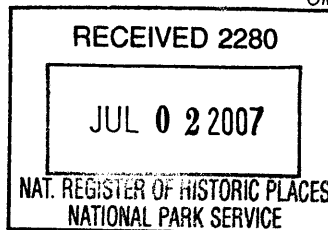


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United States Department of the Interior  
National Park Service

# 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 DR. THOMAS, CHARLES & ELSIE, HOUSE

Other names/site number \_\_\_\_\_

## 2. Location

street & number 1212 N. Summit Boulevard \_\_\_\_\_ not for publication

city or town Spokane \_\_\_\_\_ vicinity

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 of certifying official/Title

Date

6-27-07

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 of the Keeper

Date of Action

Edson H. Beall 8-15-07

**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		<b>Total</b>

**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: Mission Revival

**Materials**  
(Enter categories from instructions)

foundation STONE: basalt rock

walls STUCCO

roof TILE: metal

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

1907-1912

Significant Dates

1907

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cutter & Malmgren (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**Acreage of Property Less than one acre**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>11</u> Zone	<u>4</u> <u>656</u> <u>33</u> Easting	<u>527</u> <u>951</u> <u>1</u> Northing	3	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing
2	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing	4	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <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, Consultantorganization Historic Preservation Planning & Design date April, 1 2007street & number 501 West 27<sup>th</sup> Avenue telephone (509) 456-3828city 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 Kevin Hekmatpanahstreet & number 1212 N. Summit Boulevard telephone (509) 624-1223city or town Spokane state WA zip code 99201

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### NARRATIVE DESCRIPTION

The Dr. Charles & Elsie Thomas House and garage were erected in 1907 in the Mission Revival style. Located in the West Central neighborhood in northwest Spokane, Washington, the property is built on a wide corner intersection with a view to the west. The home features character-defining curved parapet gables, bays and dormers; a low-pitched cross-gable hip roof with widely overhanging eaves and exposed rafter tails; a symmetrical façade design with an arcaded center entrance; and smooth stucco walls that cover brick masonry construction. Artistic multi-paned quatrefoil and oriel windows, a heavy vertical wood-plank front door with custom-forged wrought-iron straps, and red Mission roof tiles add to the architectural aesthetics of the Thomas House. The property has undergone some modifications over the last century of use but still retains good architectural integrity in original location, setting, feeling, design, materials, workmanship, and association as an early 20<sup>th</sup>-century residence built in Spokane.

### CURRENT APPEARANCE & CONDITION

#### *Site*

The Dr. Thomas House and garage are located at the crest of a high bluff on the northeast corner of the intersection of West Boone Avenue and North Summit Boulevard in northwest Spokane. The house is built in the center of Lots 4, 5, 6, and 7 on Block 2 in the Sherwood Addition, and faces west. A one-story garage is located behind the house in the northeast corner of the property. A paved driveway leads back to the garage from Summit Boulevard and curves around the back of the house, exiting at the southeast boundary of the property at Boone Avenue. The entire parcel of four lots measures 200 feet wide and 150 feet deep, and the southwest corner of the parcel is curved to accommodate the wide intersection at Boone and Summit Boulevard. The house is framed by mature deciduous trees, evergreen shrubs, and a manicured lawn. The Sherwood Addition neighborhood immediately surrounding the property is composed of tree-lined curvilinear streets and large, architect-designed, custom-built single-family homes which were erected from about 1900 to 1945 for prominent Spokane homeowners. The most prominent feature of the Sherwood Addition is Summit Boulevard and the steep bluff along the roadside's west edge. The bluff rises more than 100 feet above the Spokane River to Summit Boulevard and affords the homes that parallel it a commanding view of west Spokane.

#### *House Exterior*

The Dr. Thomas House is large with an irregular footprint that measures approximately 88 feet wide and 70 feet deep. The house has two stories with a low-pitched cross-gable hip roof which is covered with red metal Mission roof tiles.<sup>1</sup> Wide eaves overhang the house and are embellished with tongue-in-groove soffits and decorative exposed scroll-sawn rafter tails. The cross-gables terminate with prominent gable

<sup>1</sup> Phillips, Steven J. *Old House Dictionary*. Washington DC: NPS, 1994, pp. 142-143.

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ends that are articulated with shaped parapets. Arched dormers with shaped parapets and quatrefoil windows project from all four elevations at the roof. Three large chimneys rise from the center of the roof and are clad in stucco. The house is completely clad in smooth-textured stucco which is painted a pale terra cotta/pink color. Fenestration patterns are symmetrical and windows are original 1/1 and 7/1 double-hung wood-sash units, some with unusual curved muntin bars that divide glazing lights. Invisible at grade, the foundation is made of basalt rock which is covered with a continuation of the smooth stucco cladding on the exterior walls of the house.

### *West Façade of House*

The main facade of the house faces west at Summit Boulevard with a wide view of the Spokane River and distant hillsides. The west facade of the Dr. Thomas House is distinguished with a symmetrical design and a prominent center forward-projecting cross-gable with an arcaded center entrance bay. The cross-gable bay measures 18 feet wide and nine feet deep, rises the full height of the house, and has a prominent shaped parapet with galvanized metal coping. The parapet is embellished with a center multi-paned, corbelled-sash quatrefoil window in the gable peak. The projecting bay is supported by massive oversized Tuscan columns forming a covered front porch at the first floor. At the second floor level is an enclosed balcony. The balcony is defined by arched window openings which are enclosed with plate glass. A solid, low porch wall protects a concrete terrace which spans the width of the house on either side of the main entrance.

Located underneath the projecting bay is the main entry door. Constructed of heavy vertical wood-planks, the 40-inch door is adorned with custom-forged wrought-iron hinge straps. It is flanked by two original plate-glass picture windows which measure 36 inches wide and 53 inches high.<sup>2</sup> Two larger plate-glass picture windows (52x53 inches) flank the smaller windows at the north and south ends of the west façade of the house. Two beveled oriel windows are located at the second floor above the larger first-floor picture windows. They are supported by scroll-sawn, decorative corbelled brackets and have original double-hung wood-sash windows with curved divided lights in the upper sash. A wood door with the same curved muntin design opens from the second floor onto the enclosed second-floor balcony.

### *South, North, and East Elevations of the House*

The south elevation is considered a secondary façade of the house as it faces south onto West Boone Avenue at the corner of Boone and Summit Boulevard. It features symmetrical fenestration patterns, twin second-floor beveled oriel windows with corbelled brackets, a center arched dormer with a shaped parapet and quatrefoil window, and a deep overhang produced by widely overhanging eaves with exposed rafter

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<sup>2</sup> Eastern Washington State Historical Society. *Cutter Collection- L84-207.92*. Northwest Museum of Arts & Culture, Spokane, WA.

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tails. The deep overhang produces a wide horizontal shadow across the planar wall surface of the house, effectively shading the second-floor windows.

The north elevation is punctuated by a center full-story forward-projecting cross-gable bay. Like the center bay at the west façade, the north elevation bay has a shaped parapet with metal coping and a multi-paned, corbelled-sash quatrefoil window in the gable peak. Fenestration includes multi-paned window pairs with curved muntin bars like those in the beveled oriels. Located at the north elevation between the driveway and the main house, a one-story rectangular wing with a low mansard roof and plain stucco wall cladding was built onto the north elevation of the house in 1967. It measures 30 feet wide and 48 feet deep, and is partially hidden from the street at Summit Boulevard by spacious grounds with mature landscaping, trees, and shrubs.

The rear, east elevation of the house abuts a paved driveway which curves around the home at the northeast and southeast corners (ingress/egress at both Summit Boulevard and Boone Avenue). It features a two-story cross-gable bay, symmetrical fenestration patterns, an arched dormer with a shaped parapet and quatrefoil window, and two covered porches at the first floor at the southeast and northeast corners. The southeast corner porch is formed by the overhang produced by the second floor, which extends over the first floor. The second-floor overhang is supported by massive round columns which are anchored to an enclosed porch wall. The columns and porch wall are made of stucco. The back porch at the northeast corner is covered by a low-pitched hip roof at the first floor and is supported by two massive round columns that match those used at the southeast back porch and at the front porch at the west façade. An enclosed porch wall protects the porch.

