

Spokane City/County Register of Historic Places Nomination
FRED & WINIFRED WRIGHT HOUSE & GARAGE

***Spokane Register of Historic Places
Nomination***

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

1. HISTORIC NAME

Historic Name **FRED & WINIFRED WRIGHT HOUSE &
GARAGE**

Common Name

2. LOCATION

Street & Number 507 West 14th Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35301.0402

3. CLASSIFICATION

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

4. OWNER OF PROPERTY

Name Donna Punihaole
Street & Number 507 West 14th Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 509-279-5650, donnapunihaole@yahoo.com

5. LOCATION OF LEGAL DESCRIPTION

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

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local____
Location of Survey Records Spokane Historic Preservation Office

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check One

☐ unaltered

☒ altered

Check One

☒ original site

☐ moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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

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

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

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

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

Less than one acre.

Verbal Boundary Description

South Side Cable Addition, Block 4, Lot 2.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

August 21, 2024

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13. SIGNATURE(S) OF OWNER(S)

14. FOR OFFICIAL USE ONLY

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

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

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney



A 2024 photograph of the Wright House, north facade

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Located in the South Side Cable Addition, a historic residential neighborhood on Spokane, Washington's South Hill, the Wright House was built in 1913 as a one-and-one-half-story Craftsman-style bungalow. The home has a low-pitched hip roof, widely overhanging unenclosed roof eaves, exposed eave rafters, a front-facing cross-gable with decorative braces, and a center front entrance. The dwelling is clad with wood shingles, and is illuminated with original wood-sash multi-paned windows. The home retains its original 1913 interior design with an open and spacious living room/dining room area, four bedrooms, oak hardwood floors, and woodwork made of smooth-grained gumwood aged to a deep honey-colored hue. A single-car garage was built in 1915 behind the house in the southwest rear corner of the property, and compliments the house with its original Craftsman design and materials, low-pitched hip roof, widely overhanging eaves, exposed rafters, and original narrow-width horizontal painted wood clapboard siding. Well-preserved with a high degree of integrity in original location, design, materials, workmanship, and association, the Wright House & Garage are eligible for listing on the Spokane Register of Historic Places.

CURRENT APPEARANCE & CONDITION

Site

The Wright House & Garage were constructed on Lot 2, Block 4 in Spokane's South Side Cable Addition. Lot 2 is 50 feet wide from east to west, and 141 feet deep from north to south. The home's facade faces north to West 14th Avenue. The 1913-built house is

located in the center of the lot while the original 1915-erected garage is located behind the house in the rear southwest corner of the lot. The property is framed by manicured lawn, shrubs, and mature evergreen and deciduous trees. Homes in the South Side Cable Addition were built from 1908 to the late 1960s, and comprise a cohesive residential neighborhood with single-family dwellings that embody a variety of styles, including Tudor Revival, Colonial Revival, Prairie, Craftsman, Spanish Eclectic, and a few Minimal Traditional examples. The neighborhood is roughly bounded by South Wall Street to the west, South Division Street to the east, West 14th Avenue to the north, and West 18th Avenue to the south. The South Side Cable Addition is sited between two historic public parks that were developed in the early 1900s—Cannon Hill Park (design completed by the Olmsted Brothers Landscape Architectural firm) and Manito Park (design influenced by the Olmsted Brothers).

Wright House Exterior—Built in 1913

The Wright House measures 28 feet wide from east to west, and 42 feet deep from north to south. The residence is covered by a low-pitched hip roof with composition roof shingles and widely overhanging, unenclosed exposed roof eaves. A front-facing roof gable constructed along the north-facing slope of the hip roof is located at the east half of the home's north façade. It is clad with painted vertical boards in the gable peak. A front entrance is located in the center of the home's north façade. A small gabled pediment is centered over the front door. A concrete porch with four steps descends to a concrete brick walkway, which leads north to a concrete-paved city sidewalk. Black wrought-iron hand railings are secured to both sides of the concrete porch and steps. West of the center front porch on the north façade of the house is a box bay. From the front of the house, the box bay protrudes outward 12 inches, and measures 8 feet wide. An original large multi-paned tripartite window is located in the bay. All four exterior walls of the house are clad with painted vertical-coursed wood shingles. An original basalt rock basement foundation wall supports the house. The one-story home is illuminated with a variety of original picture, casement, and double-hung multi-paned wood-sash windows.

North Façade

The north façade of the house features a center front door and pediment, a front-facing single-story roof gable east of the front door, wood shingle siding, and a low-pitched, widely overhanging unenclosed hip roof with exposed wood eave rafters. A large multi-paned tripartite window is located in a projecting box bay west of the center front entrance. The tripartite window features a large center fixed pane with a multi-paned transom light. The window's single center pane is flanked by two matching 9/1 double-hung, multi-paned wood-sash windows. East of the door is a single 21/1 double-hung wood-sash window. All windows in the door and on the home's north façade are original 1913 units, and are in excellent well-preserved condition.

East Elevation

The east elevation of the house features a single story supported by a basalt foundation. The first-floor at the east elevation is clad with painted-wood coursed shingles. One original 21/1 double-hung wood-sash window is located next to the south end of the east

elevation. A similar 18/1 double-hung wood-sash window is located at the north end of the east elevation, and an 18/1 double-hung wood-sash window pair is located in the center of the east elevation. A small, tall and narrow 6/1 double-hung closet window flanks the north side of the window pair. The east elevation's low-pitched hip roof supports a low-pitched center hip-roof dormer with an east face that holds three windows. The dormer is clad with original 3-inch-by-5-inch painted wood shingle cladding.

