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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **ANDERSON, LOUISE CHANDLER, HOUSE**

other names/site number The Chandler Sisters House

2. Location

street & number 3003 S. Manito Boulevard ☐ not for publication

city or town Spokane ☐ vicinity

state WA code WA county Spokane code 063 zip code 99203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria

___ **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title Date

WASHINGTON SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [X] structure
- [ ] object

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

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function 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 19th and EARLY 20th CENTURY AMERICAN MOVEMENTS: American Foursquare

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
roof: ASPHALT
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with ***a summary paragraph*** *that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)*

NARRATIVE DESCRIPTION

Summary Paragraph

Built in 1922, the Louise Chandler Anderson House is located on Manito Boulevard, a well-preserved, divided, tree-lined street with a center landscaped parkway in Spokane, Washington. The single-family Anderson House is a fine example of the American Foursquare form, and is distinguished with a box-like rectangular footprint, two full stories, a low-pitched hip roof, symmetrical fenestration patterns, a full-width covered front porch, and a prominent Prairie-style front entrance door. Horizontal emphasis is achieved by the home's low-pitched hip roof and hip roof dormers, widely overhanging boxed eaves, wide cornice, modillion course, brick belt and soldier courses, and a very low-pitched front porch roof which is supported by thick square porch pillars and an enclosed porch wall. The house, porch wall, and square porch pillars are all clad with variegated red brick veneer while the dormers are covered with split wood shingles. In contrast to the home's red brick veneer cladding at the first and second floors, basalt rock ashlar is used to form a raised foundation. The Anderson House retains a high degree of architectural integrity in its original location, setting, design, materials, workmanship, feeling, and association as a single-family home.

CURRENT APPEARANCE & CONDITION

Site

The Anderson House is built in the center of Lot 17 on Block 44 in the Manito Park Addition on Spokane's South Hill. The lot measures 50 feet wide, 142 feet deep, and faces west as it fronts South Manito Boulevard. The boulevard was developed as a groomed lawn and treed parkway that separates a paved city street—one half of the street is located on the east side of the parkway and runs north, and the other half of the street is located on the west side of the parkway and runs south. The house is built on a slight west-ward facing slope which abuts the one-way-north-only street at the east side of the parkway. The property is framed by maple trees, shrubs, manicured lawn, and a paved driveway at the north border of the property. The home is part of a socially and architecturally prominent historic residential neighborhood which was developed during the first half of the 20th century with single-family homes situated along a directionally correct grid work of paved streets. The Manito Boulevard parkway is a focal point of the neighborhood and provides a landscaped link to Manito Park, an Olmsted brothers-inspired city park which is located in the neighborhood ten blocks north of the Anderson House.

Exterior of the House

The exterior of the Anderson House is clad with raked, variegated red face brick veneer. The wood trim on the house is painted white and contrasts well to the red brick veneer cladding and black basalt foundation stone. The home follows a rectangular footprint 30 feet wide and 43 feet deep, and has a full-width front porch at the first floor 26 feet wide and 10 feet deep. The house is wood-frame platform construction, has two full stories, a low-pitched hip roof covered with composition shingles, and three center hipped dormers with at the west, south, and north roof slopes. At the north elevation of the house, a single exterior brick chimney rises from grade and penetrates the roof eave. The boxed eaves of the house are prominent with a wide overhang, plain cornice, and scroll-sawn modillion course. Dormer eaves are also widely overhanging with plain cornices but without the modillion courses. The dormers are clad with original straight-cut wood shingle siding and provide illumination to the attic through original 8/1 double-hung, wood-sash windows. The windows at the first and second floors of the house are original and feature a combination of 6/1 and 8/1 multi-paned wood-sash double-hung window units, multi-paned stationary window units, and multi-paned sliding window units. The windows are capped with brick soldier courses and supported by brick window sills. Basement windows are multi-paned awning windows with wood sashes (some windows are partially missing and covered with plywood boards).

West Façade

Facing west, the façade of the house is embellished with a symmetrical design, symmetrical fenestration patterns, and a full-width covered front porch at the first floor. The porch is covered with a very low-pitched hip roof, and like the dormers and house, has widely overhanging eaves with a plain cornice. Large square brick pillars support the porch roof and are joined together by a brick porch wall. The wall is capped by molded concrete coping and is articulated with brick lozenge designs and a brick soldier course. The brick soldier course separates the brick veneer cladding at the first floor from a black basalt rock ashlar foundation wall. Flanked by a black basalt rock ashlar stairway wall that matches the black basalt rock ashlar foundation, a center concrete staircase with five steps ascends from a brick paver-lined walkway in front of the house to a concrete porch deck. The porch deck is partially encircled by the brick porch wall. The porch ceiling is covered with original wood V-groove paneling painted white. The encircling porch wall is interrupted with an opening at the northeast corner of the porch and forms an entrance to concrete steps that descend to a paved driveway at grade. A front entrance with a single door is centered at the west façade of the house and is flanked by two identical 8/1 double-hung, wood-sash windows. The door is made of solid oak with an oak veneer which exhibits a rich, deep brown-colored patina. The front door is 40 inches wide and is distinguished with deeply beveled divided lights and a unique geometric design influenced by the Prairie style. The second floor at the west façade of the house has a center entrance door which opens onto the porch roof and is flanked by two identical 8/1 double-hung, wood-sash windows. Like the windows, the door is multi-paned and painted white.

South, North, and East Faces

The north, south, and east elevations of the house match the home's west façade in that they are also clad with brick veneer at the first and second floors and supported by a black basalt rock foundation. The raised foundation is prominent and punctuated by multi-paned basement awning windows. Some of the windows are covered with painted plywood boards but all are original. Like the west façade of the house, the three elevations are embellished with a brick soldier course that separates the basalt foundation wall from the brick cladding at the first floor, with a projecting brick belt course that breaks up the planar wall surface of the house as it separates the first floor from the second floor. As the belt course extends around the house, it also forms window sills for second-story windows. The north elevation features a side entrance door at grade and a brick chimney that runs up the wall and penetrates the eave. Two small multi-paned fixed windows flank the chimney at the first floor. The rear east elevation is divided into three bays at the second floor with each bay holding four multi-paned sliding windows. Altogether the rear elevation windows at the second floor form a strong horizontal window row with 12 multi-paned windows. Below the row of second-floor windows at the rear east elevation is a set of multi-paned French doors (installed in 2009) flanked by original multi-paned double-hung windows. The French doors open onto a frame deck (installed in 2010).[1]

Interior of the House

The front door at the west façade opens into a spacious living room which extends across the width of the house from the north wall to the south wall, measuring 30 feet wide and 18 feet deep. The north wall is distinguished by a center fireplace and built-in flanking bookcases with wood doors and multi-paned glazing. A surround and hearth made of dark brown glazed ceramic tile frame the firebox which is filled with a gas-fired fireplace insert. A thick square-cut wood mantel caps the fireplace and extends uninterrupted across the top of the built-in bookcases. The south wall opposite the fireplace is distinguished with floor-to-ceiling built-in bookshelves that flank a center built-in window seat under a multi-paned window. The ceiling is nine feet high, the floor is oak plank, the walls and ceiling are original lathe and plaster construction, and the woodwork is painted white and features plain, oversized, square-cut floor molding, crown molding, window and door surrounds, and built-ins.