### *House Interior*

According to Spokane County Tax Assessor records, the Dr. Thomas House has 4,234 finished square feet on the first floor and 2,988 finished square feet on the second floor.<sup>3</sup> The main entrance door opens into a spacious formal reception hall, which is in the center of the house. Measuring 18 feet wide and 36 feet deep, the reception hall is a large room with a 10-foot-high ceiling. The floor is made of oak, the walls and ceiling are plaster-and-lathe construction, and the ceiling is articulated with massive oak box beams. Original circa 1907 wallpaper covers the ceiling between the beams and remains in remarkably good condition. The wallpaper has a grid design and reveals deep rust, red, and copper coloration. Five-foot-high solid oak-paneled wainscoting encircles the walls of the room. Above the wainscoting is original circa 1907 leather-like embossed wallpaper in hues of copper and brown with flecks of iridescent copper and gold leaf. A papered border design separates the embossed wall paper from the wainscoting and

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<sup>3</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

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features a stylized Glasgow Rose motif. Two large oak-paneled double pocket doors open from the north and south walls. All of the woodwork in the central hall is made of the finest ebony-finished "fumed oak."

A focal point of the room, a wide arched spandrel at the east, rear wall of the room frames an arched fireplace, inglenook, and a four-foot-wide open staircase that winds up and behind the fireplace to the second floor. The widely arched spandrel is supported by two large Tuscan style fumed-oak columns, and frames the entrance to the fireplace and inglenook. The fireplace surround is made of molded smooth-faced concrete with egg-and-dart border detailing and floral-patterned rosettes in the corners. Built as an inglenook, two built-in fumed-oak settles with high curved arms flank the fireplace. A balustrade with a closed stringer embellishes the staircase which has deep treads and one-inch-square fumed-oak balusters which are staggered with seven balusters to each tread. An oak railing caps the balusters and heavy oak newel posts anchor the balustrade.

Oak-paneled pocket doors open south to a library in the southwest corner of the first floor from the reception hall. The library features built-in bookshelves with leaded-glass doors on the south, west, and north walls, and a massive fireplace on the east inside wall. The fireplace has an ebony-finished fir mantel with scroll-sawn brackets and a square-shaped firebox. The firebox entrance is protected with hand-hammered solid brass and copper coping with brass studs. The fireplace surround is made of matte-glazed mottled ceramic tile in shades of green (resembles antique tiles made by the Grueby Co). The center tiles above the firebox opening reflect a multi-colored Spanish galleon with furled sails. The ceiling is 10 feet high with box beams made of ebony-finished fir.

A hallway adjacent to the library leads to a bedroom, powder room, and back door that opens to a covered porch in the southeast corner of the house. The bedroom has a fireplace with a surround and hearth. The surround is made of two-inch-square matte-glazed Moravian ceramic tiles in hues of light to dark salmon-shaded terra cotta. Rabbits, cats, and small animal caricatures made of cast concrete in *bas relief* are randomly interspersed among the Moravian tiles. The hearth has a beveled footprint and is covered with small hexagonal-shaped glazed ceramic tiles. The woodwork is ebony-finished fumed oak, the floor is oak, and the ceiling is 10 feet high in the bedroom.

The north wall of the reception hall holds a pair of pocket doors which slide open to a large living room and a single door at the east end of the north wall that opens into a formal dining room. The living room and dining room were remodeled in 1967 with new floor/wallcoverings, painted woodwork, and retain very little original fabric and finish. A door on the east wall leads to a butler's pantry, cook's pantry, and kitchen. The pantries and kitchen was remodeled in 1967 with built-ins, appliances, and a vinyl floor. A



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door on the north wall of the dining room leads north to a one-story addition at the north end of the house. The addition, built in 1967, has seven bedrooms, a bathroom, and an office.<sup>4</sup>

A 40-inch-wide U-shaped staircase in the center reception hall winds up to the second floor. Originally designed with an open gallery/mezzanine balustrade at the second floor, the gallery balustrade was partially closed off from staircase view by the construction of a temporary interior hallway partition wall which was built in 1967 (to prevent someone from falling over the gallery railing). The second floor contains seven bedrooms (of which two in the northeast corner of the house were designed for use by domestic help), two bathrooms, numerous closets, an enclosed sun porch in the northwest corner, and an enclosed balcony at the west wall. The fir woodwork is painted white, the floors are fir plank, the ceilings are eight feet high, and a small enclosed staircase designed for use by domestic help is located at the east, rear wall. The attic and basement are unfinished.

### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Drawings and photographs of the original exterior design of the Dr. Charles & Elsie Thomas House appeared in many documents, including a circa 1907 elevation rendered by Cutter & Malmgren, the architectural firm responsible for the home's design, and in photographs taken in 1908<sup>5</sup> and 1959.<sup>6</sup> The photographs revealed the west façade and south elevation (secondary façade) of the home which look nearly the same today.

According to Spokane City building permits and Spokane County tax assessor records, modifications to the house include:

- *1930s-1940s:* Northwest corner porch was enclosed at first floor, and a second-floor sun porch was constructed on top of the first-floor porch.
- *1940:* Northeast corner back porch was partially enclosed.
- *1967:* Addition/wing built at north elevation. Interior of house remodeled at first floor kitchen, dining/living room, and second-floor bathrooms. Second-floor balcony window openings enclosed with glass. The original floor plan was not changed.

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<sup>4</sup> At the time this nomination was prepared, the kitchen, living room, dining room, and addition were being remodeled. The reception hall, library, bedroom, powder room, and staircase remain original with original fume-oak woodwork and 1907 wallcoverings.

<sup>5</sup> Eastern Washington State Historical Society. *Thomas House, L84-207.4.39*. Northwest Museum of Arts & Culture, Spokane, WA.

<sup>6</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

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### *Garage*

The garage is a single-story stucco-clad brick masonry building with a rectangular footprint. It is 22 feet wide and 32 feet deep, and faces south behind the house. A prominent front-facing shaped parapet marks the gable front of the garage. With a design and materials that mimic those of the Dr. Thomas House, the garage is covered with red metal Mission tiles on the roof, the walls are clad with smooth stucco, and windows are original multi-paned units with curved muntin bars. A pair of metal folding garage doors open from the south façade of the building (the original wood doors were replaced in the 1970s). The garage is well-preserved in good condition with good exterior integrity.

Although some modifications were made to the Dr. Thomas House during the last 99 years, the property today retains good exterior architectural integrity in original location, setting, feeling, and association as a single-family home, and retains fair to good exterior and interior integrity in most of its original design, materials, and workmanship.

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## STATEMENT OF SIGNIFICANCE

Sited at the top of a steep bluff at Summit Boulevard with a breathtaking view of the Spokane River and distant timbered hills, the expansive Thomas House and garage were built in 1907 for prominent Spokane physician/surgeon, Dr. Charles P. Thomas, and his wife, Elsie Thomas. The property was previewed in a February 16, 1905 article in the *Spokane-Review* newspaper which reported that Dr. Thomas and his wife “will build a \$30,000 residence...of brick and stone” and will also erect “a large lodge for automobiles” behind the house. The anticipatory article indicated that “Dr. Thomas selected the site not only because of its delightful view, but because of its convenience to St. Luke’s Hospital” where the doctor “expects to spend much of his time.”<sup>1</sup> Dr. Thomas worked at St. Luke’s Hospital which was located a few blocks south of his property, and resided in the house from 1907 to 1912, the property’s “period of significance.” During that time, the Dr. Thomas House achieved significance in the context of “architecture” as a product of one of Spokane’s most celebrated architectural firms, Cutter & Malmgren, whose finished design for the property was featured in a photograph essay for *The Western Architect*,<sup>2</sup> a national professional architectural publication. As addressed in the magazine, the September 1908 issue was wholly devoted to the city of Spokane, “its architecture, growth, and possibilities,” and through photographs and drawings featured “some of the best designs produced by local architects.”<sup>3</sup> With its original distinctive shaped parapets, corbelled quatrefoil windows, arched colonnades, stucco wall cladding, and red tile roof, the Dr. Thomas House possesses high artistic values and is a landmark example of the Mission Revival style. Architecturally significant, the property appears to meet registration requirements for listing on the National Register of Historic Places under Criterion C.

## HISTORIC CONTEXT

### *Summit Boulevard in Northwest Spokane*

The Dr. Charles & Elsie Thomas House is located in the Sherwood Addition, an area built for some of Spokane’s most influential and socially prominent citizens. Before it was platted in 1889, the Sherwood Addition was a high wooded plateau at the top of a bluff which commanded spectacular views of the Spokane River and distant wooded hills. John Sherwood, for whom the addition is named, was a Harvard graduate who came to Spokane with an interest in mining and real estate speculation. He opened a real estate office with F. Rockwood Moore, William Pettet, and other noted businessmen, and helped organize the city’s first electric light company. In 1888 he built the first cable-system street railway which ran north and south along Monroe Street and west along Boone Avenue to the river. After 1891, Sherwood changed his railway system from cable power to electric power, and in his pursuit of the establishment of public

<sup>1</sup> “Dr. Thomas Builds Home.” *Spokesman-Review*, 16 Feb 1905.