West Elevation

The west elevation of the house at the first floor features a continuation of the home's low-pitched hip roof and widely overhanging unenclosed exposed eaves and roof rafters. The exterior west elevation is clad with painted wood coursed shingles. A center roof dormer with a row of three windows projects from the center of the west roof slope, and matches the dormer on the east roof slope. The exterior wall surface of the dormer is clad with 3-inch-by-5-inch painted wood shingles. A large brick chimney is located just north of center on the west elevation, and rises past the north edge of the roof and dormer. The chimney is tapered with a step design along its north side. Each chimney step is capped with a large cut-basalt stone. Two original matching multi-paned windows flank the chimney. At the first floor, a wide box bay that matches the box bay on the home's north façade, projects from the house next south of the brick chimney. The box bay features a tripartite window like the tripartite window on the home's north façade. All windows on the first floor are protected with original removable wood-sash storm windows.

South Rear Elevation

The south rear elevation of the house shows a continuation of the home's low-pitched hip roof, widely unenclosed overhanging roof eaves, exposed roof rafters, and painted coursed-wood shingle siding. A rear entrance door is located at the southwest corner of the home's rear elevation. The door opens outward to a concrete porch with four steps that descend to a concrete patio. The porch and steps are protected by a black iron railing. A contemporary large wood deck with horizontal wood railings is attached to the rear of the house next east of the concrete porch and porch steps. A large contemporary picture window is located next east of the rear entrance. With a view of the rear deck and the backyard, an original tall, narrow, 5/1 multi-paned wood-sash window is located just east of center at the rear south elevation of the house.

Wright Garage—Built in 1915

Spokane City/County Tax Assessor Field Book Data Sheets list the construction date for the Wright Garage as 1915, two years after the house was built.¹ The single-car garage measures 13 feet wide, 19 feet deep, and rises one story in height. It faces north towards the south rear elevation of the house, and is accessed by a concrete-paved driveway. The garage reveals original materials and Craftsman-style design features that match those of the house, including a shallow-pitched hip roof with widely overhanging unenclosed roof eaves covered with composition roof shingles. The exterior walls of the garage are clad

¹ Spokane City/County Tax Assessor Field Book. Spokane County Courthouse, Spokane, WA.



2024 photograph of Wright Garage

with circa-1915 painted narrow horizontal clapboard siding. A metal overhead garage door at the north façade was installed after 2011, and opens to an unfinished interior with an original concrete foundation floor. The interior floor space of the garage measures 247 square feet.²

Wright House Interior

The interior of the Wright House is well-preserved with an intact original interior design, windows, oak flooring, and smooth golden-hued gumwood woodwork. With 1,222 square feet of interior space, the first floor features a living room, dining room, kitchen, three bedrooms, and a bathroom. A 400 square-foot attic is finished with one bedroom and closet. A full concrete and basalt stone basement contains 1,198 square feet, and is unfinished.³

The home's center front door opens from the north façade of the house into a first-floor living room. The front door is original and is made of solid gumwood with 12 narrow, divided vertical lights. The living room ceiling is 8 feet in height and the floor is covered with original narrow planks of solid oak hardwood. The woodwork is original and is made of smooth golden-colored gumwood like the front door. Located in the northwest corner of the house, the living room extends from the center front door to the west wall. The north wall in the living room features a large box bay window framed by an arched opening. The

² Ibid.

³ Spokane City/County Tax Assessor. Spokane County Courthouse, Spokane, WA.

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bay extends 12 inches outward. An original multi-paned wood-sash tripartite window is located in the center of the box bay. The window has a fixed wood-sash center picture pane with an overhead horizontal transom window of 14 small divided lights. Two tall, narrow 9/1 windows flank the center picture window. A fireplace is centered on the living room's west wall. It is framed with an original gumwood mantel, gumwood pilasters, and a ceramic tile hearth. A field tile fireplace surround finished with select art tiles manufactured by the Claycraft and the Muresque companies frame the firebox.⁴ The fireplace is flanked by two original matching multi-paned 1/1 wood-sash windows.



2024 photograph looking north into the living room, and a small bedroom/library behind French doors in the northwest corner of the house



2024 photograph of living room's west wall with fireplace

⁴ The Heritage Foundation—Fireplace Tile Identification. 2014.

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***2024 photograph looking south into the dining room
(kitchen in the background)***



***2024 photograph of the kitchen, looking northwest through a kitchen
pass-through into the dining room***

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A wide entrance arch leads south from the living room into a formal dining room. A large tripartite window that matches the window in the living room's north-wall box bay is located in the dining room's west-wall box bay. The window has a large center fixed-pane with a horizontal transom of 14 divided lights. The center pane is flanked by two tall, narrow 12/1 wood-sash windows. Dining room woodwork is made of gumwood, the floor is made of solid oak, and the ceiling is 8 feet high. The south wall of the dining room features a wood bracket-supported, arched pass-through that opens into a kitchen. Next west of the south-wall pass-through in the dining room is a solid gumwood door that opens to the kitchen. A second gumwood door in the dining room opens from the room's southeast corner into a center service hallway.

A kitchen is located in the southwest corner of the first floor. It features a Marmoleum floor covering, painted walls, an 8-foot ceiling, and counter space surrounded by upper and lower built-in painted-wood cupboards and cabinets. A wood-sash casement window with divided lights is located above a counter-top sink. An interior door in the northeast corner of the kitchen opens into the interior service hallway. Another interior door on the kitchen's east wall opens to a stairway that leads up to an attic. A paneled exterior door with four upper lights opens from the rear southwest corner of the room to an exterior concrete porch and steps at the exterior south rear elevation of the house.

Solid gumwood French doors with multiple lights open from the east wall of the living room to a small bedroom located in the northeast corner of the house. The bedroom is finished with a continuation of solid gumwood woodwork. A large 21/1 multi-paned wood-sash window is located on the north wall. A narrow door on the room's south wall opens to a closet.

A door in the closet's south wall opens to a center bedroom built on the home's east wall. A window pair with two 20/1 wood-sash window units are centered on the bedroom's east wall. The bedroom's opposite west wall supports a large wall-to-wall built-in linen/wardrobe closet. Unlike the gumwood-finished small bedroom in the northeast corner of the house, the center east wall bedroom is finished with painted woodwork. The bedroom floor is made of a continuation of the home's original hardwood oak flooring.