[1] A small concrete porch stoop with steps is located at the rear of the house under the attached porch deck. It is assumed that the porch stoop/steps led to the home's back entrance, which was removed sometime between the 1960s-1980s.

The living room opens through multi-paned French doors into a formal dining room at the center south wall. Like the living room, the dining room has a nine foot-high ceiling, original lathe and plaster construction, oak plank floor, and oversized square-cut woodwork. Located east of the living room and north of the dining room is a service hall which leads to a kitchen. The service hall is intersected by a stairwell that ascends to the second floor. Another flight of stairs descend to a north elevation exterior side door, turn at the landing, and descend to a basement (partially below grade). The kitchen features a nine foot-high ceiling, oak floor, and built-in painted wood cupboards and cabinets with polished granite countertops (2009 remodel). The kitchen opens south through a wide entrance to a back hall and a powder room (2009 remodel). The back hall has built-in cupboards and storage closets, and the powder room contains a toilet, washbasin, and shower stall. French doors (2009 remodel) located on the east wall in the back hall open to an outside deck.

A 4-foot-wide stairwell ascends from the first floor to a wide center hall at the second floor. The hallway extends from the east end of the house to the west end. It opens to a full hall bathroom (north wall), two bedrooms (south wall), enclosed sleeping porch (east wall), and a master bedroom/bathroom suite (west wall). The ceiling is eight feet high, the walls are original lathe and plaster construction, the floor is refinished fir plank (except in the bathrooms which are covered with ceramic tile), and the woodwork includes oversized, painted, plain, square-cut molding and surrounds like that on the first floor of the house. The basement is partially finished with storage and laundry rooms but is mostly unfinished with a large mechanical room. Radiant heat is provided by gas-fired hot water which is transported throughout the house by original cast iron radiators at the first and second floors.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Sanborn Fire Insurance maps dated from 1926-28 and 1953, and a Spokane County Assessor's photograph from 1960, suggest the exterior of the Anderson House retains nearly the same appearance as it did when it was built in 1922. Exceptions include current roof shingles, a replacement wood side door at the north side of the house, and replacement metal French doors at the home's east rear. The home's footprint is original, the American Foursquare form is original, as well as window design and placement, the Prairie-style wood front door, brick veneer and belt courses, black basalt rock ashlar foundation, and the front porch and steps. The home's interior floor plan is original except for the kitchen/back entry/powder room which has been remodeled at least twice since the house was built in 1922.

Modifications to the house include:

1960 Kitchen remodeled and powder room installed on first floor in home's southeast corner (Spokane City building permit #B-47316, dated March 22, 1960).

2005 Living room fireplace surround and hearth remodeled with glazed ceramic tile; gas insert installed in firebox; recessed ceiling light fixtures installed in kitchen; kitchen remodeled.

2006 Composition shingle roof installed (original wood shingle roof was replaced at least twice before 2006); exterior trim painted; north elevation side door replaced; HVAC and electrical system upgraded.

2008-10 *Exterior:* front door refinished; wood trim, porch deck, porch steps, dormers, soffits, modillions repainted; north elevation side door repainted.

Interior: wallpaper removed, walls and ceilings repainted, wood floors refinished, kitchen remodeled, back hall remodeled, living room built-in bookcases and window seat on south wall installed (originally this wall was plain with no built-ins), second floor hall bathroom remodeled, master bedroom closet remodeled into closet and bathroom, built-in linen cupboard installed on south wall in second-floor hallway, period-appropriate light fixtures installed throughout house.

Garage

A private double-car, single-story, wood-frame garage was built in 1922 for $150 (Spokane building permit #16736), and is sited in the northeast corner of the property behind the house. It is not known what the garage was originally clad but in the 1990s, the garage was covered with painted vertical wood siding. The garage faces west and has a low-pitched gable front roof which is covered with composition shingles. A metal overhead garage door opens from the west façade, and is flanked on the south by a metal pedestrian door. Due to exterior modifications and loss of original design and materials, the garage retains poor exterior architectural integrity and is regarded as a "non-contributing historic resource" of the property.

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.
- [x] 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

EDUCATION

Period of Significance

1922-1960

Significant Dates

1922

Significant Person

(Complete only if Criterion B is marked above.)

Anderson, Louise Chandler

Cultural Affiliation

Architect/Builder

Smith, M. Randolph (architect)

STATEMENT OF SIGNIFICANCE

(Provide a summary paragraph that includes level of significance and applicable criteria.)

Summary Paragraph

The Louise Chandler Anderson House in Spokane, Washington is eligible for listing on the National Register of Historic Places under Criteria B as the home of a prominent state university educator, Louise Chandler Anderson. Additionally the property is eligible under Criteria C as a textbook example of the American Foursquare house form, and as a product of accomplished, award-wining Spokane architect/builder, M. Randolph Smith. Built in 1922, the house was erected for Louise Chandler Anderson and her two sisters who together lived in the home for 37 years. Anderson achieved particular historic significance in the community from 1915 to 1956 as a leading university educator, department head, and professor emeritus at Eastern Washington University (EWU) where she made—according to the university's president in the 1950s—a "monumental contribution"[ii] to the college and to "education in [the] state" of Washington.[iii] Anderson's significant accomplishments were honored by EWU when a women's college dormitory was named in her honor. The period of significance begins in 1922, the date the house was built, and ends in 1960, the date in which Louise Anderson ended both her ownership and residency of the property.

HISTORIC CONTEXT

Manito Park Addition

Located atop the Manito Plateau on Spokane's South Hill between 14th and 33rd Avenues, and between Division Street and Hatch Road, the Manito Park Addition was platted in 1903[iv] before residential development and settlement of the plateau began. At that time, the area was characterized by natural, picturesque topography which was distinguished by an irregular hilly and rocky landscape with natural springs and wetland areas, spotty pine and cedar tree growth, wild grasses and farmland, and a sprawling multi-acre green space and groomed parkland called Montrose Park (now named Manito Park). Except for the park, the area was undeveloped and had great potential to be one of the finest residential neighborhoods in Spokane. A July 31, 1903 article in the *Spokane Daily Chronicle* described future plans for the neighborhood and reported that "two main drives through the Addition will be Grand Street and [Manito] Boulevard, running parallel with each other north and south, or lengthwise through the tract...The boulevard will be 175 feet in width with a 77 foot parking strip in the center."[v] Influenced by Olmsted park designs,[vi] the plan for the boulevard with a center greenbelt/parking strip provided an important link, connecting the park with the groomed boulevard and the neighborhood.

