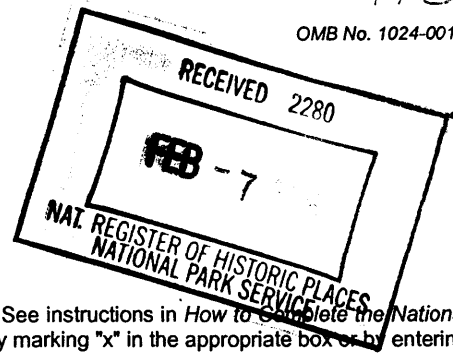


United States Department of the Interior  
National Park Service

# 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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name RICHARDSON-JACKSON HOUSE  
Other names/site number \_\_\_\_\_

### 2. Location

street & number 1226 North Summit Boulevard not for publication  
city or Spokane vicinity  
town \_\_\_\_\_  
State Washington code WA county Spokane code 063 zip code 99201

### 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] 2-2-06  
Signature of certifying official/Title Date  
WASHINGTON STATE HISTORIC PRESERVATION OFFICE  
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 certifying official/Title 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:)

[Signature] Signature of the Keeper Date of Action  
Edson H. Beall 3/22/06

5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
2		buildings
		sites
		structures
		objects
2		Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions  
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions  
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification  
(Enter categories from instructions)

Late 19<sup>th</sup> & Early 20<sup>th</sup> CENTURY REVIVALS:

American Foursquare

Materials  
(Enter categories from instructions)

foundation STONE: river rock

walls WOOD: shingle

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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.
X 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.)

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1906-1914

Significant Dates

1906, 1912, 1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hyslop, William Wallace (architect)

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

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 Engineering
Record#

Primary location of additional data:

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

Name of repository:

Spokane City/County Historic Preservation Office

**10. Geographical Data**

**Acreege of Property** Less than one acre

**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>11</u> Zone	<u>4 656 19</u> Easting	<u>52 79 523</u> Northing	3	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing
2	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing	4	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

See continuation sheet.

**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet.

**11. Form Prepared By**

name/title Linda Yeomans, Consultant  
 organization Historic Preservation Planning & Design date 1 November 2005  
 street & number 501 West 27<sup>th</sup> Avenue telephone (509) 456-3828  
 city or town Spokane state WA zip code 99203

**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 the SHPO or FPO.)

name Ben R. & JoAnn Stewart  
 street & number 1226 North Summit Boulevard telephone (509) 327-3878  
 city or town Spokane state WA zip code 99201

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# National Register of Historic Places Continuation Sheet –

RICHARDSON-JACKSON HOUSE  
SPOKANE COUNTY, WASHINGTON

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## NARRATIVE DESCRIPTION

Built in 1906, the Richardson-Jackson House & Carriage House constitute a fine example of the American foursquare form interpreted in the Arts & Crafts tradition. The home is two and one-half stories, has a full-width front porch, and is embellished with features that accentuate a strong horizontal emphasis. These include a low-pitched hip roof, widely overhanging eaves, shingle siding with battered courses, and a covered front porch and attached *porte cochere*. The house is located on North Summit Boulevard in the West Central neighborhood of northwest Spokane, Washington, and commands a sweeping view of the pine-treed west bank of the Spokane River. Well-preserved, the Richardson-Jackson House has had minimal exterior modifications and retains excellent exterior and interior architectural integrity in its original location, design, setting, materials, workmanship, feeling, and association as a single-family residence built in the early 20<sup>th</sup> century in Spokane.

## CURRENT APPEARANCE & CONDITION

### *Site*

The Richardson-Jackson House is sited on Lots 2 and 3, Block 2 in the Sherwood Addition in northwest Spokane. Composed of two lots, the property measures 100 feet wide and 150 feet deep and is identified by Spokane County Tax Assessor as parcel number 25141.0202. The house is 39 feet wide and 43 feet deep.<sup>1</sup> A garage is located in the extreme southeast corner of the property and is reached by a graveled driveway that runs along the south side of the house from the street. Sited on level ground, the house is framed by a manicured lawn, shrubs, flower beds, and mature deciduous and evergreen trees. The property is located in an upscale residential neighborhood which was developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries along the crest of Summit Boulevard. Large architect-designed single-family homes built in the late 1890s and the early 1900s surround the Richardson House to the north, east, and south. The property faces Summit Boulevard to the west.

### *Exterior*

The Richardson-Jackson House is a two and one-half story frame box with a low-pitched hip roof covered in composition shingles. Casting sharp horizontal shadows upon the exterior walls of the home, deep eaves distinguish the edge of the roof with three-foot-deep overhang extensions. The eaves are enclosed and are accentuated with straight-cut modillions arranged in pairs. The soffit is clad with tongue-in-groove panels. An eight-inch-wide fascia board further accentuates the horizontal lines of the roof and is pierced with decorative square quatrefoil cutouts at the outside corners. A center hipped dormer projects from the roof at the west façade elevation, and an identical center hipped dormer projects from the roof at the rear, east elevation of the house. Two brick chimneys are located just north and east of center on the roof. The house is completely clad with cedar shingles which are defined every fourth course by a row of battered

<sup>1</sup> Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

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(flared) shingles. Acting as a drip course, quarter-round molding protects the underside of the battered shingles from moisture and insect infestation. The foundation is two feet thick and is constructed of smooth round river rocks held together with exposed concrete mortar. An eight-inch-wide horizontal wood band separates the shingle siding from the river rock foundation. Fenestration patterns for the home are symmetrical and include a combination of fixed, casement, and mostly wood-sash windows with 1/1 muntin configurations (two exceptions include a first-floor tripartite casement window with divided lights on the south elevation and a second-floor band of four multi-paned casement windows at the east, rear elevation).

Facing west along Summit Boulevard, the west facade of the house reveals a symmetrical design with symmetrical fenestration patterns, a center dormer, and a center front door that is flanked by two box bay picture windows. Regarded as the home's primary focal point, a full-width wrap-around covered front porch and attached *porte cochere* dominate the home's facade. The front porch measures eleven feet deep and 50 feet wide, and wraps 17 feet around the northeast corner of the house. The *porte cochere* measures 15 feet deep and 20 feet wide, forming a frontal expanse with the porch of 70 feet. The porch has a very low-pitched hip roof which is covered with composition shingles. A wide fascia board extends the full width of the combined porch and *porte cochere*. The porch and *porte cochere* are supported by massive 15-inch square porch pillars that are clad with battered coursed shingles which match the shingles that clad the house. The pillars that support the *porte cochere* are anchored by river rock piers. The pillars that support the porch are anchored by a river rock porch wall. Square-cut wood coping protects the river rock porch wall. Four concrete steps rise from a small walkway to the center of the front porch and the porch deck, which is made of wood plank flooring. The concrete steps are flanked by formed concrete walls with formed concrete coping. The ceiling of the porch and *porte cochere* is made of painted tongue-in-groove wood boards. Five concrete steps descend from the south end of the porch to a paved driveway which is partly covered by the *porte cochere*. The steps are flanked by river rock walls that are capped with molded concrete coping.

The south elevation of the house is a prominent secondary façade with the attached *porte cochere*. It also features symmetrically placed 1/1 double-hung wood-sash windows and a stepped multi-paned tripartite window at the first floor. The north elevation of the house features a portion of the front porch as it wraps around the northwest corner of the house. At the center of the elevation, a shallow single-story bay has two 1/1 windows and a center French door. Fenestration follows an asymmetrical design and includes 1/1 double-hung wood-sash windows which are all original.

The east, rear elevation of the house features asymmetrical fenestration patterns, a combination of multi-paned and 1/1 double-hung wood-sash windows, and a single-story bay at the first floor. The bay extends out nine feet and measures 30 feet wide; the bay's roof is flat with layers of built-up tar. Because the roof

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is flat, it forms a roof deck at the second floor. The south half of the bay contains a first-floor kitchen while the north half of the bay contains a first-floor screened back porch. The porch is a duplicate design of the front porch and is supported by 15-inch square battered shingle-clad pillars anchored to a river rock porch wall. Five wood-sash windows with screens enclose the porch, and wood-framed storm windows cover the screens. A center ribbon of four multi-paned windows is located on the second floor above the porch.

### *Interior*

The first floor contains just over 1,600 square feet while the second floor contains 1,248 square feet of interior floor space.<sup>2</sup> An original oak-framed single door with one-inch-deep beveled plate-glass glazing opens from the center of the front porch into a small reception vestibule. The floor of the vestibule is covered with small white and gray-colored rectangular glazed ceramic tiles that measure ½ inch wide and 1¼ inches long. The tiles are set in a diagonal herringbone pattern with a gray-tile border. An original oak door with plate-glass glazing that matches the front door opens east from the vestibule into an expansive living room. The living room measures 28 feet long and 18 feet wide and features an oak floor with walnut inlay borders, lathe-and-plaster wall and ceiling construction, wood ceiling beams, a fireplace, and French doors. The French doors open to the front porch on the north elevation and have stained-glass glazing designs that depict traditional geometric Prairie-style motifs. An original staircase is located in the center of the room between the living room and dining room. It is made of fir finished in a deep ebony color and has Mission-style straight-cut newel posts and balustrades.

Opposite the living room to the south is a formal dining room (together the living room and dining room originally extended the entire width of the house from north to south; currently an interior partition wall installed in the 1940s-1950s separates the living room from the dining room). A built-in china cupboard with glass doors is located on the east wall in the dining room. A paneled wood door designed for use by domestic help has a small window with true divided lights and opens east from the dining room to a narrow service hallway. The service hallway leads to a small powder room on the south wall (originally designed as the butler's pantry), a kitchen in the southeast corner of the house, and a narrow enclosed "servant's" staircase that rises to the second floor. The staircase is illuminated with natural light through a multi-paned casement window on the east wall above the stairs. A door on the north wall of the kitchen opens to a back hall, an enclosed back porch, and a library/den, which is located in the northwest corner of the house. A corner wall-mounted wash basin and built-in cupboard are located in the back hall. A fireplace is located on the west wall in the library/den. The fireplace has a wood mantel supported by wood brackets and a

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<sup>2</sup> Spokane County Tax Assessor's Records, Spokane County Courthouse, Spokane, WA.

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dark red matte-glazed ceramic tile surround and hearth.<sup>3</sup> A copper-and-iron fireplace hood protects the firebox and is embellished with a center shield-like design. A small built-in cupboard is located above the door in the library/den that opens to the back hall, and the walls in the library/den are covered with original c. 1906 burlap wall covering (the burlap has been painted many times since 1906). The ceiling height on the first floor is between eight and nine feet, the floor in the living room, dining room, and library/den is made of solid oak, and the woodwork is a combination of painted and ebony-finished fir and painted pine.<sup>4</sup>

Regarded as an interior focal point of the home, a four-foot-wide Mission-style staircase leads up from the center of the first floor in the living room to an eight-foot-wide landing, turns, and rises to the second floor. The landing has an oak floor and a built-in bookcase with six glass doors on the east wall. Three multi-paned casement windows are located above the bookcase and illuminate the landing and stairwell with natural light.