The east-wall center bedroom opens south to an interior service hall, and a full east-wall bathroom. The 2024-updated bathroom holds new porcelain fixtures, including a bathtub, wash basin, toilet, and ceramic tile-covered walls and floor. The interior service hall continues south to a bedroom located in the rear southeast corner of the house. Two wood-sash windows with multiple lights illuminate the corner bedroom with one window on the east wall and one window on the south wall. All of the woodwork in the east-wall bedroom, southeast corner bedroom, bathroom, linen closet, and the service hallway is painted white enamel.

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Looking northeast into the center east wall's bedroom

(the interior doorway pictured in the photograph leads north from the east wall bedroom into a small bedroom in the northwest front corner of the house)



Looking into the rear southeast corner bedroom on the first-floor



Looking west at the finished attic

An interior door on the kitchen's east wall opens to a stairway that ascends to a finished attic. The attic features one large open room with a sloped ceiling that follows the slope of the home's shallow-pitched hip roof. Two identical tripartite windows with center panes flanked by 1/1 double-hung windows illuminate the west and east walls of the attic.⁵ A 5-panel walnut-stained fir door on the attic's north wall opens north to a finished closet. A matching 5-panel door is located on the south wall, and opens to the staircase located between the attic and kitchen. The finished attic includes electrical service, two tripartite windows, painted walls/ceilings, and walnut-stained fir floors and interior doors. A basement is reached by a stairway accessed in the interior service hall. The basement is unfinished and includes a large mechanical, storage, and laundry area, and a wine cellar.

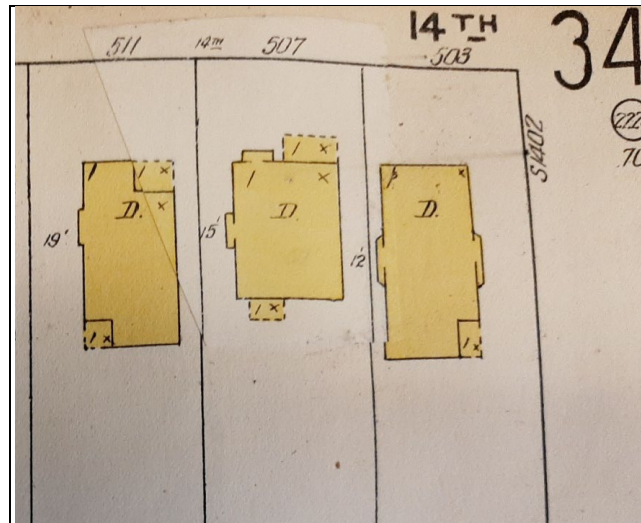
ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

In 1913, the Wright House was designed and built in the Craftsman style as a one-and-one-half-story bungalow with a low-pitched hip roof, widely overhanging unenclosed roof eaves, exposed rafter tails, and a partial-width single-story covered front porch. As shown on the following *1910 Sanborn Fire Insurance Map*, the covered front porch was built on the east half of the dwelling's north-facing façade.⁶

⁵ Except for vinyl sash, the windows are exact duplicates of the original windows, which were too damaged to repair.

⁶ *1910 Sanborn Fire Insurance Map*. Spokane Central Library, Spokane, WA.

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***The Wright House, 507 West 14th Avenue, as depicted on a
1910 Sanborn Fire Insurance Map in circa 1913
(map corrected through 1923)***

Alterations were made to the house as stated on City of Spokane Department of Public Works building permit #92526, September 14, 1948, which described proposed work to “change porch (make smaller).” The front porch was entirely removed and replaced by a small pediment, which was built in the center of the house over the front door.



2024 photograph of front door pediment at 507 W. 14th Avenue

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In addition to removal of the front porch in 1948, the home's roof eaves were shortened and the original exterior narrow-width horizontal wood clapboard cladding was covered with large square coursed-wood shingles.⁷ The city of Spokane Department of Public Works building permit stated the cost of the 1948 proposed "alteration" to "change porch, cut down size of eaves, and re-roof" the house to be "\$1500."⁸ The above-noted alterations were completed in 1948-49.

In 2023-24, a restoration of the home's original Craftsman-style roof design with widely overhanging unenclosed roof eaves and exposed roof rafters was undertaken and completed. The home's roof was recovered with new composition roof shingles, and the exterior of the house was repainted.

Property Modifications⁹

- 1912 Permit #4224—December 1912—new residence--\$3,000—bldg. permit
Permit #1275—December 1912—sewer permit
Permit #3374—December 1912—water division permit
- 1929 Swanson Electric Company
- 1933 Maxwell & Frank—heater motor, James Smyth—oil burner
- 1937 Heater
- 1939 Range electric
- 1948 Permit #92526—November 1948—house alterations—C. M. Joslin
- 1967 Permit #34,492—July 1967—American Standard furnace—Joseph Floyd
Permit #12404—July 1967—gas line service
- 1973 Permit #E-4774—January 1973—electrical permit—Joseph Floyd
Permit P-3343—September 1973—plumbing
- 1977 Permit M-10367—June 1977—fuel damper
- 1988 Permit #72821—September 1988—side sewer permit—Joseph Floyd
- 2011-16 Replaced water heater, furnace, air conditioner, gas fireplace insert, kitchen floor, countertops, backsplash, light fixtures, stairway carpet, interior and exterior of house repaired and repainted, original storm windows repaired.
- 2023-24 Roof eaves restored and repainted to original 1913 design and size with widely overhanging unenclosed eaves supported by exposed roof rafters and brackets, house re-roofed with new composition roof shingle

⁷ City of Spokane Building Permit #92526; September 14, 1948.

⁸ Ibid.