At the same time, noted Spokane real estate developer and businessman, Jay P. Graves, became interested in the area and saw an opportunity for residential development on the plateau, especially around the park. He purchased acreage in the Manito Park Addition and along with his brother, Spokane attorney Will Graves, formed the Spokane-Washington Improvement Company. The Graves brothers then reorganized and improved the area's existing transportation system—the Spokane & Montrose Street Railway which transported people to and from downtown Spokane. Recognizing the need for graded roads and infrastructure to be in place before residential plats could be successfully sold, Graves and his associates made a deal with the City of Spokane: Montrose Park and its 92 acres could be the City's if city coffers and contractors would pay for and install the needed infrastructure, specifically roads and an underground fresh water line. The deal was made and the name of the park was changed to Manito Park, derived from an Algonquin Indian word that meant "spirit" and "supernatural force that pervades nature."[vii] Today, Manito Park

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[ii] 1955 letter to Louise Chandler Anderson. EWU Special Collections & Manuscripts Library, Cheney, WA.
[iii] "Retired Professor Louise Anderson Dies." *Spokesman-Review,* 5 Jan 1979.
[iv] Spokane County Assessor's Plat Book. Spokane Courthouse, Spokane, WA.
[v] Bamonte, Tony and Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane's Past.* Spokane: 1998, p. 54.
[vi] Although the nationally famous Olmsted Brothers Landscape Architectural firm of Massachusetts did not prepare formal plans for Manito Park, the designs for the park were *influenced* by the Olmsted firm and their 1907 suggestions for Spokane parks along with their work in cities across America.
[vii] Bamonte, Tony and Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane's Past.* Spokane: 1998, p.40.

is one of Spokane's most popular and revered public parks, and the Manito Park neighborhood is regarded as a highly coveted residential area.

In 1907, Graves hired Fred Grinnell, a seasoned real estate salesman, to sell property in the Manito Park Addition. Grinnell placed advertisements in fliers and local newspapers, proclaiming that "the Manito residence section is known as one of the most desirable residence sections of the city." He applauded plans for the development of Manito Boulevard, "which is to be the show street of the city."[viii] Another 1907 newspaper advertisement announced the following:

Some Facts About Manito
10 miles of cement sidewalks
62 houses now under construction
1600 shade trees planted along the streets
$35,000 spent in the public park
12 miles of graded street
7 miles of water main laid
207 houses completed in 3 years
Several miles of gas mains laid[ix]

Manito Boulevard, Manito Park, the addition of city-financed infrastructure, and the high plateau site for the Manito Park Addition on Spokane's South Hill lured architects, builders, and prospective homebuyers to the area. Aware of the need for architectural compatibility and land use controls, Jay P. Graves, through his Spokane-Washington Improvement Company, initiated subdivision regulations as "binding covenants" which became a legal part of each property's warranty deed. Although initially prepared in 1903, the covenants were designed to run in perpetuity with the land as the property was developed for successive homeowners. The following covenant conditions included:

1. *Any residence built on any lot facing Grand Boulevard, Manito Boulevard, or Manito Park shall not cost less than $5,000.*
2. *No residence built on any of the remaining lots in said addition shall cost less than $1,500.*
3. *All buildings shall be of modern style of architecture.*
4. *No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house.*
5. *No building erected on any of said lots shall be used for business purposes of any kind.*[x]

The aforementioned covenants were put into place, and architects and builders began designing and building single-family homes for the next 50 years from 1903 to the 1950s. Styles ranged from Colonial and Tudor Revival examples to Craftsman, Prairie, and Minimal Traditional. Public schools were built, churches erected, park and landscaping work in Manito Park progressed, and by the 1950s, development and settlement in the Manito Park Addition was largely complete. Manito Park and Manito Boulevard, the street along which the Anderson House is sited, have proved to be immensely popular amenities in the neighborhood. Together with protective covenants and well-preserved homes, the Manito Park Addition continues to be one of Spokane's finest residential sections and continually demands higher real estate values than other parts of the city.[xi]

HISTORIC SIGNIFICANCE

On February 16, 1922, three sisters—Marguerite Chandler, Rachel Chandler Meadors, and Louise Chandler Anderson—purchased the property at 3003 S. Manito Boulevard from the Spokane-Washington Improvement Company. A year earlier in 1921, prominent Spokane architect, Randolph Smith, agreed to a legal option with Frank Graves, owner of the company and developer of the neighborhood, giving him the opportunity to design several homes in the Manito Park Addition, including the nominated house. According to Spokane building permit #16735, May 1, 1922, construction of the house cost a reported $7,000— $2,000 *more* than the

[viii] Ibid, pp. 64-65.
[ix] Ibid, p. 64.
[x] Spokane County Warranty Deeds. Spokane County Courthouse, Spokane, WA.
[xi] Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

neighborhood's covenant requirement for homes erected along Manito Boulevard. Smith's three-bedroom-with-large-sleeping-porch house design appealed to the three sisters who did not change the home's original floor plan and design for 37 years during their residency from 1922 to 1960.

Louise J. Chandler Anderson (1886-1979)

The Chandler family came to Spokane around 1900. Robert and his wife Macca, had five children; two boys and three girls: James Jr. (1880 - ?), Carey (1884 - ?), Rachel (1886-1956), Marguerite (1890 - ?), and Louise (1886-1979). The kids were teenagers by the time the family moved to Spokane, but they were a close-knit group and would live together for most of their lives.

Their oldest daughter Rachel married George Meadors (1879-1913) in 1910, and worked for the Hazelwood Dairy. After her husband suddenly passed away in 1913, Rachel worked for various businesses as a telephone/telegraph operator and personnel supervisor. Marguerite, their youngest daughter, became a teacher and taught at the Northwest Business College in Spokane. Carey moved to San Francisco around 1910 and became a theater manager. At this time no information has been located about James Jr.

Their middle daughter, Louise was born on April 18, 1886 in McKenzie, Tennessee. In 1907 at the age of 21, she married Roy D. Anderson. After the untimely death of her husband in 1911, she became a teacher at Eastern Washington State College (now EWU) in Cheney in 1915. In 1922, the three sisters decided to buy a home together and moved into the newly completed nominated house on Manito Boulevard. By that time, Louise and Rachel had been widowed for over 10 years and Marguerite had remained unmarried.