<sup>2</sup> “The Architectural Art Sentiment of the People of Spokane, Inland Empire.” *The Western Architect*, Vol. 12, No. 3. September 1908, p. 27 and centerfold photograph.

<sup>3</sup> *Ibid*, p. 27.

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utilities, he helped organize the Washington Water Power Company for which he was named vice president. John Sherwood was praised as “a public-spirited man” who “contributed liberally to enterprises of public benefit.”<sup>4</sup>

Sherwood purchased the acreage that comprises Sherwood Addition, platted it for use as residential property, and built a sprawling home on the bluff at 2941 W. Summit Boulevard. A newspaper article written in 1887 two years before the addition was platted described the overall area’s panoramic vistas along the bluff and the planned design for Summit Boulevard:

The road is to be...wide and when completed, will be one of the most beautiful drives in the country. It will follow the course of the river, winding along the crest of the bluff which forms the river bank and commanding a view, which for picturesqueness and beauty, is unsurpassed.<sup>5</sup>

The predictions reported in the newspaper article proved true with Summit Boulevard and the residential lots that abutted it becoming some of Spokane’s most coveted and expensive real estate. The bluff side of Summit Boulevard was left in a natural state as it followed the curve of the crest of the hill along the roadway. The other side of Summit Boulevard, however, was developed with large, elegant single-family residences which were mostly architect-designed and custom-built for successful businessmen and wealthy Spokane families who could afford the expensive view lots. Designed by well-known Spokane architects such as William Ballard, W. W. Hyslop, Harold Whitehouse, and the architectural firm of Cutter & Malmgren, homes built along Summit Boulevard spanned a plethora of styles from Arts & Crafts designs to period revivals that depicted Colonial, Tudor, and Mission styles.

The high-style residential urban design, development, and prominent settlement along Summit Boulevard illustrates a late 19<sup>th</sup>/early 20<sup>th</sup>-century pattern or trend in Spokane that favored upscale residential development in neighborhoods with view lots. This was especially evident on Spokane’s South Hill where naturally terraced basalt bluffs traversed the landscape from east to west, articulating the area’s topography and offering spectacular panoramic vistas. Upscale residential development tied to view sites was undertaken in at least three prominent neighborhoods in Spokane: Browne’s Addition Historic District, the Marycliff-Cliff Park Historic District, and the Rockwood Historic District. All three neighborhoods are historic landmark districts and were listed at different times on the National Register of Historic Places.

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<sup>4</sup> Durham, N. W. *The History of the City of Spokane and the Spokane Country, Washington, Vol. 2.* Spokane: Clarke Publishing Company, 1912, pp. 445-46.

<sup>5</sup> “New Addition: A Large Tract of Valuable Property Put Upon the Market.” *Spokane Falls Review*, 28 Sept 1887.

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Some of the city's first elegant mansions were built in Browne's Addition along West First Avenue and Coeur d'Alene Street at the edge of a high bluff. Grand estates and landmark homes were built along the bluff at Seventh Avenue, Cliff Drive, and Sumner Avenue in the Marycliff-Cliff Park Historic District. The Rockwood Historic District claimed numerous view sites which were developed with large homes and home sites along Rockwood Boulevard, Plateau and Upper Terrace Roads, Crest Road, and Highland Boulevard. Homes built along Overbluff Road and Nineteenth and Twentieth Avenues in the Rockwood Terrace Addition (adjacent east of the Rockwood Historic District) were also prominent properties built on bluff-side view sites. Like the Dr. Charles & Elsie Thomas House and those homes built along Summit Boulevard in the Sherwood Addition, the view site homes in the comparative neighborhoods were mostly designed by professional architects and home designers, and were built for some of Spokane's most influential and socially prominent citizens.

### *Dr. Charles & Elsie Thomas House*

One of the first homes built along Summit Boulevard was for Frances & Charles Richardson, a mining engineer, lawyer, and real estate manager for Elmendorf & Elmendorf Real Estate Company in Spokane. Individually listed on the Spokane, Washington State, and National Registers of Historic Places in 2005, the Richardson-Jackson House, a large American Foursquare with Craftsman-styling, cost \$6,000 when it was completed in 1906.

In 1905, the Richardsons sold Lots 4 and 5 next south of their property in Block 2, Sherwood Addition, to Elsie Thomas, wife of Dr. Charles P. Thomas, a Spokane physician and surgeon. The cost of the property was \$2,000.<sup>6</sup> That same year, John Finch sold adjacent Lots 6 and 7 to the Thomas family for \$1,800.<sup>7</sup> View lots on Summit Boulevard in the upscale Sherwood Addition were expensive in 1905 as evidenced by the \$3,800 price tag for the Dr. Thomas property—a total sum that exceeded more than half the construction cost attributed to the Richardson-Jackson House.

Dr. Thomas and his wife, Elsie Thomas, planned for the design and construction of their home at 1212 N. Summit Boulevard, sparing little expense as reported in headlines and an article in the *Spokesman-Review* on February 16, 1905:

***Dr. Thomas Builds Home  
Expects to Spend About \$30,000 on Place  
Automobile Lodge a Feature***

---

<sup>6</sup> Spokane County public records. Spokane County Courthouse, Spokane, WA.

<sup>7</sup> "Dr. Thomas Builds Home." *Spokesman-Review*, 16 Feb 1905.

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## National Register of Historic Places Continuation Sheet -

DR. CHARLES & ELSIE THOMAS HOUSE  
SPOKANE COUNTY, WASHINGTON

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*Dr. C. P. Thomas and Mrs. Thomas have bought...lots on Summit Boulevard...overlooking the Spokane River...and will build a \$30,000 residence. It will be of brick and stone, and there will be a large lodge for automobiles. Dr. Thomas selected the site not only because of its delightful view but because of its convenience to St. Luke's Hospital, as he expects to spend much of his time at the hospital in connection with his work there.*<sup>8</sup>

The Thomases commissioned the Spokane architectural firm of Cutter & Malmgren to design their home. The house was designed and built in the Mission Revival style and became one of the area's showplaces along Summit Boulevard. Regarded as a noteworthy property, the house was featured in several newspaper articles about Spokane, and was prominently pictured in the September 1908 edition of *The Western Architect*, a nationally circulated architectural journal published in Minneapolis.<sup>9</sup>

### ***Subsequent Homeowners***

In 1912, Adolpus Fielding McClaine and his wife, Maude B. McClaine, bought the Dr. Thomas House. McClaine was president and general manager of the petroleum firm, Bar-Mac Production Company, and Maude McClaine gained notoriety in the Spokane region as the "first woman in Washington to receive a private pilot's license"—quite a feat when "each trip involved turning the prop and handling other man-sized chores."<sup>10</sup> According to her obituary, Maude McClaine "soloed to become Spokane's first graduated woman pilot. She received a limited commercial license in 1930, thus becoming one of only 25 women in the United States to hold such a license at that time."<sup>11</sup>

In 1927, Angela Carroll and her husband, Otis Carroll, a Spokane physician, bought the property. After Angela Carroll's death in 1953, and Otis Carroll's death in 1963, the property was sold to the "Grotto Foundation for Spastic Children & Handicapped Persons" in 1967.<sup>12</sup> A wing was built onto the north elevation of the house as dormitories for the children, and in 1970, the name of the organization was legally changed to the Grotto Children's Home.<sup>13</sup> A *Spokesman-Review* newspaper article printed an artist's rendering of the Dr. Thomas House with the proposed new wing at the north elevation and reported that

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<sup>8</sup> Ibid.

<sup>9</sup> "The Architectural Art Sentiment of the People of Spokane, Inland Empire." *The Western Architect*, Vol. 12, No. 3. September 1908, centerfold photograph.

<sup>10</sup> "First in State: Petite Pilot Recalls Testing." *Spokane Daily Chronicle*, 7 May 1965.

<sup>11</sup> "Pioneer Woman Pilot Succumbs at Age 90." *Spokane Daily Chronicle*, 12 Mar 1980.

<sup>12</sup> Spokane County Warranty Deed #278310C, dated 30 March 1967.

<sup>13</sup> Spokane County Warranty Deed #493153C, dated 16 June 1970.

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SPOKANE COUNTY, WASHINGTON

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“the [Spokane] City Plan Commission...approved a request of the Grotto Foundation, a non-profit institution of master Masons, to use the [Dr. Thomas House]...as a cerebral palsy center...a [place for] children suffering from cerebral palsy, regardless of creed or color...”<sup>14</sup> Describing the Dr. Thomas House, a director for the Masons stated that “these old mansions are gradually disappearing from Spokane but this one we plan to preserve and further beautify.”<sup>15</sup>

After the Grotto Children’s Home sold the property in 1980, it changed hands again before being purchased in 2006 by the current owner, Kevin Hekmatpanah. An accomplished musician and professor of music at Gonzaga University in Spokane, Kevin plans to restore the house for use as a private residence.