⁹ City of Spokane building permits dated 1912-2024, Spokane City Hall, 3rd Floor.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance</i>	<i>Architecture</i>
<i>Periods of Significance</i>	<i>1913 and 1915</i>
<i>Built Date</i>	<i>1913 house, 1915 garage</i>
<i>Architect</i>	<i>Unknown</i>
<i>Builder/Contractor</i>	<i>F. E. Martin</i>

SUMMARY STATEMENT

The Wright House was constructed at 507 West 14th Avenue in the South Side Cable Addition on Spokane's South Hill in 1913. Two years later in 1915, a detached single-car garage was built behind the house. The Wright House & Garage are eligible for listing on the Spokane Register of Historic Places under Category C for architectural significance as fine examples of popular historic bungalow home and garage forms interpreted and finished in the Craftsman style. The property's period of significance is 1913-1915, the time in which the Wright House & Garage were built. The first initial homeowners and couple responsible for building the Wright House & Garage were Fred & Winifred Wright. A registered Spokane patent attorney, Fred Wright purchased residential Lot 2 on Block 4 in Spokane's South Side Cable Addition at 507 West 14th Avenue in 1909. He then hired Spokane home builder, F. E. Martin, to construct a single-family home. Construction of the house was completed in 1913 for \$3000, and was home to the Wright family for more than 7 years. The property was sold in 1920.

HISTORIC CONTEXT

South Side Cable Addition

Before the recording of its final platting on March 1891, the South Side Cable Addition—sometimes called the “Manito Plateau” on Spokane's South Hill, was populated with rocky ridges and basalt outcroppings, wild shrubs/grasses, trees, and small animals before the onset of people, roads, and houses.¹⁰ Although development of the area was very slow due to a nationwide economic depression in the 1890s, the early 1900s witnessed an end to the depression with reinvigorated construction. In 1906-1908, successful Spokane real estate developers Harl Cook, Jay P. Graves, Arthur D. Jones, and William Kiernan turned their eyes to the Manito Plateau and began investing hundreds of thousands of dollars towards developing the land for domestic residential use. Water and sewer lines were laid, electric service was installed, street trees were planted, sidewalks were paved, and roads were graded. From designs created for Spokane by the nationally famous Olmsted Brothers Landscape Architecture firm, the city developed a system of public parks, boulevards, and green spaces especially in residential areas. These included Cliff Park, Cannon Hill Park, Manito Park, West 21st Avenue Boulevard, and South Manito Boulevard (boulevards were also known as parkways). Elementary schools and churches were erected, and electric street car lines were installed, traversing the neighborhoods and efficiently connecting residential suburbs on the Manito Plateau to downtown Spokane. Jay P. Graves developed

¹⁰ Spokane County Courthouse, Spokane, WA.

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the Rockwood Neighborhood (listed as a National Register Historic District in 1997), and the neighborhood around Manito Park. Arthur Jones developed the area around Cannon Hill Park, Harl Cook developed the Cliff Park neighborhood, and William H. Kiernan developed the South Side Cable Addition, which lies between Cannon Hill Park and Manito Park.

The South Side Cable Addition is roughly bounded by West 14th Avenue to the north, Cannon Hill Park and Manito Park to the south, South Wall Street to the west, and South Division Street to the east. Most of the addition was owned by William Kiernan and his development and real estate businesses known as the Western Trust & Investment Company and the Kiernan Land Company. Kiernan's land company created and enacted early land-use controls while his Western Trust & Investment Company marketed land parcels to potential buyers for residential development.

To promote appropriate architectural continuity, housing quality, and prescribed land use, the Kiernan Land Company created and penned early land-use controls, called "covenants."¹¹ Kiernan's land-use covenants "ran with the land" as directed in warranty deeds, and held the following restrictions:

1. *All residences constructed must cost at least \$2500 (a 1908 value),*
2. *All residence construction must be of a "modern style of architecture,"*
3. *No outhouses or barns allowed or used as residence dwellings,*
4. *No building erected and used for business purposes of any kind.¹²*

The covenants proved to be positive for the development of the South Side Cable Addition, especially as a variety of architects, builders, and craftsmen erected single-family homes in a variety of styles and sizes. Today, the neighborhood holds prominence as a well-designed and well-preserved community.

William Kiernan placed advertisements in the Spokane *Spokesman-Review* newspaper, including the following in 1910:

***More Business and Professional Men Have Bought Lots in
SOUTH SIDE CABLE ADDITION
than in Any Other Addition in the City.***

*Businessmen and professional men are discriminating buyers.
An addition must have the attractive features, must be on sale at right prices,
and must be improved with substantial improvements, or such will not buy.
The Western Trust & Investment Company.¹³*

Such tantalizing advertisements and the area's natural amenities with planned infrastructure beckoned bankers and businessmen, lawyers and lumbermen, merchants and

¹¹ Spokane County public records. Spokane County Courthouse, Spokane, WA.

¹² Ibid.

¹³ *Spokesman-Review*, 26 June 1910.

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miners, and others who eventually purchased lots in the South Side Cable Addition and surrounding neighborhoods on the Manito Plateau. Local architects and builders designed and built homes for new property owners with forms and styles that ranged from large and small bungalows and boxy foursquares to a variety of architectural styles, including Colonial Revival, Tudor, Mission, Prairie, Spanish Eclectic, Italian Renaissance, Craftsman, and Minimal Traditional.

Fred & Winifred Wright--First Homeowners of the Property, 1909-1920

In 1909, Fred R. Wright purchased Lot 2, Block 4 in the South Side Cable Addition at Spokane street address 507 West 14th Avenue, two blocks south of Cliff Park on Spokane's South Hill. Three years later in August 1912, Fred married Winifred Northrop. They commissioned Spokane building contractor F. E. Martin to construct a one-story, single-family, Craftsman-style bungalow for them. Dated December 3, 1912 by the Spokane Department of Public Works, a Spokane building permit was approved for construction with an estimated value of \$3000 to build the house.¹⁴ The home was erected and city sewer applications, water inspections, and permits for necessary fixtures ensued as the Wright family prepared to move into their new home in 1913. In 1915, they built a one-car garage similar in design to the house in the rear southwest corner of the property.