Over the course of the next 40+ years, Louise made a lasting impact in the field of education, especially for women, teaching at Eastern Washington University (EWU) from 1915 to 1956. During her career she advocated for more in-depth and advanced curricula requirements for students graduating with degrees in both education and home economics. As part of this process she helped spearhead and implement the creation of new programs. Her advanced study at the University of Washington, Oregon State University, the University of California at Berkeley, and the Teacher's College at Columbia University (1940) reflected Anderson's career-long continuous and unbounded commitment to education. The following is an excerpt from Louise Chandler Anderson's 1979 obituary:

> *Mrs. Anderson taught in the EWU home economics department for 41 years. She retired in 1956, a year after a women's dormitory at the university was named in her honor. She worked one year beyond the usual retirement age on the recommendation of Don S. Peterson, then EWU President, and the Board of Trustees. Mrs. Anderson "made a wonderful contribution to education in this state," Patterson said when she retired.*
>
> *She enrolled at the old Cheney State Normal School (now EWU) in 1913 and was awarded her life teaching certificate in 1918. She did advanced work at Teacher's College at Columbia University in 1919-20, and later did more advanced work at the University of California at Berkeley, at Oregon State University, and at the University of Washington. She was a longtime advisor to Tawanka, the women's honorary at EWU.*[xii]

Two plaques, which were placed in the front entrance of Anderson Hall, a women's dormitory on the EWU campus, gave the following summary of Anderson's accomplishments:

> *Louise C. Anderson taught at the college from 1915 until 1956. She was first with the Hot Lunch Department at the Training School from 1914 until 1920, and from 1921 until her retirement in 1956, taught Home Economics courses, particularly in Foods & Nutrition. In 1948 she was made an associate Professor of Foods & Nutrition, and in 1955 was promoted to the Chairmanship of the Home Economics Department. She was granted Emeritus status in 1956. At its regular meeting on March 12, 1955, the Board of Trustees voted to name the New [Women's] Dormitory for Mrs. Louise Anderson, the Chairman of the Home Economics Department.*

[xii] "Services Are Planned for Retired Professor." *Spokane Daily Chronicle,* 5 Jan 1979.

> *Louise Anderson Hall was part of the post-World War II expansion on the campus. Plans for a new women's dormitory were made in 1949, and on August 2, 1949, the college began selling $700,000 worth of bonds to finance the construction of a new women's dorm. Construction of the three-story U-shaped brick structure began after the bond sales, and the building was completed in the summer of 1951 at a cost of $810,000. It was placed in service in the fall... at the beginning of the 1951-52 academic year, and was simply called the "New Dorm." At the time it was finished, it contained a kitchen and dining room, and provided food service for students living on campus prior to the construction of Tawanka Commons, the campus food service center, in 1964.*[xiii]

Louise Chandler Anderson outlived her two sisters with which she shared the nominated house, and died January 3, 1979 at the age of 92. As an educator at Eastern Washington University for more than four decades, Anderson was eventually promoted to a department head. During the immediate post war era, Anderson received a fair amount of press in the Spokane newspapers via reports of classes and lectures she was giving on a variety of topics such as: strengthening family life, nutrition, child care, and cooking. She resided at the nominated house during the height of her career.

Subsequent Homeowners

On April 1, 1960, Spokane residents William & Margaret Mary Tormey purchased the property for $17,000. After her husband's death, Margaret M. Tormey sold the property in 2002 for $224,000 to Shawna & Brian Campbell, a Spokane heating/plumbing contractor (Halo Heating). In 2006, the Campbells sold the house to the current owner, Dr. Linda Warren Holloway, a retired WSU education professor.

ARCHITECTURAL SIGNIFICANCE

As designed and built, the nominated house embodies the distinctive characteristics of the American Foursquare house form and represents the work of noted Spokane architect M. Randolph Smith.

American Foursquare House Form

The American Foursquare was one of the most popular house forms to emerge in the United States from 1900 to 1930 and thousands were built in cities and rural communities throughout the country. As explained by American architectural historian Robert Schweitzer in his book, *Bungalow Colors: Exteriors,* the American Foursquare house form was especially "ideally suited to *urban* environments and included the ability to squeeze three or four bedrooms into a really narrow plan. This was ideal for homes that had to be built on...thin urban lots..."[xiv]

> *Known by a variety of names such as Edwardian, American Basic, Box House, and Corn-Belt Cube, the Foursquare (its contemporary name) started appearing widely around the turn of the century. The foursquare shared the bungalow's virtues of practicality and simplicity, and even carried those ideals a bit further as [American] Foursquare homes tended to be less ornate than their bungalow counterparts.*[xv]

Nationally acclaimed architectural historians, Lee & Virginia McAlester, illustrated and described the American Foursquare form in their book, *A Field Guide to American Houses*, as a "simple square or rectangular plan" with a "low-pitched hip roof and symmetrical façade."[xvi]

> *One-story wings, porches, or carports are clearly subordinate to the principal two-story mass. The entrance, which may be centered or off-center, is a conspicuous focal point of the façade. This was the earliest Prairie form and developed into the most common vernacular version.*[xvii]

Commenting on the special interior arrangement of rooms which occurs in many foursquare house forms, the *Dictionary of Architecture & Construction* defined the American Foursquare house form as a one- or two-story

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[xiii] Louise Anderson Hall placard information. Special Collections & Manuscripts Library, EWU, Cheney, WA.
[xiv] Schweitzer, Robert. *Bungalow Colors: Exteriors*. Salt Lake City: Gibbs Smith, 2002, p. 71.
[xv] Ibid, p. 71.
[xvi] McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 439.
[xvii] Ibid, p. 439.

home having a "square floor plan consisting of four rooms."[xviii] While not true for every foursquare home built in America, many homes of this type are distinguished with four large rooms on the main floor—one in each corner of the house.

In his book, *The Comfortable House: North American Suburban Architecture 1890-1930*, architectural historian and MIT professor Alan Gowans documented homes of similar design and form to the Anderson House, and gave the following description:

> *Two stories high, set on a raised basement with the first floor approached by steps, a veranda running the full width of the first story, capped by a low pyramidal [hipped] roof that usually contains at least one front dormer, and an interior plan of four nearly equal sized rooms plus side stairwell—that is the form of house known variously as the box, the classic box, the double cube, the plain house, and…the foursquare. The fundamental visual effect is balanced and symmetrical. Everybody knows this form; every North American town built in 1930 has dozens, thousands of them, and the countryside is full of them…*[xix]

The Anderson House is a tangible demonstration of the American Foursquare house form. It was built in 1922 during a time when the foursquare house was particularly in vogue across America, and was designed with many of the above-referenced indentifying foursquare features. The house depicts identifying elements of the American Foursquare form including two full stories, rectangular box-like footprint, low-pitched hip roof, low-pitched hip dormers, dormers centered on roof slopes, full-width covered front porch, massive square porch pillars, conspicuous front door centered at façade, symmetrical façade design, double-hung windows, and four interior rooms in each corner of the house.[xx]

M. Randolph Smith, Architect & Builder (1889-1945)

The Anderson House was designed by prominent Spokane architect and builder, M. Randolph Smith. His 1945 obituary states, Smith was a "widely known Spokane architect, designer and builder" who "designed and constructed…many of the finest homes on the South Side" (also called the South Hill) in Spokane.[xxi] Smith was born in 1889 and came to Spokane in the early 1900s. He attended Lewis & Clark High School, and was employed at different times by the Vermont Loan & Trust Company, Arthur D. Jones Real Estate Developers, and by the Elmendorf & Pope Company (real estate and insurance).