The second floor has a central hallway that leads to four bedrooms and one full bathroom. The northeast corner bedroom has French doors that open onto a second-floor deck built over the back porch. The bathroom retains its original plan, claw-foot bathtub, and eggshell-colored hexagonal ceramic tile floor. Except for the bathroom, the floor on the second floor is made of fir planks, the ceiling measures eight feet high, and a built-in cedar-lined linen closet is located at the end of the hall on the north wall.

From the second-floor hallway, a door opens to a narrow, enclosed staircase that ascends to the attic. The attic contains one finished bedroom designed for use by domestic help, and multiple storage space under the roof eaves. The walls that surround the storage spaces are partially finished with unpainted Celotex. The basement contains a finished laundry room with an original white porcelain laundry tub and a finished fruit cellar, which is lined with original built-in Shaker-style cupboards and shelves. The remainder of the basement is unfinished space used for storage and mechanical/heating apparatus. A gas-fired boiler produces hot water and steam, which is delivered as radiant heat via original radiators located throughout the house.

### *Garage*

Built in 1912 as the home's original carriage house, the garage mimics the design of the house and features a low-pitched hip roof with a center hipped dormer on the north elevation, widely overhanging eaves, modillion pairs, and shingle siding with battered courses. It measures 22 feet wide and 18 feet deep. Two

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<sup>3</sup> The red ceramic tile is very similar to the green ceramic tile in the Corbet-Aspray House, 820 W. 7<sup>th</sup> Avenue, built in 1908. The tile in the Corbet-Aspray House was manufactured by the Rookwood Company which name is stamped on the back of the tile squares.

<sup>4</sup> The ceiling height in the back hall on the first floor was dropped to a height of seven feet during the 1950s.



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wood-paneled carriage house doors with true divided lights on the upper leaf are located on the west façade of the garage. Installed in the 1990s, two skylights are located on the west roof slope, and a second-floor deck which is supported by 2x4-inch wood posts projects from the north elevation of the garage (also built in the 1990s). The first floor of the garage is unfinished and is able to accommodate two motorized vehicles. A small enclosed interior staircase leads up to the second floor of the garage. Designed for use as the gardener/chauffeur's quarters, the second floor is finished and includes a small powder room. The garage was re-roofed with composition shingles and repainted in the 1990s.

### ORIGINAL APPEARANCE and MODIFICATIONS

The Richardson-Jackson House & Carriage House are well preserved. The house retains its original single-family form, original wood shingle siding, original river rock foundation and porch walls, original windows and doors, original interior woodwork, original floors of oak, fir, and ceramic tile, original built-ins, and original light fixtures and wall sconces. A *Spokesman-Review* newspaper article described the home in 1906:

#### CONVENIENT HOME ON BLUFF'S EDGE

*Charles P. Richardson's House Has Many Striking Ideas  
Living Room 45 Feet Long*

*Effective Use Made of Boulders on Exterior*

*Interior Arrangement for Comfort*

The finish of the first floor is curly fir. The second floor is done in pine with three coats of white enamel. The kitchen, pantry and bathroom are finished in hard plaster and enameled.

Perhaps the most striking feature of the house is the great living room, extending across the entire front of the house from north to south, and lighted by many windows. It is 45 feet long, and has a heavy beamed ceiling and fireplace, which burns a four-foot log. The mantel is a five-inch fir slab, the chimney hearth is dull red tile, and the walls are papered in soft green with a daffodil-colored ceiling.

The south end of the room is used as a dining room. A dark fir stair with heavy rails and spindles rises from the living room, and a library [bookcase] is built-in under long, low windows at the turn of the stairs.

The verandas are unusually large and extend across the west and part of the north and east sides of the house, both on the first and second floors. The exterior is finished in rough

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boulders [river rock] to the line of the veranda rail, shingled above, and is stained a walnut brown with white trimming and green roof.<sup>5</sup>

### *Exterior Modifications*

Very few alterations have occurred to the exterior of the house and most were done before 1960. Regarded as one of the historic features of the home, the *porte cochere* was installed in 1914, only eight years after the house was built, and retains historic significance in its association with the design and history of the property. Exterior modifications include roof replacement with composition shingles in the 1940s, 1970s, and 1990s (the original roof was probably wood shingle); back porch enclosed with window screens in the 1940s-1950s, first-floor north window replaced with French doors in the 1940s-1950s, and exterior painting in the 1990s. All other exterior features of the house appear to be original as drawn on the original 1905-06 plans.<sup>6</sup>

### *Interior Modifications*

Interior modifications began in 1930 when the butler's pantry was replaced by a powder room.<sup>7</sup> In the 1940s-1950s, the kitchen was remodeled, the original bay window seat in the living room was removed, an interior partition wall was built between the living room and dining room, and the woodwork on the first floor was painted white. Between 1962 and 1972, the fireplace in the living room was remodeled with a surround veneer of clinker brick and a raised hearth of slate (these materials were placed over the original ceramic tile surround and hearth). At the same time, the second-floor master bathroom was remodeled to include a separate shower stall. The heating system was updated in the 1970s with a gas boiler that produces radiant steam heat.

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<sup>5</sup> "Convenient Home on Bluff's Edge." *Spokesman-Review*, 6 May 1906, Section B, p.6.

<sup>6</sup> Hyslop Collection. Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

<sup>7</sup> Spokane Building Permit #25233, dated 5 Nov 1930, for water service and additional fixtures.

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### STATEMENT OF SIGNIFICANCE

Built in 1906, the Richardson-Jackson House & Carriage House are fine interpretations of the Arts & Crafts tradition in the American Foursquare form. During its period of significance from 1906 to 1914, the property achieved distinction in the area of significance, “architecture,” as a product of William Wallace Hyslop, one of Spokane’s most celebrated architects. The house and carriage house possess high artistic values, which are embodied in their design, materials, and workmanship. Just after it was built, the property was featured in the real estate section of the *Spokesman-Review* newspaper. Together with a photograph of the house and copies of the floor plans, the property was noted as a “convenient home” with “many striking ideas.” The property was noted for its “effective use” of river rock which was used in the construction of the foundation and porch walls, and for its then-contemporary open-space interior floor plan which was specifically designed for “comfort.”<sup>1</sup> The house was built for successful businessman and mining entrepreneur, Charles Prentice Richardson, a lawyer and real estate manager at Elmendorf & Elmendorf Real Estate Company in Spokane, and his wife, Frances Greene Richardson. Erected as one of the first prominent high-styled homes in the Summit Boulevard neighborhood, the property is a tangible expression of early affluent residential development patterns associated with Summit Boulevard which offered outstanding views as it followed the curvature of the bluff’s crest. Historically and architecturally significant, the Richardson-Jackson House & Carriage House are eligible for listing on the National Register of Historic Places under Criterion C.

### HISTORICAL CONTEXT

#### *Sherwood Addition*

Before it was platted in 1889, the Sherwood Addition was characterized by trees and shrubs that grew to the edge of a steep, rocky bluff. Located about 1.5 miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the noise and relentless dust and dirt of the city by verdant stands of virgin pine and fir trees. At that time, there were few roads, no electricity or running water, and the land was sparsely populated. Some of the earliest pioneer residents that settled in the area included the Pettet, Sherwood, and Ralston families who were successful and prominent professionals that contributed to the early growth of Spokane. William & Carolyn Pettet resided in a trapper’s cottage called “Glasgow Lodge” (built in 1885) which was located at the north end of West Point Road. John & Josephine Sherwood lived in a sprawling mansion (built in 1898) at 2941 West Summit Boulevard, and John & Mary Ralston dwelled in a tall house (built in 1900) which was custom-designed by Ralston and was sited on Mission Avenue between West Point Road and Summit Boulevard. William Pettet and John Sherwood were associated with the establishment of Spokane’s largest utility called the Washington Water Power Company, and were resident developers of Pettet’s Addition and Sherwood’s Addition. John Ralston, a

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<sup>1</sup> “Convenient Home on Bluff’s Edge.” *Spokesman-Review*, 6 May 1906, p. 6.

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city engineer, was responsible for designing numerous bridges in Spokane, including the Monroe Street Bridge.

As the area was platted, Natatorium Park was established along the river's edge below the Summit Boulevard bluff, a cable car system was installed on West Boone Avenue, and residential interest in the area sparked. Written to entice potential property owners to invest in the neighborhood, an article appeared in the September 28, 1887 edition of the *Spokane Falls Review*, describing the bluff along Summit Boulevard and its many amenities, including the following:

“...a new tract of land which in many ways is superior to anything that has yet been offered...”

“...several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed...”

“...the two river fronts [along Summit Boulevard and West Point Road] are admirably adapted for the location of fine residences...”<sup>2</sup>

During the next three decades following the newspaper article, the area was developed and settled with single-family dwellings that spanned a plethora of sizes and styles, including large Queen Anne, Colonial and Tudor Revival, and American Foursquare homes to smaller Craftsman-styled bungalows. Erected as an excellent rendition of the American Foursquare tradition, the Richardson-Jackson House was one such home.

### *The Richardson-Jackson House*

On February 4, 1905, Charles & Frances Richardson purchased Lots 2, 3, 4, and 5, Block 2 in Sherwood's Addition at a cost of \$3,450.<sup>3</sup> A few months later they sold Lots 4 and 5 to Elsie Thomas for a total of \$2,000.<sup>4</sup> Flush with their \$1,450 capital gain, the Richardsons commissioned Spokane architect, W. W. Hyslop, to design a home for them—one that would take advantage of the beautiful panoramic views afforded by the prominent Summit Boulevard building site. Construction work commenced in the fall of 1905 and the residence was completed in 1906 for a reported \$6,000.<sup>5</sup>

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<sup>2</sup> *Spokane Falls Review*, 28 Sept 1887.

<sup>3</sup> Spokane County Warranty Deed #165099, dated 4 Feb 1905. Spokane County Courthouse, Spokane, WA.

<sup>4</sup> Designed by Kirtland Cutter, the Thomas House was built in 1906 on Lots 4 and 5.

<sup>5</sup> “Convenient Home on Bluff's Edge.” *Spokesman-Review*, 6 May 1906, p. 6.