Fred Wright worked in Spokane as a registered patent attorney, and later expanded his legal opportunities to include real estate and insurance.¹⁵ He grew his law practice in different buildings at different times in downtown Spokane with offices in the Eagle Block, Hyde Block, and the Peyton Block, where his business was known as "Wright & Company." In 1913 and 1915, Fred & "Winnie" were blessed with two children, Winston and Eileen.¹⁶ In 1915, the following advertisement was issued in the "help needed" section of the *Spokesman-Review* newspaper:

WANTED: GIRL TO ASSIST WITH HOUSEWORK
For room and board. West 507-14th Avenue, Phone Riverside 1918L

As their family grew, Charles & Winifred Wright purchased and moved to a larger residence in 1920 and sold their home at 507 West 14th Avenue.

Subsequent Homeowners, 1920-1952

In 1920, Charles & Cora Chase purchased the house and property at West 14th Avenue. Charles worked as a credit manager for the International Harvester Company in Spokane, and was promoted to the company's Spokane office manager in the 1930s.

Charles & Jennie Joslin purchased the property in 1939. Charles Joslin worked as a road and highway contractor. In 1948, their son, C. Morten Joslin, an engineer and chief supervisor for C. W. Joslin & Sons Highway Construction Company in Spokane, bought

¹⁴ City of Spokane City Hall, building permit #4224, 3 December 1912.

¹⁵ *Spokesman-Review*, "Patent Lawyers." 12 June 1913.

¹⁶ *Spokesman-Review*, "City and County Records Births." 10 June 1913. *Spokane Daily Chronicle*, 12 February 1914. *Spokesman-Review*, "City and County Births." 21 March 1915.

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the Wright House & Garage along with his wife, Margaret Joslin. They applied for a building permit from the City of Spokane in September 1948 to make alterations to the house. “\$1500” was the value listed to complete the following work ascribed by the City of Spokane: “change porch (make smaller), cut down size of eaves, and re-roof” the house.¹⁷ The alterations were made, and the work was approved by the City of Spokane.¹⁸

Joseph & Mary Jane Floyd, property homeowners, 1983-1991

In 1952, the Joslin family sold their house on West 14th Avenue to Palouse ranchers, Walter & Mary Stelzer. Although the Stelzers resided in the St. John, Washington area, they bought the West 14th Avenue house in Spokane as a “city home” to be shared with their large family. Their daughter, Mary Jane Stelzer, married Joseph Floyd, and together, the Floyds purchased the Spokane house. Joseph Floyd worked different jobs at different times as a shop man and welder for Miller & Poston Manufacturing in Spokane, and for the Anderson & Miller Company and later, Alumax Welding.

Norman & Claudia Havercroft purchased the Wright House & Garage for \$58,000 in October 1991. Bernard & Mary Milligan bought the property in 1994 for \$105,900. Four years later in 2000, they sold the house for \$115,000 to Lorelei Randazzo. Gary & Stacy Gonzales bought the property in 2005 for \$187,900.

Donna Punihaole, current property owner, 2011-2024

Donna Punihaole purchased the Wright House & Garage on April 15, 2011 for \$202,000. Donna was born in Los Angeles, California, joined the United States Army in 1985, was stationed for many years in Hanau, Germany, and developed a keen interest and appreciation for the historic architecture she enjoyed while in Germany and Europe. Donna retired in 2012 to Spokane, Washington, and purchased the Wright House. She noticed alterations made to the home, which are listed on a 1948 Spokane building permit, and began planning to restore the property to its original design.¹⁹ In 2023-25 Donna hired a professional contractor, who reroofed and restored the home’s original hip roof with 3-foot-deep unenclosed eaves and exposed eave rafters.²⁰

ARCHITECTURAL SIGNIFICANCE

Category C

Craftsman Style and Bungalow Form

The Arts & Crafts Movement began in England around 1850, and became popular when “Gustav Stickley made it the title of his magazine, *The Craftsman*, which he published between 1901 and 1916.”²¹ The term “Craftsman style” was used to describe home design with low-slung nearly ground-hugging roofs, simple square-cut generous-sized woodwork, multi-paned windows, open home interiors, built-in furniture/storage units, decorative arts,

¹⁷ City of Spokane building permit, Department of Public Works, #92526, 14 September 1948.

¹⁸ The 1948-alterations to the original roof were reversed in 2023-24, culminating in a total roof rehabilitation with a new roof that matches the size and design of the original 1913 roof.

¹⁹ Ibid.

²⁰ *Authentic Restoration Services*. Brian Westmoreland. Spokane, WA. 509-270-7030.

²¹ Duchscherer, Paul, 1995.

and a more relaxed way of life. Described as a “one with nature” life style, the Craftsman aesthetic espoused “natural” building materials such as wood shingles, indigenous stone or river rock, smooth brick and textured clinker brick, stucco, wrought iron, and leaded and beveled glass. Horizontal orientation was accentuated instead of the vertical lines so popular in former Queen Anne-style homes of the late 1800s.

Beginning in 1900, a one or one-and-one-half-story house form with a low-pitched roof and partial or full covered front porch became popular as it replaced anything and everything tall and “Victorian” from the Queen Anne period of the late 1800s. The Wright House & Garage well-illustrate the Craftsman style, which was used to clad and embellish bungalow house and garage forms that were popular throughout the United States from about 1900 to 1930. Common features of the bungalow house form and the Craftsman style include a one-story or one-and-one-half-story dwelling covered with a medium-to-low-pitched front gable roof with wide unenclosed eave overhangs, exposed roof rafters, and decorative beams, braces and brackets.²² Porches are partial or full-width and are supported by square or tapered porch piers, posts, pillars or columns. Covered porches are expansive and sometimes support large areas that are used as “outdoor living rooms.” Enclosed porch walls are common. A combination of two, three or four siding materials and styles are found, including narrow-width clapboard siding, shingle siding, stucco and brick or stone, or both. Tudor Revival and/or Swiss Chalet style influence is sometimes seen with the addition of decorative false half-timbering and stucco infill in gable peaks and gable fields. Exterior walls may be flared at the lower edge of the wall (mimicking a low-slung look). Multi-colored textured clinker brick (oftentimes with cobbles and pieces of basalt rock) is found on mostly landmark examples. Windows are double-hung designs, and sometimes feature multi-paned lights in various designs and materials in stationary upper sashes (wood or leaded with stained glass lights). Interiors are commonly open and spacious with built-in furniture, including window seats, bookcases, buffets/hutches, drop-leaf desks, telephone niches, linen closets, breakfast room tables/bench seats, and fireplace mantels and surrounds. Built-in furniture, wood floors, and woodwork are made of selected oak, fir, and maple, and are finished in ebony-hues or golden honey-hues handrubbed to deep, rich patinas—espousing the idea of “hand-crafted woodwork” in hand-crafted houses.