Beginning in 1916 Smith listed himself as a "building contractor" in both the alphabetical and classified business sections of the Spokane City Directory, and was later listed as an architect. While etsablishing his career in Spokane, Smith was chosen in 1920 as a winner of a Spokane Civic Art Award for his design of the Goodhue House, a Craftsman-style bungalow at 2411 S. Tekoa Street in Spokane. The home was selected by a jury of northwest architects as "one of the five most notable examples of small house architecture in Spokane"[xxii] and was pictured on the front page of the real estate section in the October 24, 1920 edition of the *Spokesman-Review*.[xxiii] Six years later in 1926, Randolph Smith received honors, accolades, and a financial prize for his design of the George Visk House at 1105 E. Overbluff Road in Spokane. A two page advertisement in the *Spokesman-Review* noted:

> *Liberty Weekly Magazine selected this Spokane home submitted by M. Randolph Smith, designer and builder, as one of the four model homes throughout the country to be featured in their magazine…*
> *The other three [winning homes] are at Bronxville in New York, Minneapolis, and Kansas City.*
> *$1,000 was awarded this house plan by the* Liberty Weekly Magazine *in a nation-wide contest—only four prizes of $1,000 each were awarded by the* Liberty Weekly Magazine *from all the plans submitted*

[xviii] Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000, p. 29.
[xix] Gowans, Alan. *The Comfortable House: North American Suburban Architecture 1890-1930.* Cambridge: MIT Press, 1989, p. 84.
[xx] While the living room at the Louise Chandler Anderson House is one large room that extends from north to south across the width of the home, the space suggests two rooms or conversation areas within one large room—one in the northwest corner and one in the southwest corner of the first floor. The northwest corner and north wall of the living room feature a fireplace around which furniture is usually placed and people congregate. The southwest corner of the room and the south wall are distinguished with a built-in window seat and built-in bookshelves separate from the fireplace area.
[xxi] "Randolph Smith, Architect, Dies." *Spokesman-Review,* 25 Mar 1945.
[xxii] Ibid.
[xxiii] "Spokane Homes Approved by Architects in Civic Art Awards." *Spokesman-Review,* 24 Oct 1920.

throughout the United States. This is a great honor for Mr. George M. Visk, the owner, and Mr. M. Randolph Smith, the designer and builder...[xxiv]

Documented to date, the following is a list of homes built and/or designed by M. Randolph Smith in Spokane:

- 1012 W. 13th Avenue — 1914 (Smith lived in the house while he built it)
- 419 W. 24th Avenue — 1916 (Smith lived in the house while he built it)
- 1117 S. Wall Street — 1918
- 620 W. Sound Avenue — remodeled in 1918 (interior)
- 2411 S. Tekoa Street — 1922 *(award winner)*
- **3003 S. Manito Boulevard — 1922 (Louise Chandler Anderson House)**
- 1011 E. Overbluff Road — 1924
- 1919 S. Oneida Street — remodeled in 1924 with additional story
- 414 W. Sumner Avenue — c. 1923 (K. K. Cutter, architect)
- 1105 E. Overbluff Road — 1926 *(award winner)*
- 20th & Manito Boulevard — 1929 (page 97 in *Storybook Style*)
- 508 W. 21st Avenue — c. 1930s
- 1428 S. Cedar Street — 1935
- 1511 S. Walnut Street — 1938
- 1521 S. Walnut Street — 1938
- 1517 S. Walnut Street — 1938
- 1507 S. Walnut Street — 1938
- 1204 E. Overbluff Road — 1941

As evidenced by the variety of homes that M. Randolph Smith designed and built in Spokane, it is easy to conclude that Smith was an accomplished architect/builder, and prominent among his colleagues and contemporaries. House forms and architectural styles, which Smith used for his home designs, include a kaleidoscope of styles; Tudor, Colonial Revival, Spanish Eclectic, and Mission traditions along with Craftsman-style bungalows and American Foursquare house forms. While some of Smith's work reflect examples such as the small Colonial and Tudor Revival-inspired houses he designed and built in the 1500 block of South Walnut Street, most of Smith's designs illustrate high styles such as the Tudor Revival-style Visk House (1105 S. Overbluff Road), and a Spanish Eclectic-style home at 1011 E. Overbluff Road. The Anderson house is a good representative example of Smith's skill as a designer and builder.

9. Major Bibliographical References

Bibliography *(Cite the books, articles, and other sources used in preparing this form.)*

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Certificate of Marriage – No 5441 : Roy Dave Anderson – Louise Jeanie Chandler, Nov 27, 1907.

Death Record – Roy D. Anderson – March 26, 1911; age 25.

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[xxiv] "Spokane Home Winner of $1,000." *Spokesman-Review,* 12 Sept 1926.

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"Louise Anderson Dies." Spokesman-Review, 6 Jan 1979.
"Meetings Set on Child Care." *Spokesman-Review,* 1 Jan 1952.
"Randolph Smith, Architect, Dies." *Spokesman-Review,* 25 March 1945.
"Retired Professor Louise Anderson Dies." *Spokesman-Review,* 5 Jan 1979.
"Robert Chandler Taken By Death." *Spokane Daily Chronicle,* 30 Dec 1933.
"Services Are Planned for Retired Professor." *Spokane Daily Chronicle,* 5 Jan 1979.
"Stationary 'Saucer' Attracts 40 Persons." *Spokane Daily Chronicle,* 27 Jul 1953.
"Strong Family Life Stressed." *Spokesman-Review,* 10 Oct 1948.
"10-Year Old Fruit Cake Found Edible by Nutrition Class." *Spokesman-Review,* 27 Feb 1948.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Less than one acre.
(Do not include previously listed resource acreage.)

UTM References X NAD 1927 or ____ NAD 1983

(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	04-69-490	52-74-770	3			
2				4			

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1			3		
2			4		

Verbal Boundary Description (Describe the boundaries of the property.)
The nominated property is located in Manito Park Addition, Block 44, Lot 17. It is otherwise known as Tax Lot No. 35322.0615 (Spokane County Tax Assessor Records).

Boundary Justification (Explain why the boundaries were selected.)
The nominated property includes the entire parcel historically associated with Louise Chandler Anderson.