### ARCHITECTURAL SIGNIFICANCE (Criterion C)

The Dr. Charles & Elsie Thomas House is representative of the high-style architect-designed homes that illustrate the aforementioned trends and patterns of late 19<sup>th</sup>/early 20<sup>th</sup>-century architectural residential design and development that occurred along Summit Boulevard. Like the Mission Revival style Dr. Thomas House, the homes were erected as large and sometimes grandiose residences that befitted their owner’s social status and financial stature in the community. With its large multiple-view lot corner site at Boone and Summit Boulevard, and its distinctive Mission Revival styling, the spacious Dr. Thomas House well illustrates this design and development phenomenon, and helped maintain the quality, style, and architectural equilibrium in prominent homes which were planned and built along Summit Boulevard in the early 1900s.

#### *Mission Revival Style*

Spanish-inspired houses began appearing at the turn of the late 19<sup>th</sup>/early 20<sup>th</sup> centuries in the tradition known as the Mission Revival style—a revival of earlier Spanish prototypes. The style displayed considerable regional variation throughout the country due to local labor skills and the availability of construction materials but remained anchored to influences found in Spanish architecture. With variations expressed, the style is reflected as a loose adaptation of features often found on 18<sup>th</sup> and 19<sup>th</sup>-century Spanish Colonial mission buildings, churches, and monastic architecture of Spanish religious orders, and was prevalent in California, Texas, and the desert southwestern United States.

American architectural historian, Arrol Gellner, recounted in his book, *Red Tile Style*, the advent of the Mission Revival style in America during the late 1890s and early 1900s:

<sup>14</sup> “Early Mansion to Serve as Cerebral Palsy Home.” *Spokesman-Review*, 1967.

<sup>15</sup> *Ibid.*

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SPOKANE COUNTY, WASHINGTON

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“The architectural remnants of Spanish rule first achieved some measure of acknowledgment in 1883 when, in a move prefiguring the West’s interest in its Spanish Colonial history, the state of Texas purchased the Alamo as a historic site. California followed suit a year later when restoration was begun on Mission San Carlos Borromeo del Carmelo... There followed an enthusiastic campaign to restore the remaining California missions, most of which had lain in ruins for decades. Eventually, there was also a newfound appreciation for the more ordinary Spanish Colonial domestic architecture typified by working estates...”<sup>16</sup>

One of the earliest buildings designed and built in the Mission Revival style was the California Building at the Chicago World Columbian Exposition in 1893. The then-uncommon style was seen by thousands of fairgoers who were excited and convinced “that something new and different was stirring in the Golden State.”<sup>17</sup>

Architectural historians, Lee & Virginia McAlester, summarized the history of the Mission Revival style in their book, *A Field Guide to American Houses*:

“California was the birthplace of the Mission style and many of its landmark examples are concentrated there. The earliest were built in the 1890s; by 1900 houses in this style were spreading eastward under the influence of fashionable architects and national builders’ magazines. Although never common outside of the southwestern states, scattered examples were built in early 20<sup>th</sup>-century suburbs throughout the country.”<sup>18</sup>

Identifying elements of the Mission Revival style include:

- built dates from roughly 1890 to 1920
- shaped parapets (like the Alamo)
- red tile roof covering (metal and ceramic tile)
- usually low to medium-pitched hip roof
- widely overhanging eaves (usually open)
- porch roofs supported by large columns or piers (commonly arched above the first-floor porch)
- arcades, arched windows, and arched doors
- a smooth stucco wall surface

<sup>16</sup> Gellner, Arrol and Douglas Keister. *Red Tile Style*. New York: Viking Studio, Penguin Group, 2002, p. 8.

<sup>17</sup> Ibid, p. 11.

<sup>18</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 409-10.



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- architectural details: exposed rafter tails, quatrefoil windows, corbelled sashes and brackets, vertical board doors, wrought iron door straps and hinges, wrought-iron light fixtures, carved stonework, ceramic tile flooring, ebony-colored interior "Mission Oak"<sup>19</sup> woodwork

The Dr. Charles & Elsie Thomas House well reflects the Mission Revival style and the above-mentioned built dates and stylistic elements. As previously described in Section 7 of this document, the home was built in 1907 and has a red tile roof, exposed rafter tails, stucco walls, quatrefoil windows with deep sashes, arcaded front porch and balcony, and multiple prominent shaped parapets (façade gables and dormers). As referenced by architectural historian, Arrol Gellner, "heavy, curving parapets, known as *espadanas*...were...[a] ubiquitous feature of Mission Revival buildings, and subject to endless variation."<sup>20</sup> They have become a distinguishing architectural element of the Mission Revival tradition and usually serve as architectural focal points on the buildings and structures for which they were designed.

As stated above, the Mission Revival style was most popular in California and the American desert southwest but was also built in smaller numbers throughout the country. Although the Dr. Thomas House is the only Mission Revival-style home built along Summit Boulevard in northwest Spokane, there are several landmark examples of the style erected throughout the city. These include but are not limited to the following:

- |                    |                                |                        |
|--------------------|--------------------------------|------------------------|
| • Built in 1897-98 | 2328 W. First Avenue           | W.J.C. Wakefield House |
| • Built in 1907    | 2016 S. Manito Place           |                        |
| • Built in 1907    | 1212 N. Summit Boulevard       | Dr. Thomas House       |
| • Built in 1909    | 1703 W. Ninth Avenue           | Dr. Bradley House      |
| • Built in 1911    | 1115 S. Cedar                  |                        |
| • Built in 1911    | 1226 S. Cedar                  |                        |
| • Built in 1912    | 307 W. 17 <sup>th</sup> Avenue |                        |
| • Built in 1912    | 715 E. 20 <sup>th</sup> Avenue | Mortimer House         |
| • Built in 1913    | 220 W. Manito Place            |                        |

All of the above-listed homes are large, single-family residences built in architecturally prominent neighborhoods which were settled by socially prominent citizens who could afford to buy and keep large

<sup>19</sup> "Mission Oak" is a misnomer which was applied to Arts & Crafts-inspired and Craftsman-style furniture built between 1850 and 1925. Furniture manufacturers capitalized on the popularity of the Craftsman and Mission Revival architectural styles in California and called their ebony-hued Stickley-like oak, fir, and walnut furniture "Mission Oak." The name stuck and is still used today.

<sup>20</sup> Gellner, Arrol and Douglas Keister. *Red Tile Style*. New York: Viking Studio, Penguin Group, 2002, pp. 10-11.

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homes. Like the Dr. Thomas House, the homes were all more than likely designed and built by professional Spokane architects, home designers, and/or professional contractors. They were all built during the style's most popular time period from 1890 to 1920. All of the homes have at least one Mission Revival style-defining shaped parapet at a front-facing façade porch pediment, façade gable, or facade dormer. All of the homes are clad in stucco and have widely overhanging eaves, exposed rafter tails, and either an arched window(s), front porch arcade, or second-story balcony arcade. Small differences include an Islamic-influenced second-story balcony arcade on the house at 2016 S. Manito Place, and the use of stucco (second story) and brick (first floor) combination cladding on the house at 220 W. Manito Place. Three of the homes have red tile roofs (other homes now have composition roofs), and four of the homes reveal identical curved muntin bar designs on wood-sash windows. The above-listed group of nine homes signifies the popularity and occurrence of the Mission Revival style in Spokane. While not as popular as the Tudor Revival, Colonial Revival, or Craftsman styles, the Mission Revival style was nonetheless built, albeit infrequently, throughout the city during the late 19<sup>th</sup>/early 20<sup>th</sup> centuries.

The Thomas' commissioned the Spokane architectural firm of Cutter & Malmgren to design their home. The firm was well versed in the Mission style having previously designed the Mission style Wakefield House (1898), Davenport Restaurant (1900). Later Cutter would delve deeper into the Spanish Revival style when he moved his practice to California.

