

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00001446

Date Listed: 11/22/2000

Rosebush House  
Property Name

Spokane  
County

WA  
State

N/A  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*[Signature]*  
Signature of the Keeper

11/22/00  
Date of Action

=====  
Amended Items in Nomination:

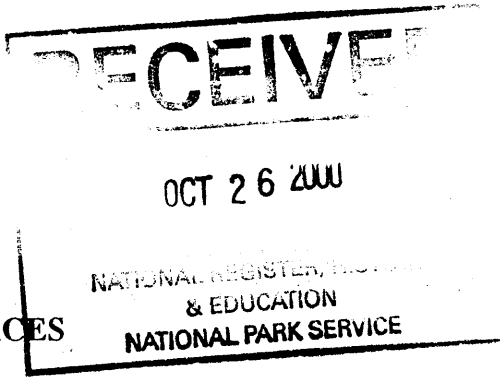
Significance:

**Criterion B was incorrectly checked on the nomination cover form. [The current narrative fails to provide sufficient comparative discussion of other properties associated with Mr. Rosebush's career or his other interests to establish eligibility under NR Criterion B. Specifically, there is no mention of extant properties associated with the Inland Empire Paper Company or possible retirement homes associated with his later interests.]**

These revisions were confirmed with Lauren McCroskey at the WA SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



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

ROSEBUSH HOUSE

**2. Location**

street & number  
city or town  
vicinity  
state  
code  
county  
code  
zip code

3318 North Marguerite Road  
Spokane  
  
Washington  
WA  
Spokane  
063  
99212

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 and title

10/23/00  
Date

**State or Federal Agency Certification**

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 and 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 with explanation

*Paul R. Jurey*

11/22/00

*tu* Signature of Keeper

Date of Action

**5. Classification**

Ownership of Property

Category of Property

Number of Resources Within Property

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

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

- |                          |                                       |
|--------------------------|---------------------------------------|
| Contributing             | Non-Contributing                      |
| <u>2</u>                 | <input type="checkbox"/> building     |
| <input type="checkbox"/> | <input type="checkbox"/> sites        |
| <input type="checkbox"/> | <input type="checkbox"/> structures   |
| <input type="checkbox"/> | <input type="checkbox"/> objects      |
| <u>2</u>                 | <input type="checkbox"/> TOTAL NUMBER |

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

Number of contributing resources previously listed  
in the National Register?

N/A

0

**6. Function or Use (Enter categories from instructions)**

Historic Functions  
category

DOMESTIC--SINGLE DWELLING

Current Functions  
category

DOMESTIC--SINGLE DWELLING

**7. Description (Enter categories from instructions)**

Architectural Classification

LATE 19th and EARLY 20th CENTURY REVIVALS

Materials

- foundation
- roof
- walls

CONCRETE  
COMPOSITION  
STUCCO

Narrative Description

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

**8. Statement of Significance** (Enter categories from instructions)

Applicable National Register Criteria (Mark "x" in one or more boxes for 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)

Property is:

- 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  
Period of Significance  
Significant Dates  
Architect

ARCHITECTURE  
1923-1950  
1923, 1928  
HAROLD WHITEHOUSE

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography

(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
- Federal agency
- University
- Other State agency
- Local government
- Other

Name of repository

Spokane City/County Historic Preservation Office  
City Hall, Spokane, WA 99201

**10. Geographical Data**

Acreage of Property	Less than one acre.
UTM References	Zone 011, easting 478700, northing 5281375
Verbal Boundary Description	Millwood L8-9-10, B2
Boundary Justification	Nominated property includes entire parcel and legal description.
Parcel Number	45064.1105

**11. Form Prepared By**

name/title	Linda Yeomans
organization/title	Consultant, Preservation Planner
street & number	501 West 27th Avenue
city or town	Spokane
state	WA
zip code	99203
telephone	509-456-3828
email	lyeomans@uswest.net
date	19 April 2000

**Additional Documentation**

Maps	U.S.G.S. quadrangle map 7.5 series
Photographs	8 color slides; 8 black & white prints (2 sets)
Drawings	Two photocopies of architect's rendering for garage and landscape plan.