11. Form Prepared By

name/title Linda Yeomans, Preservation Consultant (Edited by DAHP Staff)
organization Historic Preservation Planning & Design date August 10, 2013
street & number 501 W. 27th Avenue telephone 509-456-3828
city or town Spokane State WA zip code 99203
e-mail lindayeomans@comcast.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: ANDERSON, LOUISE CHANDLER, HOUSE

City or Vicinity: Spokane

County: Spokane **State:** WA

Photographer: LINDA YEOMANS, historic preservation consultant/nomination author

Date Photographed: 2013

Description of Photograph(s) and number:

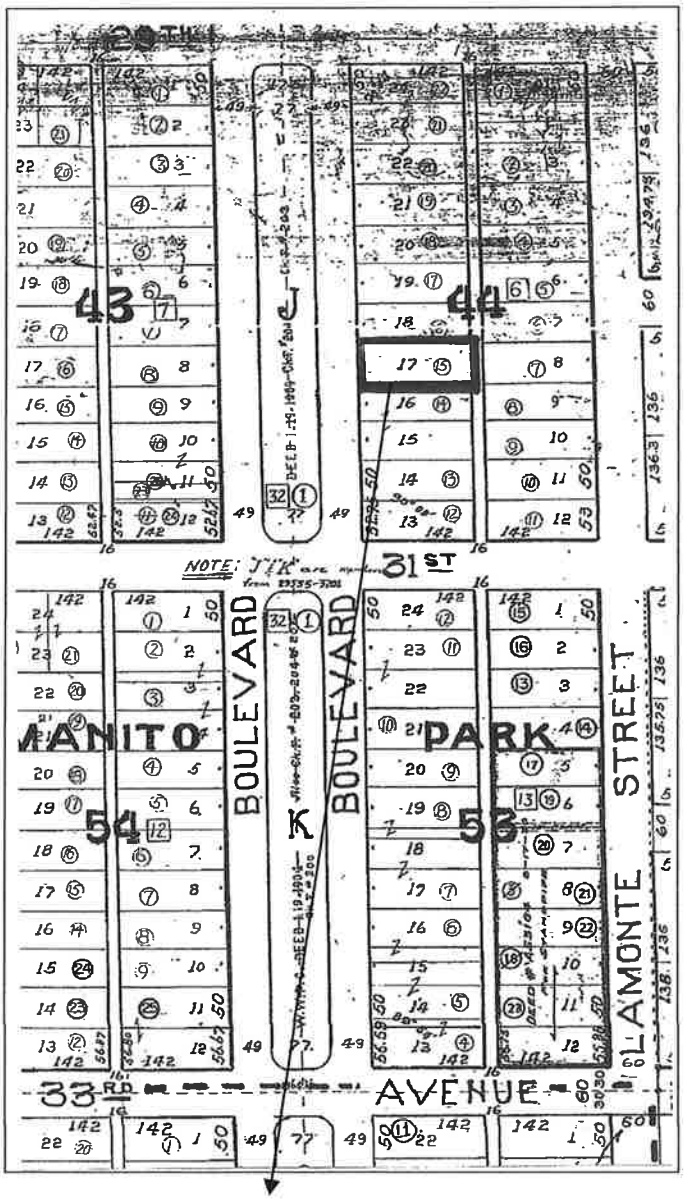
1 of 15: west façade of house in 2013
2 of 15: southwest corner and south side of house in 2013
3 of 15: original front entrance door of house on west façade in 2013
4 of 15: front porch of house at west façade in 2013—looking north
5 of 15: northwest corner and north side of house in 2013
6 of 15: north side of house window and brick detail in 2013
7 of 15: east rear of house in 2013
8 of 15: southwest façade corner of garage in 2013
9 of 15: living room on first floor of house in 2013—looking south
10 of 15: living room on first floor of house in 2013—looking north
11 of 15: living room on first floor of house in 2013—looking north into hallway to kitchen and into dining room
12 of 15: kitchen on first floor of house in 2013—looking east
13 of 15: hallway on second floor of house ion 2013—looking west
14 of 15: sleeping porch (enclosed) on second floor at east rear of house in 2013—looking north
15 of 15: bedroom in southwest corner of house on second floor in 2013—looking northwest

Property Owner: (Complete this item at the request of the SHPO or FPO.)

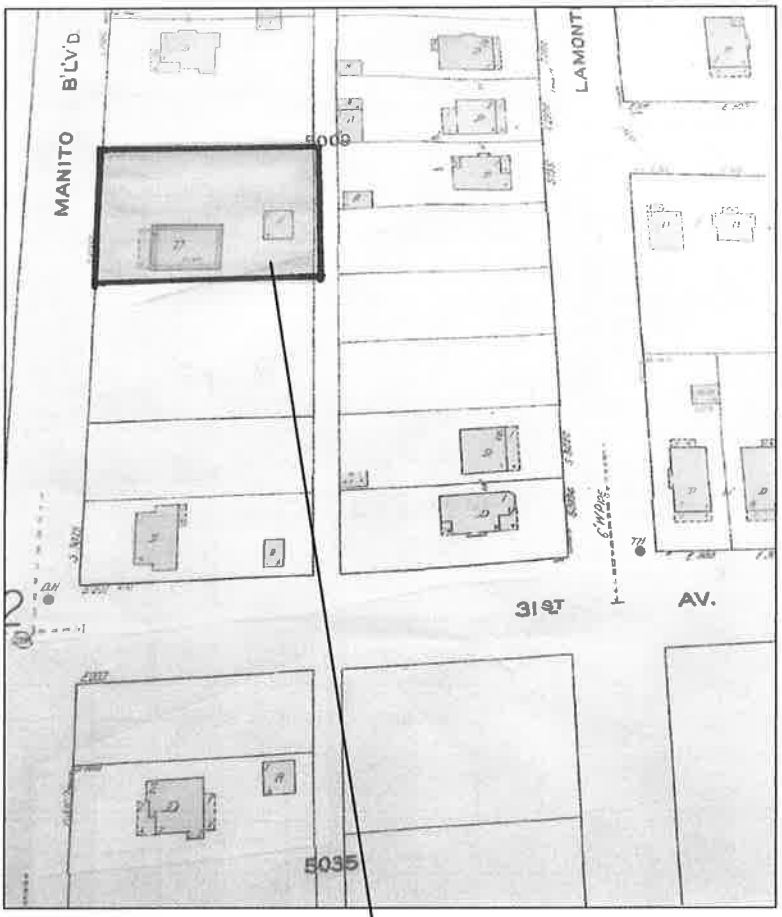
name Linda W. Holloway
street & number 3003 S. Manito Boulevard telephone 509-747-5171
city or town Spokane state WA zip code 99203

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

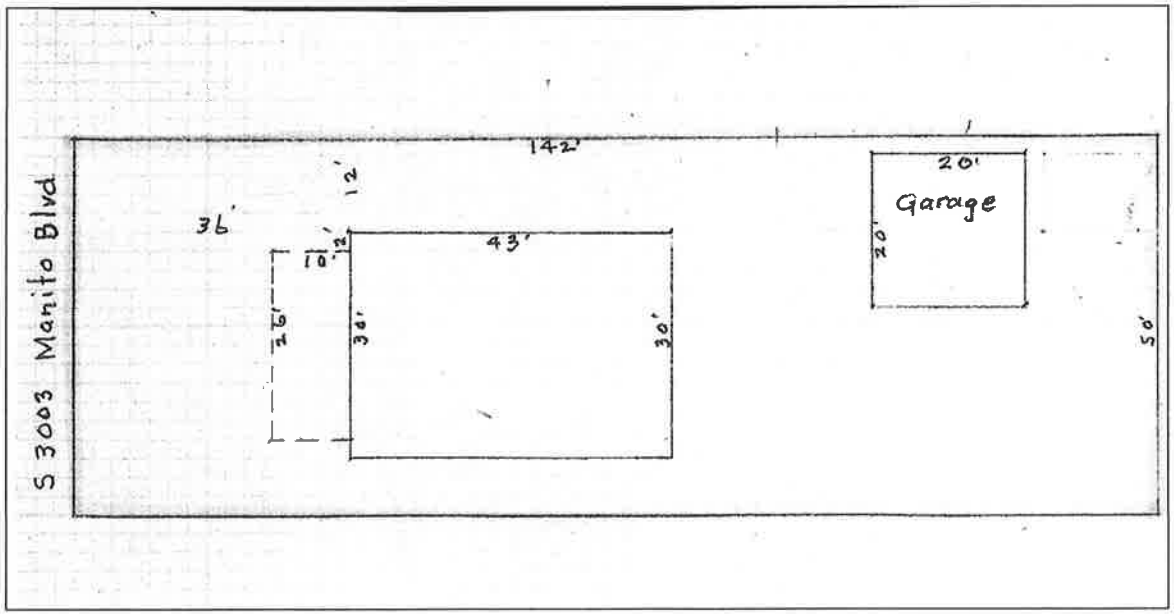
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



