2711 35294.1415/1929 B
2721 35294.1416/1931 TR

Rockwood Blvd. E.

319 35203.2808/1926 TR
339 35203.2810/1949 MT

410 35203.3408/1948 E-NeoM
416 35203.3407/1911 CR
508 35203.3405/1910 NC
540 35203.3401/1912 PR

505 35203.3504/1912 TR
527 35203.3505/1911 CMw/TR
537 35203.3506/1915 CR
547 35203.3508/1911 TR

616 35292.2303/1941 SE
630 35292.2302/1952 MT

605 35203.2204/1910 CM
621 35203.2205/1927 TR
635 35291.3402/1922 CR
705 35291.3403/1934 CR
709 35291.3404/1927 CR

716 35291.2211/1937 TR
808 35291.2212/1937 FE

807 35291.2001/1954 MT
815 35291.2003/1922 CR
831 35291.2004/1913 TR
905 35291.2001/1954 R
915 35291.2104/1959 MT
923 35291.2108/1947 R
929 35291.2107/1948 MT

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses--Page 6

Rockwood Blvd. S.

1520 35291.2213/1936 AMw/SE

1509 35291.0607/1950 MT

1521 35291.0609/1935 TR

1525 35291.0610/1930 TR

1605 35291.1005/1939 MN

1701 35291.2307/1962 R

1709 35291.2302/1952 R

1719 35291.2303/1959 R

1702 35291.2216/1941 MN

1710 35291.2217/1941 CR

1720 35291.2218/1941 CR

1730 35291.2501/1995 NeoC

1807 35291.2406/1920 AF

1817 35291.2407/1983 SH

1827 35291.2415/1940 FE

1831 35291.2417/1939 CR

1837 35291.2410/1972 R

(1834--see 1835 Upper Terrace)

(1901--see 808 Syringa)

1905 35291.2913/1926 CR

1915 35291.2914/1925 SE

(1924--see 1924 Upper Terrace)

2004 35291.3303/1962 NeoC

2020 35291.3301/1912 PR

2007 35291.3206/1913 AFw/CR

2015 35291.3207/1941 CR

2025 35291.3208/1911 CM

2105 35291.3209/1913 CM

Rockwood Blvd. S.--cont.

2115 35294.0304/1919 CMw/TR

2129 35294.0305/1918 CR

2135 35294.0306/1912 CR

2124 35294.0403/1912 IRw/MI

2140 35294.0402/1940 IR/FE*

2203 35294.0307/1915 CM

2207 35294.0308/1917 CM

2217 35294.0309/1923 AF

2225 35294.0310/1929 TR

2229 35294.0311/1939 NC

2206 35294.0607/1939 CR

2216 35294.0606/1929 TR

2220 35294.0605/1929 TR

2224 35294.0604/1928 TR

2234 35294.0603/1928 TR

2240 35294.0622/1923 B

2246 35294.0601/1954 R

Scott St.

2618 35294.1211/1937 CR

2626 35294.1212/1937 TRcott

2706 35294.1702/1938 FE

2710 35294.1701/1939 CR

2808 35294.1801/1941 CR

2818 35294.1809/1912 TR

2807 35294.1612/1939 TR

2811 35294.1611/1913 B

2817 35294.1610/1911 CM-B

2827 35294.1609/1942 MT

Sheridan St.

1303 35203.3701/1904 FV

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, Washington**

Inventory of Rockwood Addresses--Page 7

Syringa Rd.

815 35291.2411/1941 FE
825 35291.2412/1929 TRcott

808 35291.2912/1923 CR-d
812 35291.2911/1912 CRw/CM
824 35291.2910/1939 MT

Syringa Rd. S.

1911 35291.3006/1931 TR
1919 35291.3007/1932 TRcott
1925 35291.3008/1925 MT

1918 35291.2917/1963 C

Upper Terrace Rd.

1620 35291.2209/1960 R

1704 35291.2607/1926 CR
1712 35291.2606/1990 NeoT
1720 35291.2605/1924 TRw/CR
1726 35291.2603/1924 MT
1806 35291.2701/1939 MT
1814 35291.2702/1967 SL
1830 35291.2703/1911 FEw/CR

1703 35291.2503/1938 CR
1709 35291.2502/1929 TR
1717 35291.2504/1928 E-CR/FE
1723 35291.2515/1927 TR
1729 35291.2506/1929 TR

Upper Terrace Rd.--cont.

1803 35291.2507/1929 CR
1815 35291.2509/1929 SE
1821 35291.2510/1937 FE
1827 35291.2511/1923 CR-d
1835 35291.2512/1936 SE

1910 35291.2801/1910 CM-B
1924 35291.2810/1911 CRw/CM

Key

- BOLD**--Contributing structure
* --Non-contributing; altered historic
** --Significant/less than fifty years old

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line

1904-01

1303 Sheridan St

1906-01

515 16th Ave E

1908-03

707 29th Ave E

711 29th Ave E

717 29th Ave E

1909-02

615 16th Ave E

708 28th Ave E

1910-07

712 19th Ave E

1329 Ferris Ct

826 Overbluff Rd

846 Overbluff Rd

508 Rockwood Rd

605 Rockwood Rd

1910 Upper Terrace Rd

1911-16

401 12th Ave E

723 20th Ave E

911 20th Ave E

804 26th Ave E

809 26th Ave E

818 26th Ave E

826 26th Ave E

2407 Garfield Rd

2506 Garfield Rd

416 Rockwood Blvd E

527 Rockwood Blvd E

547 Rockwood Blvd E

2025 Rockwood Blvd S

2817 Scott St

1830 Upper Terrace Rd

1924 Upper Terrace Rd

1912-22

415 12th Ave E

526 12th Ave E

532 12th Ave E

245 13th Ave E

407 14th Ave E

528 14th Ave E

930 19th Ave E

715 20th Ave E

716 20th Ave E

917 20th Ave E

729 23rd Ave E

734 23rd Ave E

715 25th Ave E

730 Highland Blvd *

807 Overbluff Rd

505 Rockwood Blvd E

540 Rockwood Blvd E

2020 Rockwood Blvd S

2124 Rockwood Blvd S

2135 Rockwood Blvd S

2818 Scott St

812 Syringa Rd

1913-07

803 26th Ave E

2625 Garfield R

2631 Garfield Rd

831 Rockwood Blvd E

2007 Rockwood Blvd S

2105 Rockwood Blvd S

2811 Scott St

1914-01

726 25th Ave E

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line --page 2

1915-07

735 23rd Ave E
749 23rd Ave E
734 24th Ave E
735 24th Ave E
2515 Garfield Rd
537 Rockwood Blvd E
2203 Rockwood Blvd S

1916-02

722 20th Ave E
2326 Garfield Rd

1917-01

2207 Rockwood Blvd S

1918-01

2129 Rockwood Blvd S

1919-01

2115 Rockwood Blvd S

1920-2

2618 Rhyolite Rd
1807 Rockwood Blvd S

1921-04

425 14th Ave E
710 24th Ave E
908 24th Ave E (school)
913 Overbluff Rd

1922-09

712 20th Ave E
716 25th Ave E
719 25th Ave E
739 26th Ave E
832 26th Ave E
901 26th Ave E
845 Overbluff Rd
635 Rockwood Blvd E
815 Rockwood Blvd E

1923-10

840 18th Ave E
703 20th Ave E
726 20th Ave E
725 26th Ave E
2505 Garfield Rd*
2540 Garfield Rd
2217 Rockwood Blvd S
2240 Rockwood Blvd S
808 Syringa Rd E
1827 Upper Terrace Rd

1924-09

844 18th Ave E
708 26th Ave E
738 26th Ave E
742 26th Ave E
912 26th Ave E
2619 Garfield Rd
936 Overbluff Rd
1720 Upper Terrace Rd
1726 Upper Terrace Rd

1925-07

720 26th Ave E
1309 Ferris Ct
2221 Garfield Rd
2528 Garfield Rd
827 Overbluff Rd*
1915 Rockwood Blvd S
1925 Syringa Rd S

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line --page 3

1926-10

836 18th Ave E
738 23rd Ave E
712 25th Ave E
714 26th Ave E
752 26th Ave E
908 26th Ave E
920 26th Ave E
319 Rockwood Blvd E
1905 Rockwood Blvd S
1704 Upper Terrace

1927-09

723 23rd Ave E
919 26th Ave E
1321 Ferris Ct
2520 Garfield Rd
742 Highland Blvd
2707 Rhyolite Rd
621 Rockwood Blvd E
709 Rockwood Blvd E
1723 Upper Terrace Rd

1928-06

833 26th Ave E
2404 Garfield Rd
928 Overbluff Rd
2224 Rockwood Blvd S
2234 Rockwood Blvd S
1717 Upper Terrace Rd

1929-13

906 19th Ave E
916 19th Ave E
920 19th Ave E
816 Overbluff Rd
2711 Rhyolite Rd
2216 Rockwood Blvd S
2220 Rockwood Blvd S
2225 Rockwood Blvd S

1929--cont.

825 Syringa Rd E
1709 Upper Terrace Rd
1729 Upper Terrace Rd
1803 Upper Terrace Rd
1815 Upper Terrace Rd

1930-07

540 12th Ave E
823 26th Ave E
915 26th Ave E
703 29th Ave E
2641 Garfield Rd
2804 Garfield Rd
1525 Rockwood Blvd S

1931-11

746 23rd Ave E
848 28th Ave E
910 28th Ave E
2637 Garfield Rd
2651 Garfield Rd
2808 Garfield Rd
2815 Garfield Rd
903 Overbluff Rd
2718 Rhyolite Rd
2721 Rhyolite Rd
1911 Syringa Rd S

1932-02

722 Highland Blvd
1919 Syringa Rd S

1933-01

411 14th Ave E

1934-02

918 28th Ave E
705 Rockwood Blvd E

1935-01

1521 Rockwood Blvd S

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line --page 4

1936-02

2814 Garfield Rd
1520 Rockwood Blvd S

1937-16

725 25th Ave E
840 28th Ave E
921 29th Ave E
925 29th Ave E
2624 Arthur St
2702 Arthur St
2418 Garfield Rd
2809 Garfield Rd
2820 Garfield Rd
825 Overbluff Rd
835 Overbluff Rd
716 Rockwood Blvd E
808 Rockwood Blvd E
2618 Scott St
2626 Scott St
1821 Upper Terrace Rd

1938-14

715 26th Ave E
829 26th Ave E
810 28th Ave E
930 28th Ave E
931 29th Ave E
2710 Arthur St
2714 Arthur St
2720 Arthur St
2325 Garfield Rd
2801 Garfield Rd
2825 Garfield Rd
2617 Rhyolite Rd
2706 Scott St
1703 Upper Terrace Rd

1939-33

505 14th Ave E
835 18th Ave E
924 19th Ave E
915 24th Ave E
702 27th Ave E
703 27th Ave E
708 27th Ave E
711 27th Ave E
715 27th Ave E
717 27th Ave E
720 27th Ave E
714 28th Ave E
720 28th Ave E
717 28th Ave E
915 28th Ave E
925 28th Ave E
915 29th Ave E
937 29th Ave E
941 29th Ave E
947 29th Ave E
2618 Arthur St
705 Highland Blvd
715 Highland Blvd
719 Highland Blvd
711 Plateau Rd
1605 Rockwood Blvd S
1831 Rockwood Blvd S
2206 Rockwood Blvd S
2229 Rockwood Blvd S
2710 Scott St
2807 Scott St
824 Syringa Rd E
1806 Upper Terrace Rd

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line --page 5

1940-16

704 20th Ave E
709 20th Ave E
720 24th Ave E
924 28th Ave E
911 29th Ave E
2630 Arthur St
2828 Arthur St
2215 Garfield Rd
2227 Garfield Rd
2403 Garfield Rd
706 Highland Blvd
714 Highland Blvd
703 Plateau Rd
719 Plateau Rd
1827 Rockwood Blvd S
2140 Rockwood Blvd S*

1941-17

825 18th Ave E
916 20th Ave E
711 26th Ave E
711 28th Ave E
1609 Crest Rd
2510 Garfield Rd
2833 Garfield Rd
706 Plateau Rd
712 Plateau Rd
733 Plateau Rd
616 Rockwood Blvd E
1702 Rockwood Blvd S
1710 Rockwood Blvd S
1720 Rockwood Blvd S
2015 Rockwood Blvd S
2808 Scott St
815 Syringa Rd E

1942-03

2309 Garfield Rd
2401 Garfield Rd
2827 Scott St

1943-00

1944-00

1945-00

1946-06

841 18th Ave E
719 24th Ave E
723 24th Ave E
2824 Garfield Rd
1905 Hatch St
1915 Hatch St

1947-02

2624 Rhyolite Rd
923 Rockwood Blvd E

1948-05

705 23rd Ave E
720 Plateau Rd
730 Plateau Rd**
410 Rockwood Blvd E
929 Rockwood Blvd E

1949-02

714 27th Ave E
339 Rockwood Blvd E

1950-05

711 23rd Ave E
1407 Ballou Rd
830 Overbluff Rd
740 Plateau Rd
1509 Rockwood Blvd S

1951-00

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Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line --page 6

1952-04

706 24th Ave E
2507 Hatch St
630 Rockwood Blvd E
1709 Rockwood Blvd S

1953-04

920 14th Ave E
926 14th Ave E
718 19th Ave E
703 25th Ave E

1954-10

914 14th Ave E
718 23rd Ave E
705 24th Ave E
907 26th Ave E
703 28th Ave E
1410 Ballou Rd
2630 Rhyolite Rd
807 Rockwood Blvd E
905 Rockwood Blvd E
2246 Rockwood Blvd S

1955-08

741 23rd Ave E
907 24th Ave E
905 Crest Rd
1603 Crest Hill Dr
1623 Crest Hill Dr
1624 Crest Hill Dr
1407 Garfield St S
2655 Garfield Rd

