

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Frederick E. Westcott Model Home – 1215 E. 19th Avenue

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1928; the Frederick E. Westcott Model Home meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Westcott Model Home meets the Spokane Register under Category C for architecture as a good example of a two-and-one-half-story English Cottage-inspired Period Revival home; as well as its association with master architect, Frederick E. Westcott.
 - The overall composition is intentionally asymmetrical, relying on varied roof forms, projecting bays, changes in wall planes, and irregular massing to create the informal character associated with English Cottage-inspired Period Revival architecture. The exterior of the house is clad in rough cut cedar shakes and windows are primarily double-hung original wood.
 - Dr. Clyde Wallace Countryman and his wife, Emma Jane Countryman, were the first documented owners and occupants of the residence, purchasing the property in 1931. Dr. Countryman was a Spokane physician and surgeon who established his medical practice in the city and was active in local civic and professional affairs. He served as surgeon for the Spokane Police Department and participated in the ownership group of the Spokane Indians baseball organization. During World War II, Dr. Countryman returned to military service with the United States Army Air Forces and attained the rank of lieutenant colonel. He was killed in an aircraft crash in 1945 while serving on active duty. Emma Jane Countryman continued to reside at the property into the early 1950s and oversaw the continued development of its landscaped grounds.
 - The east side of the property is particularly significant for its connection to the historic development of the landscape. Following their purchase of the residence in 1931, Dr. and Mrs. Clyde W. Countryman acquired an additional 30-foot-wide parcel immediately east of the house and incorporated it into the property through coordinated plantings and landscape improvements. The original rock garden, located along the east side of the residence, remains an important surviving feature of this period of site development. Together with mature vegetation and concrete landscape elements, the garden reinforces the historic relationship between the residence and its surroundings. Specific landscape elements such as the concrete stairs, pillars, and rock garden are included in the Management Agreement as protected elements of the property.
 - Architect of the house, Frederick E. Westcott (1888–1946) was an important figure in the architectural development of Spokane during the first half of the twentieth century. At the time of his death in 1946, the Spokane Daily Chronicle described Westcott as "one of Spokane's best-known architects," recognizing a career that spanned more than three decades and included residential, commercial, educational, and civic commissions throughout Spokane and the Inland Northwest. His work reflects the evolution of Spokane architecture from the Craftsman era through the mature Period Revival movement and contributed to the character of many of the city's neighborhoods. He worked as a draftsman and designer for the firm of Cutter & Malmgren as well as for architect, Albert Held. He later formed a partnership with WW Hyslop, Hyslop & Westcott.

3. **SMC17D.100.090: “The property must also possess integrity of location, design, materials, workmanship, and association.”** *From NPS Bulletin 15: “Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity.”*
- The Westcott Model Home has retained its location, design, setting and association, and still retains nearly all of its materials and workmanship on the exterior and interior. As a result of its excellent integrity, it is eligible for listing on the Spokane Register of Historic Places.
4. **Once listed, this property will be eligible to apply for incentives, including:**
Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

STAFF RECOMMENDATION

The Frederick E. Westcott Model Home is eligible for listing on the Spokane Register under Category C in the area of architecture for its design by Frederick E. Westcott and as a good example of an English Cottage-inspired Period Revival house.

Preservation Officer Review: Megan Duvall
Nominations Committee: Yes
Landmarks Commission Review: Pending

Report: 10/19/2026
Site Visit: 10/15/2026
Hearing: 10/21/2026