### ***Kirtland K. Cutter, Architect (1869-1939)***

Kirtland Kelsey Cutter was born in Ohio, studied at the Arts League of New York, traveled to Europe where he studied drawing, painting, and sculpture, and came to Spokane in 1887 to work for his uncle at the First National Bank. Drawn to architecture instead of banking, Cutter began designing homes and commercial buildings in earnest for his uncle's wealthy friends after the devastating "Spokane Fire of 1889." Cutter practiced with fellow architect, J. C. Poetz, for a short time and partnered later with Karl G. Malmgren. Cutter's designs, alone and with partners, include some of Spokane's most unique residences and buildings: the Davenport Hotel, Fairmont Cemetery Chapel, F. Lewis Clark House & Gatehouse, Glover House, Humbird House, J. P. Graves "Waikiki" House, D. C. Corbin House, Austin Corbin House, Ralston & Sarah Wilbur House, Amasa & Grace Campbell House, J. A. Finch House, Patsy Clark House, Wakefield House, and the Dr. Thomas House. All of the homes were designed and built as large landmark examples of high styles with a twist of Cutter's own personal eclecticism which resulted in sometimes romantic versions of popular period revivals from Swiss Chalet, Colonial, Tudor, and Italian Renaissance to Mission Revival.<sup>21</sup>

<sup>21</sup> Eastern Washington State Historical Society. *Spokane Skyline: A Century of Architecture, 1889-1989*. EWSHS, 1989.

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Kirtland Cutter designed only two Mission Revival-style homes which were built in Spokane: the Wakefield House and the Dr. Thomas House. The design and style of the Dr. Thomas House is very similar to the W. J. C. Wakefield House, built in 1897-98 at 2328 W. First Avenue. Both homes are large landmark examples of the Mission Revival style, both homes were built within ten years of each other at the turn of the century, and both homes were built for prominent Spokane residents (Wakefield was a lawyer, Thomas was a physician/surgeon). In addition, both homes were prominently featured in the September 1908 edition of *The Western Architect*. Nationally circulated, the architectural magazine published an illustrated edition dedicated to Spokane, its celebrated architecture, selected accomplished architects, and some of its most distinctive homes. The Dr. Thomas House and the Wakefield House were pictured together as the magazine's centerfold pictorial feature, and Kirtland Cutter was edified as a "designer and architect who has keyed Spokane in an artistic way."<sup>22</sup>

Architectural historian, Henry Matthews, reported in his book, *Kirtland Cutter: Architect in the Land of Promise*, that "between 1897 and 1900, Cutter & Malmgren designed eight mansions in Spokane that represent a peak in the success of the practice."<sup>23</sup> One of them was the Wakefield House. In California, the Mission Revival style was "enthusiastically adapted to many different building types, but it was little known in the Inland Northwest until Cutter used it in Browne's Addition" for the Wakefield House.<sup>24</sup>

Cutter & Malmgren's residential commissions in Spokane dwindled from about 1906 to 1909. Apart from the large Mission Revival-style home they designed for Dr. Charles & Elsie Thomas in 1906, the architectural firm had little domestic work in Spokane compared to the previous burgeoning years at the turn of the century. Cutter's work within the artistic architectural vocabulary of the Mission Revival style was not for naught, however. After he designed the Wakefield House and the Dr. Thomas House, he went on to design grand, spacious homes with Spanish and Mediterranean influence in Seattle and California, until his death in 1939.

### ***Karl G. Malmgren, Architect (1862-1921)***

Karl Malmgren was born and educated in Sweden, received further education in Germany, and practiced architecture in Europe for eight years before coming to America in 1888. He arrived in Spokane in 1889, worked for architect John Poetz, and upon Poetz's retirement in 1894, partnered with architect Kirtland Cutter. The architectural firm of Cutter & Malmgren (1894-1917) were responsible for numerous Spokane buildings such as the Washington Water Power Substation, Steam Plant, Davenport Hotel, Spokane Club,

<sup>22</sup> *The Western Architect*, centerfold photograph and p. 38.

<sup>23</sup> Matthews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press, 1998. pp.113.

<sup>24</sup> *Ibid*, pp. 122-123.

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First Church of Christ Science, Robertson Building, Sherwood Building, and many prominent Spokane homes such as the Dr. Thomas House. Malmgren designed his own house at 709 W. Sumner Avenue in Spokane.

### *Conclusion*

The Dr. Thomas House is architecturally significant as a fine example of the Mission Revival style and as the product of Cutter & Malmgren, one of the Spokane's most noted architectural firms. It is historically significant for its strong association with the design, development and settlement of Summit Boulevard in the Sherwood Addition in northwest Spokane. With good architectural integrity and documented architectural and historic significance, the Dr. Charles & Elsie Thomas House meets registration requirements for listing on the National Register of Historic Places under Criterion C.

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National Park Service

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### ***Newspaper/Magazine Articles***

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“New Addition: A Large Tract of Valuable Property Put Upon the Market.” *Spokane Falls Review*, 28 Sept 1887.

“Pioneer Woman Pilot Succumbs at Age 90.” *Spokane Daily Chronicle*, 12 Mar 1980.

“The Architectural Art Sentiment of the People of Spokane, Inland Empire.” *The Western Architect*, Vol. 12, No. 3. September 1908.

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# National Register of Historic Places Continuation Sheet -

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SPOKANE COUNTY, WASHINGTON

Section number 9&10

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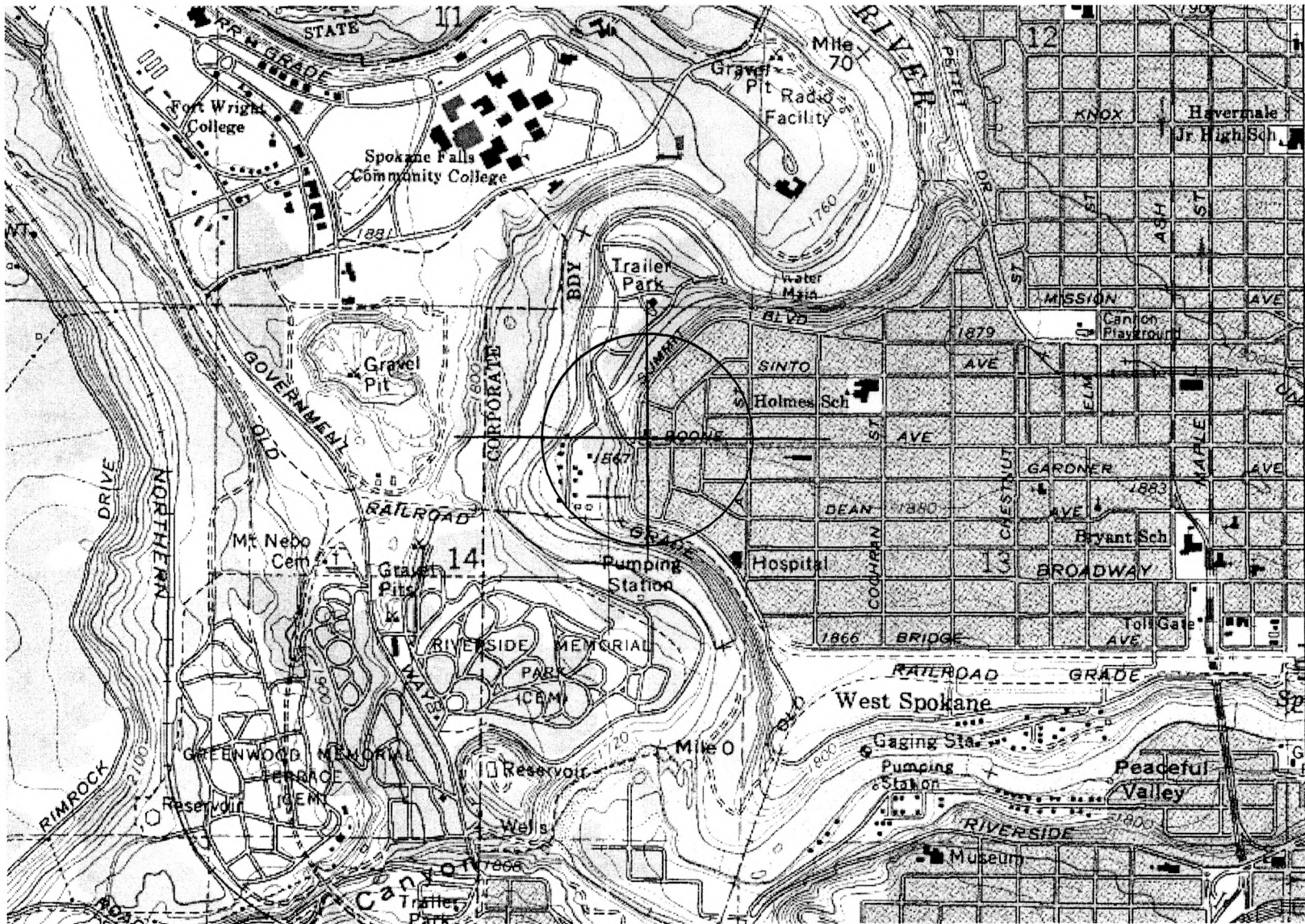
## GEOGRAPHICAL DATA

- Acreage of property: Less than one acre.
- Verbal boundary description: The nominated area is located in the Sherwood Addition, Block 2, Lots 4-7 of the City of Spokane, otherwise known as Parcel No. 00.020293.
- Boundary justification: The nominated property encompasses the entire parcel (approx. 120 x 100) that is occupied by the Dr. Charles & Elsie Thomas House.