The Wright House & Garage well-depict the bungalow form and the Craftsman style through the following characteristics:

- 1913 (house) and 1915 (garage) built dates correspond to the bungalow form’s reign of popularity and the Craftsman style’s period of construction in 1900-1930
- One-and-one-half-story house and one-story garage
- Low-slung hip roof
- Protruding low-pitched façade porch gable
- Widely overhanging unenclosed roof eaves
- Exposed rafters

²² McAlester, Lee & Virginia, 1989.

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- Roof brackets
- Wide bargeboards
- Wood shingle cladding on house
- Narrow horizontal wood cladding on garage
- Unusual brick-and-basalt rock-stepped exterior chimney
- Spacious, open interior floorplan
- Solid oak hardwood floors
- Honey-hued solid gumwood woodwork and fireplace mantel
- Original gumwood multi-paned windows
- Original multi-paned gumwood interior French doors
- Original 1913 multi-paned oak front door with original lights
- Original walnut-stained fir doors and woodwork in attic
- Box bays, located at the north façade and west elevation of the house, support original multi-paned gumwood windows

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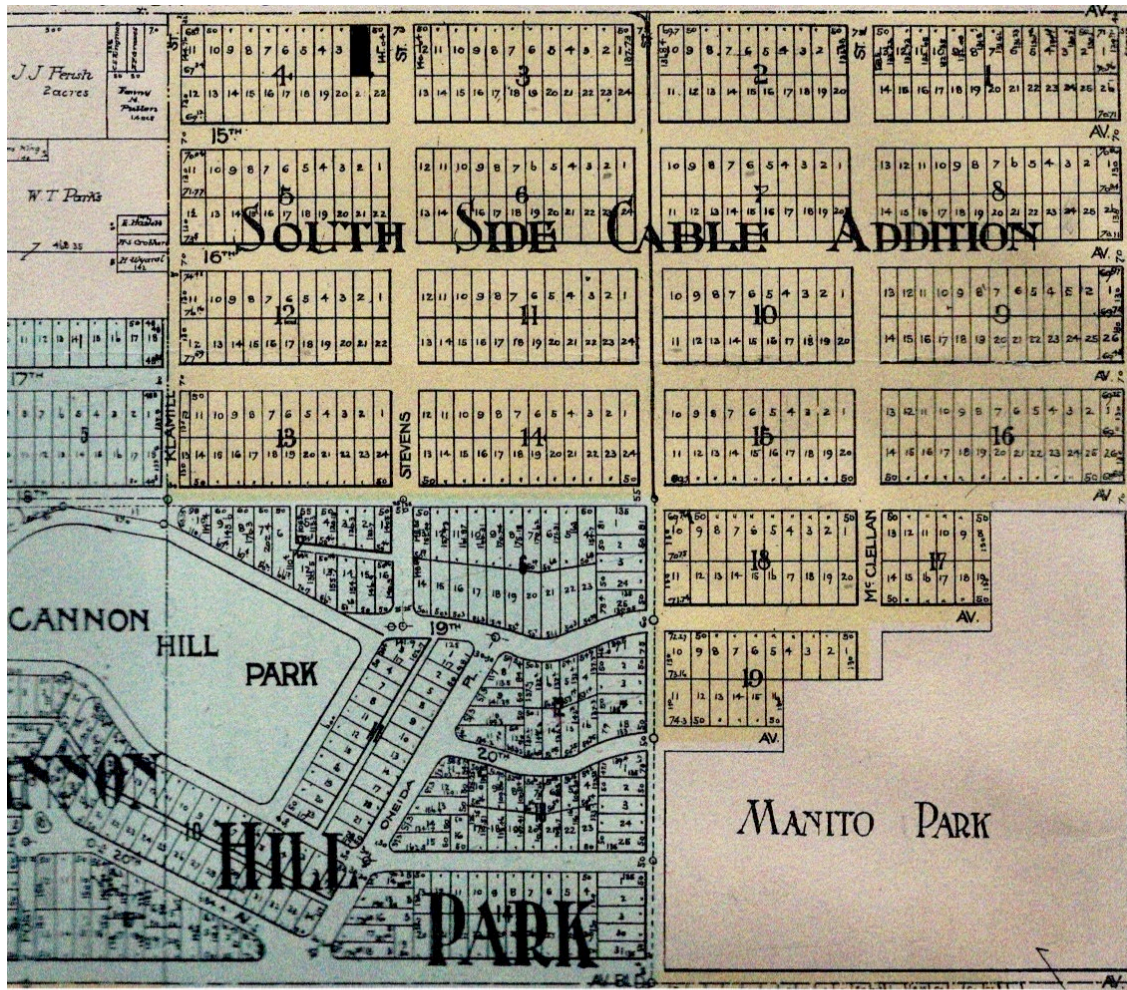
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north