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### *Charles Prentice & Frances Greene Richardson*

Charles Prentice Richardson was born in 1869 in Princeton, Illinois. Inspired by tales of the “Wild West,” he left home when he was 16 years old, and made his way to Montana where he “punched cattle” for a time. He returned to Illinois a few years later and upon his father’s urging, studied law. After receiving a law degree in Michigan, he practiced in Chicago but soon decided that “lawyering” was not for him. Instead, he kept remembering the adventures his father told him of the 1849 California Gold Rush. Yearning for adventure and a chance to find gold, young Charles asked his father for his inheritance and embarked on a voyage that took him to the hills of Idaho. It was there that he found gold in a mine that was owned by Chinese laborers. The mine was called the Moose Creek Placer Mine, and Charles Richardson bought it with his inheritance. Not afraid of inconveniences and hard labor, Charles, his wife Frances Greene Richardson, and their two young daughters (Annice and Katherine) lived and worked in the Idaho back country. They flushed water from a hydraulic hose down plumes on the face of the mine’s hills, hoping for gold to settle at the bottom of the flume pool. After the water settled and evaporated, their wish came true as sunlight caught the unmistakable glint of gold. “Lady Luck” smiled on the Richardson family. They scooped up the gold and carried it in saddlebags on horseback to Grangeville in exchange for coin and currency. The Richardson’s hard work paid off and they made a small fortune from the placer mine. Desiring a more stable and affable life in the city, Richardson sold the mine in 1907 just after he and his family moved into their new home on Summit Boulevard.<sup>6</sup> He then worked in Spokane for a year as the manager and legal council of the farmland and timber departments for Elmendorf & Elmendorf, a prominent investment company that specialized in “real estate, insurance, investments, and surety bonds.”<sup>7</sup> Just before he sold the property in 1908, Richardson was employed as the regional sales manager for the Oregon utility company, Deschutes Irrigation & Power.

In 1908, Robert & Nettie Hunter bought the Richardson-Jackson House, holding a mortgage valued at \$5,500. Robert Hunter was a vice president of the Spokane & St. Paul Land Company and was vice president/owner of the Spokane Western Investment Company. The Hunters sold the property in 1911 to real estate investor, L. H. Larson, who sold it to Charles & Ninah Jackson a few months later.

### *Charles & Ninah Jackson*

The Jacksons owned the Jackson & Walter Real Estate Company in the Hyde Block on West Riverside Avenue in downtown Spokane. As advertised in Spokane city directories, the company communicated in “real estate, loans, and investments.” In 1912, the Jacksons commissioned the construction of the carriage house on the southeast corner of the property behind the home. The cost was reported at \$700 and the

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<sup>6</sup> Richardson Family Collection. Personal interview with Charles W. Treanor, grandson of Charles Richardson.

<sup>7</sup> 1906 Spokane City Directory.

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## National Register of Historic Places Continuation Sheet –

RICHARDSON-JACKSON HOUSE  
SPOKANE COUNTY, WASHINGTON

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contractor was listed as C. H. Henderson of Spokane.<sup>8</sup> To protect and shade his automobile, Charles Jackson also commissioned a *porte cochere* built on the south end of the front porch in 1914.<sup>9</sup>

### ***Subsequent Owners***

Just before World War I, the Jacksons sold the property to George & Ellen Sonnemann in 1917. The Sonnemanns owned the Washington Laundry Company at 610 North Washington Street in Spokane. In addition to his duties as owner/manager of the laundry company, George Sonnemann also worked as a consultant mining engineer.<sup>10</sup> The Sonnemann family resided in the house until George's death in 1938. The property was then sold to Prudential Insurance Company of America who rented it to Roland (civil engineer) & Ellen Ingles, and to Morris (policeman) & Marjorie Reynolds for two years from 1940 to 1942 (according to city directories, the two families resided at the same time on the property).

William T. & Florence Taylor purchased the property in 1942, securing a mortgage for \$3,651. William Taylor was employed at Fort George Wright Army Post #3 as a carpenter and was responsible for installing French doors in the living room of the house, constructing a wall between the living room and the dining room, and remodeling the kitchen. The Taylor family owned the property for 20 years until their deaths.

In 1962 the estate was sold for \$17,500 to Elene & Dean Bradford, a district sales manager for State Farm Insurance Company in Spokane. The Bradfords sold the property in 1972 for \$26,000 to current owners, Ben Ray Stewart & Joanne Stewart. Ben Ray was employed as a sales representative for Leland Trailer & Equipment and other companies for many years and helped survey the site in Riverfront Park for Expo '74 in downtown Spokane. As certified cosmetologists and hair stylists, Ben Ray and his wife, Joanne Stewart, currently own and operate the Hairloom Salon & Boutique at 1612 W. Dean Avenue in the West Central neighborhood of northwest Spokane.

### **ARCHITECTURAL SIGNIFICANCE (*Criterion C*)**

#### ***The Summit Boulevard Neighborhood***

The property is representative of high-style architect-designed homes that illustrate early development patterns associated with the residential settlement of Summit Boulevard and West Point Road in northwest Spokane, WA. Attracted to the bluff-top views and future investment potential of the building sites, affluent doctors, lawyers, miners, merchants, and entrepreneurs purchased prominent view lots along Summit Boulevard and West Point Road from West Boone Avenue to North Pettet Drive. They commissioned architects and builders to design and build houses and carriage houses on the view lots,

<sup>8</sup> Spokane County Building Permit #3191, dated 30 Jan 1912.

<sup>9</sup> Spokane County Assessor's Records, Spokane County Courthouse, Spokane, WA.

<sup>10</sup> 1919 Spokane City Directory.

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resulting in custom homes that were constructed as large and sometimes grandiose residences which befitted each owner's social and financial stature in the community. With its 70-foot-wide front porch and *porte cochere*, the Richardson-Jackson House, owned first by successful miner-lawyer-businessman, Charles Richardson, well depicts this phenomenon and helped maintain the quality, style, and architectural equilibrium attained in the homes built along Summit Boulevard and West Point Road. The documented history of the Richardson-Jackson House illustrates the historic significance of the home and records the succession of prominent businessmen and women who owned the property from its built date in 1906 to the present.

### *The American Arts & Crafts Movement*

With Prairie and Craftsman-style influences, the Richardson-Jackson House is architecturally significant an example of the American Foursquare house form which evolved from the Arts & Crafts Movement in America during the early 1900s.<sup>11</sup> The Arts & Crafts Movement first began in England with the work of William Morris and his company of architects and artisans who emphasized the importance of nature and natural settings, superior craftsmanship, and high standards in all architectural details. The movement made its way to the United States during the late 1800s and was embraced by American architects and designers such as McKim, Mead & White, Frank Lloyd Wright, Gustav Stickley, and the Greene brothers in Pasadena, CA. Architectural historians, Lee & Virginia McAlester, explain that, "the Arts & Crafts Movement deliberately turned its back on historical precedent for decoration and design."<sup>12</sup>

Ornamentation was not eliminated but merely "modernized" to remove most traces of its historic origins. Low-pitched roofs with wide eave overhangs were favored.

Although there were many variations within the movement, it led to two distinctive styles of American houses. The first was the *Prairie style* (1900-1920), which began in Chicago under the leadership of Frank Lloyd Wright, who designed many houses in the style during the period from 1900 to 1913. These elegantly simplified buildings by Wright and his followers were to have a profound influence on the beginnings of modernism both here and in Europe. The second style inspired by the Arts & Crafts Movement was the *Craftsman style* (1905-1930), begun in southern California in about 1903 by the Greene brothers. It emphasizes exposed structural members and wood joinery and, like the *Prairie style*, eschews formal historic precedents.<sup>13</sup>

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<sup>11</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1989, p. 10.

<sup>12</sup> *Ibid.*

<sup>13</sup> *Ibid.*

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## National Register of Historic Places Continuation Sheet –

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SPOKANE COUNTY, WASHINGTON

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Identifying features of the *Prairie style* include a low-pitched roof (usually hipped with widely overhanging eaves); two stories; single-story porches and/or wings; horizontal lines emphasized in eaves, cornices, band and belt courses; battered features (columns, piers, walls); and massive porch piers and pillars.<sup>14</sup> The natural quality of materials is also emphasized: “stone as cobble or boulder, wood in stained earth tones, shingle or stucco for tactile richness.”<sup>15</sup>

Identifying features of the *Craftsman style* mimic some of the elements of the *Prairie style*, including a low-pitched roof, widely overhanging eaves, a covered front porch with tapered square columns, and the use of natural “organic” building materials. Interior spaces are open and extend to exterior covered porches. While the two styles are very similar, there are subtle differences. For example, *Prairie-style* homes typically have plain, enclosed eaves while *Craftsman-style* homes almost always feature *unenclosed* eaves with exposed rafter tails, purlins, brackets, or braces. The majority of *Prairie-style* homes have low-pitched hip roofs while only 10% of *Craftsman-style* homes feature a hip roof (*Craftsman-style* roofs are predominately front-gabled, cross-gabled, or side-gabled).<sup>16</sup> This roof design difference leads to a very different look in *Prairie* versus *Craftsman-style* homes with regard to their overall form and massing. In addition, the *Craftsman-style* is known for its numerous built-ins such as inglenooks, cupboards, cabinets, closets, and bookcases.

The Richardson-Jackson House demonstrates the use of both *Prairie* and *Craftsman-style* embellishment. *Prairie-style* influence is identified in the home’s two-story mass, symmetrical façade design, single-story covered front porch and attached porch wing (*porte cochere*), low-pitched hip roof, widely overhanging enclosed eaves, hipped dormers, 1/1 wood-sash windows, cobblestone porch walls, battered shingle siding, and battered square porch pillars. Strong horizontal emphasis is achieved in the prominent 70-foot-wide porch and attached *porte cochere*, a low-pitched hip roof with widely overhanging eaves and wide fascia board, and double-coursed battered shingle siding. Vernacular elements include cornice-line modillion pairs, and Mission-style interior woodwork and stairwell features.

*Craftsman-style* influence is seen in the use of cobblestones, battered shingle siding, battered porch piers, ebony-finished woodwork that mimics the Mission style associated with the designs of Gustav Stickley, and the interior “great room” that formed the original living and dining room which spanned the entire front, west half of the house.<sup>17</sup> Additional *Craftsman-style* elements are found in original built-ins,

<sup>14</sup> Ibid. p. 439.

<sup>15</sup> Refkind, Carole. *A Field Guide to American Architecture*. New York: Penguin Books, 1980, p. 100.

<sup>16</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 439-453.

<sup>17</sup> Ibid.



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including a china cabinet in the dining room, a bookcase in the hall landing, a cedar-lined linen closet in the second-floor hall, and shelving and cupboards in the fruit room in the basement.

Influenced by both Prairie and Craftsman styles, the use of cobblestones is a unique feature of the Richardson-Jackson House. The May 6, 1906 *Spokesman-Review* newspaper article applauded the home's design as one with "many striking ideas," including the "effective use made of boulders..."<sup>18</sup> The "boulders" cited in the article referred to cobblestones or river rocks—round rocks washed smooth by water and sand which were culled from the banks of the Spokane River. Round river rock was used in the construction of many homes in the Spokane Valley where slag heaps of gravel and river rock were deposited by receding glaciers thousands of years ago. In contrast, only a few homes in the city of Spokane exhibit the use of river rock. At least three houses in Spokane feature river rock. They are the Richardson-Jackson House (river rock used in porch, foundation, *porte cochere*), the Merrill-Edmunds House at 1105 N. Evergreen Street (fireplace, garage foundation), and the Alex Cole House at 722 E. 20<sup>th</sup> Avenue (porch, *porte cochere*, fireplace).