**Property Owner**

name	Al and Vikkie Naccarato
street & number	3318 North Marguerite Road
city or town	Spokane
state	WA
zip code	99212
telephone number	509-922-0198

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1 **ROSEBUSH HOUSE**  
**Spokane County, Washington**

---

**Narrative Description**

***Summary Statement***

The Rosebush House and garage is a landmark example of the French Eclectic architectural style and is one of the most unique properties in the Spokane area. Located in the Millwood neighborhood on a tree-lined lot, the Rosebush House reflects country cottages and vernacular farmhouses found in Normandy. It is a two-story, side-gabled dwelling with a false-thatched roof, exterior stucco wall cladding, decorative false half-timbering, massive chimneys with multiple chimney pots, tall multipaned casement windows, and batten doors with wrought-iron straps and hinges. Echoing the design of the house, the unattached garage rises one and one-half stories and features a steeply pitched false-thatched roof, exterior stucco wall cladding, leaded-glass casement windows, and a prominent arched castle-like front entrance and gate. The interior of the garage is finished and includes decorative false brick-arched horse stalls on the first floor, a large living space designed for domestic help on the second floor, and a billiard room in the basement. A seventeen-foot-long underground tunnel connects the basement of the garage to the basement of the house. The interior of the Rosebush House also reflects French Eclectic style elements featured in mahogany and oak woodwork, a decorative wrought-iron balustrade, original light fixtures, and diamond-paned leaded-glass windows. The property is in excellent condition and has had very little alteration since the house was constructed in 1923, and the garage was constructed in 1928.

**2000 - Current Condition and Appearance**

***Site***

The Rosebush House is located on the southeast corner of East Liberty Avenue and North Marguerite Road in the Millwood Addition in the Spokane Valley. Platted eight miles from downtown Spokane, the neighborhood is characterized by tree-lined streets and a variety of single-family homes that were built during the 1920s and 1930s. House styles range from both French and Spanish Eclectic, Italian Renaissance, and Tudor Revival, to vernacular expressions of the Craftsman Bungalow. The Rosebush House faces west and is sited on a level lot dotted with mature maple, walnut, and horse chestnut trees planted in 1928. A stucco garden wall encircles the east half of the property behind the house and garage, and garden wall entrances are marked by decorative, wrought-iron gates. A detached garage is located next to and south of the house, and the entire property is surrounded by single-family homes.

***House Exterior***

The Rosebush House forms a slightly irregular, rectangular footprint that measures approximately forty-feet-wide by thirty-five-feet-deep with 1400 square feet on each floor. The home is constructed of hollow tile blocks that serve as exterior and interior load-bearing masonry walls, measuring fourteen-inches-thick. Stucco-clad brick veneer and false half-timbering cover the exterior walls of the house. The home's most character-defining feature is the roof--a steeply pitched, composition-shingled, false-thatched roof with jerkinhead side gables. Two massive chimneys crowned with decorative chimney pots rise from the gable ends of the house. Tall, narrow, multipaned, casement windows arranged in multiple groups of two, three, and four are located on all elevations of the house. A brick soldier course located at the base of the building encircles the perimeter of the house.