1956-01

825 Crest Rd

1957-02

710 23rd Ave E
721 29th Ave E

1958-01

704 23rd Ave E

1959-02

915 Rockwood Blvd E
1719 Rockwood Blvd S

1960-03

815 26th Ave E
1613 Crest Hill Dr
1620 Upper Terrace Rd

1961-01

1527 Crest Rd

1962-02

1701 Rockwood Blvd S
2004 Rockwood Blvd S

1963-02

827 24th Ave E
1918 Syringa Rd S

--

1967-01

1814 Upper Terrace Rd

1968-03

1606 Crest Hill Dr
2521 Hatch St
902 Plateau Rd

--

1972-01

1837 Rockwood Blvd S

1973-02

912 Plateau Rd
920 Plateau Rd

--

1975-01

821 24th Ave E

--

1983-01

1817 Rockwood Blvd S

1984-01

2012 Syringa Rd S

--

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Continuation Sheet**

**Rockwood District
Spokane County, WA**

Addresses/Time Line --page 7

1989-01

910 Overbluff Rd

1990-01

1712 Upper Terrace Rd

1992-01

916 Overbluff Rd

1995-01

1728 Rockwood Blvd S

*Altered historic (5)

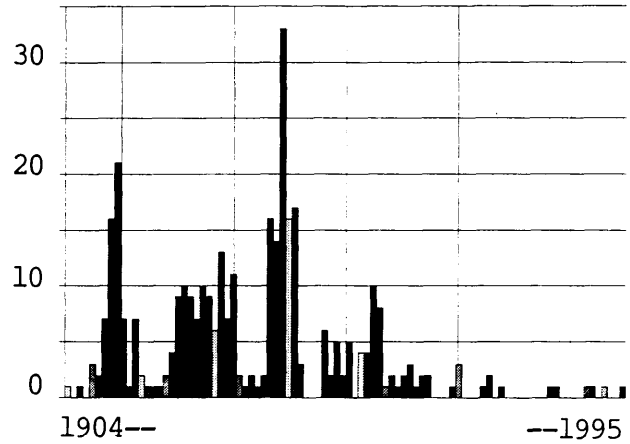
**Notable, less than 50 years old (1)

**National Register of Historic Places
Continuation Sheet**

**Rockwood District
Spokane County, WA**

Development Pattern
Year/Number Homes Built

| | |
|---------|---------|
| 1904-01 | |
| 1905 | |
| 1906-01 | 1936-02 |
| 1907 | 1937-16 |
| 1908-03 | 1938-14 |
| 1909-02 | 1939-33 |
| 1910-07 | 1940-16 |
| 1911-16 | 1941-17 |
| 1912-21 | 1942-03 |
| 1913-07 | 1943 |
| 1914-01 | 1944 |
| 1915-07 | 1945 |
| 1916-02 | 1946-06 |
| 1917-01 | 1947-02 |
| 1918-01 | 1948-05 |
| 1919-01 | 1949-02 |
| 1920-02 | 1950-05 |
| 1921-04 | 1951 |
| 1922-09 | 1952-04 |
| 1923-10 | 1953-04 |
| 1924-09 | 1954-10 |
| 1925-07 | 1955-08 |
| 1926-10 | 1956-01 |
| 1927-09 | 1957-02 |
| 1928-06 | 1958-01 |
| 1929-13 | 1959-02 |
| 1930-07 | 1960-03 |
| 1931-11 | 1961-01 |
| 1932-02 | 1962-02 |
| 1933-01 | 1963-02 |
| 1934-02 | 1964 |
| 1935-01 | 1965 |



| | |
|---------|---------|
| 1966 | 1981 |
| 1967-01 | 1982 |
| 1968-03 | 1983-01 |
| 1969 | 1984-01 |
| 1970 | 1985 |
| 1971 | 1986 |
| 1972-01 | 1987 |
| 1973-02 | 1988 |
| 1974 | 1989-01 |
| 1975-01 | 1990-01 |
| 1976 | 1991 |
| 1977 | 1992-01 |
| 1978 | 1993 |
| 1979 | 1994 |
| 1980 | 1995-01 |

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Rockwood District Spokane County, Washington

Significance

Spokane's rich architectural legacy includes several residential neighborhoods representing different eras and historic associations. Aptly named, the Rockwood District is unparalleled for its geological features and open spaces, carefully preserved in its design by the Olmsted Brothers landscape architectural firm of Brookline, Massachusetts. Steep slopes and basalt rock outcroppings are blended with curvilinear streets and a series of green spaces as a setting for a variety of architectural styles reflective of Spokane's residential designers and builders through the first half of the twentieth century. The men most instrumental in its development, Jay P. Graves and Aubrey White, played major roles in shaping the character and form of the city; Graves through his investments in railroad and real estate development, and White for fostering the city's park system and early city design. The residential choice of many of the area's most prominent citizens from its initial development to the present day, the neighborhood has been home to civic and business leaders of regional and national importance. Architecturally significant, the Rockwood District bridges eras and contains examples of residential designs from the early twentieth century at the conclusion of Spokane's "Age of Elegance" through the thirties and forties when a new generation of designers were leaving their imprint on Spokane's built environment.

Geology

Shaped by a series of cataclysmic events, the Eastern Washington landscape is duplicated nowhere else on earth. Great floods of basalt in the late Miocene Epoch, sometimes over 100 feet thick, flowed over the land, covering the silt or loess that accumulated between eruptions. In more recent geological time, toward the end of the last ice age, gigantic floods from Glacial Lake Missoula repeatedly washed across the landscape, cutting existing channels deeper, sweeping away layers of soil, exposing basalt, and redepositing rock debris. These forces shaped the Spokane River Valley and its surrounding hillsides. The great bluff that forms Spokane's South Hill rises from the Latah valley in the west and continues easterly to Krell Hill southeast of the city limits. Remnants of the basalt flows are visible as rock outcroppings--some massive in scale, steep slopes, and basalt debris. Across Spokane's South Hill from High Drive and Cliff Park to Underhill Park, these rock structures have affected residential form but never as completely as in the Rockwood District. It took a combination of the entrepreneurial skill of Jay P. Graves and his associates, and the talent of the renowned Olmsted Brothers firm to shape the Rockwood District into a form that sets it apart and establishes it as one of Spokane's most desirable residential areas.

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Rockwood District Spokane County, Washington

(Significance--continued)

Historic Context

From a settlement of a mere 500 people in 1881 to almost 37,000 in 1900, and then to over 100,000 in 1910, Spokane's evolution as a city is condensed. In 1881 the first rails were laid through the city and the link with transcontinental lines was completed with the driving of the Northern Pacific's golden spike in Montana in 1883. Six more national rail lines eventually merged in Spokane, and investors laid branch lines in every direction to develop the Inland Empire's mining, timber and agricultural resources. By the first decade of the twentieth century, Spokane was basking in its role as the gateway between the Midwest and the Pacific coast and the center of the Inland Empire's commerce and culture. In an era of unrestrained boosterism, Spokane's businessmen did their best to promote the area and Spokane in turn attracted attention for its unlimited opportunities. The subject of numerous articles in national magazines and newspapers, Spokane was both recognized for its inordinate number of millionaires and praised for its natural beauty and livability. The growth and accumulation of wealth fostered construction and many of Spokane's architectural masterpieces rose between 1900 and 1916. So impressive was the city's architecture that the entire September, 1908 issue of *The Western Architect* was devoted to Spokane. Commercial and public buildings and private residences representing the work of such names as Cutter and Malmgren, John K. Dow, Willis A. Ritchie, Albert Held, and W. W. Hyslop were featured.

J. P. Graves and the development of Rockwood

Spokane provided an atmosphere that attracted both the resourceful and the wealthy for investment opportunities. Thus Spokane's second wave of civic and business leaders, many of them well-educated young men from established eastern families, assumed a role in the city's evolution. One of this enterprising group was Jay P. Graves. Graves arrived in Spokane in 1887 at the age of twenty-eight and within two decades had risen to prominence as a mining and railroad developer. He built and managed the Granby, the largest mining enterprise in British Columbia, and established the rail lines to serve it. In the Spokane area, he bought up various rail lines, eventually consolidating them into the Spokane and Inland Empire Railroad Company.

Flush from the success of his mining ventures in British Columbia, Jay P. Graves recognized the potential real estate bargains available in Spokane for those who had money to invest. Early in 1903 he formed the Spokane-Washington Improvement Company with associates Aaron Kuhn of the Traders National Bank, D. T. Ham of the Palouse Land company, and Fred B. Grinnell, real

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Rockwood District Spokane County, Washington

(Significance--continued)

estate operator. For an investment of \$250,000, they purchased almost 800 acres on the top of Cook's Hill, mostly undeveloped South Hill land that Francis Cook lost in the panic of 1893 along with his streetcar line. Promising to add improvements and take full advantage of its scenic possibilities, Graves developed it as Manito Park Addition. Along with upgrading the streetcar line, he donated for public use--along with adjoining landowners the Washington Water Power Company, Hypotheekbank, and real estate developer Frank P. Hogan--the eighty-five acres of scenic bluffs and rolling hillsides that comprise today's Manito Park.

In April 1907, the Spokane-Washington Improvement Company, joining with David Brown, president of the Hazelwood Dairy, announced purchase of various land holdings east of the Improvement Company's successful Manito Park Addition, to be developed "with features not to be found elsewhere in the city." Included in the purchase were fifty lots of already platted land, known as Kaufman and Patterson's Addition, sixty undeveloped acres from Brooks Adams, grandson of the sixth president of the United States and an investor in Spokane real estate who was marketing an addition immediately to the east, and eighty acres of unplatted land to the south, between Twenty-first and Twenty-ninth Avenues. David Brown's interest, for which he paid Brooks Adams \$23,00, consisted of twenty acres between Fourteenth and Seventeenth Avenues. The remainder represented an investment of \$100,000 for the Spokane-Washington Improvement Company.

Graves, who, according to historian John Fahey, "never built anything cheaply" amassed every resource to ensure success. He hired the world-renowned landscape architecture firm, the Olmsted Brothers of Brookline, Massachusetts, to design his subdivision. His principal associate was Aubrey L. White, about to become the president of a newly-created Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent. By the end of 1909, Rockwood homesites were being actively marketed.

Graves' brother, attorney Frank Graves, received--at a bargain price--fifty lots, and after building his own home on a choice view site, sold nearby parcels to friends. Innovative for the era, every possible improvement was incorporated into the development, from paved roads and water and sewer even to an "automatic" sprinkler system along Rockwood and Highland Boulevards, complete with an employee to oversee maintenance. Over \$200,000 was invested in improvements. A crucial amenity to successfully marketing residential lots away from

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**Rockwood District
Spokane County, Washington**

(Significance--continued)

downtown was the availability of street car service. The 1902 acquisition of the Spokane & Montrose Motor Railroad Company by Graves made extension to the Rockwood District a possibility, and the subdivision was planned with a street car line along the center of Rockwood Boulevard, eventually bringing service as far as Lincoln Heights. Cars by 1909 ran at thirty-minute intervals, with the promise of fifteen-minute service within a year.

Advertisements announcing contracts for paving, water and sewer, the planting of trees and landscaping alternated with news of the latest purchases and potential homes in local real estate sections. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for single lots ranging in price from \$1250 to as high as \$8000 for large double lots with exceptional vantage points. Sales were brisk, with as many purchases for investment purposes in Spokane's escalating real estate market as for homesites. Sixteen homes, many architect-designed, were completed in 1911, more than twice the figure of 1910. In 1912, over twenty more were finished. Even expensive homes built on speculation by courageous contractors sold quickly. Spokane's boom began to cool after 1912, and by 1916, with the country on the verge of entering World War I, and the area's most accessible natural resources mined, immigration became a trickle and growth came nearly to a standstill. In June of 1918, Rockwood lots that had sold for as much as \$7000 were auctioned for a fraction of their former worth. Just over fifty homes were built up to 1920. By the mid-twenties, building activity resumed and steady, if not dramatic, development continued. Although interrupted by the Great Depression, nearly 100 homes were added before the austerity of World War II ended domestic construction. Since 1955, when sites on the top of Rockwood's circular bluff were developed, only occasional building has occurred on the district's diminishing vacant land.

Hutton Elementary School was added to the district in 1921, on a vacant block in the southeast portion. The architectural firm of Rigg and Vantyne chose Spanish Colonial Revival as the style for this replacement school named after mining magnate and civic benefactor Levi Hutton. Its predecessor was the one-room Rockwood School built just west of the district in 1917. Originally only six rooms, four rooms and an auditorium were added in 1930. A southeast wing with nine more rooms was completed in 1949. Portable classrooms currently obstruct full views of the building's facade. The generously shared school facilities have served as a community resource. Once a favored location for finding Indian arrowheads, the rocky bluffs around the school are presumed to have been an Indian gathering place.

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Rockwood District Spokane County, Washington

(Significance--continued)

The Olmsted Contribution

The Olmsted Brothers Landscape Architectural Firm of Brookline, Massachusetts, left its mark on landscapes across the North American continent. The firm's founder, Frederick Law Olmsted, Sr., set the standard for America's tradition of public parks through his design, construction, and management of this country's first great park, New York City's Central Park. He went on to design Prospect Park, Franklin Park, and then Boston's "Emerald Necklace," a city-wide system of parks linked by a series of scenic drives. Olmsted is also credited with being a principal catalyst in the establishment of our National Parks system. The founder of the profession of landscape architecture, he passed his skills and commitment to creating great outdoor environments onto his sons, Frederick Law Olmsted, Jr., and John Charles Olmsted. It was John who, between 1900 and 1920, travelled cross-country time and again, along with his assistant, James Frederick Dawson, ultimately impacting the character of many western cities and towns.

In the Northwest, the Olmsted firm did designs for individual parks, park systems, and public grounds, as well as subdivisions and private estates. The Portland park system, Seattle's park plan, the University of Washington Arboretum, and the site of the Alaska-Yukon-Pacific Exposition, today's University of Washington campus, were all Olmsted designs. In Spokane, the firm was hired in 1907 to plan the city's park system and then, three individual parks: Corbin Park, Liberty Park (largely displaced when the right-of-way for I-90 cut through it in the 1960's), and Cannon Hill Park.

The community of Riverside, Illinois was the first Olmsted-designed subdivision. With it, the curvilinear street pattern that conforms to topography became a hallmark. A plan based on similar principles was prepared but never implemented for the City of Tacoma in the 1870's by Frederick Law Olmsted. The Highlands in Seattle is the firm's most familiar community design in the Northwest. The Olmsted firm was contacted on several occasions to advise Spokane's real estate investors on the design of residential subdivisions. The most recognizable and easily substantiated of these is the Rockwood subdivision.