### *W. W. Hyslop, Architect (1867-1917)*

William Wallace Hyslop was born in 1867 and raised on a farm in Minnesota. He was educated as an architect at Columbia University in New York and after graduation, traveled west to set up an architectural practice in Anaconda, Montana. In 1900, Hyslop relocated to Spokane, WA. From 1901 to 1917, he partnered with various Spokane architects, including C. Harvey Smith, C. Ferris White, and Fred Westcott. After a long illness, William Wallace "W.W." Hyslop, one of Spokane's most prolific architects, died in 1917 at the young age of 50.<sup>19</sup>

Hyslop's designs are comparable to those rendered by Spokane's most noted architects and are particularly innovative in style, quality, and durability. In Spokane, Hyslop was responsible for the designs of hundreds of homes and many apartment buildings built throughout the region from 1901 to 1917. His designs for domestic architecture span a wide spectrum of styles and sizes from large, rambling mansions to luxury apartment houses, to small affordable bungalows. A few exceptional examples of his work, designed specifically for well-to-do homeowners, include large homes such as the Richardson-Jackson House (built in 1906 at 1226 N. Summit Boulevard), the Arts & Crafts-inspired Waldo & Louise Paine House (built in 1905 at 2509 W. Summit Boulevard), the Neoclassical-style Odell House (built in 1910 at 508 E. Rockwood Boulevard), the Tudor Revival-style Frank Gibbs House (built in 1913 at 821 E. Rockwood Boulevard), the Mission-style J. J. Kaiser House (1115 S. Grand—demolished), and the A. E. Grant House

<sup>18</sup> "Convenient Home on Bluff's Edge." *Spokesman-Review*, 6 May 1906, p. 6.

<sup>19</sup> Hyslop Collection. Northwest Museum of Arts & Culture Archive Library, Spokane, WA. Personal interview in 1998 with Robert Hyslop, W. W. Hyslop's son.

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(built in 1910 at 605 E. Rockwood Boulevard). Apartment houses include the Marlboro, Avenida, and Elm Apartments, all located in Browne's Addition.

The Richardson-Jackson House & Carriage House can also be compared to the Guy Browne House, built in 1908 at 5705 S. Custer Road on Moran Prairie, and the Alonzo Murphy House, built in 1912 at 2418 W. Second Avenue in the Browne's Addition National Register Historic District in Spokane. All three homes were designed respectively by prominent architects during the early 1900s in Spokane: W.W. Hyslop, K.K. Cutter (purportedly), and W.A. Ritchie respectively. All three homes are American Foursquare designs which were built in the Arts & Crafts tradition. All three homes have a rectangular two-story box form with a low-pitched hip roof, a center facade dormer, wide fascia boards, widely overhanging enclosed eaves, a covered front porch supported by massive square porch pillars, and rusticated and battered shingle siding. The siding is made of split cedar shingles that are applied in such a way that at every fourth (Richardson-Jackson and Browne houses) or fifth course (Murphy House) the shingle thickness is doubled, producing a battered and rusticated effect. The horizontal lines rendered by the battered, rusticated siding design effectively cast horizontal shadows against the planar wall surface of all three homes. This horizontal emphasis is a strong tenet of the Craftsman and Prairie styles as expressed in the Arts & Crafts tradition, and is a distinguishing feature of all three homes.

Compared to his vast work, Hyslop's design for the Richardson-Jackson House & Carriage House is one of his finest adapted in the American Arts & Crafts tradition. His use of smooth, round river rock was unique in that the majority of his home designs featured jagged, irregular black basalt, an indigenous stone used in the construction of the majority of early 20<sup>th</sup> century homes and commercial buildings in Spokane. After nearly a century, W. W. Hyslop's design for the Richardson-Jackson House and other homes have proved to be some of the finest in Spokane, possessing high artistic values and representing the work of an accomplished professional architect. In summary, the Charles & Frances Richardson House is eligible for listing on the National Register of Historic Places as a product of Spokane master architect, William Wallace Hyslop, and as a depiction of an American Foursquare design expressed in the Arts & Crafts tradition.

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RICHARDSON-JACKSON HOUSE  
SPOKANE COUNTY, WASHINGTON

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Rifkind, Carole. *A Field Guide to American Architecture*. New York: Penguin Books, 1980.

*Sanborn Fire Insurance Maps, 1910 and 1952*. Spokane Public Library, Northwest Room.

*Spokane Falls Review*, 28 September 1887.

Spokane City/County warranty deeds, tax assessor records, and building permits. Spokane County Courthouse and Spokane City Hall, Spokane, WA.

Treanor, Charles W. Telephone interview with Linda Yeomans, July 2005.

### VERBAL BOUNDARY DESCRIPTION

The nominated property is located in West Central Spokane on Lots 2 and 3 on Block 2 in the Sherwood Addition. The property is legally described as Tax Parcel: 25141.0202.

### VERBAL BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel and urban legal description historically associated with the Richardson-Jackson House.

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National Park Service

## National Register of Historic Places Continuation Sheet –

RICHARDSON-JACKSON HOUSE  
SPOKANE COUNTY, WASHINGTON

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### PHOTOGRAPHS

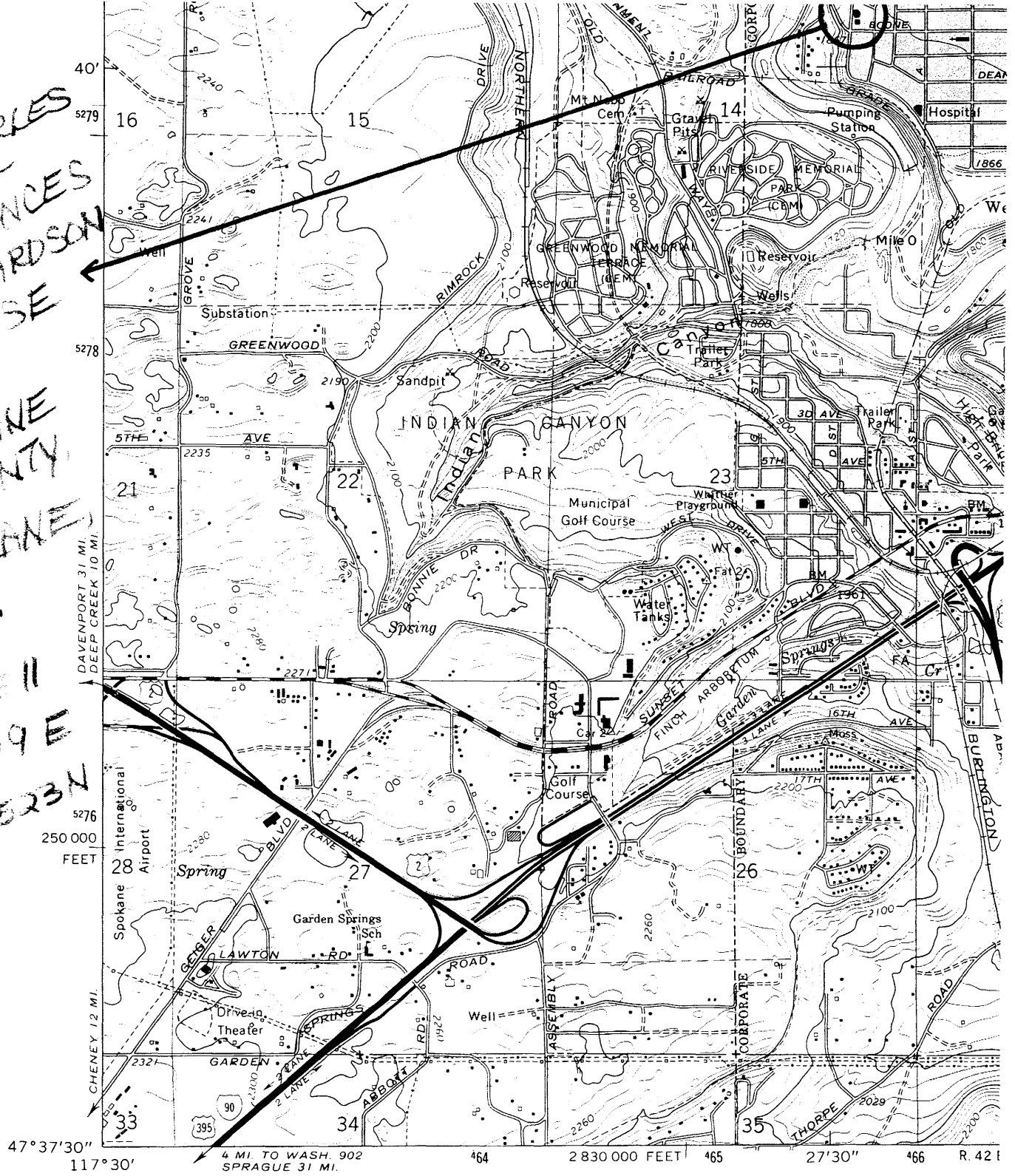
*All photographs were taken by historic preservation consultant, Linda Yeomans, in 2005. Negatives are filed with the photographer.*

- |          |  |
|----------|--|
| Photo 1  | West façade of house   |
| Photo 2  | West façade of <i>porte cochere</i> and carriage house.  |
| Photo 3  | South elevation of house.  |
| Photo 4  | East elevation at rear of house.   |
| Photo 5  | West façade of carriage house.   |
| Photo 6  | First floor living room, looking south into dining room.   |
| Photo 7  | First floor, looking east up the main staircase in the living room.  |
| Photo 8  | Built-in bookcases on east wall of stair landing.  |
| Photo 9  | First floor, looking east at east wall, door, & built-in china cupboard in dining room.                              |
| Photo 10 | First floor, looking west at original sconce, corner washbasin, and medicine cupboard on west wall in the back hall. |

CHARLES  
+  
FRANCES  
RICHARDSON  
HOUSE

SPokane  
COUNTY  
SPokane,  
WA.