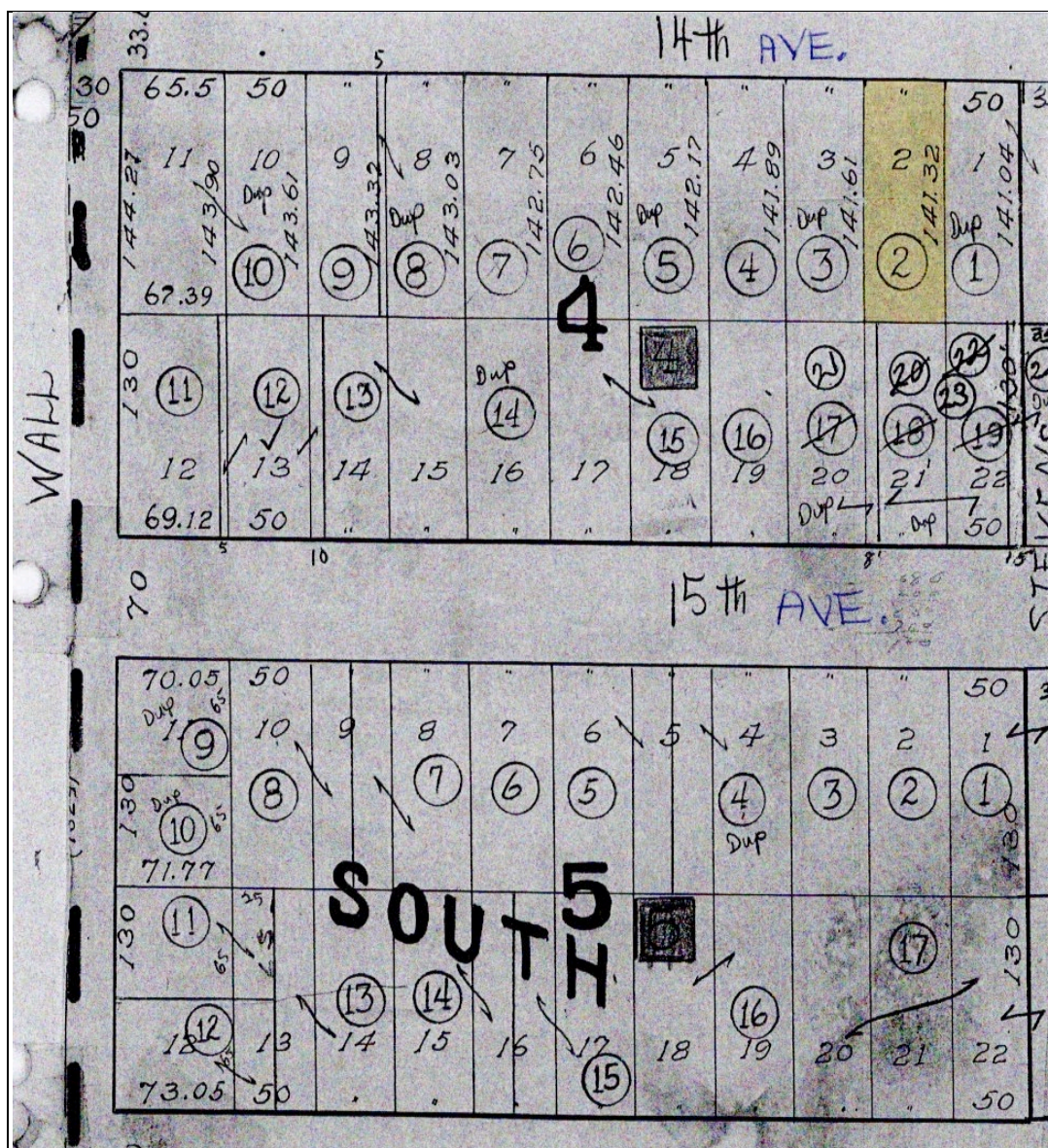
1912 George A. Ogle Map
of the

SOUTH SIDE CABLE ADDITION

Wright House
507 West 14th Avenue, Spokane, WA 99203

*The plat map shows the South Side Cable Addition's Block 4, Lot 2
colored with black ink infill*