Known for their sensitivity to existing natural amenities such as topography and views, John Olmsted and his assistant Frederick Dawson laid out streets to conform with the South Hill's massive rock outcroppings and steep slopes, while preserving many of the area's native trees and natural amenities. Curvilinear street patterns preserved the topography and discouraged speeding

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(Significance--continued)

traffic, thus retaining the residential attractiveness of the neighborhood. Boulevard widths were set at a generous 120 feet with four rows of street trees, and terraces were planted with a different species of shade tree for each street. Ultimate implementation closely follows the plans prepared by the Olmsted Brothers, including preservation of many of their recommended street tree species.

Aftermath: Graves and Rockwood

At the zenith of his financial success when he undertook the Rockwood project, Jay P. Graves chose to build his home north of town on his large land holdings along the Little Spokane River. His estate, "Waikiki," today Gonzaga's Bozarth Retreat Center, is the best known private landscape the Olmsted firm did in Spokane. It is important as an example of the collaborative work of John C. Olmsted and Spokane's renowned architect, Kirtland K. Cutter, a relationship that continued after Cutter moved to southern California. The decline of Graves' fortune after 1916 eventually forced its sale and Graves built his final home in 1937, an elegant French Eclectic, designed by Rigg and Vantyne, on Upper Terrace overlooking Rockwood Boulevard.

Aubrey L. White

Graves' associate, Aubrey L. White, more than any single individual, is responsible for hiring the Olmsted firm and then implementing their plan for Spokane's award-winning park system. The son of a Maine farmer, White arrived in Spokane in 1889 at the age of 20. Like Jay Graves, he followed a brother who had come earlier. He was working as a manager at John W. Graham's bookstore in 1895 when Graves hired him to sell stock in Graves' newly acquired mining interests. As Graves' investments expanded to include electric rail lines serving the Inland Empire, White, as Graves' agent and a vendor of stocks and bonds, began to amass a modest fortune of his own. It was Aubrey White who, in mid-December of 1906, drove John Olmsted over the rugged terrain that would become Rockwood Boulevard. Elected the first president of the newly-created Spokane Park Board in 1907, one of his first duties was to contact the Olmsted firm to design Spokane's park system. White would serve as the Board's leader for the next thirteen years, increasing Spokane's park acreage from 173 scattered and mostly undeveloped acres to over 2,000 acres, the majority in the process of development by 1915. At White's request, the Olmsted Brothers 1908 Park Report went well beyond mere recommendations for parks and boulevards or scenic drives. It included numerous recommendations for civic improvements, in effect serving as a basis for city planning for the next several years. With his

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Rockwood District Spokane County, Washington

(Significance--continued)

move in 1920 to his father-in-law's estate on the Little Spokane River, he resigned from the Park Board and took a job as writer for the Spokesman-Review where he continued to further the cause of setting aside open space for parks. In the 1930's he lent support to the establishment of Spokane's state parks.

Architecture

In 1911, less than two years after the Rockwood lots were placed on the market, Spokane's city directory lists over forty architects. By 1925, only fourteen firms are named. Attributable to more than the impact of World War I, or the decline of the region's mining resources, and the end of its initial burst of development, the change exemplifies a trend that was widespread. Kirtland Cutter's diminishing clientele and 1923 exodus to Santa Barbara parallels a downturn in the hiring of architects to design residential structures that was also occurring in the Midwest with the Prairie School architects. Settlement of the West, a decrease in vast fortunes, initiation of the income tax, and the availability of plans through magazines and catalogs all led to a depreciation in the number of residential clients an architect might expect. While architect-designed homes were never as numerous as during the first five years of subdivision construction, custom-designed homes continued to be built in the Rockwood District.

An architect particularly well-known for his residential designs during Rockwood's early development was W. W. Hyslop, who practiced in Spokane from about 1900 to 1917. Raised in Minnesota, he began his career in 1895 in western Montana, working in the Rocky Mountain mining towns of Butte and Anaconda. In 1897 he practiced in Spokane briefly, returning in 1900 to open a permanent office. Partnerships with C. Harvey Smith and C. Ferris White were short-lived and he practiced alone until 1911, when he was joined by Fred Westcott. With the outbreak of World War I in Europe, new construction ceased in Spokane and Hyslop found work once again in Anaconda. In poor health when he returned to Spokane in 1916, he never fully recovered and died soon afterward.

Hyslop is best known for the homes he designed around Corbin Park, but many of his residential works dot the South Hill. He did six homes in the Rockwood District between 1910 and 1912 including one of the first Rockwood homes, the E. G. Taber home at 1910 Upper Terrace. He also designed Myron Folsom's gabled and half-timbered home on the rimrock at 528 East Fourteenth and A. E. Grant's distinctive Craftsman home on Rockwood Boulevard with its

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Rockwood District Spokane County, Washington

(Significance--continued)

overhanging second story and Chalet details. He did the Henry H. McClane house on 930 East Twentieth, just beyond the district, in 1911 and Dr. J. E. Drake's 812 Syringa Road home in 1912. Frank D. Gibbs' sizable and elegant Tudor Revival at 831 East Rockwood Boulevard was done in 1913. Extremely productive in Spokane, he was among the architects singled out in the *Western Architect* article. His residential designs in the Rockwood District maintain their integrity and demonstrate his versatility and originality.

John E. Anderson listed himself as a stonemason in early city directories. His career covers the development of the Rockwood area. He built one of the earliest Rockwood district homes, a Carl Jablonsky design for the J. W. Turner residence at 527 Rockwood Boulevard. Tudor Revival with Craftsman elements, it is a departure from the distinctive look of the homes he designed himself. Popular for his skillful brickwork, he was in demand well into the thirties as both a builder and designer, doing several residences in Rockwood and the South Hill vicinity. He lived in the Rockwood District at 616 East Rockwood Boulevard.

The inheritor of many Kirtland Cutter clients, Gustav A. Pehrson was one of Spokane's most productive architects. Born in Sweden, he was qualified as both an engineer and architect. After settling in Spokane in 1907, he secured a position with Cutter and Malmgren as a draftsman, eventually assuming greater responsibility, and then opening his own office in 1916. His legacy in the Northwest is impressive for its breadth and variety. Besides many downtown structures, he designed a number of South Hill homes in Spanish Eclectic, Tudor, and International Styles. During World War II, he worked under contract to the United States Government, with responsibility for the design and construction of the town of Richland. He made his home at 719 East Twenty-fourth Avenue.

Harold Whitehouse and Archibald Rigg, both represented in Rockwood-designed homes, also chose to reside in the neighborhood. Whitehouse, best-known for Spokane's landmark Episcopal Cathedral, Saint John's, incorporated Cathedral design details into his unique home on Plateau Road. Rigg, who practiced with Roland Vantyne, is remembered for designing the Masonic Temple's 1923 addition, the Edgecliff Sanatorium, and the old Saint Luke's and Shriners' hospitals. W. A. Ritchie, known for Spokane's French Chateausque Courthouse and other imposing public buildings across Washington State, is represented by a residence at 1924 Upper

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Rockwood District Spokane County, Washington

(Significance--continued)

Terrace. John K. Dow, Fred Westcott, Earl Morrison, Robert Sweatt, F. P. Rooney, and Frank G. Hutchinson are also among the Spokane architects whose work can be found in the district.

The stone pillars at the boulevard entrances to the Rockwood District--one pair at Eleventh Avenue and Rockwood Boulevard, the other at Highland Boulevard and Hatch--are thought to be the work of Spokane's best-known architect, Kirtland K. Cutter. The now-demolished Davenport/Porter mansion that he designed three blocks to the north had similar entry gates. Landscape architects other than the Olmsted Brothers firm that worked on individual homesites include Miles E. Estep and John Ciard, designer of the Manito Golf Course.

Prominent Residents

The Rockwood neighborhood has always attracted a diversity of homeowners from the privileged and powerful to ordinary people. Its nationally known personalities have included leading businessmen and political figures. Eric A. Johnston, who, in 1935 purchased the Wooster home on Sixteenth Avenue, rose to national prominence as a business executive and civic leader. A four-term president of the U. S. Chamber of Commerce, he ultimately served on the boards of several major corporations. From 1945 on he headed the Motion Picture Association of America and also held numerous government assignments under Presidents Roosevelt, Truman, Eisenhower, and Kennedy, achieving ambassadorial rank under Eisenhower. Since his death in 1963, his influence has continued through charitable trusts his family has maintained. Another prominent resident was Lewis B. Schwellenbach, an Eastern Washington federal court judge with a home on Rockwood Boulevard when he was drafted in 1945 by his friend, President Harry Truman, to serve as Secretary of Labor. A more recent political luminary is former Speaker of the House Thomas S. Foley who grew up on Garfield Road and attended Hutton Elementary School. Thoburn C. Brown of Brown Industries, a national trailer manufacturing firm, has lived in a Rockwood home.

Among the many bankers, attorneys and judges of regional importance were Archibald W. Witherspoon, Frank H. Graves, Joel E. Ferris, Fred L. Stanton, and Ralph E. Foley. Hoteliers Victor Dessert and Samuel Bliss of the Ridpath both owned Rockwood homes. Frank D. Gibbs of the Tull and Gibbs furniture store, Robert A. Paterson of the Crescent dry goods store, John Pen Fix of Dodsons Jewelers, and three generations of the James P. McGoldrick family, of

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Rockwood District Spokane County, Washington

(Significance--continued)

McGoldrick Lumber Company are only a few of the eminent businessmen that had Rockwood addresses. Mining money was represented by the Paulsen mansion.

The stately homes along the Rockwood boulevards and bluff belie the economic diversity of the District. The numbered side streets contain many affordable residences in a variety of styles. Some of the oldest small to medium-sized homes--Tudor Revival cottages and Craftsman Bungalows--are located around its southwest border. Nearly developed to capacity, the Rockwood neighborhood, after a period of mild decline in the late 1970s when the nationwide economy slowed, today is attracting owners who wish to restore its distinctive properties. Its Olmsted-designed features have retained their integrity and the neighborhood continues to be an attractive and livable area.

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Rockwood District Spokane County, Washington

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**Rockwood District
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UTM Reference Points: 1)**11-469500-5276680**, 2)11-469630-5276710, 3)**11-470310-5276470**,
4)11-470370-5275930, 5)**11-470370-5274870**, 6)**11-469980-5274880**, 7)11-469995-5276260
(four major corners in boldface)

Legal Description:

All of Rockwood Addition and Replat of Rockwood Addition; all of Manito Parks Second Addition; Cooks Fourth Addition, Blocks 7 & 8; Roosevelt Addition, Block 4, Lot 4 and Block 8, Lot 3; Cooks First and Second Addition, Block 4, Lot 1 & east 50 feet of Lot 8, Third Addition to Manito Park, Block 4, Lots 8-16, all of Block 5, all of Block 6; and stone pillars along public right-of-way at Eleventh Avenue and either side of Rockwood Boulevard.

The Rockwood District is further defined by the following boundaries: commencing at Rockwood Boulevard and Eleventh Avenue, including the stone towers on either side of Rockwood Boulevard on the north side of Eleventh Avenue, continuing southeast on Rockwood Boulevard including properties fronting on Rockwood Boulevard and along the bluff above Rockwood Boulevard including the 400 block of Twelfth Avenue; and the properties bounded by Twelfth Avenue, Sheridan and Rockwood Boulevard; and Thirteenth Avenue, Hatch and Rockwood Boulevard; and Fourteenth, Conklin, and Rockwood Boulevard; and including 1509 to 1605 Rockwood Boulevard; and above the bluff, 245 East Thirteenth Avenue; and the properties bounded by Ferris Court, Fourteenth Avenue and Rockwood Boulevard; and 515 and 615 East Sixteenth Avenue; and south of Fourteenth Avenue the properties between Fourteenth Avenue, Conklin Street, Nineteenth Avenue and Hatch Street including the south side of Nineteenth Avenue through 930 East Nineteenth, and Twentieth Avenue through 917 East Twentieth; and south of Nineteenth Avenue the properties bounded by Nineteenth Avenue, Arthur, Twenty-ninth Avenue, and Hatch Street.

Approximately 180 acres.

Boundary justification: all of the land under Jay P. Graves' and David Brown's and their associates ownership included in the Olmsted Brothers landscape plan, as well as portions of Kauffman and Patterson's Addition and Manito Parks Third Addition, identified in 1907 to 1916 newspaper articles and real estate advertisements as the "Rockwood District" and replatted by Mr. Graves and his associates for the purpose of establishing a "high class" residential district adjacent to and overlooking Rockwood Boulevard.

National Register of Historic Places Continuation Sheet

Rockwood District
Spokane County, Washington

Photographs (black/white)
April, May, 1996

1. Stone pillar at Rockwood and Eleventh, looking se
2. Wolfle Home at 415 East Twelfth, looking nw
3. E. J. Cannon home at 416 East Rockwood, looking sw
4. Odell home at 508 East Rockwood, looking w
5. Gibbs home at 831 East Rockwood, looking nw
6. Morehouse home at 407 East Fourteenth , looking n
7. Taber-Ott home and Upper Terrace streetscape, looking nw
8. Juncture of Rockwood and Highland Boulevards at 2020 Rockwood, looking w
9. Rockwood Boulevard, 2200 block south, looking sw
10. Hutton School at Twenty-fourth and Plateau Road, looking ne
11. J. J. Hughes home at 2326 South Garfield Road, looking nw
12. 2404 Garfield and 734 Twenty-fourth, looking se
13. A. J. Rhodes home at 2407 Garfield, looking e
14. Moen home at 810 East Twenty-eighth Avenue, looking sw
15. Lydell home at 804 East Twenty-sixth Avenue, looking se
16. Turner home at 527 Rockwood, looking n
17. Rose home at 2025 Rockwood, Looking ne
18. Lloyd home at 2115 Rockwood, looking ne
19. Green home at 1521 Rockwood, looking se
20. Riegel home at 1834 Rockwood, looking ne
21. Whitehouse home at 730 East Plateau Road, looking s
22. Kindschi home at 733 Plateau Road, looking n

clearing-house methods, believing that the total published through the Associated Press gives the amount of all business done by the associated banks for that particular week, and not one in a dozen knows the meaning of "balances."