ZONE II  
405619 E  
5274523 N



(FOUR LAKES)  
247917 SE

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

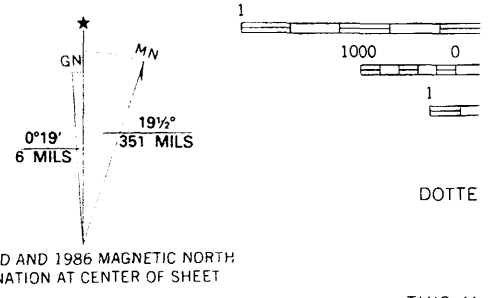
Topography by photogrammetric methods from aerial photographs taken 1946 and planetable surveys 1950. Revised from aerial photographs taken 1972. Field checked 1974

Projection and 10,000-foot grid ticks: Washington coordinate system, north zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue. 1927 North American datum

Red tint indicates areas in which only landmark buildings are shown

To place on the predicted North American Datum 1983, move the projection lines 15 meters north and 79 meters east as shown by dashed corner ticks

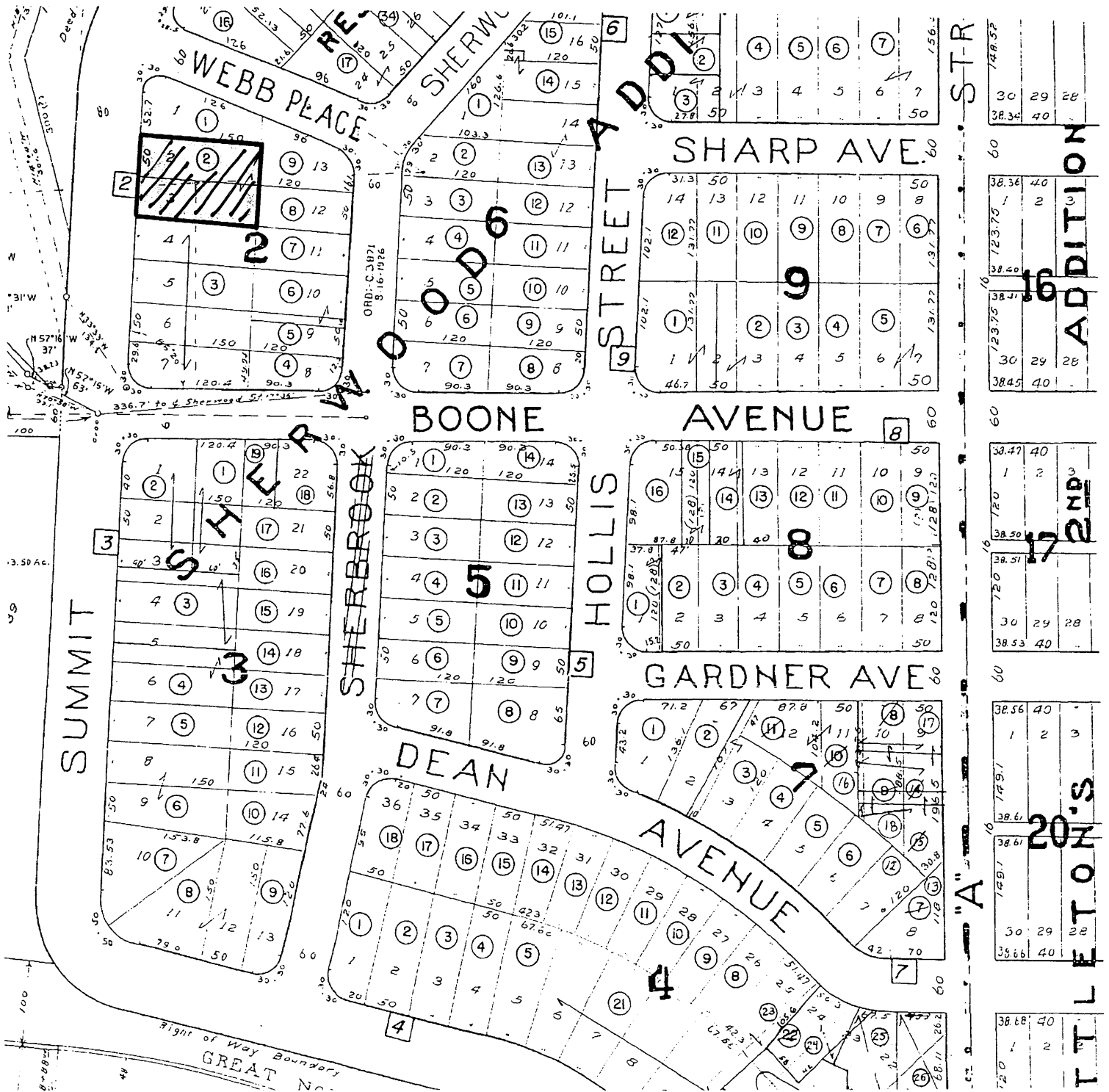
There may be private inholdings within the boundaries of...



THIS M  
FOR SALE BY U. S. GEO  
A FOLDER DESC

**RICHARDSON-JACKSON HOUSE**  
 1226 N. Summit Boulevard  
 Spokane, WA 99201

Spokane plat map; property indicated in black outline.



NORTH ↑

148.57	30	29	28
38.34	40		
60			
38.56	40		
723.75	1	2	3
38.40			
38.71	30	29	28
123.75	40		
60			
38.47	40		
720	1	2	3
38.50			
38.51	30	29	28
120	40		
60			
38.56	40		
149.1	1	2	3
38.61			
38.61	30	29	28
120	40		
60			
38.68	40		
720	1	2	3

16 ADDITION

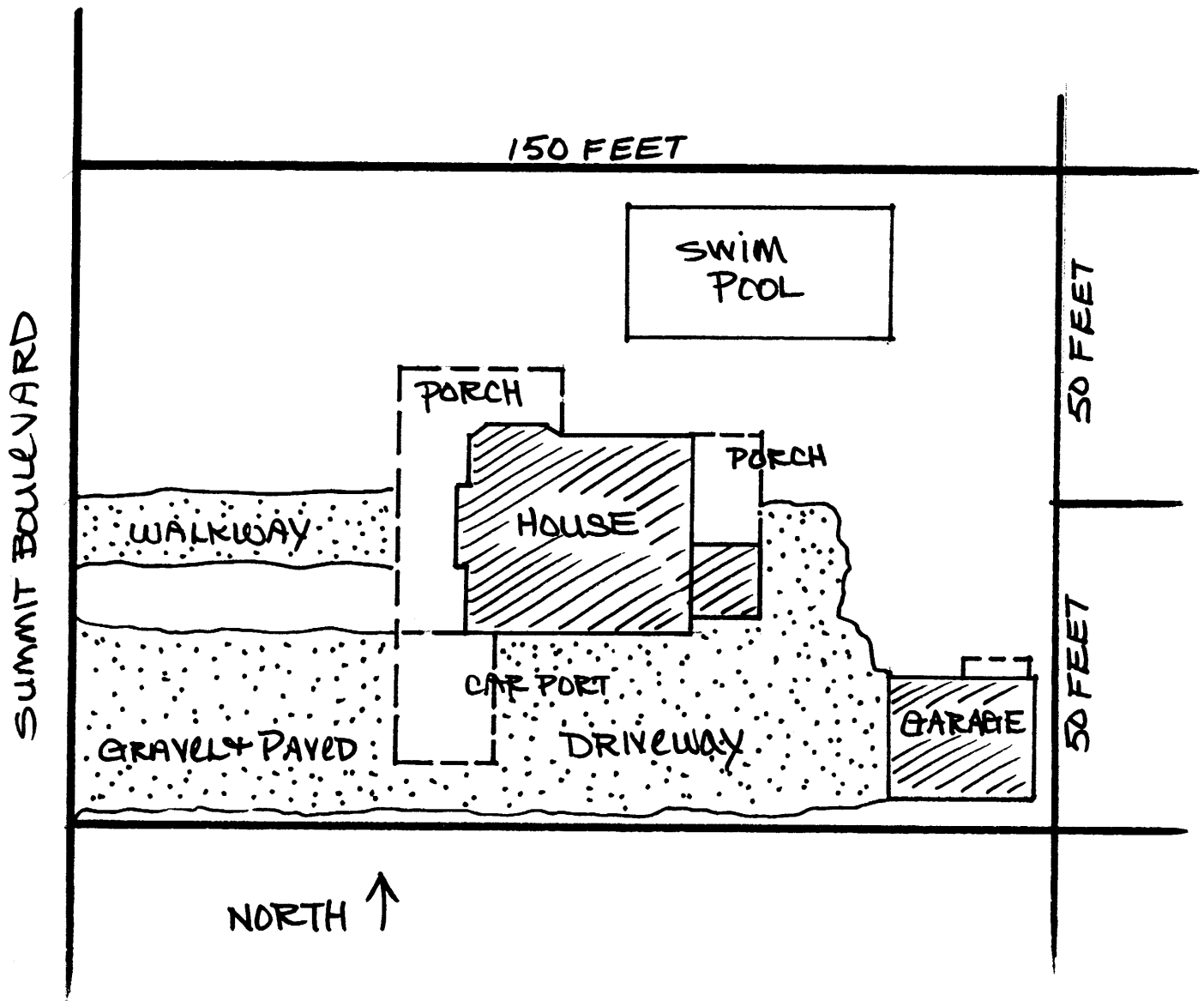
17 2ND

20'S T T LETON'S

**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

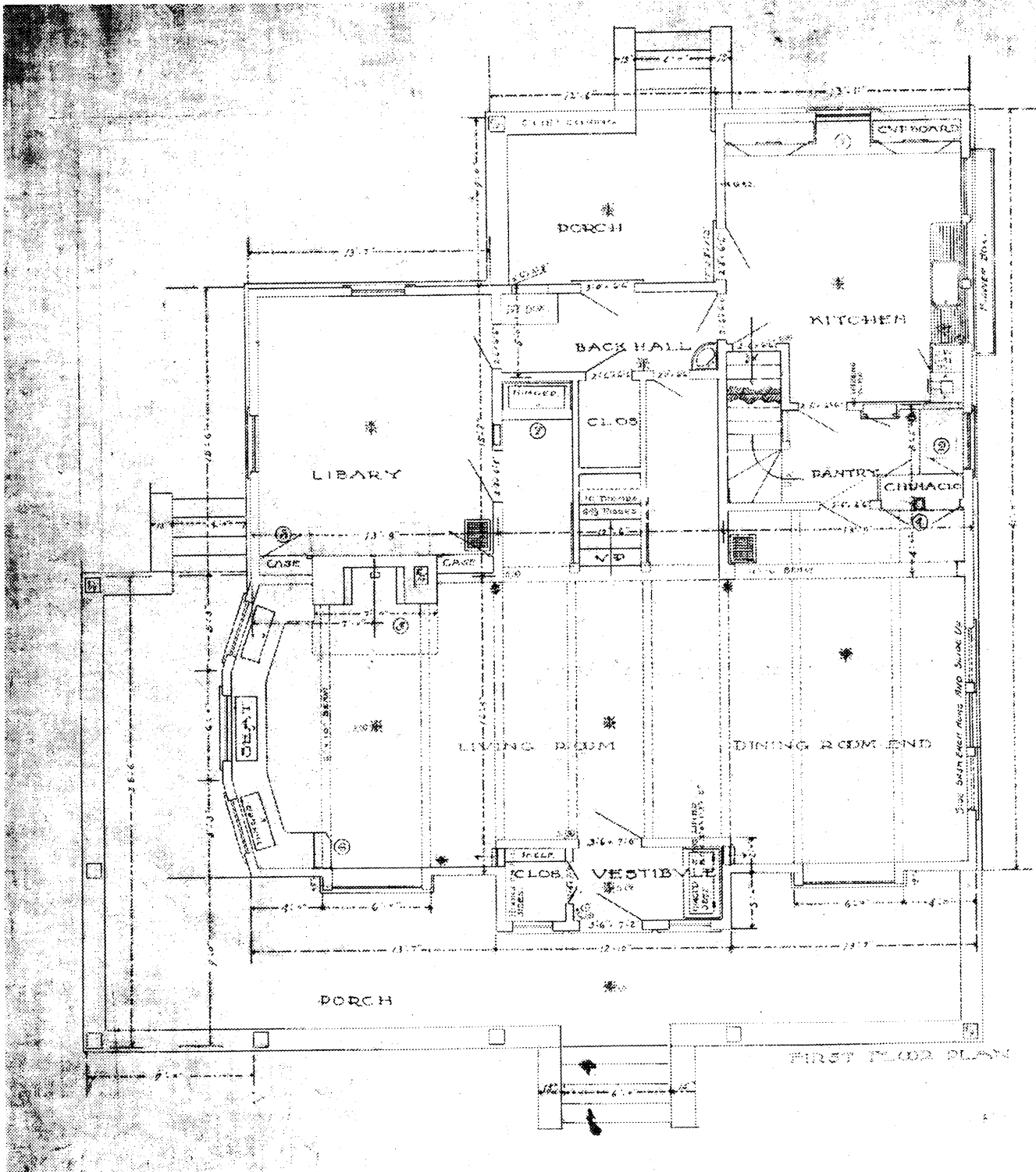
Site plan from Spokane County Tax Assessor, Spokane, WA