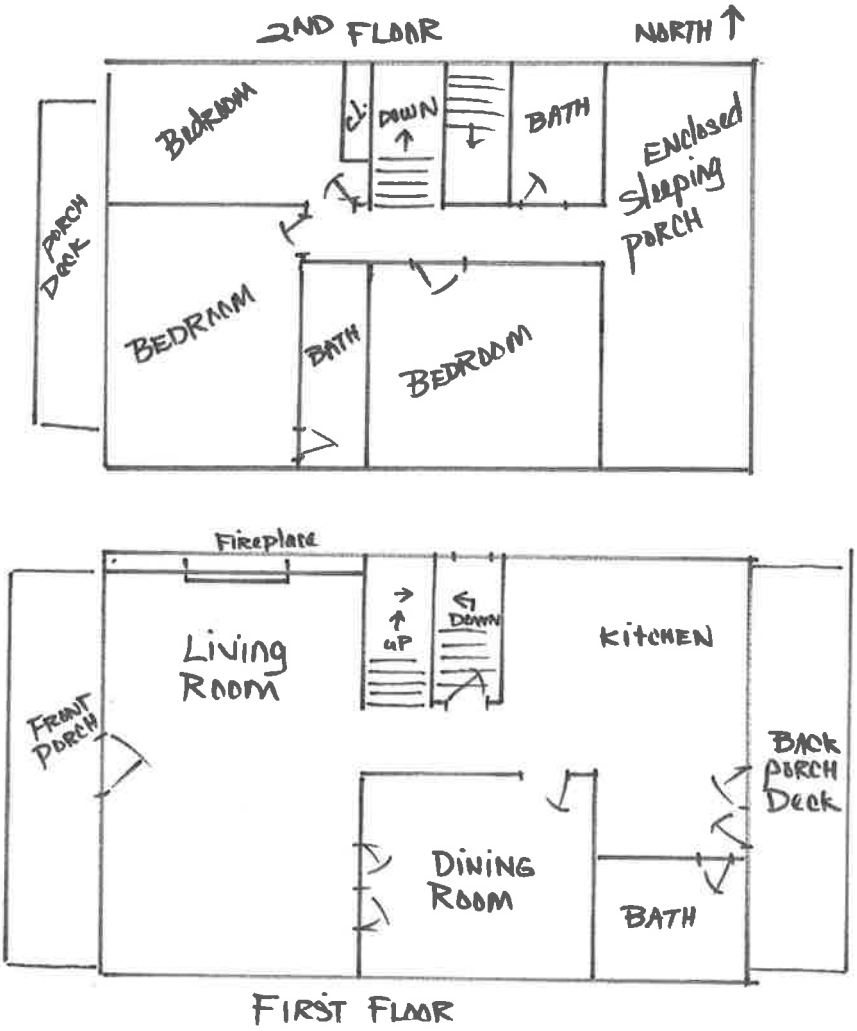
Louise Chandler Anderson House
Manito Park Addition, Lot 17, Block 44



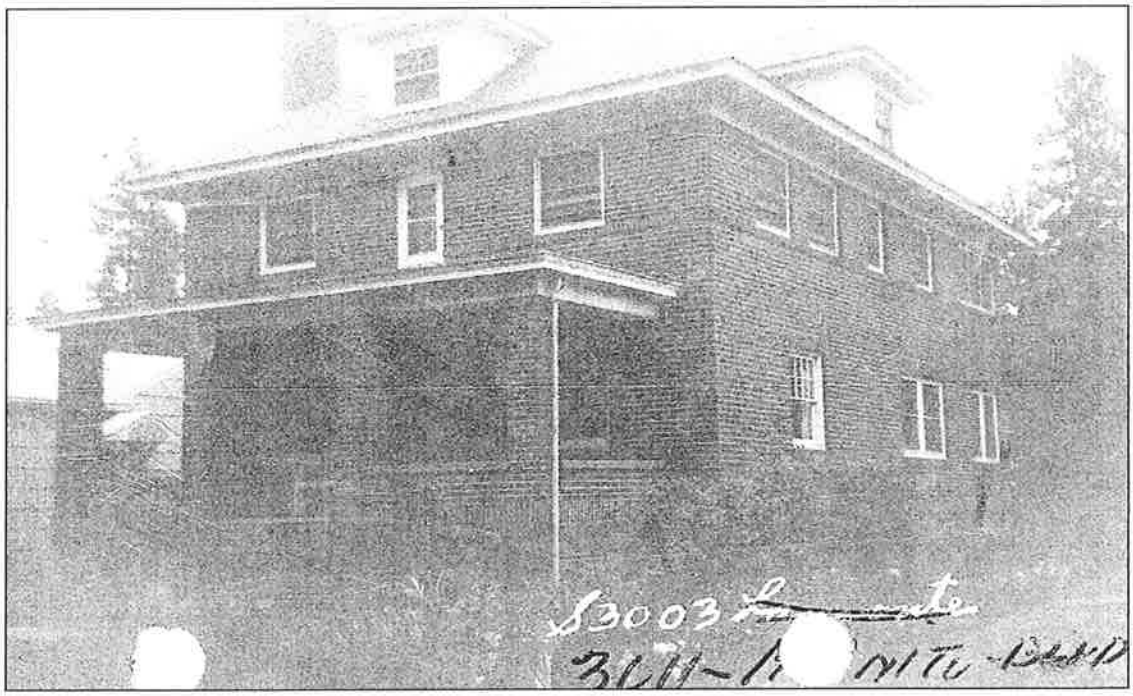
1953 Sanborn Fire Insurance Footprint Map



Site Plan for Louise Chandler Anderson House
Source: Spokane County Assessor



Floor Plan in 2013



1960 photograph
Source: Spokane County Tax Assessor

Services Are Planned for Retired Professor

Chr-1-05-1979

Services are pending for Louise C. Anderson, 92, retired associate professor emeritus at Eastern Washington University. She died yesterday at a nursing home.