"Be Honest With the Public."

"Banks require honest statements from the public, their borrowers, and give correct statements to the public, their depositors. The clearing house, the medium between the combined banks and the public should represent the highest type of commercial honor. The reports of every clearing house in the United States should be given from a uniform basis of calculation founded upon absolute honesty."

Department Without a Manager.

The clearing house section is a department, but it has no manager. Would it not be advisable to select a manager, one of wide experience and ability, one with initiative who could prepare a uniform blank upon which all clearing house sections could report, a report that would be sworn to as all bank reports are; with authority to investigate the methods in use in the various cities and to make such necessary changes required to meet the needs of a uniform report?

Inland Empire are looked upon by eastern people as being conservative and desirable.

"Railroad development in the Inland Empire is a factor worthy of considerable notice. The opening up of sections heretofore inaccessible, by new

conspicuous industrial and living conditions in the great centers of the east are also sending into the new and undeveloped Inland Empire hundreds of ambitious men and women. "Some of them come with little or no capital, others with a few thousands. On the whole, they are of the

best, fair, hard

working men. The raw land including 100 acres, was bought from W. D. Garvin for \$3000. The property is in Bonner county, Idaho, about 17 miles north of Sandpoint. Both properties were bought for investment.

TO BUILD \$15,000 HOME

ORRIS DORMAN PLANS FINE STRUCTURE ON NINTH AVENUE.

House Will Be Two Stories High, With Eleven Rooms and Many Features.

Orris Dorman is preparing to build a \$15,000 home at Ninth avenue and Lincoln street, plans for which are being drawn now by Prevost & Zittel, architects. The house will be of colonial type of architecture, with 11 rooms, two stories high and with full basement.

There will be a number of features in the construction. The basement will be fitted up for a billiard room and heating plant. Two full sets of plumbing will be installed. The attic will be finished. Construction work will start in the spring.

BUYS SITES ON SOUTH SIDE

Valentine Frances Secures Two Lots for Investment.

Thomas Jones has sold a vacant site in Cliff Park addition to Valentine France for \$1375. The property is on the north side of Cotta avenue, between Wall and Butte streets. The lot has a frontage of 50 feet and is 142 feet deep. The purchase was made for investment.

Mr. Frances has also bought a building site in South Side Cable addition from Otis Hill for \$1025. The property is on the north side of Seventeenth avenue, just east of Butte street. The lot is vacant and is bought for investment. The deal was negotiated by the Thompson-Gillis investment company.

PAYS \$8000 FOR 77 ACRES

ISAAC S. CLARKE BUYS FARM LAND NEAR SPOKANE BRIDGE.

B. R. Williams Pays \$3000 for 80 Acres 13 Miles South of Sprague.

Isaac S. Clarke has purchased through the Thompson-Gillis investment company 77 acres near Spokane Bridge for \$8000. The land is improved farming land and is bought from J. W. Armstrong. In exchange Mr. Anderson accepted a stock of general merchandise at Sprague, Wash., valued at \$7150.

Another deal closed through the same company is that made by B. R. Williams, who bought 80 acres 15 miles south of Sprague for \$3900. The land is under cultivation and is bought for investment.

lots on the southeast corner of Jackson avenue and Division street from John L. Davis for \$7000. The property is vacant and is bought as an investment. The legal description is lots 17 and 18, block 30, J. M. Morgan's addition.

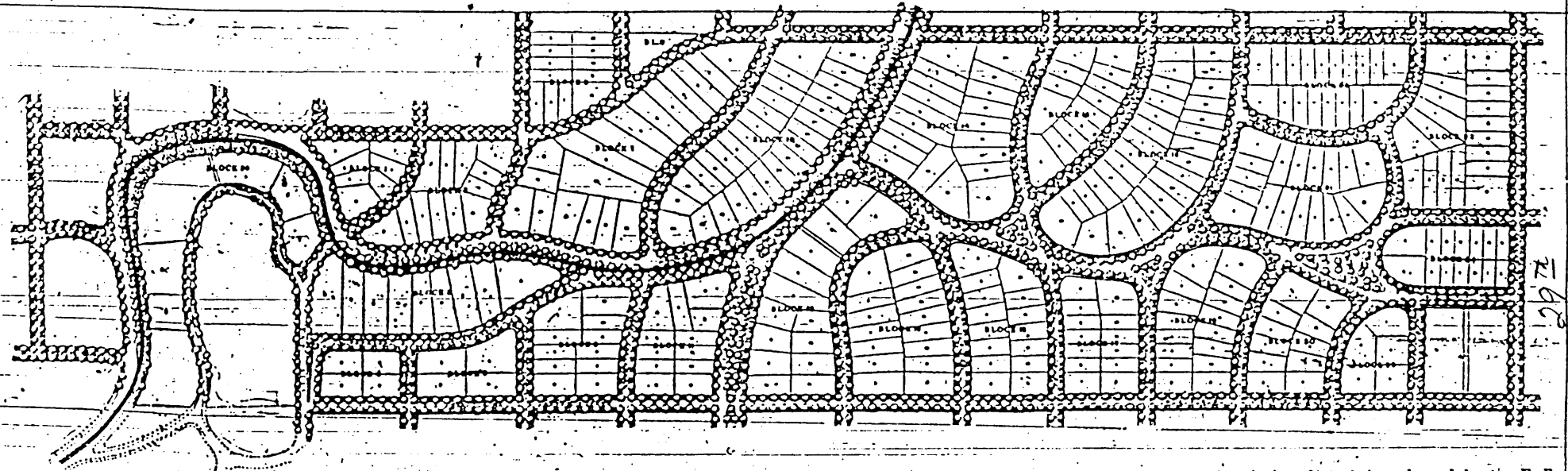
In Richland Park. A. M. Doyle has bought lot 18, block 7, in Richland Park addition from J. J. Gaston for \$300. The property is to be improved with a good house. The construction work will begin in the spring.

Buyer in Cannon's Addition. Nancy F. Haskell has bought a site in Cannon's addition from George E. Sheldon for \$3500. The property is on the north side of Seventh avenue near Walnut street. It is bought for investment and is known as lot 10, block 35, Cannon's addition.

George E. Pland, who recently came to Spokane from the east, has bought a site in Washington Park for \$2400. The property is improved with a five-room cottage and was bought from J. W. Colemand.

The above sales were all made through the Cassill Investment company.

Parking System Which Will Make Rockwood Most Beautiful Part of City



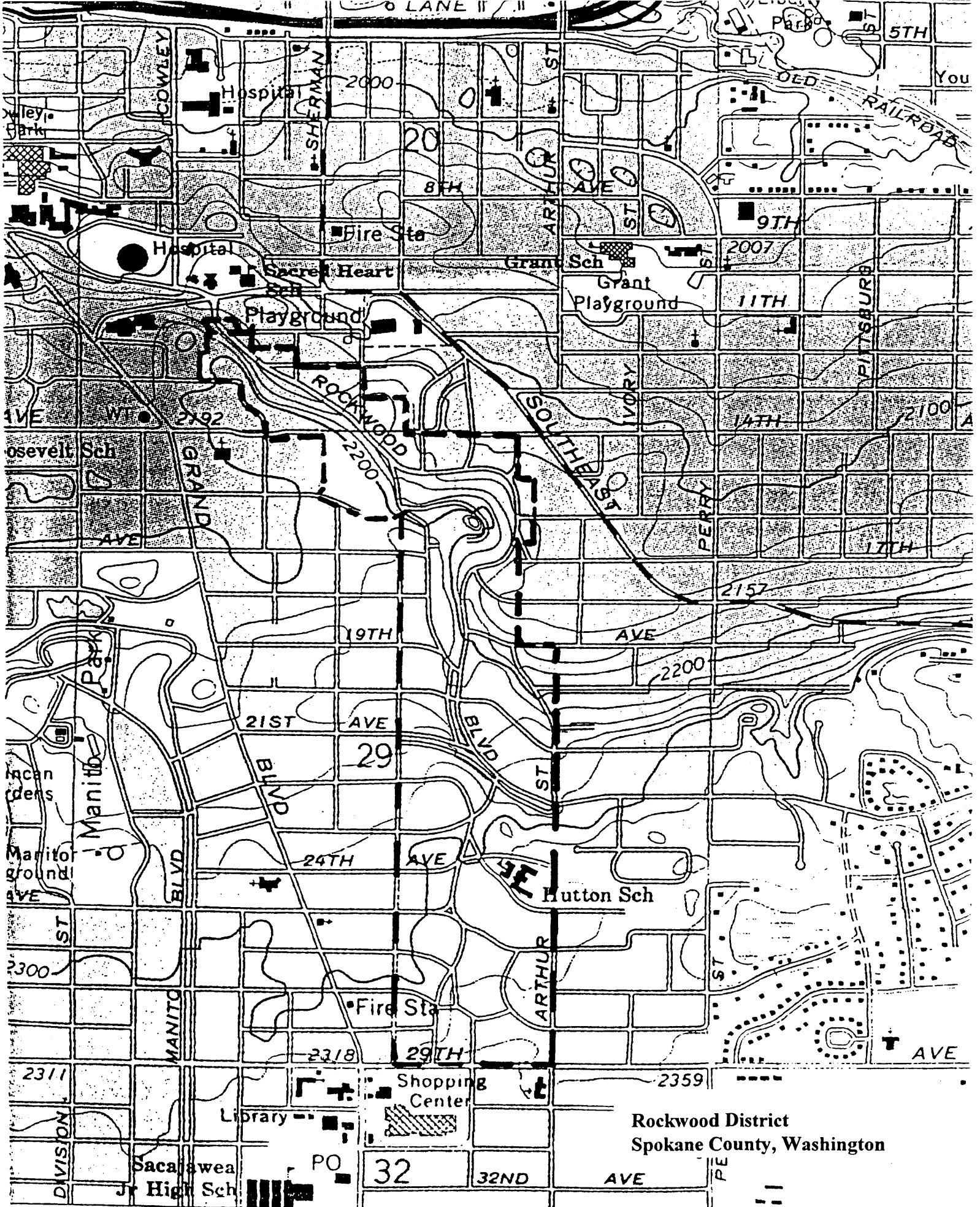
Rockwood, the exclusive residence addition to Spokane, promises to be one of the most beautiful additions in the city. The above drawing, showing

the parking system to be employed, is made by Olmsted Brothers of Brookline, Mass., landscape architects, who have planned the addition and prepared

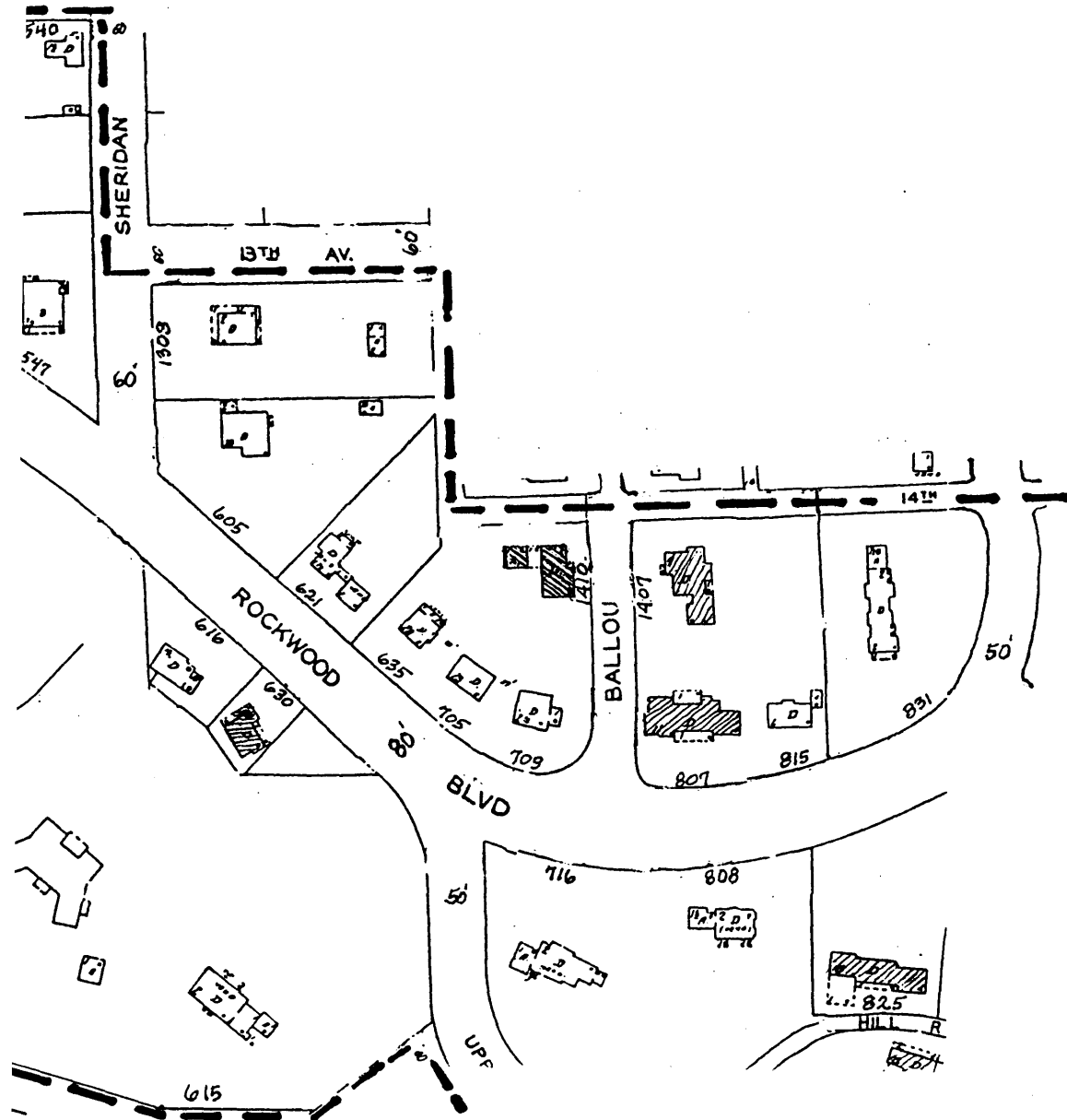
plans for the parks. Each thoroughfare will be bordered by from two to four rows of trees, and each street or avenue will have a different variety of