The front of the Rosebush House faces west and is distinguished by an asymmetrical design and a prominent roof expanse that extends down and over a one-story projection on the south half of the facade by the front entry. The front entry is marked by the roof's eyebrow curvature over a diamond-paned, leaded-glass casement window and wrought-iron balconette set above an arched, wood batten door with a small leaded-glass light. Additional facade fenestration includes a window pair and a ribbon of four tall, multipaned, wood casement windows.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2 **ROSEBUSH HOUSE**  
**Spokane County, Washington**

North and south elevations of the home feature multiple groups of narrow, multipaned, casement windows; false half-timbering in the gable peaks; and large, vine-covered, stucco-clad chimneys that rise above the jerkinhead gable ends of the house. The chimney on the north elevation is located at the northwest corner of the house and features a butress pier. The chimney on the south elevation is tapered and rises through the center of the gable peak. The rear, east elevation of the house is distinguished by a broad roof expanse with an inset dormer and a fifteen-foot-wide inset balcony protected by a wrought-iron balustrade. East elevation fenestration includes multiple pairs of tall, narrow, multipaned casement windows, an arched door, and a French door with multipaned lights. Sheltering a rear entrance to the house, a covered porch supported by brick columns is formed by an extension of the roof. The eaves of the roof flare slightly over the porch. A one-story, wood-beamed pergola with decorative scroll-sawn ends extends from the north end of the porch and is partially supported by an eight-foot-high porch wall that projects from the north elevation of the house. An arched tripartite window embellishes the porch wall. A segmental brick arch frames a decorative wrought-iron gate at the end of the pergola in the garden wall. The floor surface of the porch is covered by ceramic tile.

*House Interior*

The interior of the Rosebush House features eight-foot-high ceilings, one-inch-thick plaster walls, solid oak floors (except in kitchen and bathrooms), oak and mahogany woodwork, original light fixtures, and an oak staircase embellished with a curved, custom-designed wrought-iron balustrade. The oak staircase features a decorative pendant drop and rises to a landing with an arched alcove designed as a butler's station. The stairs turn and rise to a second-floor hallway and an exterior door that opens to a rear-elevation balcony. The hallway leads to three bedrooms and a full bathroom. All of the windows on the second floor are diamond-paned, leaded-glass, metal casement units.

The first floor of the Rosebush House features a foyer, cloak closet, living room, dining room, powder room, and kitchen with a breakfast nook. The foyer and cloak closet lead to a central hall that opens to a living room on the north and a dining room on the south. Both the living room and dining room are adorned with corner fireplaces constructed of brick with mahogany mantels. The hall leads to the rear of the house, a small powder room, and the entrance to the basement. The powder room features original hexagonal floor tiles and fixtures. A pair of unusual arched oak doors open to stairs that lead down to the basement. The basement is unfinished except for a large recreation room located under the living room. The room features a three-inch-thick arched batten door supported by wrought-iron straps and hinges, a brick-faced corner fireplace, a ceiling supported by peeled poles, a floor covered in ceramic tile, and a row of metal casement windows on the north wall. Below the windows are built-in, glass-doored cabinets custom-designed to house an extensive gun collection. The east, exterior wall in the recreation room is constructed of poured concrete and holds an unusual feature: a nine-inch-round hole encased with lead that was used as a target for pistol practice. Perhaps designed to deter trespassers, a molded concrete panel is found on a wall in the center of the basement proclaiming the French words "Ils ne passeront pas" which means "They will not pass." One of the most unique features of the home begins in the southeast corner of the basement. An arched, seventeen-foot-long tunnel constructed of poured concrete measures seven-feet-high and three-feet-wide, and leads from the basement of the house to the basement of the garage.

*Garage Exterior*

Mimicking the Rosebush House in design and materials, the garage is located southeast of the house and is reached by a straight graveled driveway from the street. The garage forms a rectangular footprint that measures approximately thirty-feet-wide and twenty-feet-deep. A false-thatched, dual-pitched hipped roof covers the garage and is composed of composition shingles that match those covering the house. Replicating the steeply pitched roof design found on the west facade of the house, the south slope of the garage roof extends down to the level of the first floor. The roof slope features two deeply inset dormers that flank a massive stucco chimney. The exterior walls of the garage are clad in stucco and

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 3 **ROSEBUSH HOUSE**  
**Spokane County, Washington**

---

stone veneer applied over hollow tile block construction and are embellished with false half-timbering. Fenestration includes multipaned casement windows and arched batten doors.