## PHOTOGRAPHS

*(All photographs were taken by nomination consultant in 2007 and were printed on archival paper)*

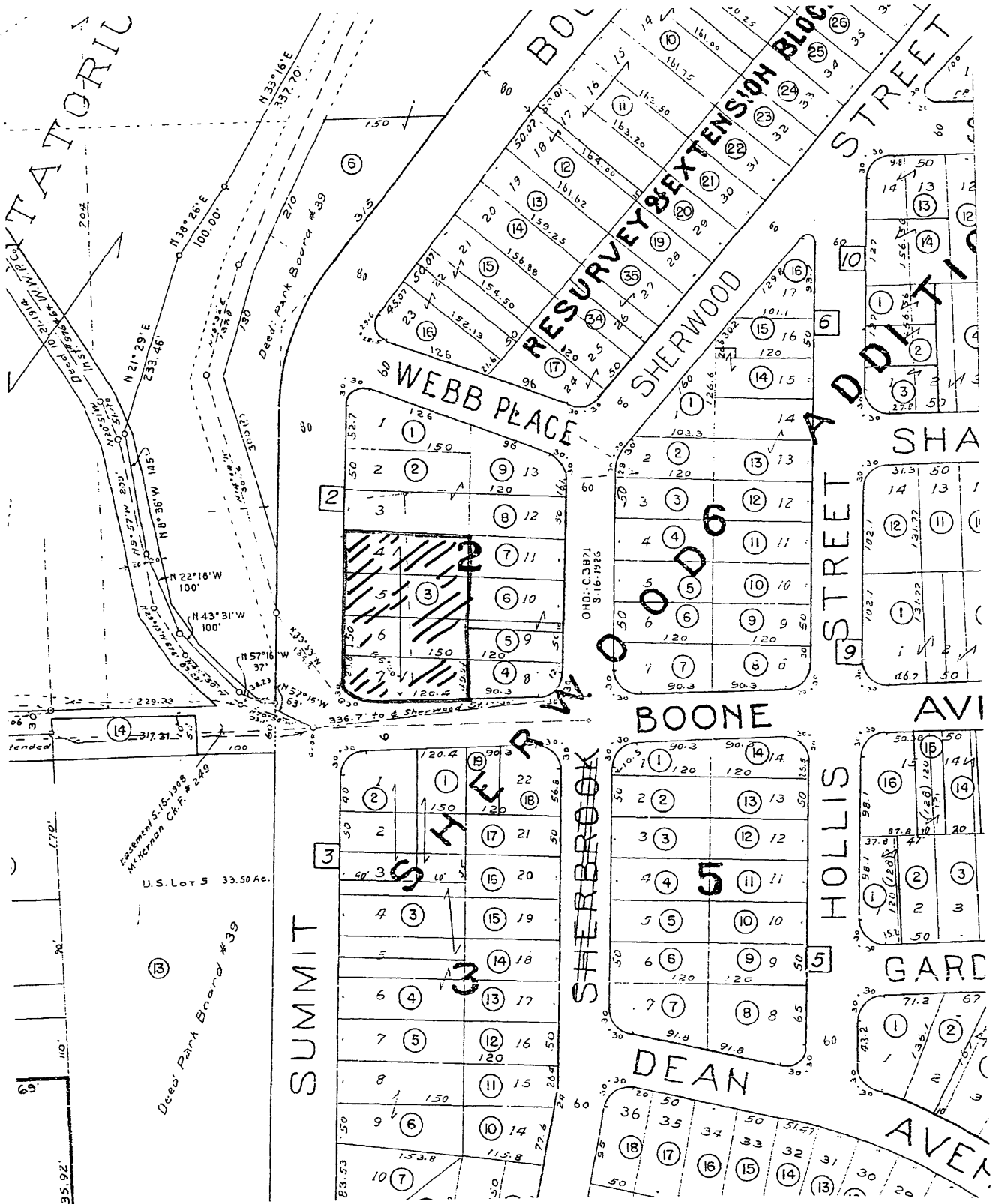
- Photo 1 Looking east at west façade of house.
- Photo 2 Looking northeast at southwest façade of house.
- Photo 3 Looking north at south secondary façade of house.
- Photo 4 Looking northwest at southeast secondary façade of house from driveway.
- Photo 5 Looking southwest at east and northeast elevation of house (rear).
- Photo 6 Looking southwest at northeast elevation of house at rear (the one-story addition pictured in the photograph is hidden behind the house in the northeast corner of the lot).
- Photo 7 Looking east from front door into grand reception hall, first floor. Notice original light fixtures, box beams, woodwork, fireplace, inglenook, staircase, etc.
- Photo 8 Looking east at details of fireplace and inglenook.
- Photo 9 Looking down at staircase from landing between first and second floors.



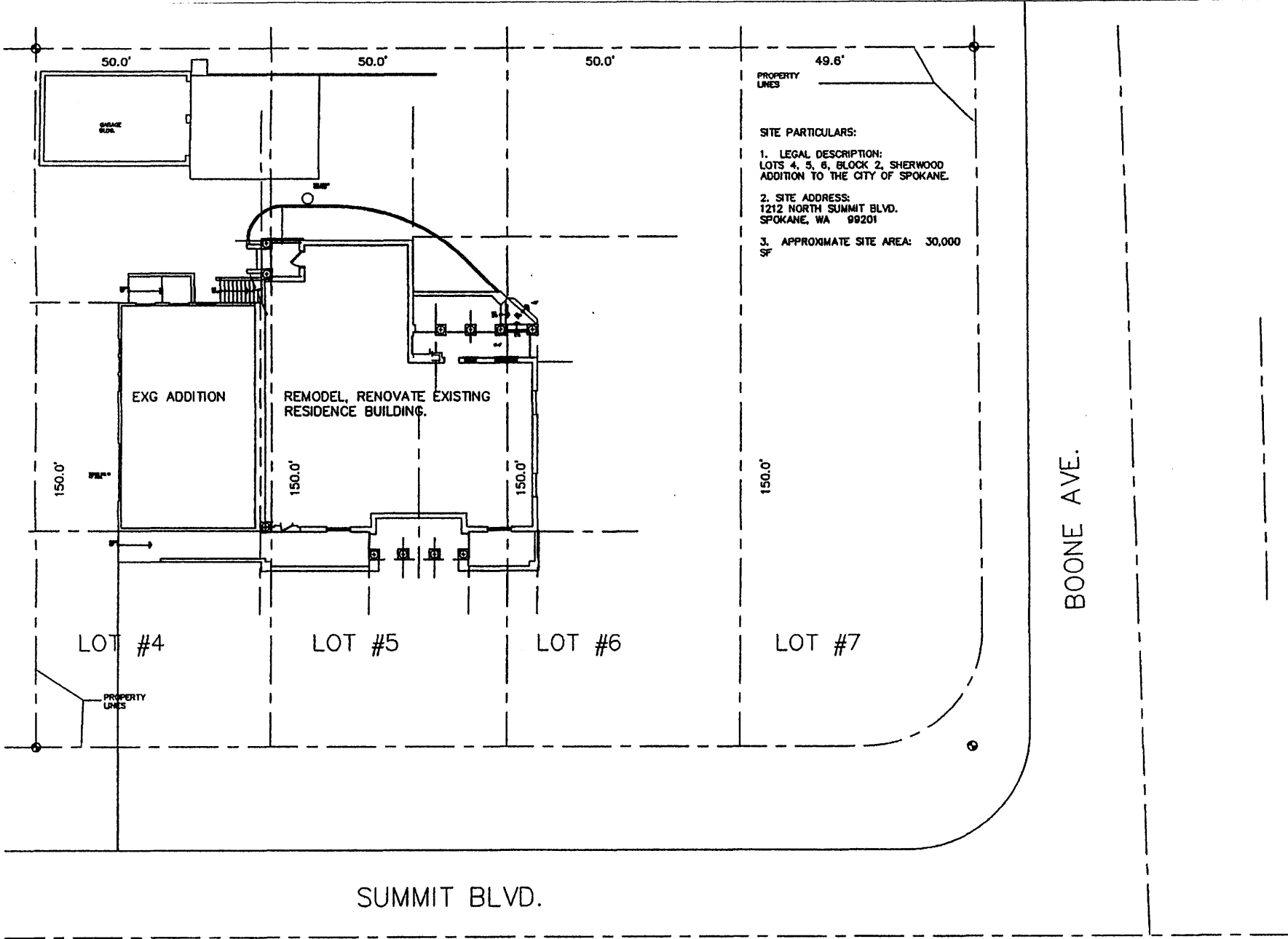
**DR. CHARLES & ELSIE THOMAS HOUSE: Spokane, WA**  
UTM 11 465633E 5279511N (NAD83/WGS84)