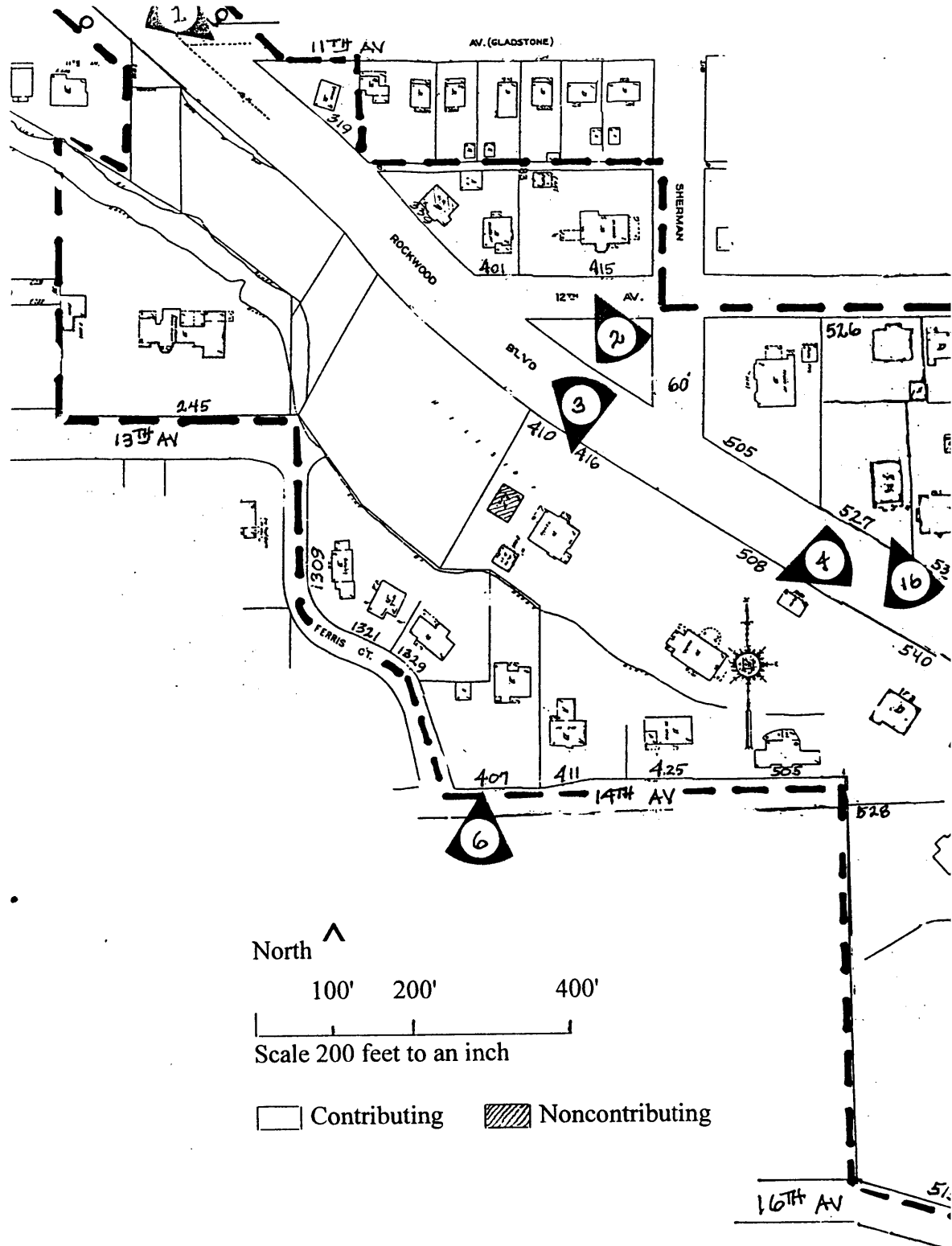
trees. The boulevard will have four rows of beautiful shade trees, besides flowers and shrubs. The trees are ordered by Superintendent Otto Welle and the planting season will soon be


gin. It is being planned by the F. B. Grinnell company, agents for the Rockwood addition, to make Arbor day an auspicious tree-planting celebration in the new addition.



Rockwood District
Spokane County, Washington
MAP #1 Northwest Quadrant
Manito Parks Third Addition
Eleventh Avenue southeast to
Fourteenth Avenue and
Upper Terrace, Ballou Road



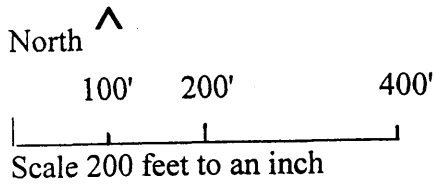


North 

100' 200' 400'

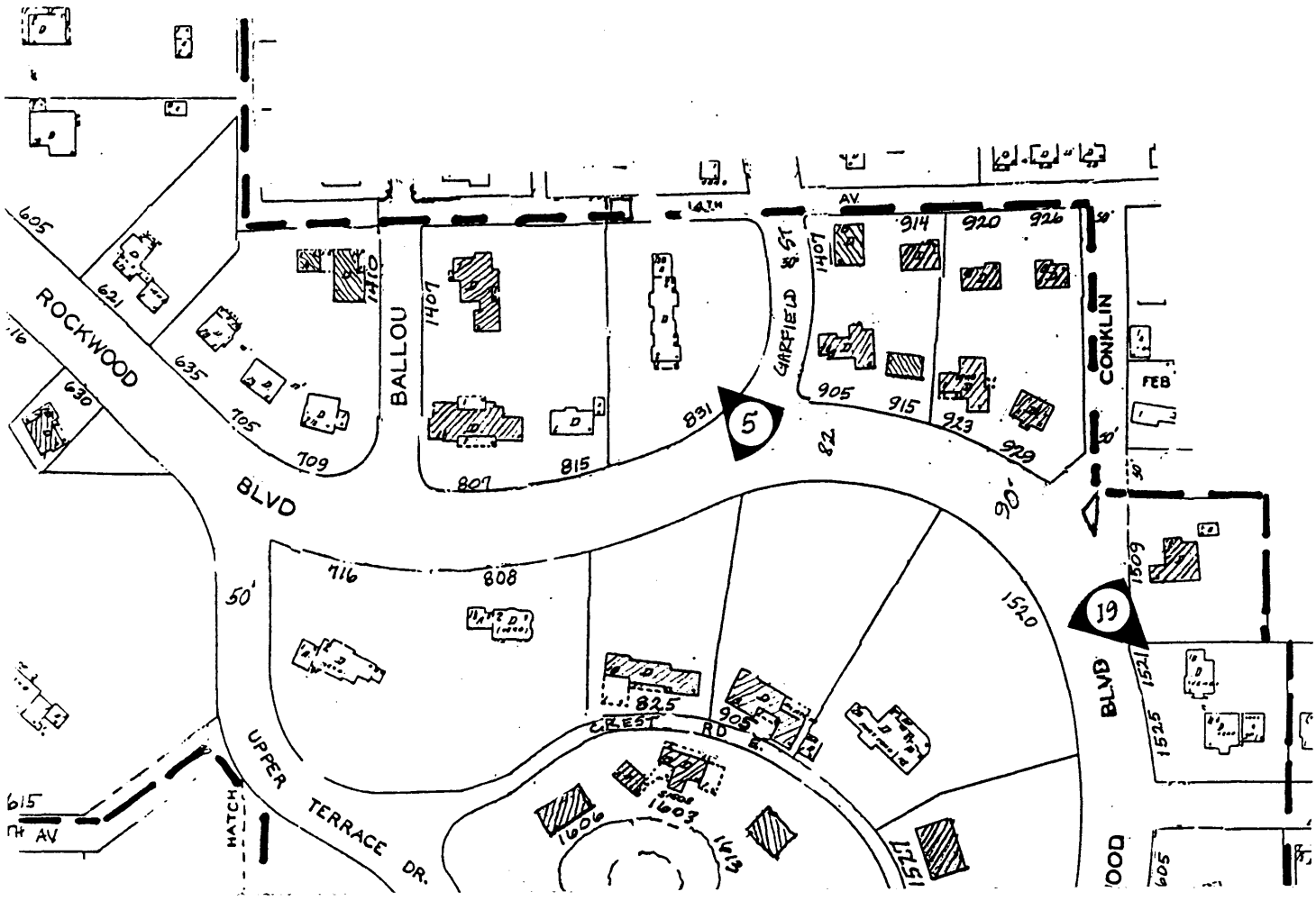
Scale 200 feet to an inch

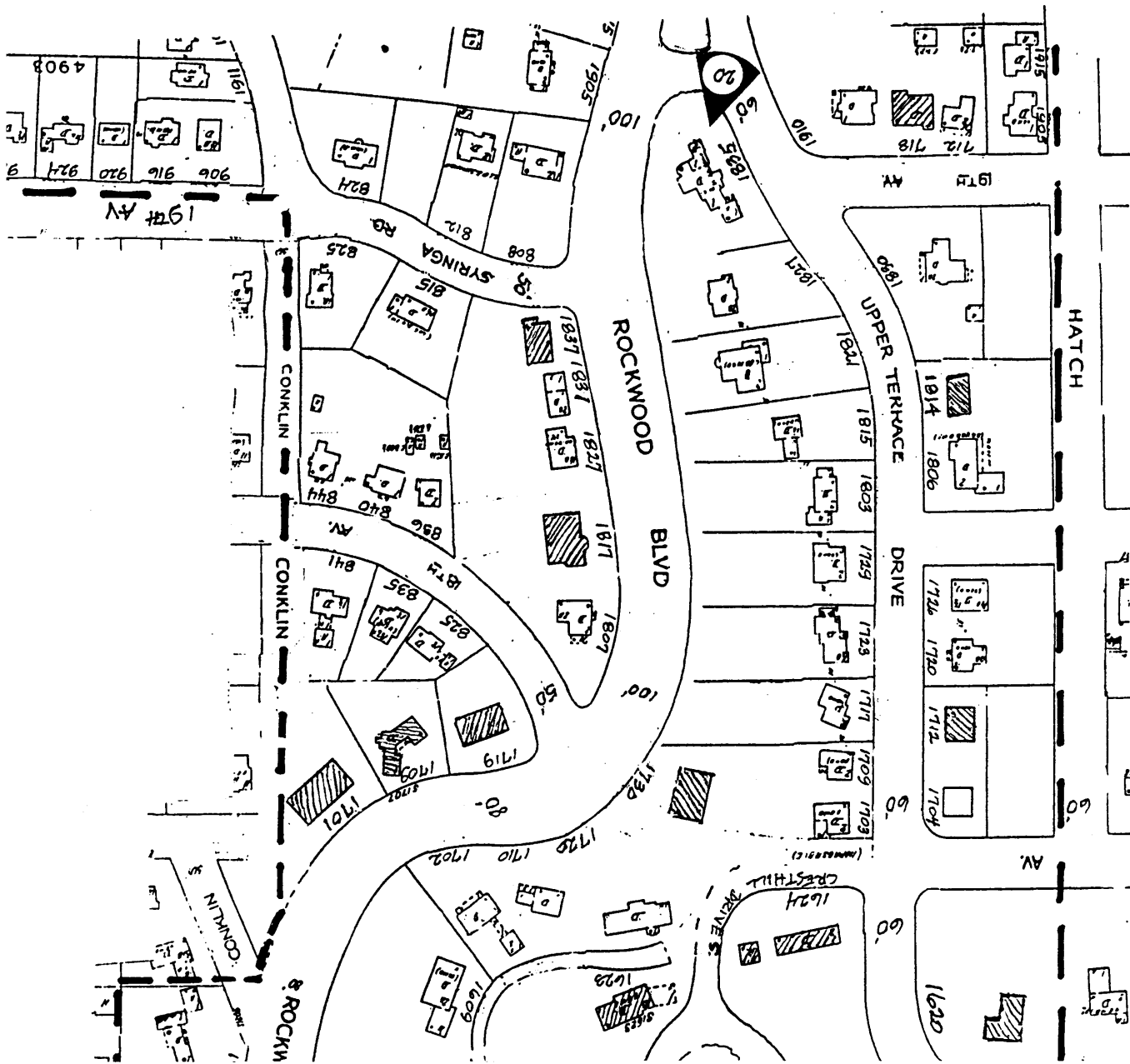
 Contributing  Noncontributing

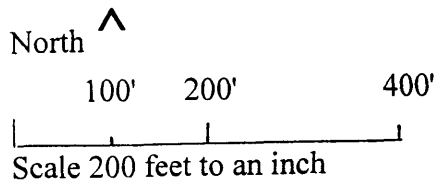


Rockwood District
Spokane County, Washington
 MAP #2 North Quadrant
 Rockwood Addition & north quarter of
 Manito Parks Second Addition
 Fourteenth Avenue south to
 Nineteenth Avenue & Syringa Road