The facade of the garage faces west and features the building's focal point--a prominent, segmentally arched entrance that rises two stories and projects out two feet from the building's facade. The garage entrance is dominated by a Medieval castle-inspired false portcullis suspended over a pair of accordion-fold carriage house doors with batten construction, wrought-iron straps, and small leaded-glass windows. The exterior wall of the facade is faced in stucco and stone rubblemix and slopes north to form an arcaded wing-wall with a recessed entry. A four-foot-high garden wall made of stone rubblemix extends towards the house from the wing-wall. The exterior facade wall on the south side of the garage entrance also slopes down to form a garden wall clad in stucco.

The north elevation of the garage is plain with no fenestration. The east elevation of the garage features two arched recessed entrances with batten doors and a second-story overhang embellished with false half-timbering and decorative brackets. The overhang features an eyebrow roof curvature that sweeps up and over an arched tripartite window with leaded-glass lights. A group of three diamond-paned casement windows are centered under the overhang. Three tall, narrow arched windows with fixed sashes flank the south side of the southern-most entrance on the east elevation. The south elevation is marked by inset dormers in the roof extension and multipaned metal casement windows. Original copper rain gutters are attached to the garage.

*Garage Interior*

The interior of the garage is composed of a basement, a first floor, and a second floor all finished with plaster. The basement of the garage features one large room with a granite-faced fireplace and three multipaned metal casement windows that open to a deep window well. The first-floor of the garage features a large room with three, brick-arched horse stalls. The second-floor of the garage has a brick and granite-faced fireplace and a small half-bath located in the northwest corner of the room.

In addition to the house and garage, the property includes a seven-foot-high, stucco-clad garden wall constructed of hollow clay tiles. The wall encircles the east half of the property and features ceramic tile coping and three wrought-iron gates framed by segmental arches constructed of brick. The garden wall in the northeast corner of the property is distinguished by a gargoyle made of molded concrete. Designed to spill water into a pool, the gargoyle overlooks an oval-shaped pond that measures thirty-feet-long and twenty-feet-wide. The garden wall between the house and garage also features a molded concrete gargoyle mounted above a small reflecting pool.

*Original Appearance and Subsequent Alterations*

The Rosebush House retains excellent interior and exterior integrity with nearly all of its original design, materials, windows, doors, and fixtures intact. The home's original kitchen was remodeled in the 1960s with vinyl floor covering and birch cupboards that replaced the original floor covering and cabinets. The false-thatched roof was replaced in 1981 with composition shingles that replicate the original shingles in material, size, color, texture, and style. In the 1990s, an oak-framed French door was built between the foyer and living room, an oak bookcase was constructed in the second-floor hall, the second-floor bathroom was remodeled, and gas-fired fireplace inserts were installed in all three fireplaces in the house.



NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 4 ROSEBUSH HOUSE  
Spokane County, Washington

---

**Statement of Significance**

***Summary Statement***

Built in 1923 and 1928 respectively, the Rosebush House and garage are examples of French Eclectic style architecture, and represent one of the most outstanding properties of this style in Washington State. The Rosebush House is reminiscent of thatch-roofed cottages found in the countryside of Northern France, and the home's unique garage resembles a Medieval-inspired carriage house. Built for Waldo Rosebush, general manager and treasurer of the Inland Empire Paper Company, the Rosebush House and garage were designed by Harold Whitehouse, one of Spokane's most accomplished architects. The English cottage/Norman vernacular influence is typical of much of Whitehouse's work during the 1920s-1930s, but the design for the Rosebush property is singularly unusual and distinctive. The Rosebush House and garage are architecturally significant and are eligible for listing on the National Register of Historic Places under Criterion C.