# RICHARDSON-JACKSON HOUSE

1226 N. Summit Boulevard  
Spokane, WA 99201

1906 drawing of first floor plan



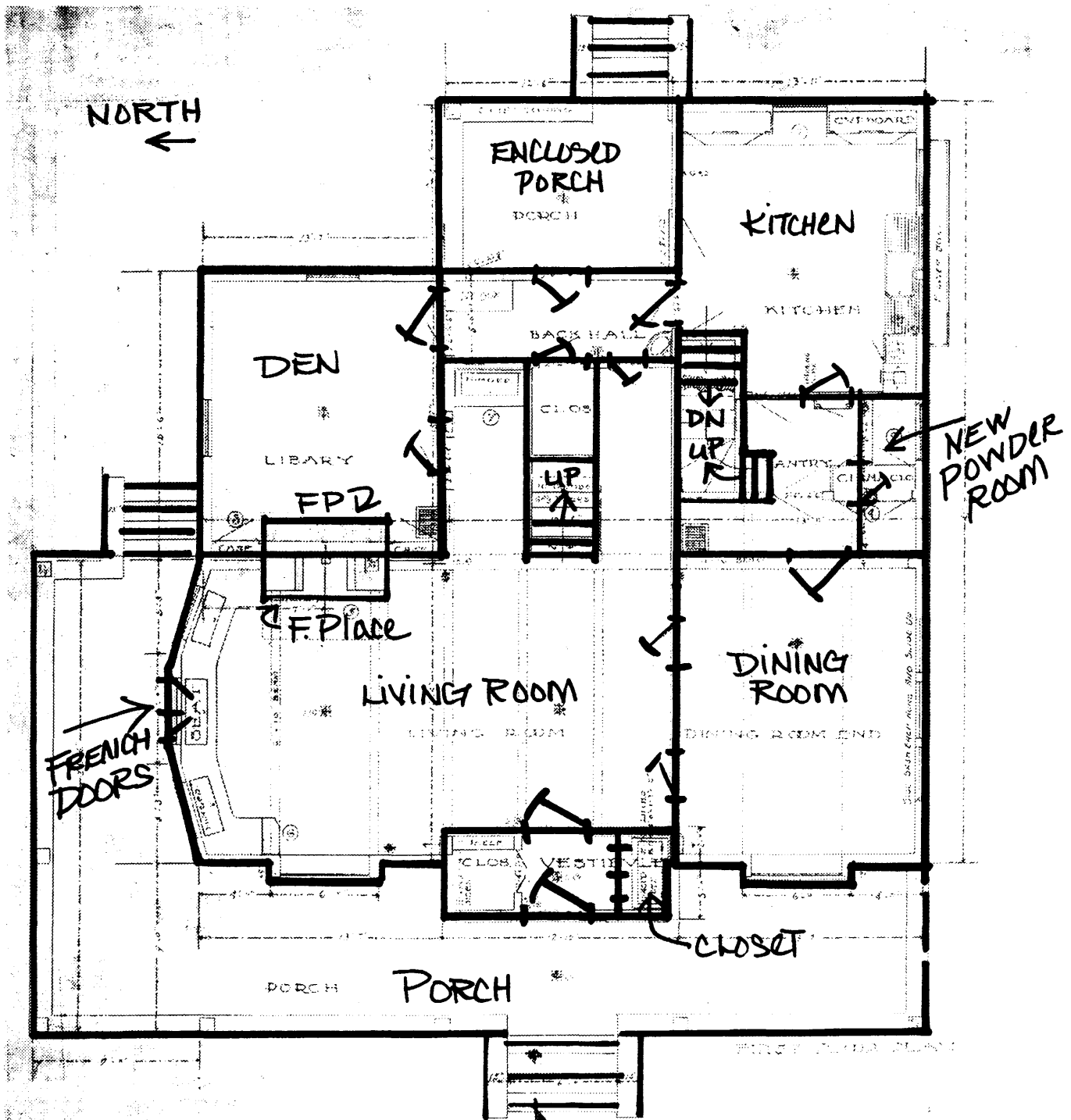


# RICHARDSON-JACKSON HOUSE

1226 N. Summit Boulevard  
Spokane, WA 99201

Floor plan, first floor, with black line superimposed over original 1906 plan.  
Black line indicates existing building and modifications.

- 1) Powder room replaced butler's pantry on south wall between kitchen & dining room.
- 2) French doors replaced bay window and window seat on north wall in living room.
- 3) Interior partition wall installed between living room and dining room.
- 4) Screened back porch enclosed with windows with screens left intact.

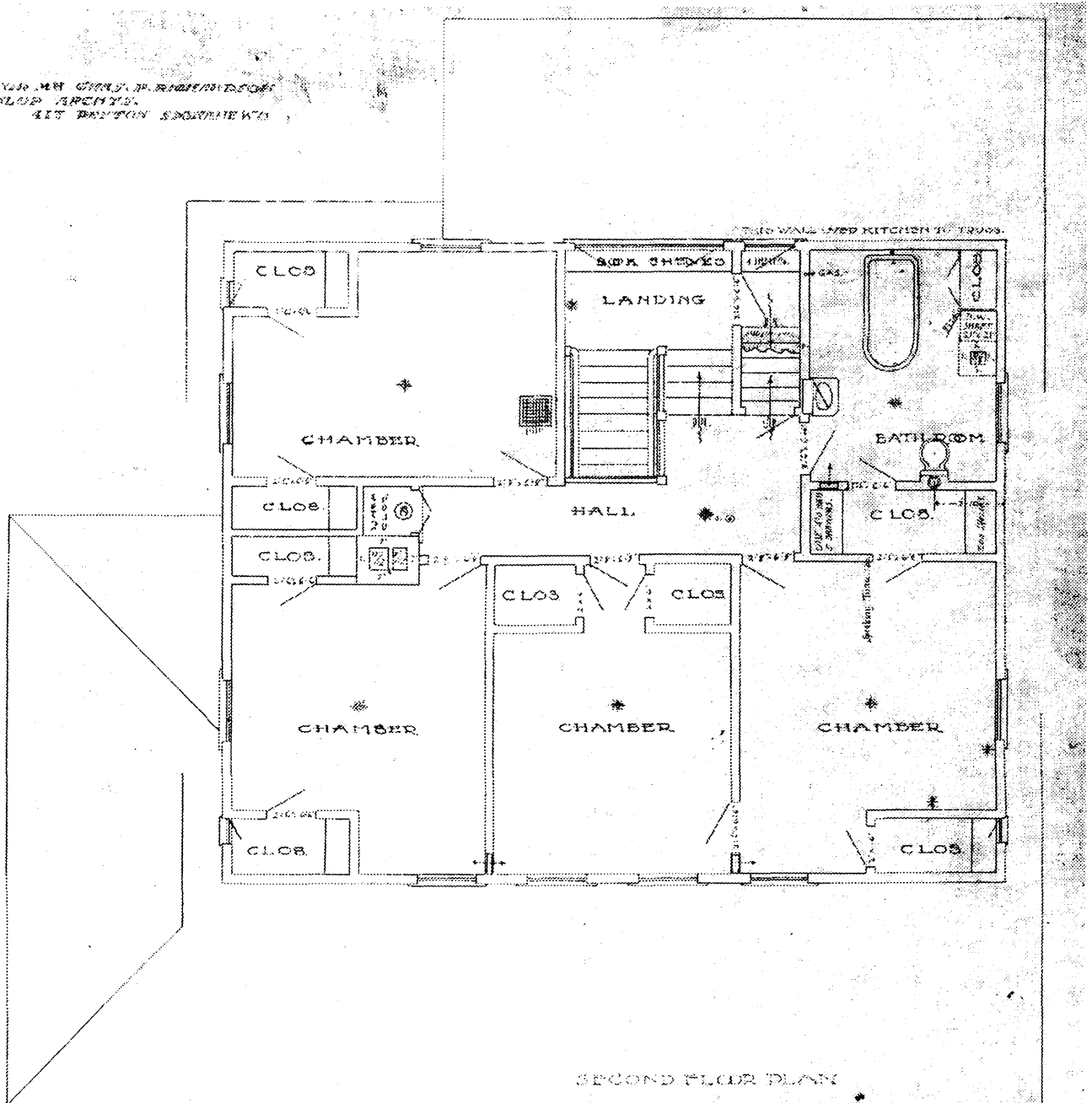


# RICHARDSON-JACKSON HOUSE

1226 N. Summit Boulevard  
Spokane, WA 99201

1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.