Mrs. Anderson taught in the EWU home economics department for 41 years, most of it in Showalter Hall.

She retired in 1956, a year after a women's dormitory at the university was named in her honor.

She worked one year beyond the usual retirement age on the recommendation of Don S. Patterson, then EWU president, and the board of trustees.

Mrs. Anderson "made a wonderful contribution to education in this state," Patterson said when she retired.

She was born in McKenzie, Tenn., April 18, 1886, and came to Spokane before the turn of the century.

She enrolled at the old Cheney State Normal School (now EWU) in 1913 and was awarded her life teaching certificate in 1918. She did advanced work at Teacher's College at Columbia University in 1919-20, and later did more advanced work at the University of California at Berkeley, at Oregon State University and at the University of Washington.

She was a longtime adviser to Tawanka, the women's honorary at EWU. The family suggests that memorial contributions may be made to EWU for a Tawanka scholarship in her memory.

She was a member of the First Baptist Church and the Washington Retired Teachers Association. Hazen & Jaeger's is in charge of arrangements.

She is survived by a cousin, Mrs. Norma Eitel, Spokane, and several nieces and nephews, including Mrs. Claude B. (Louise) Turner of Spokane.

"Services Are Planned for Retired Professor."
Spokane Daily Chronicle, 5 Jan 1979

April 29, 1955

Mrs. Louise Anderson
Eastern Washington College of Education
Cheney, Washington

Dear Louise:

It is a great deal of pleasure for me to inform you that the Board of Trustees at its regular meeting on March 12, 1955, confirmed the name of Louise Anderson Hall for the girls' dormitory formerly known as New Hall. I am sure that everyone will agree that this is an honor well deserved on your part. You have made a monumental contribution to this institution and I am sure that all of the alumni will be pleased with what the Board of Trustees have done.

Very cordially yours,

Don S. Patterson
President

DSP:w

1955 confirmation letter for Louise Anderson Hall

Copy of letter written by Don S. Patterson, President of Eastern Washington College of Education, Cheney, WA

Source: EWU Archive Library, Cheney, WA

AT ITS REGULAR MEETING ON MARCH 12, 1955, THE BOARD OF TRUSTEES VOTED TO NAME THE NEW DORMITORY FOR MRS. LOUISE ANDERSON, THE CHAIRMAN OF THE HOME ECONOMICS DEPARTMENT. AT THAT TIME, LOUISE ANDERSON HALL WAS HOUSING 145 WOMEN.

LOUISE C. ANDERSON TAUGHT AT THE COLLEGE FROM 1914 UNTIL 1956. SHE WAS FIRST WITH THE HOT LUNCH DEPARTMENT AT THE TRAINING SCHOOL FROM 1914 UNTIL 1920, AND FROM 1921 UNTIL HER RETIREMENT IN 1956 TAUGHT HOME ECONOMICS COURSES, PARTICULARLY IN FOODS AND NUTRITION. IN 1948 SHE WAS MADE AN ASSOCIATE PROFESSOR OF FOODS AND NUTRITION, AND IN 1955 WAS PROMOTED TO THE CHAIRMANSHIP OF THE HOME ECONOMICS DEPARTMENT. SHE WAS GRANTED EMERITUS STATUS IN 1956.

MRS. ANDERSON WAS BORN IN MCKENZIE, TENNESSEE ON APRIL 18, 1886. SHE WAS AWARDED A LIFE TEACHING CERTIFICATE BY CSNS IN 1918, AND DID ADVANCED WORK AT TEACHER'S COLLEGE AT COLUMBIA UNIVERSITY IN 1919-1920, AND LATER DID MORE AT UNIVERSITY OF CALIFORNIA, BERKELEY; OREGON STATE UNIVERSITY; AND THE UNIVERSITY OF WASHINGTON. SHE DIED JANUARY 4, 1979.

Copy of 1955 placard displayed at Louise Anderson Hall, EWU Campus Cheney, WA

Source: EWU Archive Library, Cheney, WA

LOUISE ANDERSON HALL WAS PART OF THE POST WORLD WAR II EXPANSION ON THE CAMPUS. PLANS FOR A NEW WOMEN'S DORMITORY WERE BEING MADE IN 1949, AND ON AUGUST 2, 1949, THE COLLEGE BEGAN SELLING $700,000.00 WORTH OF BONDS TO FINANCE THE CONSTRUCTION OF A NEW WOMEN'S DORM.

CONSTRUCTION OF THE THREE STORY 'U' SHAPED BRICK STRUCTURE BEGAN AFTER THE BOND SALES, AND THE BUILDING WAS COMPLETED IN THE SUMMER OF 1951 AT A COST OF $810,000.00. IT WAS PLACED IN SERVICE IN THE FALL OF THAT YEAR AT THE BEGINNING OF THE 1951-1952 ACADEMIC YEAR, AND WAS SIMPLY CALLED 'THE NEW DORM.' AT THE TIME IT WAS FINISHED, IT CONTAINED A KITCHEN AND DINING ROOM, AND PROVIDED FOOD SERVICE FOR STUDENTS LIVING ON CAMPUS PRIOR TO THE CONSTRUCTION OF TAWANKA COMMONS, THE CAMPUS FOOD SERVICE CENTER, IN 1964.

IN 1951 A SINGLE ROOM IN THE NEW DORM COST $169.00 PER QUARTER, AND A ROOM SHARED BY TWO OR MORE GIRLS COST $159.00 PER QUARTER. BOTH RATES INCLUDE BOARD.

Copy of 1955 placard displayed at Louise Anderson Hall, EWU Campus Cheney, WA

Source: EWU Archive Library, Cheney, WA

RANDOLPH SMITH, ARCHITECT, DIES

M. Randolph Smith, widely-known Spokane architect, designer and builder, died yesterday in his home, W1422 Ninth. Friends said he suffered a stroke a week ago. Mr. Smith was in his early 50s.

Many of the finest homes on the South Side were designed and constructed by Mr. Smith. He was a graduate of the old Spokane high school and for a time, early in 1930 was employed by the Vermont Loan and Trust company. R. G. Royer, vice president of the company, when he learned of his friend's death, recalled Mr. Smith was "one of Spokane's best-liked business men."

Mr. Smith is remembered for his real estate development at Tekoa and Twenty-fifth, where he replatted property. One of his homes there was selected as "one of the five most notable examples of small house architecture in Spokane" by a jury of northwest architects.

Mr. Smith had many friends in the Spokane Rotary club.

Mrs. Smth died in 1930 and in 1937 Mr. Smith married Mrs. Fanny B. Cannon, who survives him. Other survivors are two daughters, Miss Jane Louise Smith and Miss Helen Karenda Smith, both at home, and a son, Capt. Maurice R. Smith, with the army engineers. Two brothers, Horace, Spokane, and Archie Smith, Mabton, Wash., also survive.

The body is at Smith's funeral home.

"Randolph Smith, Architect, Dies." Spokesman-Review, 25 March 1945