**Historical Context**

***Early Millwood***

Located eight miles east of Spokane in the Spokane Valley, Millwood is a small community that emerged as a result of the Inland Empire Paper Company. In 1909, an employee of Wisconsin's Nekoosa-Edwards Paper Company visited Spokane and was enticed by speculation regarding the proposed construction of a "million dollar paper mill" in the area. He wrote his employers that he had found the perfect site for a paper mill near a rural area called Woodard Station. There was abundant water power from the Spokane River, multiple railroads, and huge stands of virgin timber—all ideal and necessary resources for a paper mill to succeed. The Wisconsin paper company liked the idea and raised enough capital to begin construction of the mill beginning the next year. By 1911, the Inland Empire Paper Company was erected and operations were underway.

The Inland Empire Paper Company grew, attracting workers willing to relocate from the Nekoosa-Edwards mill in Wisconsin as well as job-seekers from Spokane. Demand for housing and business services was high, and a community quickly formed. The new town needed a new name. The name Millwood was suggested—a combination of Woodard and paper mill. The name was accepted, and Millwood was incorporated in 1927.

Millwood prospered along with the success of the paper company. To help with the housing crunch, the paper mill purchased seventy lots platted for residential use sited behind and west of the brick commercial buildings located along Argonne Road. As a means to encourage mill employees to buy the lots and build homes, the Inland Empire Paper Company established a revolving home-loan fund worth \$40,000 and offered construction ideas and architectural plans from American house plan and pattern books. A company steam shovel was even appropriated to dig basements, and by 1923, nine homes were built for paper company managers and mill workers. Succeeding waves of home construction continued throughout 1926 and 1928, culminating in a variety of architectural traditions from Tudor Revival cottages and Craftsman bungalows, to French and Mediterranean-influenced residences. To complete the design for the neighborhood, a park-like boulevard was planted with oak and maple trees along Dalton Avenue, and the paper mill donated land in the neighborhood for the construction of the Millwood Community Presbyterian Church.

Today, the original Millwood neighborhood remains a historic gem and architectural treasure surrounded by impinging Valley sprawl. The quiet shady streets and historic homes are well-maintained, reflecting the community's commitment to neighborhood preservation. Located in the center of the neighborhood, the Rosebush House is one of Millwood's best preserved homes.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 5 ROSEBUSH HOUSE  
Spokane County, Washington

---

*Waldo Emerson Rosebush*

Born in 1889 in Alfred, New York, Waldo Emerson Rosebush was a successful businessman, historian, cartographer, author, patented inventor, and firearms expert who left a lasting mark in Millwood and the Spokane area. After a college education, he taught high school and worked for a paper mill in Wisconsin. From 1915 to 1920, he served in the United States armed forces under General John Pershing, and in World War I in Normandy, France. He was promoted to Major and was awarded the Pershing Merit Citation with Purple Heart. After World War I, Major Rosebush returned to America and came to Millwood, Washington where he was appointed general manager and treasurer of the Inland Empire Paper Company from 1922 to 1938. Rosebush was a patriotic man and promoted military discipline. While managing the paper mill, "Major Rosebush sought to instill a desire for military training in the local youth" of the Millwood community (*Spokesman-Review*). In exchange for their service in the Citizens Military Training Corps, Rosebush offered six-week-long summer jobs at the paper mill.

After his retirement from the paper mill, Rosebush directed his energies towards two of his favorite subjects: firearms and history. A noted author, inventor, and master craftsman in the field of firearms, Waldo Rosebush was regarded as a "genius with guns," "a gunmaker and artisan of the old school," and an "outstanding gun collector" who "played an important role in the development of the gun collection of the Eastern Washington State Historical Society at Spokane..." He was credited with numerous firearms inventions especially in automatic weapons and the intricate interchange of caliber. In addition, Rosebush authored several books including *Frontier Steel* and *American Firearms and the Changing Frontier*, and penned a series of articles for the *Spokesman-Review* newspaper about the history of Spokane and the Spokane Valley. During World War II, Rosebush, at age 54, once again served in the armed forces, this time as a base construction commander in the Aleutian Islands. In 1951, he returned to civilian life and made his home in Wisconsin. He died in 1961 at age 73.