RESIDENCE 3150 MM. W. W. HYSLOP ARCHT. 1906  
W. W. HYSLOP ARCHT.  
415 BAYVIEW SPokane WA



second floor plan

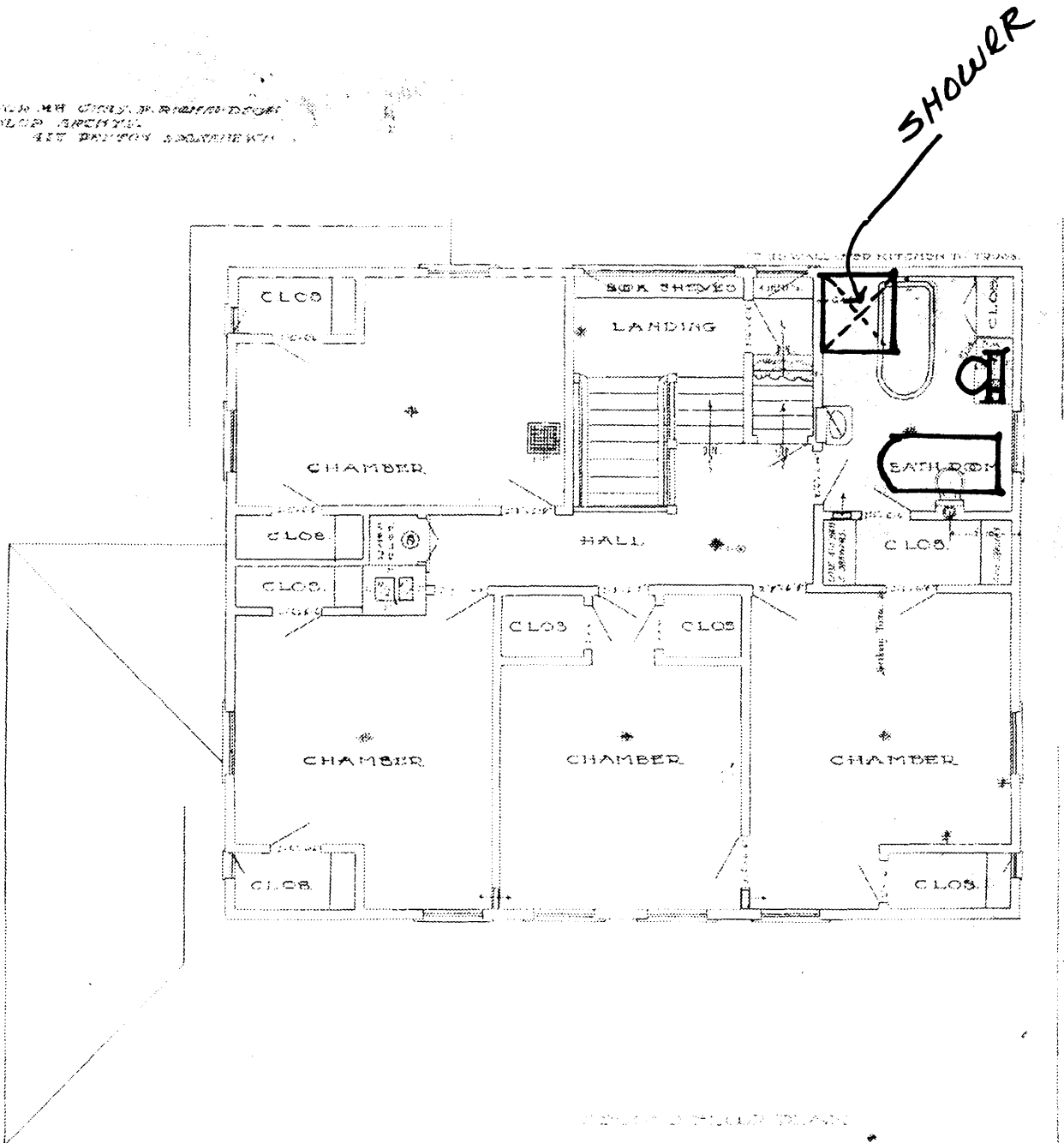
# RICHARDSON-JACKSON HOUSE

1226 N. Summit Boulevard  
Spokane, WA 99201

Floor plan, second floor, with black line superimposed over original 1906 plan.  
Black line indicates existing building and/or modifications.

- 1) Bathroom remodel to include shower stall in 1970s.

RESIDENTIAL ARCHITECTURE  
1226 N. SUMMIT AVENUE  
SPokane, WASHINGTON

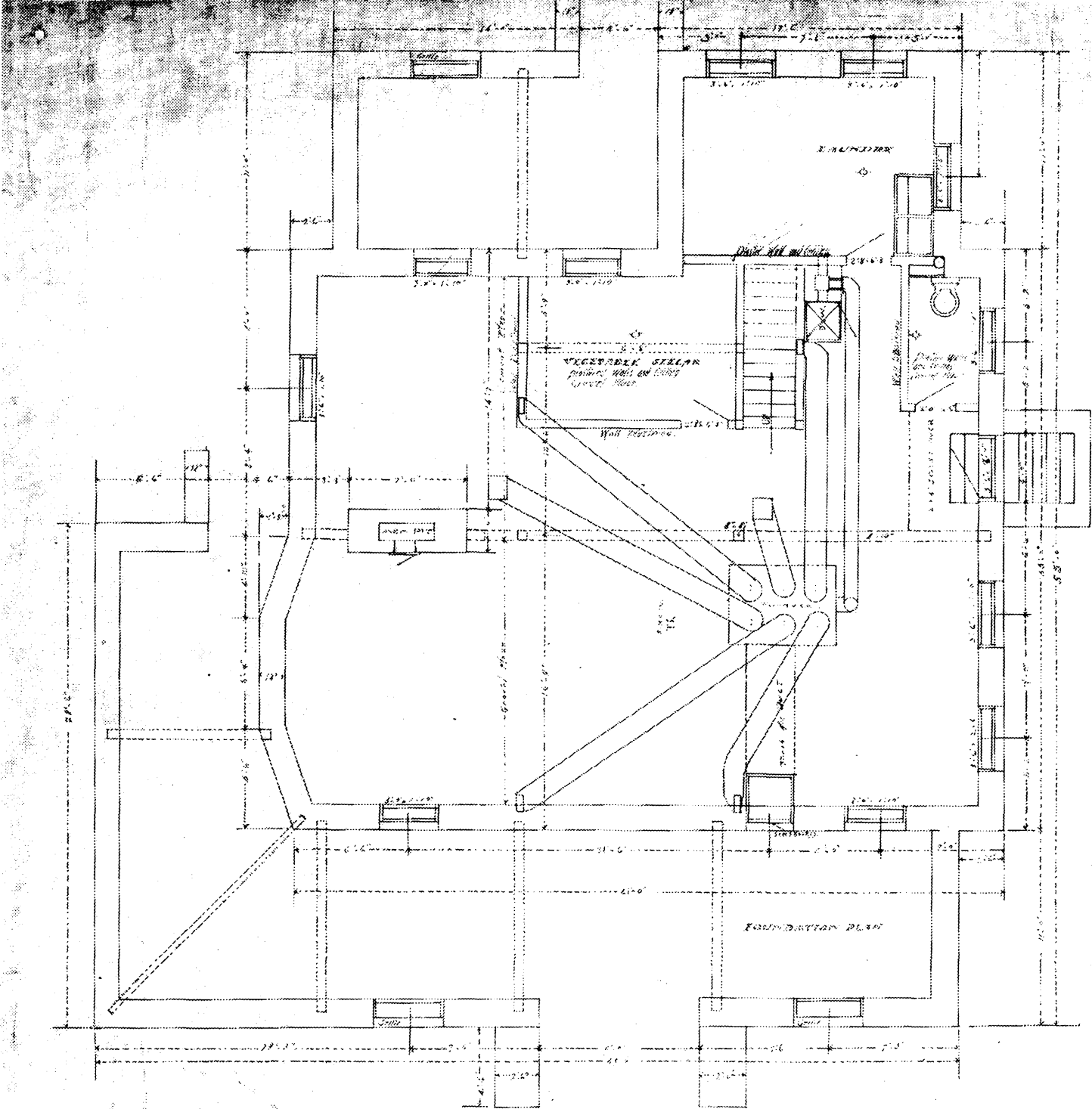


second floor plan

**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.

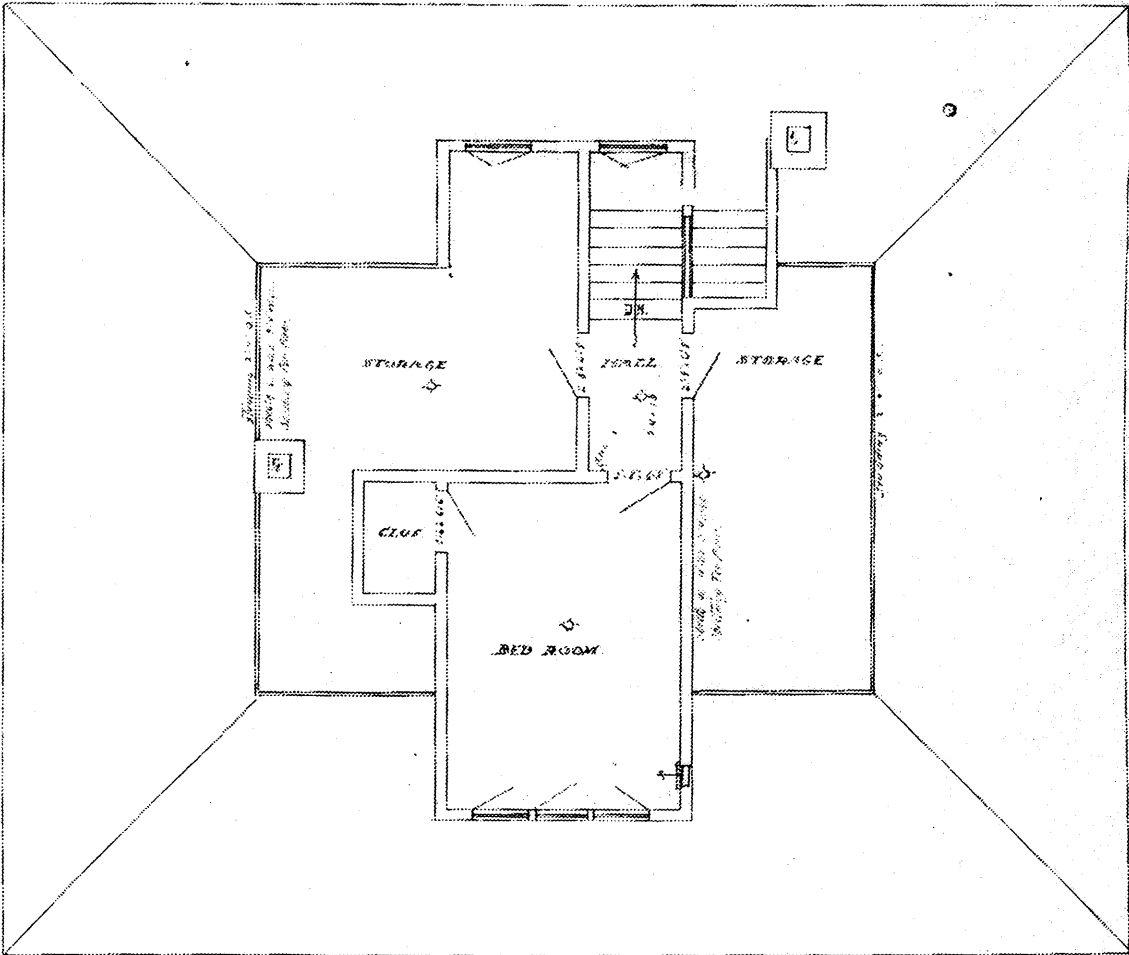


**BASEMENT**

**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.



**Attic floor plan**  
(this original plan is intact in 2005 with no changes)

**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

*1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.*



FIGURE 11. WEST FACADE

**west facade**

# RICHARDSON-JACKSON HOUSE

1226 N. Summit Boulevard  
Spokane, WA 99201

1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.