**Dr. Charles & Elsie Thomas House**  
1212 N. Summit Blvd.  
Spokane, WA 99201

Spokane County Plat Map 2007







PROPERTY LINES

49.6'

SITE PARTICULARS:

- LEGAL DESCRIPTION:  
LOTS 4, 5, 6, BLOCK 2, SHERWOOD ADDITION TO THE CITY OF SPOKANE.
- SITE ADDRESS:  
1212 NORTH SUMMIT BLVD.  
SPOKANE, WA 99201
- APPROXIMATE SITE AREA: 30,000 SF

**Pacific Design Group**



ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
TACOMA, WASHINGTON  
SPOKANE, WASHINGTON

HISTORIC RESIDENCE RESTORATION  
MR. KEVIN HEKMATPANAH  
1212 NORTH SUMMIT BLVD.  
SPOKANE, WASHINGTON 99201

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2534 REGISTERED  
JERRY F. RESSA  
STATE OF WASHINGTON

Pacific Design Group - of Washington, P.A.  
Jerry F. Ressa, AIA  
Principal  
West 818 7th Avenue  
Spokane, Washington 99204  
Phone: 509 / 624-1186  
Fax: 509 / 624-1211  
Address office in Tacoma, WA

DATE: 06/01/06  
DRAWN BY: J. RESSA, ONE PLANET DESIGN  
PROJECT NO.: 0606  
FILE NO.: 0606-01-01-01


SEE PLAN

SEE SET  
A10

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FEASIBILITY STUDY:  
KEVIN HEKMATPANAH RESIDENCE  
1212 NORTH SUMMIT BLVD.  
SPOKANE, WASHINGTON 99201

SITE PLAN

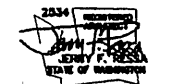


SCALE: 1"=30'-0"

JUNE 1, 2006

HISTORIC RESIDENCE RESTORATION  
 MR. KEVIN HEKMATPANAH  
 1212 NORTH SUMMIT BLVD.  
 SPOKANE, WASHINGTON 99201

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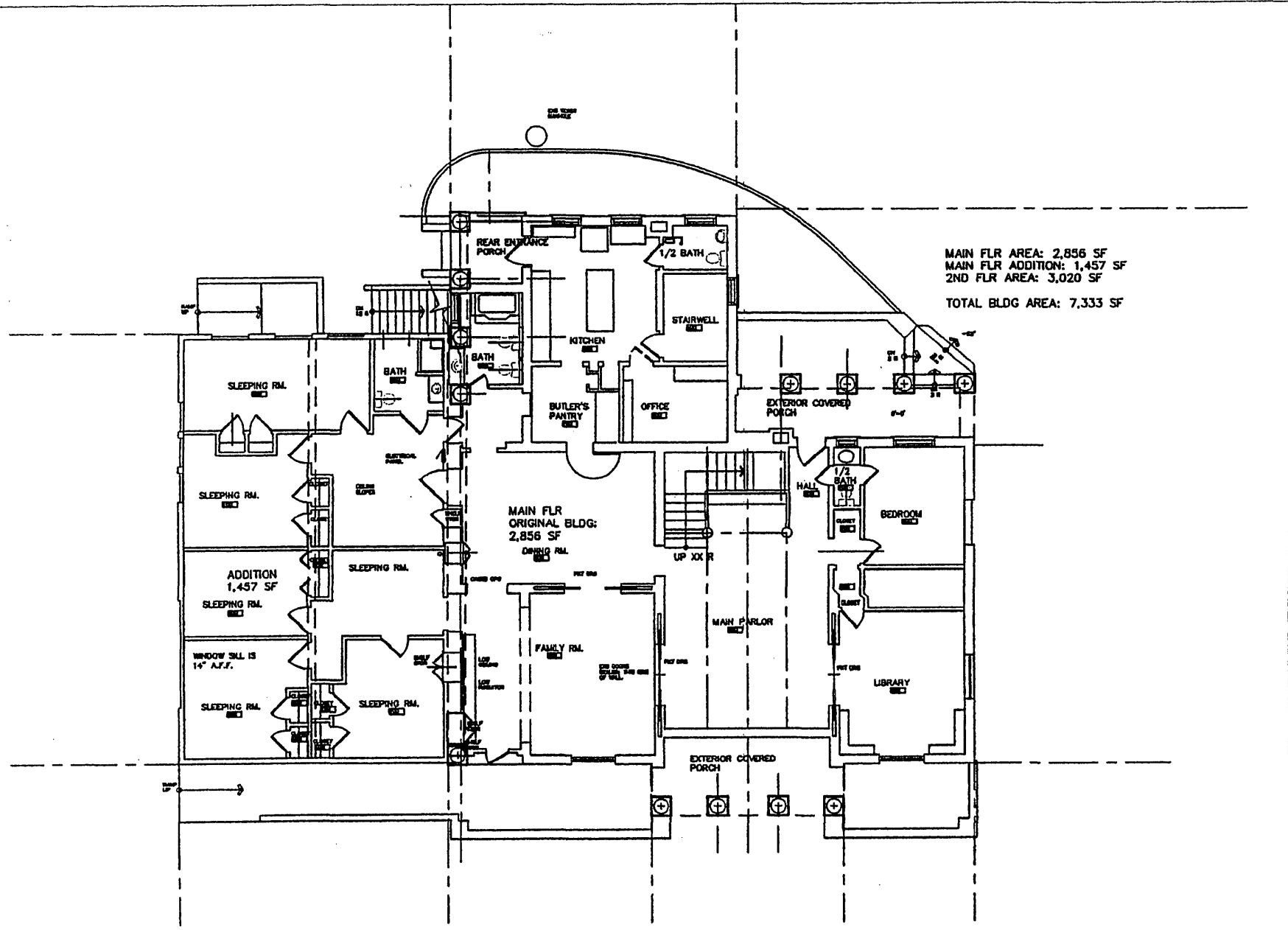
Pacific Design Group - of Washington, P.C.  
 Jerry F. Reese, AIA  
 Principal  
 1400 West 61st Avenue  
 Spokane, Washington 99204  
 Phone: 509 / 624-1108  
 Fax: 509 / 624-1811  
 Address: 1400 West 61st Avenue, Spokane, WA

DATE: \_\_\_\_\_  
 DRAWN BY: J.F.R. / DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK

ONE FLOOR PLAN

SHEET NO.  
**A21**

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SCHEMATIC STUDY:  
 N HEKMATPANAH RESIDENCE  
 1212 NORTH SUMMIT BLVD.  
 SPOKANE, WASHINGTON 99201