*Architect Harold Whitehouse and the Rosebush Property*

Paving the way for other prospective home buyers, Waldo Rosebush was one of the first paper mill employees to buy lots and build a home in Millwood in 1923. Even though the platted land was characterized by a barren, dusty landscape with no trees, Rosebush was not deterred. He pursued his dream and set forth ideas to landscape his lots and build a six-room home fashioned after thatch-roofed, stucco-clad country cottages he admired while serving in France in World War I. He commissioned noted Spokane architect Harold Whitehouse to design his property to include landscaping, a garden wall, a house, and a garage--an interesting request since Rosebush was said to have never owned an automobile.

Spokane architect Harold Whitehouse had studied extensively in Europe and was conversant in the English/French vernacular when commissioned by Rosebush. With inspiration and guidance from Rosebush, Whitehouse created the design for the Rosebush property. He is best known for his design of the Cathedral of St. John the Evangelist--Spokane's largest Gothic-style cathedral and one of the most visible landmarks in the region. Whitehouse teamed with architect Ernest Price and together they were prolific, designing homes, schools, churches, and commercial buildings for over 50 years in Washington, Idaho, Montana, and Oregon. Some of their commissions include the Spokane Chamber of Commerce Building and the Culmstock Arms Apartments. Whitehouse and Price also designed West Valley High School (demolished) and the Hutton Settlement, located in the Spokane Valley not far from Rosebush House.

Rosebush lived in his home until 1938, when he retired from the Inland Empire Paper Company and moved to Wisconsin. Even though he did not reside in his Millwood home, Waldo Rosebush considered Millwood his official residence and returned each year to cast his vote in local elections. He rented the house for twenty-four years to several families including the Rickter and Farnsworth families, both employees of the paper mill. In 1950, Quentin and Lenora Coffin leased the Rosebush House and eventually bought it for \$17,500 in 1962, after Waldo Rosebush died. Coffin

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

**Section 8    Page 6            ROSEBUSH HOUSE**  
**Spokane County, Washington**

---

owned and operated Millwood Plumbing and Appliance located in the Millwood business district along Argonne Road, and is given credit for being the first shop owner in Millwood to sell television sets. Coffin also served on the town council and helped build tennis courts and a wading pool in Millwood. In 1982, Spokane general building contractors Al and Vikkie Naccarato bought the Rosebush House. They are dedicated to the home's preservation and continue to maintain the original plan, design, and architectural features of the property.

**Historical Integrity and Significance**

Built in 1923 and 1928 respectively, the Rosebush House and garage are well-preserved and retain excellent integrity in their original location, setting, design, materials, workmanship, feeling, and association with the events that led to the establishment and development of Millwood. The design for the Rosebush property is unique and is one of the only examples of its type in Eastern Washington. A house located at 1103 West 13th Avenue in Spokane retains a false-thatched roof similar to that of the Rosebush House, but in contrast, the house on 13th Avenue reflects a different architectural style and was built a decade earlier than the Rosebush House. The Rosebush House is architecturally significant to Millwood and the Spokane area, reflecting home designs, building practices, and materials (hollow clay tile construction) popular during the 1920s and 1930s. The house and garage are fine examples of French Eclectic style architecture and represent the designs of noted Spokane architect Harold Whitehouse, and the pattern of his work in the Spokane Valley.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

**Section 9 Page 7 ROSEBUSH HOUSE**  
**Spokane County, Washington**

---

**Major Bibliographical References**

- Beese, Bobbie. *Millwood Washington Historic Walking Tour*, Fairfield, WA: Ye Galleon Press, 1997.  
First American Title Company, warranty deeds, 1922-1999.  
McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, Inc. 1984.  
Polk, R. L. *Spokane City Directories, 1900-1999*.  
Pratt, Karen Coffin, telephone interview with Linda Yeomans, April, 2000.  
Rosebush, Judson. Miscellaneous correspondence, 1996.  
Spokane County Assessor's Records.  
*Spokane Spokesman-Review*, various articles.  
*Spokane Valley Herald*, various articles.  
Whitehouse, Harold C. Original blueprints and plans for Rosebush House located with Quentin Coffin family.  
\_\_\_\_\_. Original prints and plans for Rosebush garage and landscaping donated by Judson Rosebush to Al and Vikkie Naccarato who gifted documents to Cheney Cowles Museum, Archive Collections Library, Spokane, WA.