 Contributing  Noncontributing

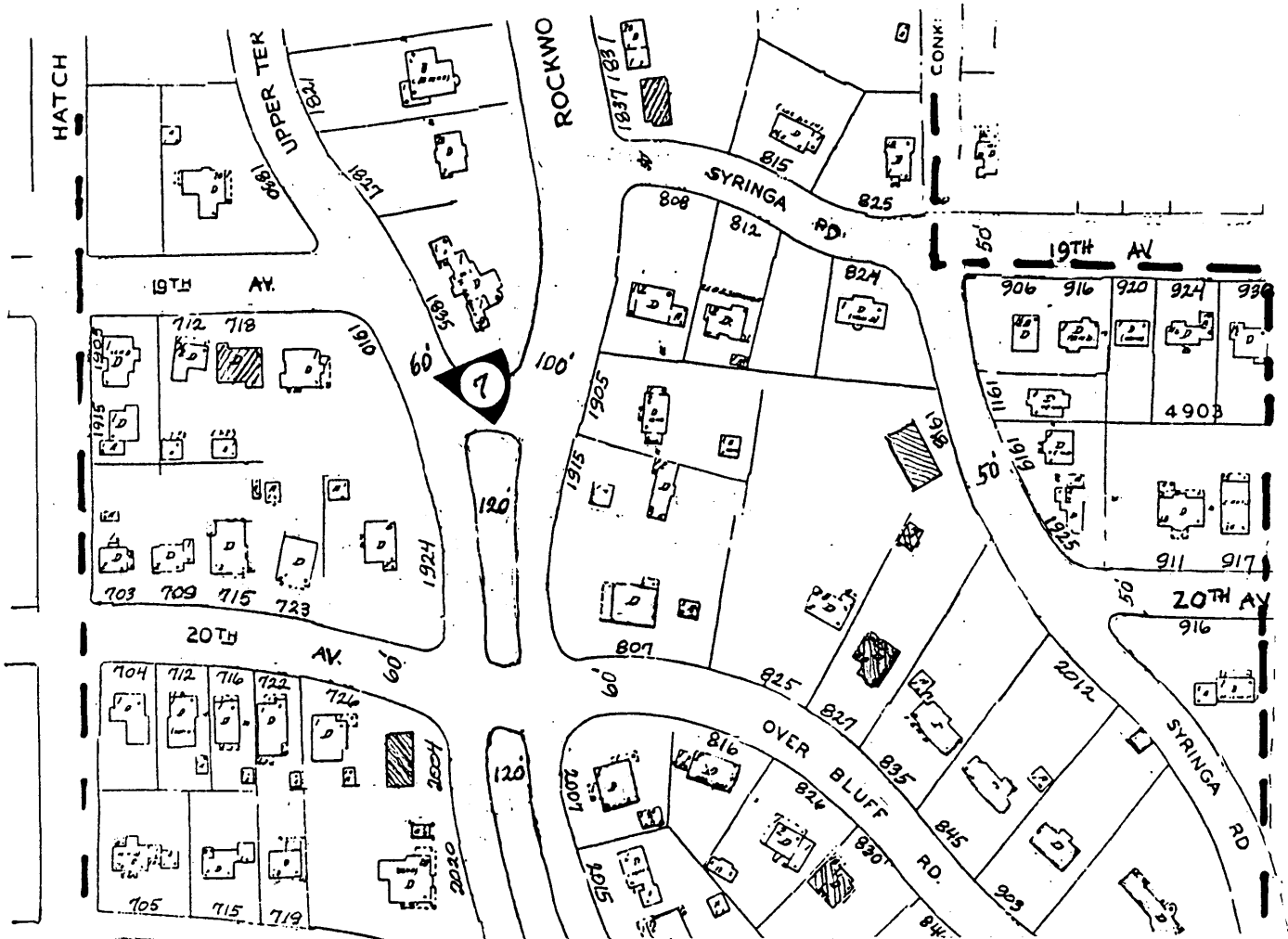


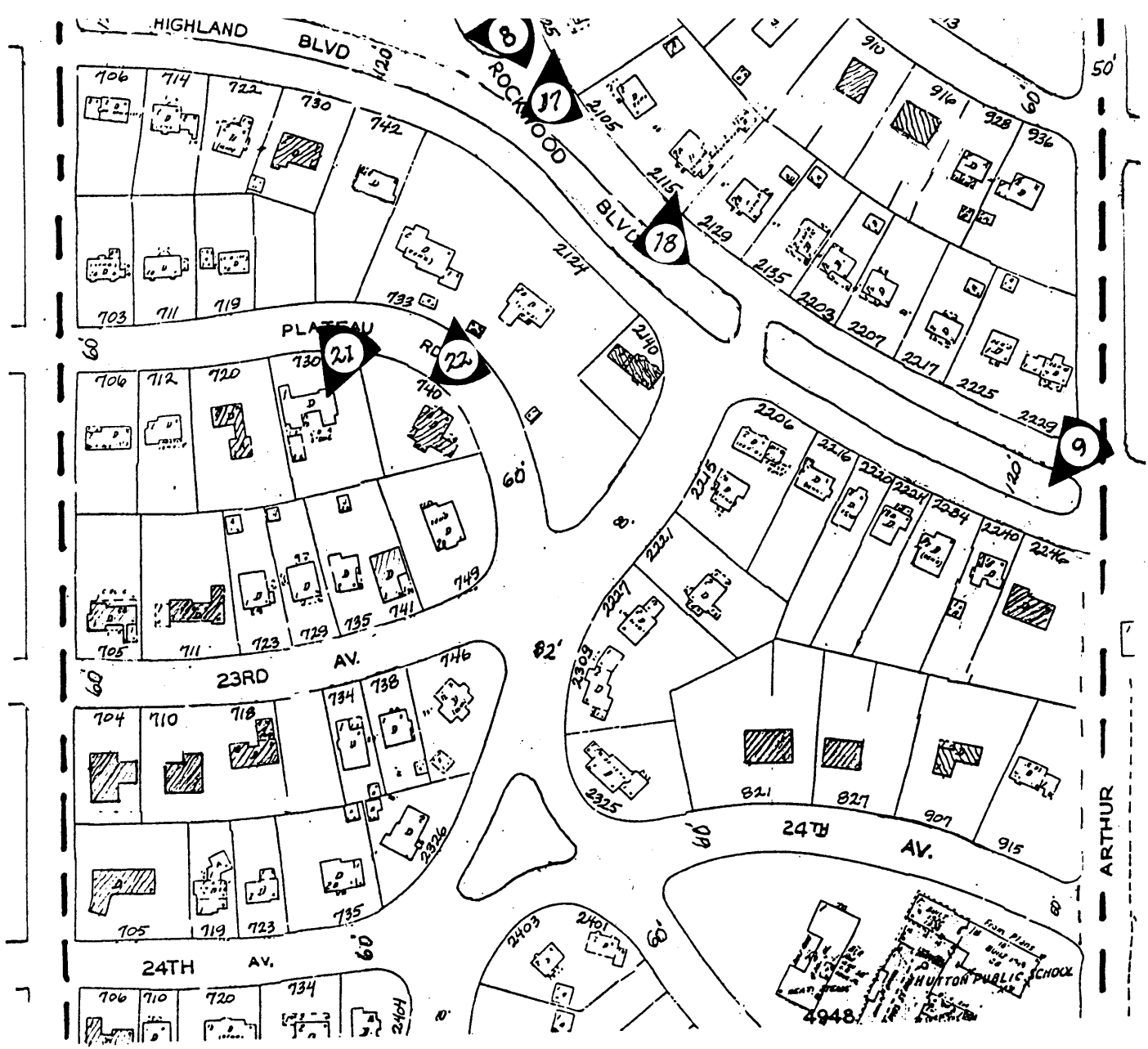


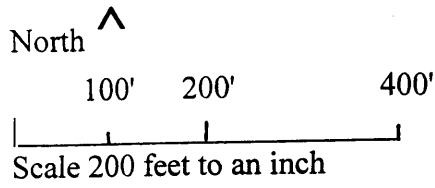


Rockwood District
Spokane County, Washington
 MAP #3 Middle Quadrant
 Manito Parks Second Addition
 Nineteenth Avenue south to
 Twenty-fourth Avenue