north

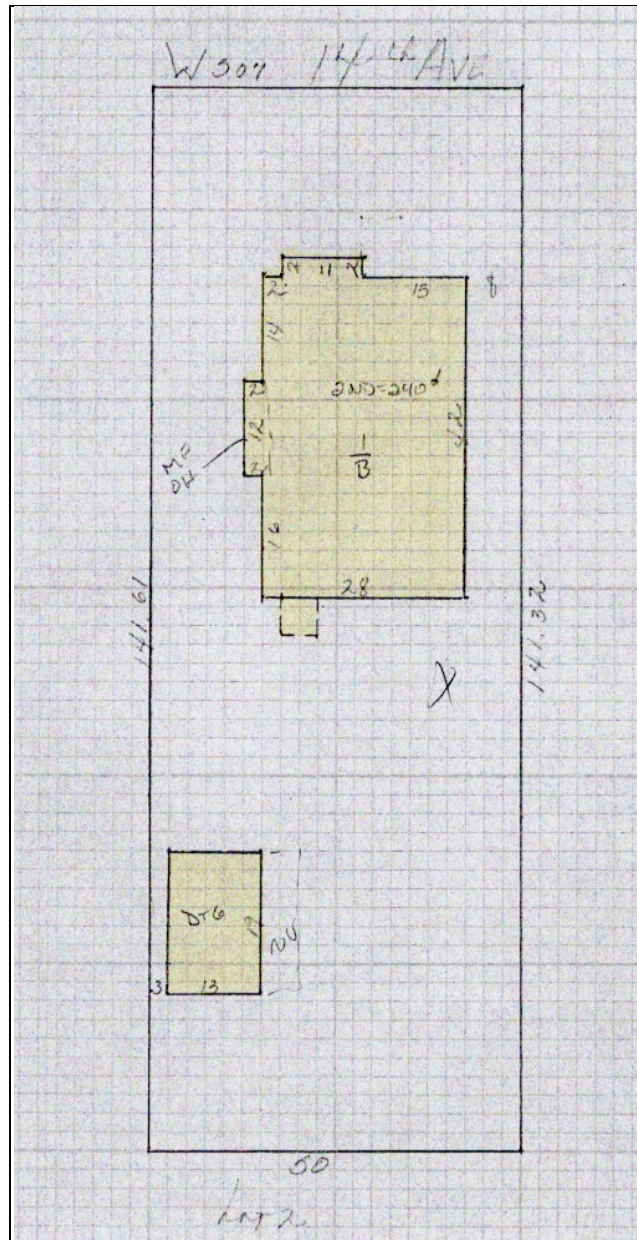


Wright House
507 West 14th Avenue

Final Nomination July 6, 2024

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north



1950 SITE PLAN

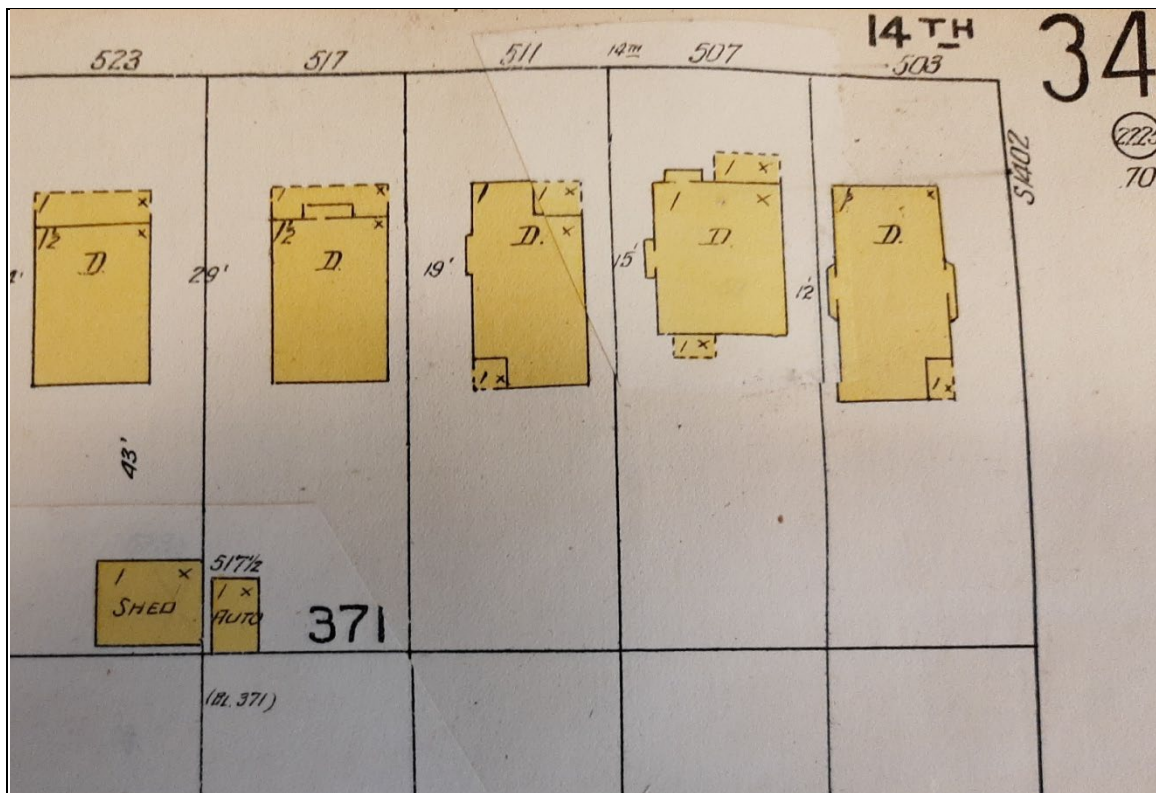
Wright House—507 West 14th Avenue

Notice the original 1913 front porch, which was built on the north façade of the house, is missing.

This site plan was drawn in 1949, after the porch was removed.

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north



1910

(corrected in 1924)

SANBORN FIRE INSURANCE MAP

Wright House

507 West 14th Avenue

- 1) A footprint drawing of the Wright House at 507 W. 14th Avenue is shown on the above-printed Sanborn Fire Insurance Map.
- 2) The number "1" is printed on the map at the northeast corner of the house, and on both the front and back porches. The "1" indicates the house and porches were one-story in height (when this map was drawn, the attic and basement in the Wright House were completely unfinished).
- 3) The large capital "D" in the center of the house drawing indicates a "dwelling."
- 4) The home's original covered north front porch was removed and replaced in 1948-1949 with a center front gabled pediment over the home's original front door.

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Photo 1

A 2024 photograph, looking south at the north facade of the Wright House



Photo 2

A 2024 photograph of the north facade of the Wright House

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Photo 3
A 2024 photograph of the east elevation of the house, looking north



Photo 4
2024 photo of west elevation of house, looking north

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Photo 5
2024 photo of south rear elevation of house and attached wood deck



Photo 6
2024 photo of c. 1915 garage, looking southwest behind house

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Photo 7
2024 photo of garage's eaves at south façade and west elevation



Photo 8
2024 photo of living room, looking north

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Photo 9
2024 photo of living room, looking west



Photo 10
2024 photo, looking southwest into dining room from living room

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Photo 11
2024 photo of small bedroom/library in the northeast corner of house, looking east



Photo 12
2024 photo of east wall bedroom, looking northeast

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Photo 13
2024 photo of southeast master bedroom, looking southeast



Photo 14
2024 photo looking northeast at interior service hall on first floor

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Photo 15
2024 photo of kitchen, looking west



Photo 16
2024 photo of kitchen, looking northwest

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Photo 17
2024 photograph of original vinyl that covered the kitchen floor in 1913



Photo 18
2024 photograph of finished attic space, looking west at windows
(notice open doorway that leads down a staircase to kitchen)

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Photo 19
2024 photograph of unfinished basement



Photo 20
2024 photograph of basement wine storage