**Section 12 Page 7**

---

**Additional Data**

*All photographs taken by Linda Yeomans, planning consultant, in March, 2000. All negatives located in Spokane City/County Historic Preservation Office, Spokane, WA.*

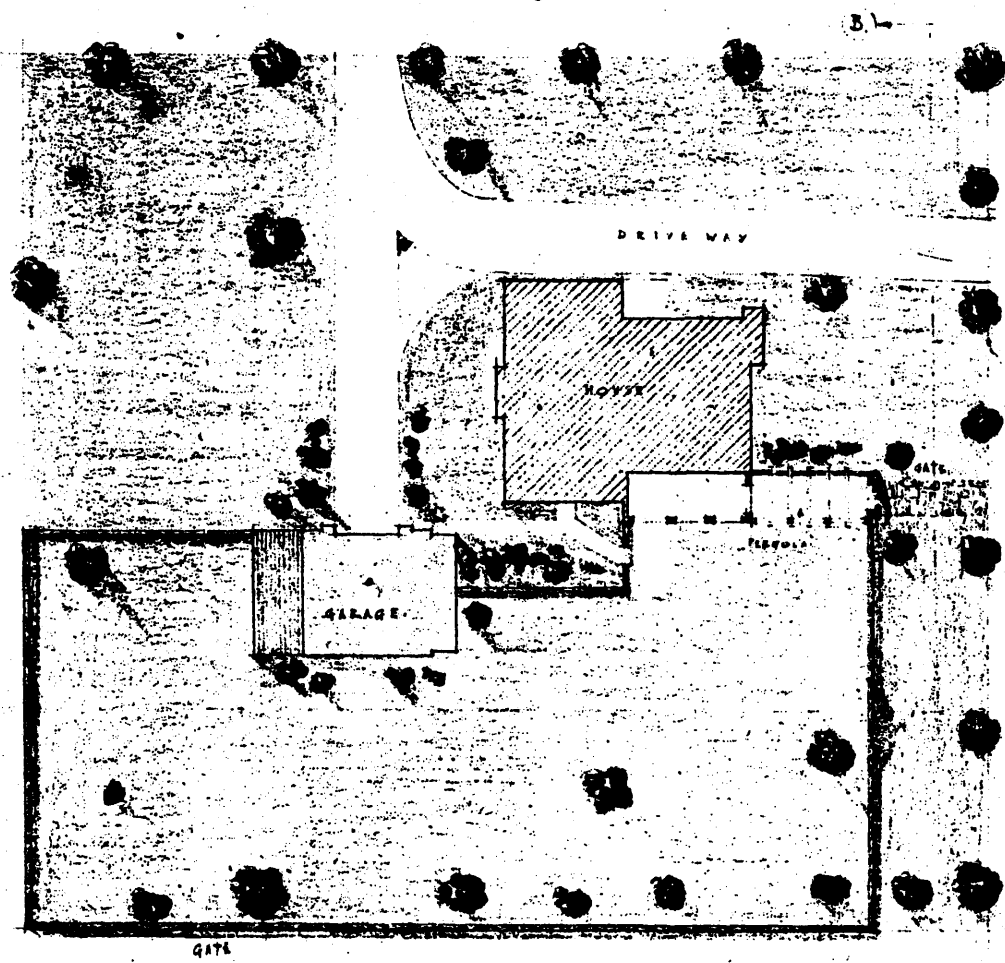
Black and White Photographs--2 sets.