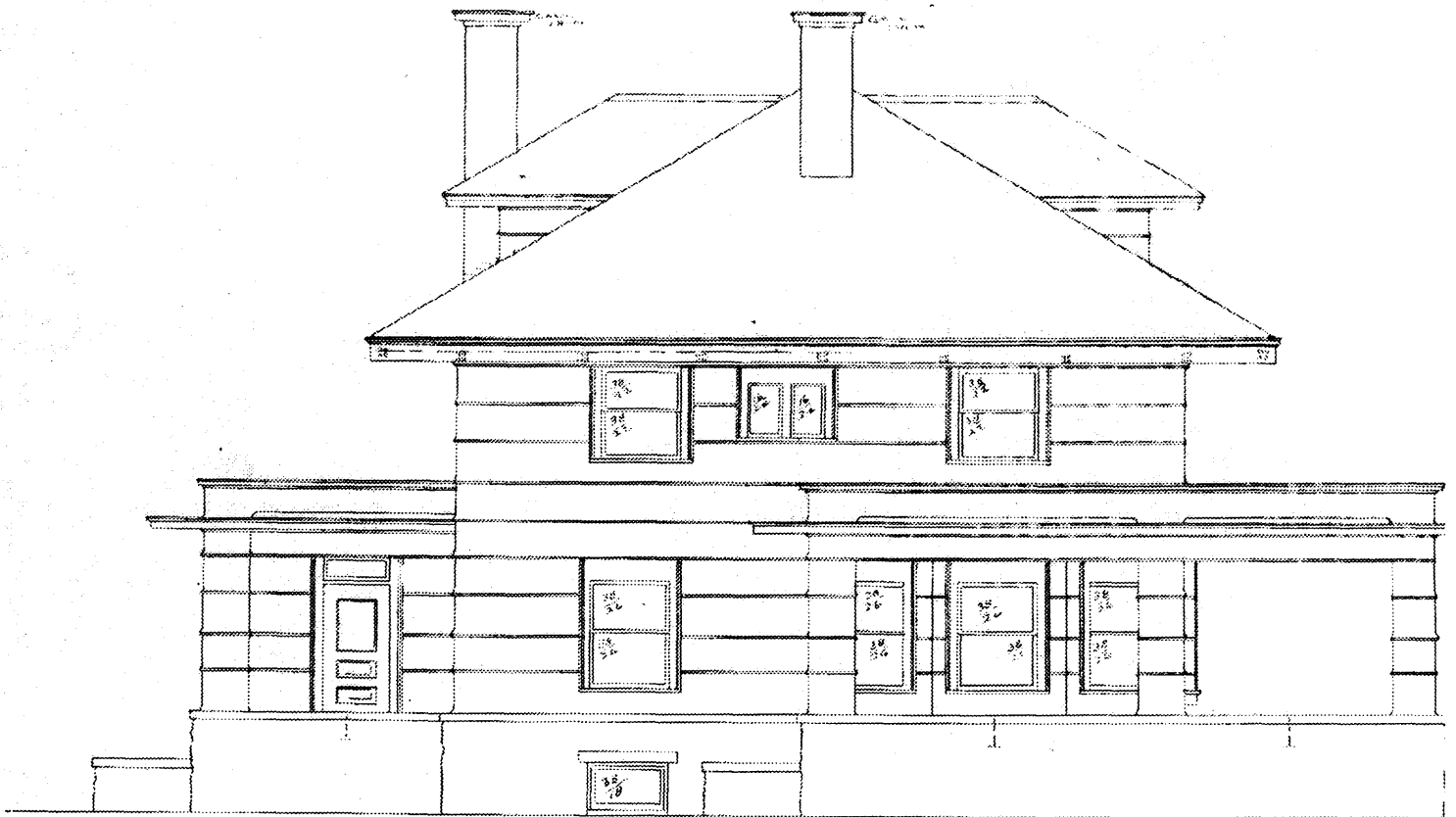


south elevation

**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

*1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.*



*NORTH SIDE ELEVATION*

**North elevation**



**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

*1906 drawing of Richardson-Jackson House by W. W. Hyslop, architect  
Archived at MAC, Spokane, WA.*



*EAST ELEVATION*

**east elevation**

**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

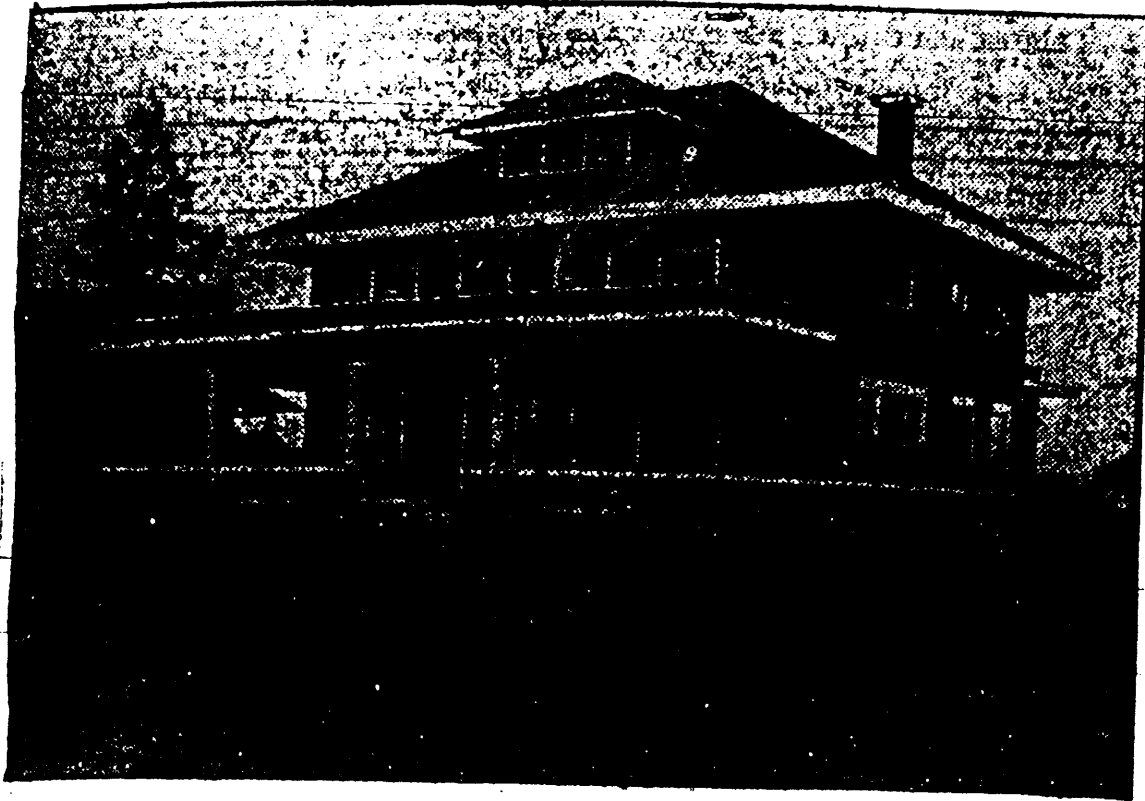
*Circa 1908 photograph of first floor living room and dining room,  
looking northeast from dining room.*



**RICHARDSON-JACKSON HOUSE**

1226 N. Summit Boulevard  
Spokane, WA 99201

"Convenient Home on Bluff's Edge." *Spokesman-Review*, 6 May 1906, p. B6.



home of C. P. Richardson.

## RICHARDSON-JACKSON HOUSE

1226 N. Summit Boulevard  
Spokane, WA 99201

"Convenient Home on Bluff's Edge." *Spokesman-Review*, 6 May 1906, p. B6.

### CONVENIENT HOME ON BLUFF'S EDGE

CHARLES P. RICHARDSON'S  
HOUSE HAS MANY STRIK-  
ING IDEAS.

LIVING ROOM 45 FEET LONG

Effective Use Made of Boulders on  
Exterior—Interior Arrange-  
ment for Comfort.

CHARLES P. RICHARDSON'S  
HOUSE HAS MANY STRIK-  
ING IDEAS.

LIVING ROOM 45 FEET LONG

Effective Use Made of Boulders on  
Exterior—Interior Arrange-  
ment for Comfort.

Charles P. Richardson, manager of the farm department for Elmendorf & Elmendorf, has lately finished a two and a half story residence at 01226 Summit boulevard, overlooking Natarlum park and Fort Wright. It has eight rooms, besides pantries, bath, laundry, vegetable cellar, furnace and trunkrooms.

The finish of the first floor is curly fir. The second floor is done in pine with three coats of white enamel. The kitchen, pantry and bathroom are finished in hard plaster and enameled. The third floor and basement are done in pine, painted buff. The basement has a cement floor.

Perhaps the most striking feature of the house is the great living room, extending across the entire front of the house from north to south, and lighted

by many windows. It is 45 feet long, and has a heavy beamed ceiling and fireplace, which burns a four foot log. The mantel is a five inch fir slab; the chimney hearth is dull red tile, and the walls are papered in soft green, with daffodil ceiling.

#### Dining Room in Living Room.

The south end of the room is used as a dining room. It has a plate rail and built-in sideboard, and communicates by a swinging door with the butler's pantry, where is a copper lined sink for fine china. The den off the living room is finished in curly fir. The fireplace has a handsome fir mantel and wrought iron hood. An attractive wall cabinet or locker is also provided. Communicating with this room is a hall opening upon a large back veranda.

A dark fir stair with heavy rails and spindles rises from the living room, and the library is built in under long, low windows at the turn of the stairs.

The sleeping rooms are finished in white enamel and papered. A feature of the bathroom is the placing of the tub in the center of the room. A large closet and medicine cupboard add to the convenience, and a linen chute communicates with the laundry in the basement. A dumb waiter facilitates the return of clean linen to the first and second floors. The linen closet is at the end of the second floor corridor.

#### Sleeping and Trunk Rooms.

A servant's sleeping room and two large trunkrooms are located in the third story.

The basement contains a servants' toilet, laundry, workshop, vegetable cellar and furnace room. Hot air heating and electric lighting are employed.

The verandas are unusually large, and extend across the west and part of the north and east sides of the house, both on the first and second floors. The exterior is finished in rough boulders to the line of the veranda rail, shingled above, and is stained a walnut brown, with white trimming and green roof.

W. E. Hyslop is the architect of the house, and the cost is about \$6000.