 Contributing  Noncontributing

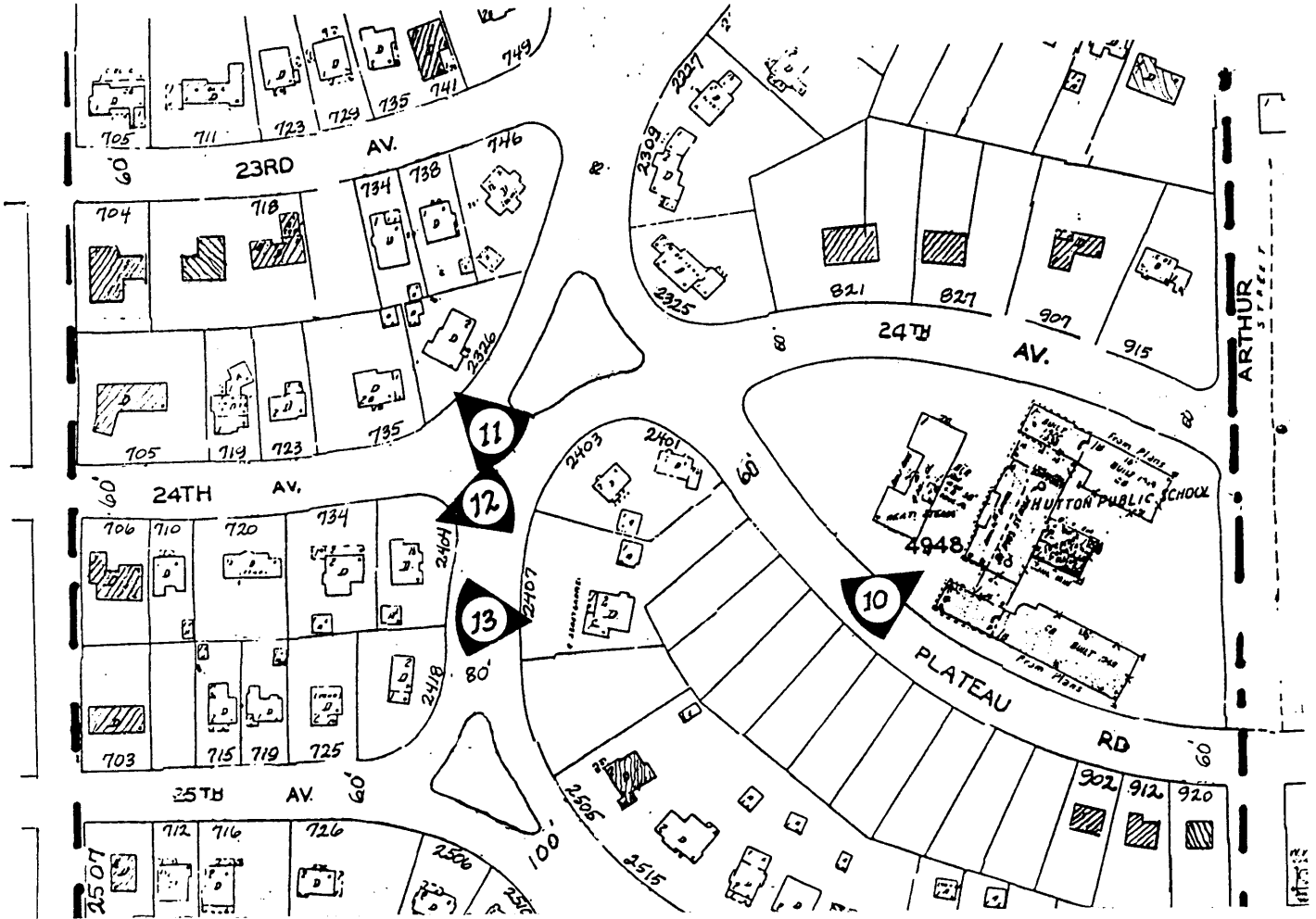


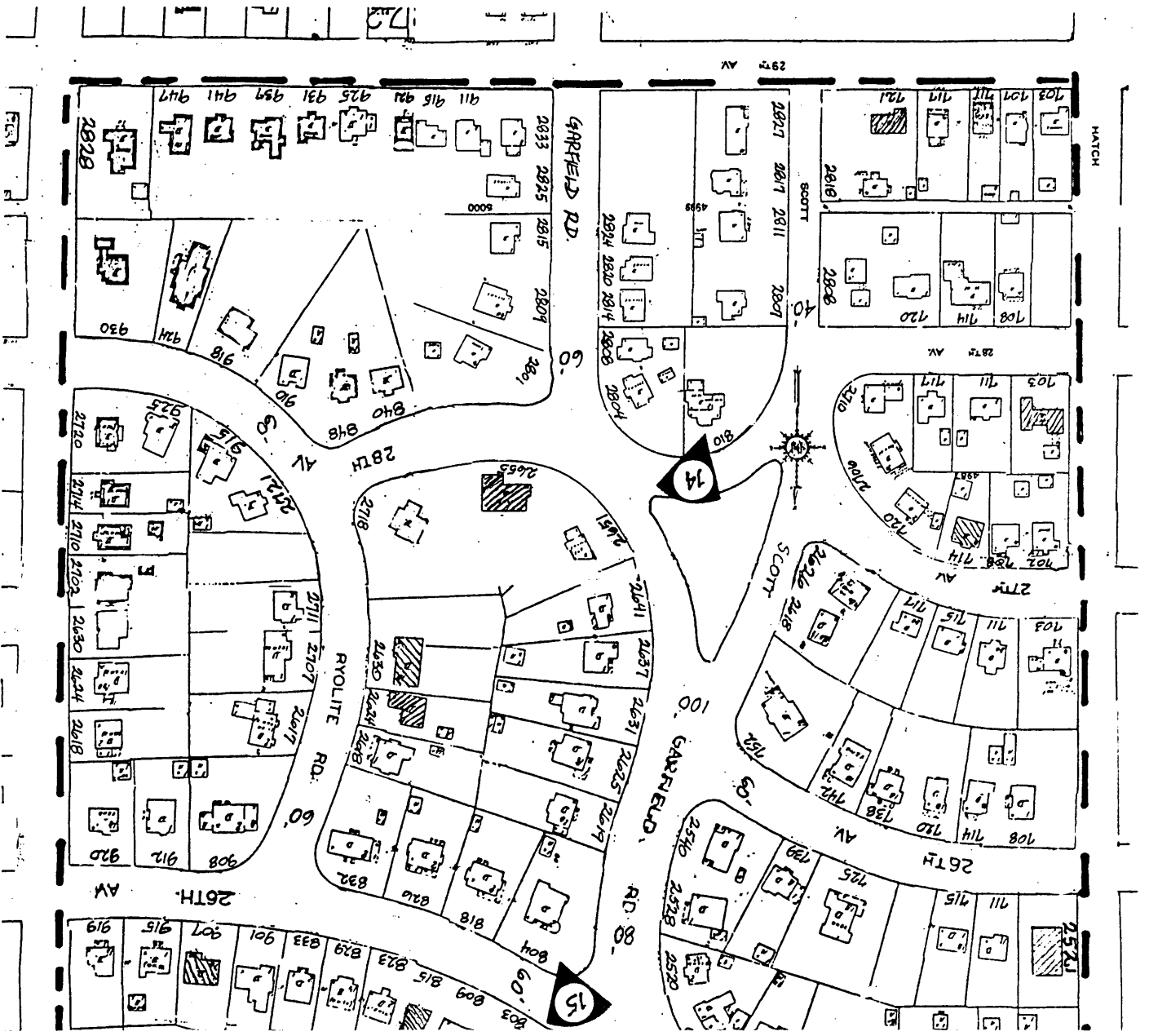




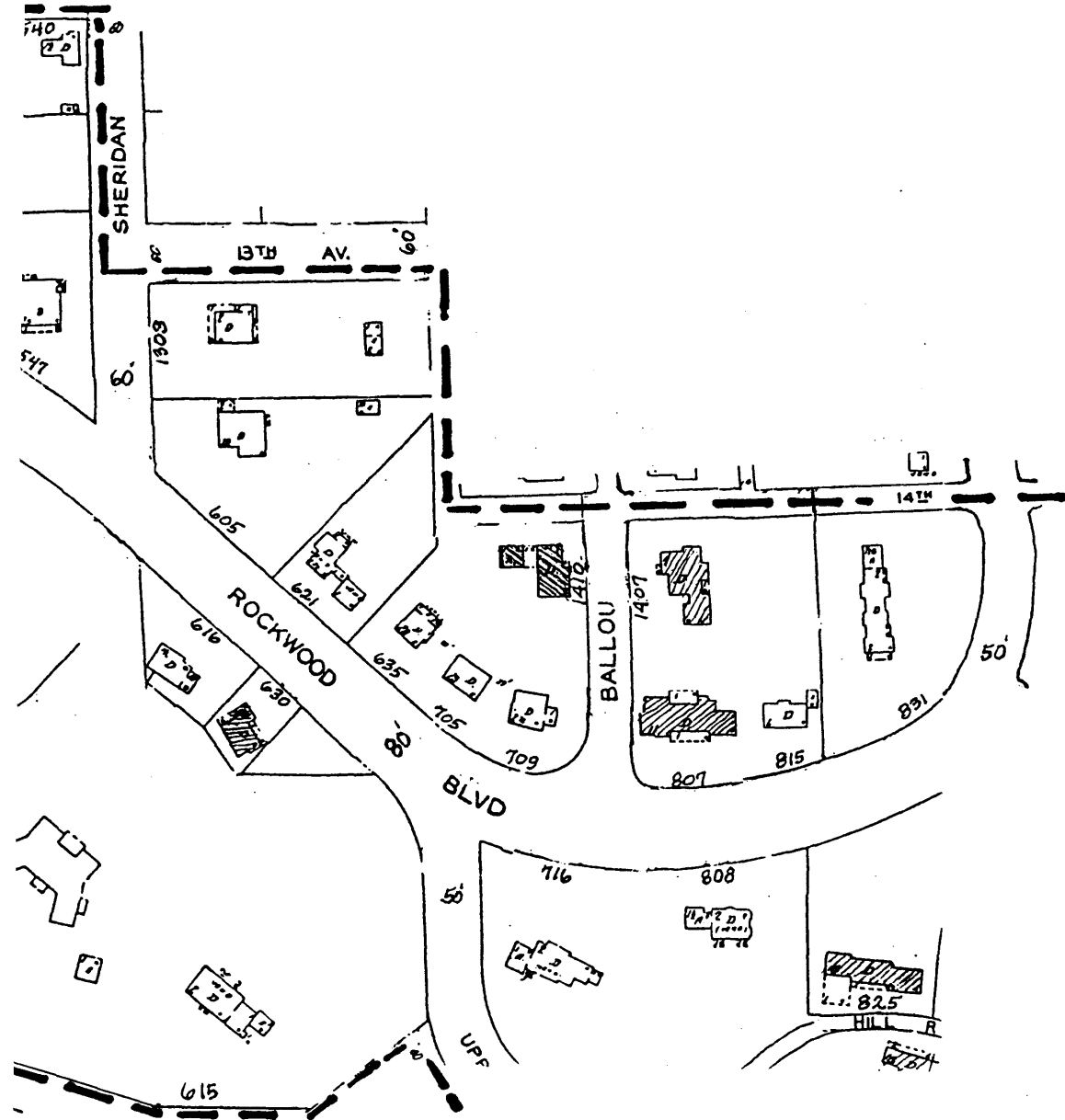
Rockwood District
Spokane County, Washington
 MAP #4 South Quadrant
 Manito Parks Second Addition and
 Cooks Fourth Addition, Blocks 7 & 8
 Twenty-fourth Avenue south to
 Twenty-ninth Avenue

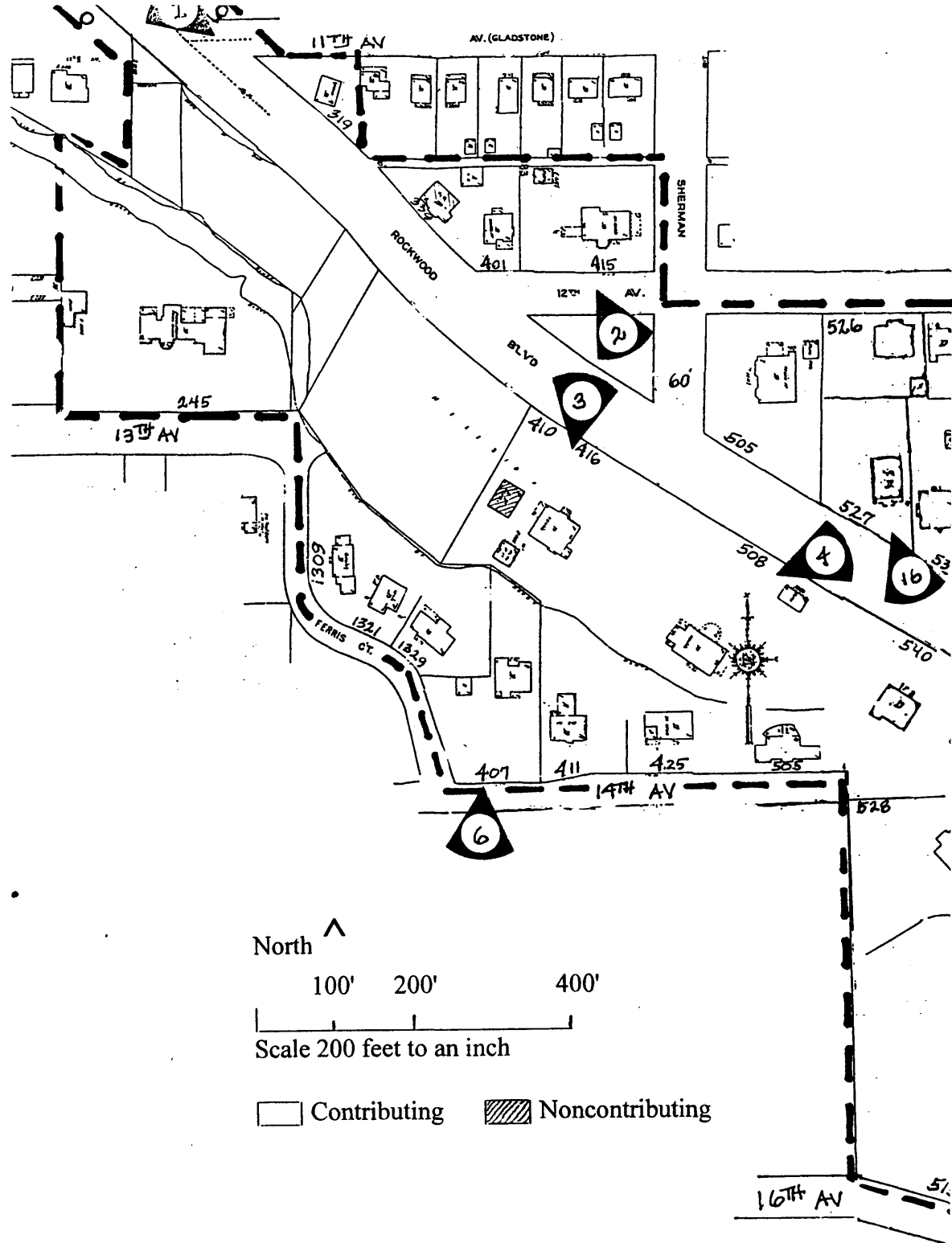
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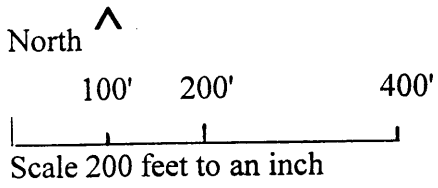




Rockwood District
Spokane County, Washington
MAP #1 Northwest Quadrant
Manito Parks Third Addition
Eleventh Avenue southeast to
Fourteenth Avenue and
Upper Terrace, Ballou Road