- 1) West facade of house looking southeast.
- 2) South elevation of house looking northeast.
- 3) South elevation of house looking northeast.
- 4) West facade of garage looking east.
- 5) West facade of garage looking east.
- 6) West facade of garage looking east.
- 7) Staircase with wrought-iron balustrade in foyer.
- 8) Brick-faced fireplace with mahogany mantel in dining room.

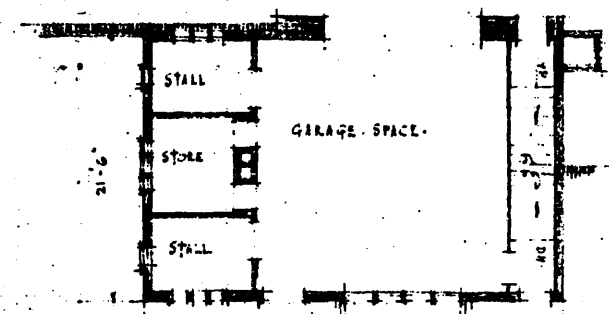
Color slides--1 set.

- 1) West facade of house looking southeast.
- 2) West facade of house and garage looking east.
- 3) West facade of house and roof detail.
- 4) South elevation of house and west facade of garage.
- 5) West facade of garage.
- 6) North garden wall looking southeast through gate into back yard of property.
- 7) Rear, east elevation covered porch looking southeast.
- 8) West porch wall and window looking west.

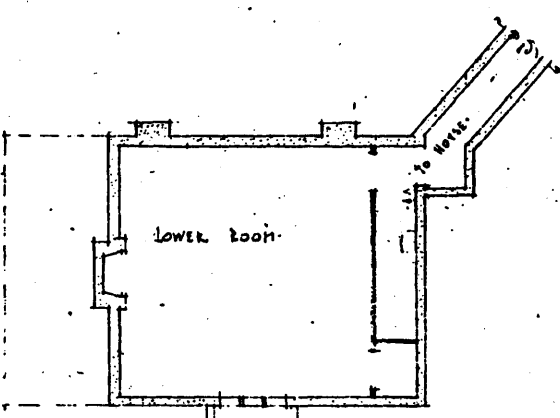
Photocopy of architect's rendering for garage and landscape plan; c. 1928.



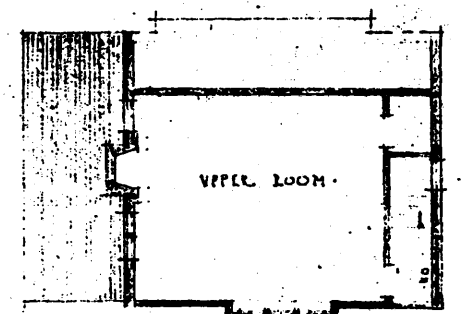
PLOT PLAN  
SCALE 1/16" = 1'-0"



GROUND FLOOR  
SCALE 1/8" = 1'-0"



BASEMENT  
SCALE 1/8" = 1'-0"



SECOND FLOOR  
SCALE 1/8" = 1'-0"



FRONT ELEVATION  
SCALE 1/8" = 1'-0"



DRIVE ELEVATION  
SCALE 1/8" = 1'-0"



SECTIONAL ELEVATION A-A  
SCALE 1/16" = 1'-0"



ELEVATION ON LINE B-B  
SCALE 1/16" = 1'-0"

LANDSCAPING - ALTERATIONS - NEW GARAGE -  
ETC. FOR MR. WALDO ROSEBUSH AT MILLWOOD.  
WHITENOVSE & PRICE ARCHITECTS  
SPOKANE, WASHINGTON.

ROSEBUSH HOUSE  
ARCHITECT'S RENDERING  
CIRCA-1928.  
PHOTOCOPY & ORIGINAL AT