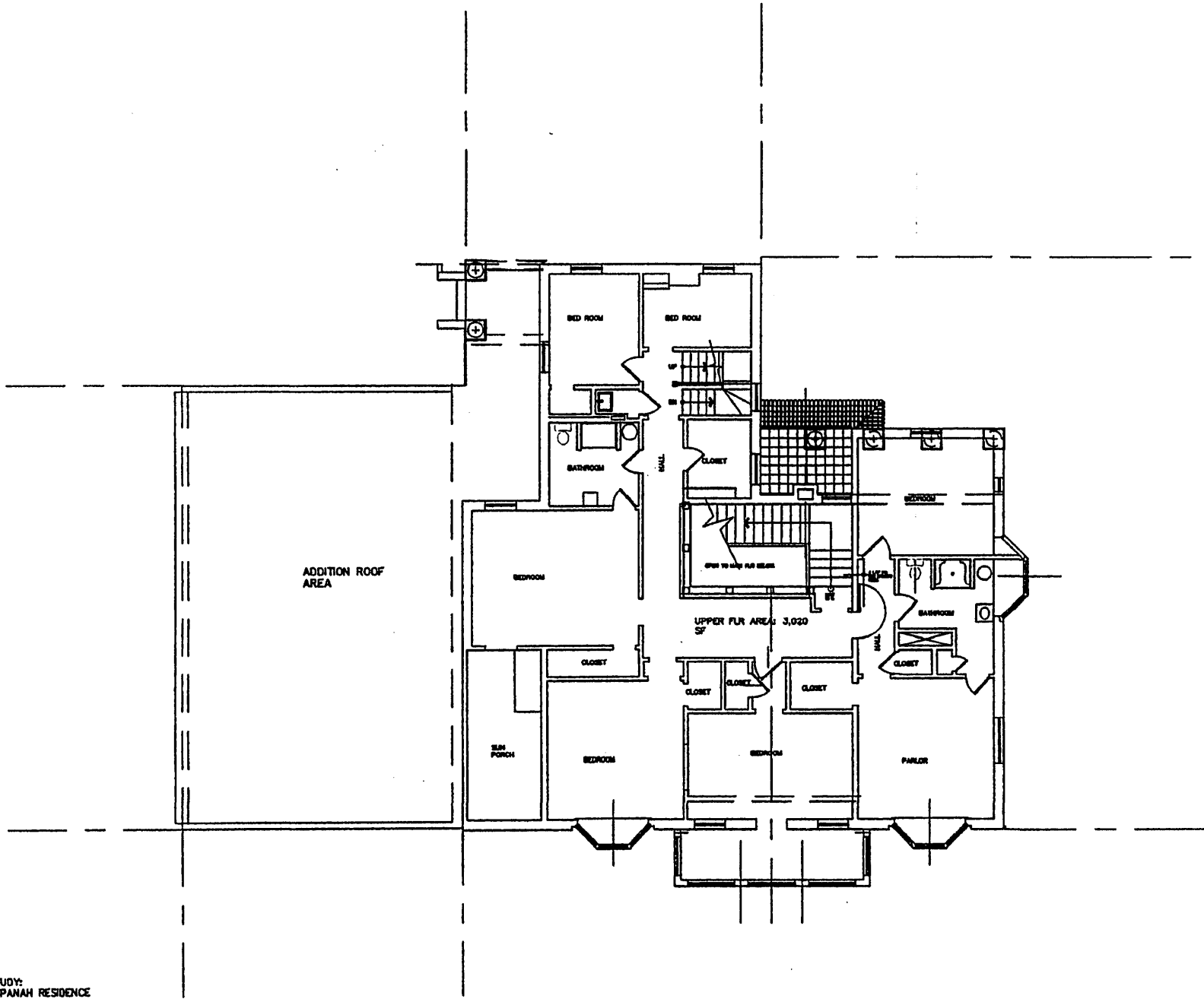
MAIN FLOOR PLAN - AS BUILT

SCALE: 1/16" = 1'-0"

1/7, 2008



HISTORIC RESIDENCE RESTORATION  
 MR. KEVIN HEKMATPANAH  
 1212 NORTH SUMMIT BLVD.  
 SPOKANE, WASHINGTON 99201



**REVISION A**

**NOTE:**  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL CORNER CUTS SHALL BE 45 DEGREE UNLESS OTHERWISE NOTED.  
 FINISHES ARE TO BE DETERMINED BY THE CLIENT.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND SAFETY CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING DEPARTMENT CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL CITY AND COUNTY CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL STATE CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FEDERAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL NATIONAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL INTERNATIONAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL UNIVERSAL CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WORLD CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL GALAXY CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL UNIVERSE CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL COSMOS CODE BOOK.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL UNIVERSE CODE BOOK.

3534 REGISTERED ARCHITECT  
 JERRY F. REESA  
 STATE OF WASHINGTON

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 PROJECT NO: \_\_\_\_\_  
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ASBILITY STUDY:  
 MR. KEVIN HEKMATPANAH RESIDENCE  
 1212 NORTH SUMMIT BLVD.  
 SPOKANE, WASHINGTON 99201

UPPER FLOOR PLAN - AS BUILT

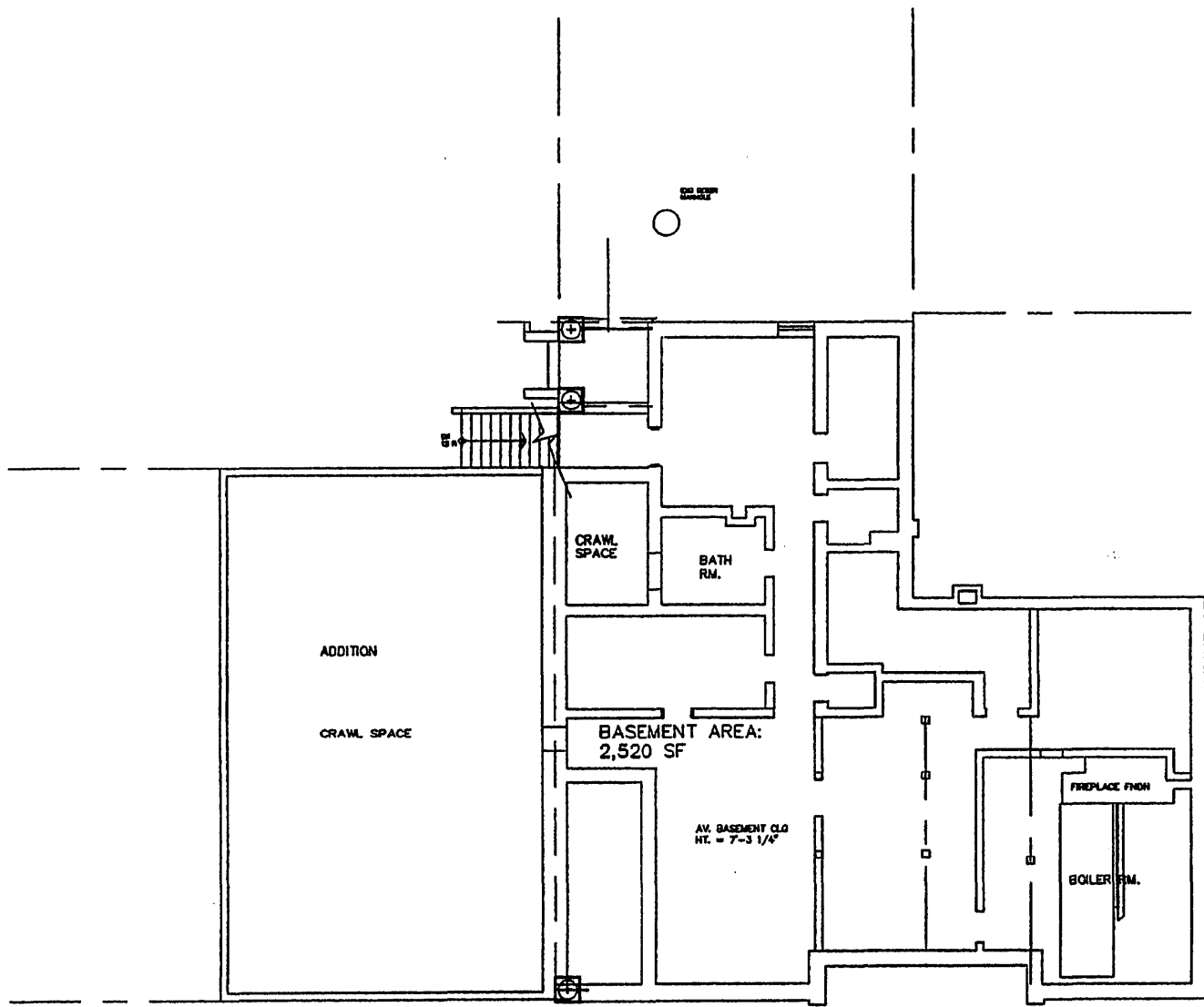
SCALE: 1/16" = 1'-0"

SEPTEMBER 12, 2006





HISTORIC RESIDENCE RESTORATION  
MR. KEVIN HEKMATPANAH  
1212 NORTH SUMMIT BLVD.  
SPOKANE, WASHINGTON 99201



**INDEX A**

**NOTES:**  
ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF SPOKANE, WASHINGTON, AND THE STATE OF WASHINGTON, AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE STATE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

2534  
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UTILITY STUDY:  
HEKMATPANAH RESIDENCE  
1212 NORTH SUMMIT BLVD.  
SPOKANE, WASHINGTON 99201

**CEMENT AS-BUILT FLOOR PLAN**

SCALE: 1/16" = 1'-0"



# Charles & Elsie Thomas House

1212 N. Summit Boulevard  
Spokane, WA 99201



Residence for  
Dr. C. P. Thomas  
Spokane Wash.

Scale 1/4" = 1'-0"

142

Otter & Malin  
Architects  
Spokane Wash.

1

Built in 1907



RESIDENCE OF DR. C. P. THOMAS, SPOKANE, WASHINGTON  
CUTTER AND MALMGREN, ARCHITECTS



RESIDENCE OF W. J. C. WAKEFIELD, SPOKANE, WASHINGTON  
CUTTER AND MALMGREN, ARCHITECTS