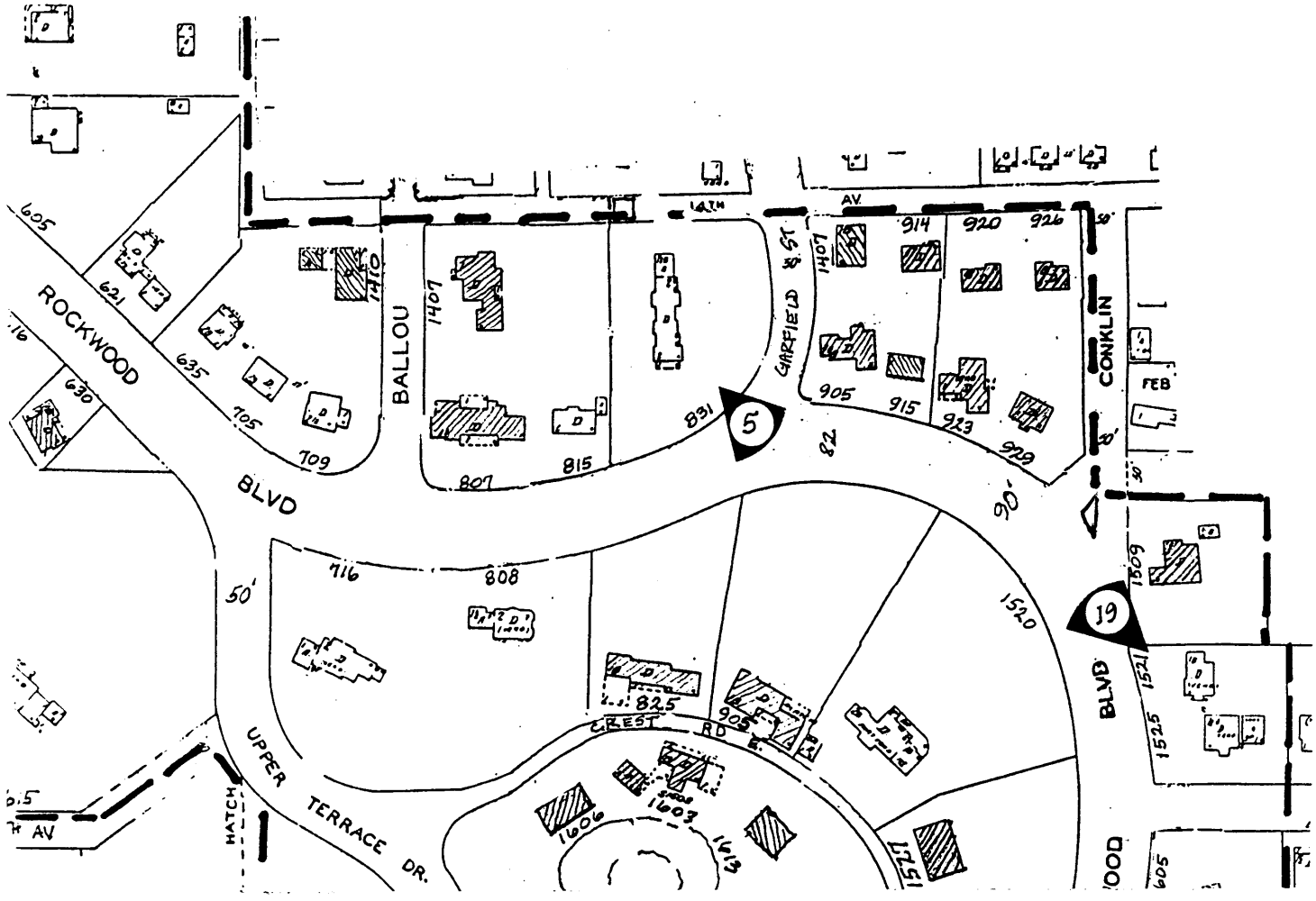


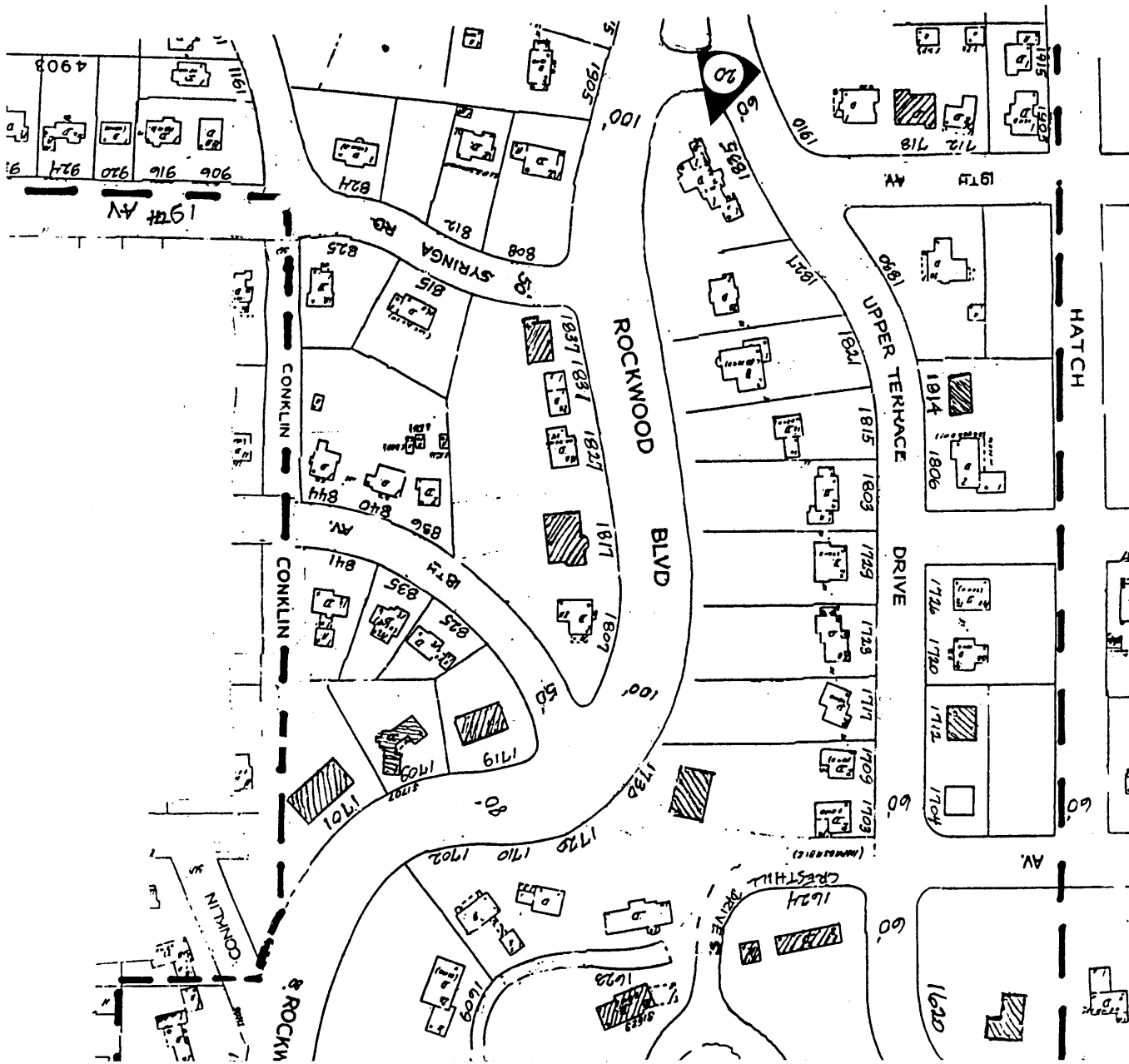


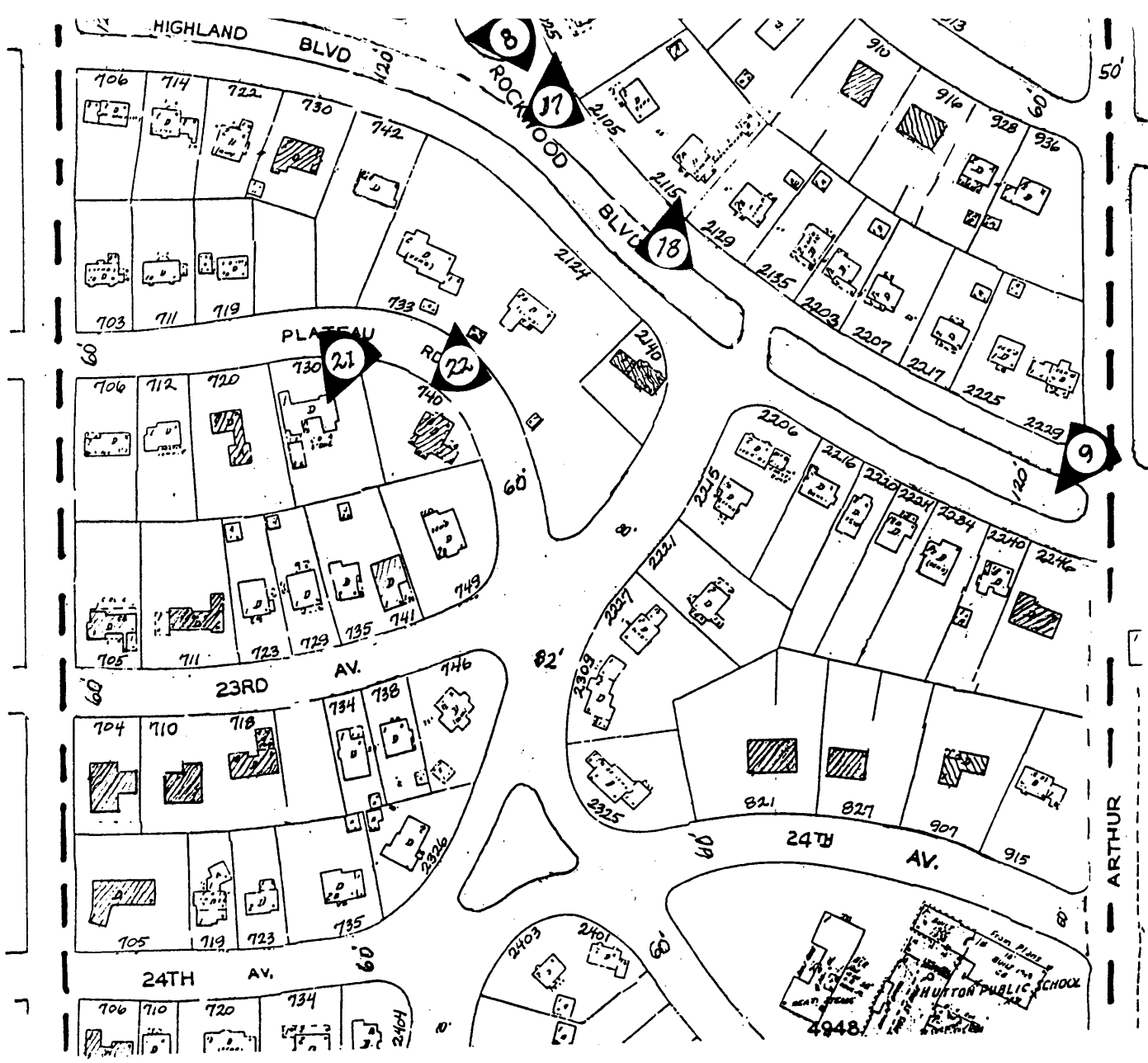


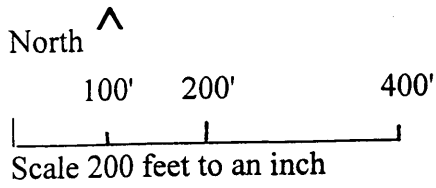
Rockwood District
Spokane County, Washington
 MAP #2 North Quadrant
 Rockwood Addition & north quarter of
 Manito Parks Second Addition
 Fourteenth Avenue south to
 Nineteenth Avenue & Syringa Road

 Contributing  Noncontributing



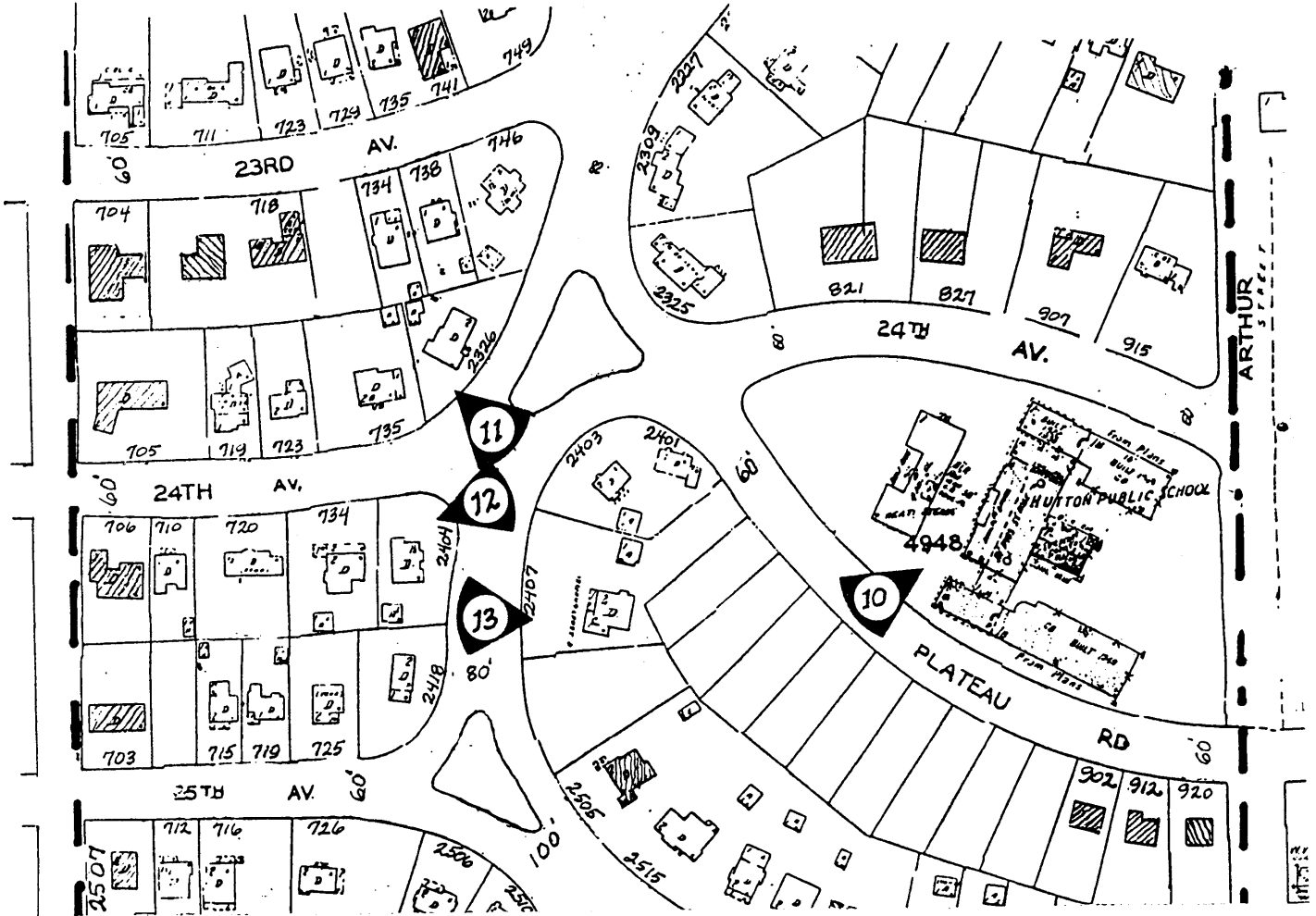


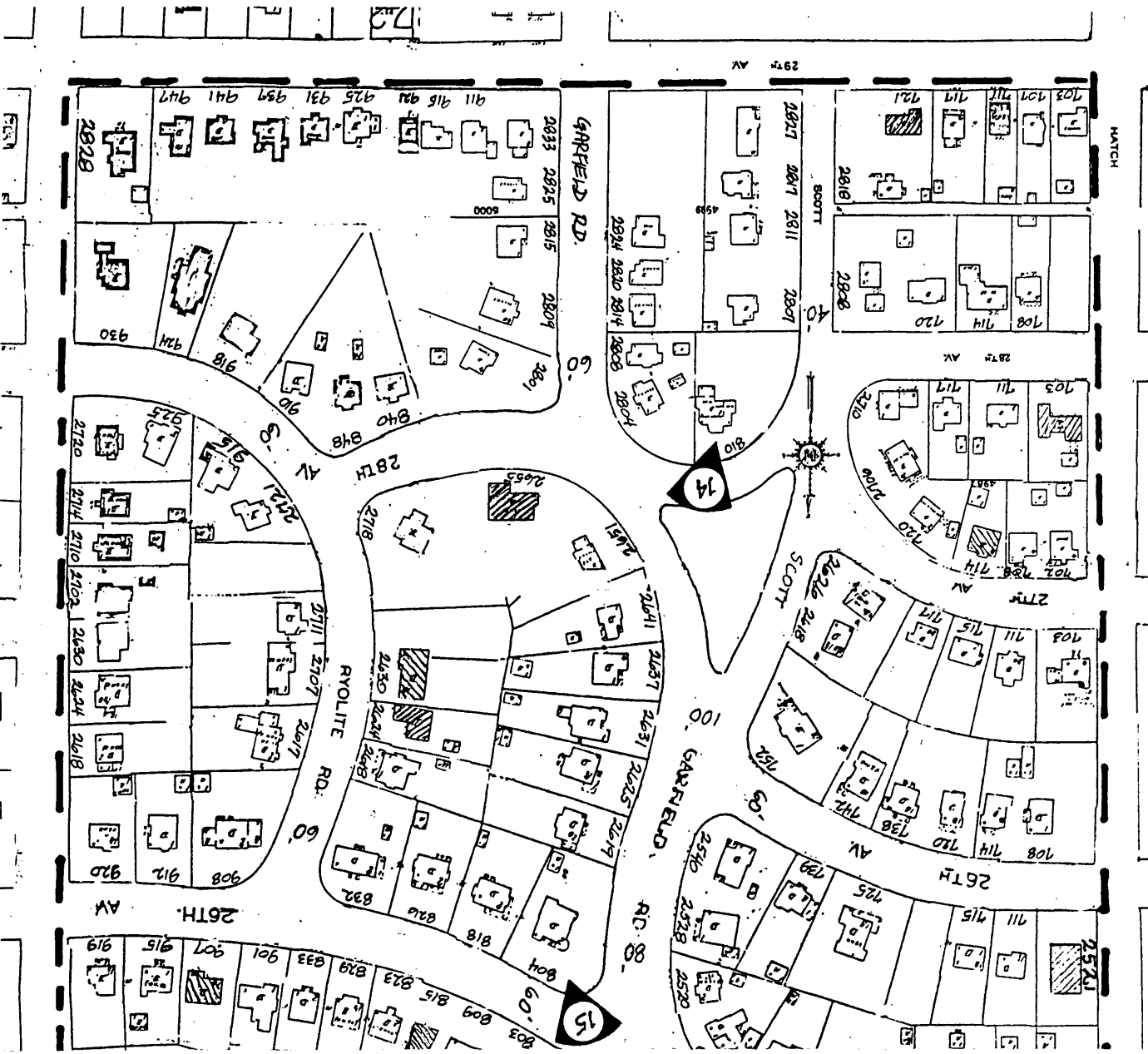




Rockwood District
Spokane County, Washington
 MAP #4 South Quadrant
 Manito Parks Second Addition and
 Cooks Fourth Addition, Blocks 7 & 8
 Twenty-fourth Avenue south to
 Twenty-ninth Avenue

 Contributing  Noncontributing





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