

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **HARRY & DOROTHY ALVIS HOUSE**

2. Location

Street & Number 448 West 21st Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35301.2520

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
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Jovan Obando
Street & Number 448 West 21st Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 951-7509 cell, obandos@msn.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
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

Final nomination reviewed & recommended for listing on September 20, 2006

7. Description

Architectural Classification
(see nomination, section 8)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

8. Spokane Register Categories and Statement of Significance

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 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 history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property

Less than one acre.

Verbal Boundary Description

Cannon Hill Park Addition, Lot 23, Block 14

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning

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

September 20, 2006

12. Additional Documentation

Map

City/County of Spokane current plat map.

Photographs and Slides

Black & white prints and color digital images (CD)

13. Signature of Owner(s)

Name *Joan Lando*

Name *Joan Lando*

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney *Michael P. ...*

Council/Board Action _____

Date _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Musa ...

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

The Harry & Dorothy Alvis House is a fine representation of the Arts & Crafts tradition with influences from the Craftsman, Prairie, and Swiss Chalet styles. The home was built in 1913 on the north side of West Twenty-First Avenue in the Cannon Hill Park Addition in Spokane, Washington. A prominent National Register District-eligible neighborhood, the Cannon Hill Park Addition was developed between 1908 and 1945 with a pond and public park around which are located historic homes, tree-lined streets, and a wide boulevard at Twenty-First Avenue. The Alvis House is remarkably intact and retains original stylistic features, including a two-and-one-half story form with a low-pitched roof, very wide overhanging eaves with exposed rafter tails, massive corbelled and cantilevered brackets, a covered front porch, a combination of wood shingle and rough-textured stucco wall cladding, a black basalt stone foundation, square tapered brick porch piers, and vertical boards with cut-out designs in gable peaks. The home's interior is open and spacious with original satin-sheen gumwood and honey-colored oak and gumwood which were used for woodwork, staircase, fireplace mantels, built-in buffet/hutch, floors, and interior doors. With few exterior alterations, the property retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Spokane.

CURRENT APPEARANCE & CONDITION

Site & Garage

The Alvis House is located on Lot 23, Block 14 in the Cannon Hill Park Addition on Spokane's South Hill. The lot measures 50 feet wide and 130 feet deep, and faces south onto West Twenty-First Avenue. A prominent neighborhood focal point, Twenty-First Avenue is divided by a wide boulevard which is landscaped with a manicured lawn and shaded by 100-year-old deciduous trees (Maple and Sycamore). The Alvis House is sited in the center of Lot 23. A double-car garage (balloon-frame construction) is located in the rear northwest corner of the lot and is reached by a paved driveway that extends from the street back to the garage. The garage was built for one car in 1914, and was enlarged to accommodate two automobiles in 1924.¹ It has a low-pitched front gable roof, widely overhanging eaves with knee brace brackets, wide bargeboards, wood shingle siding, double carriage house doors (original), and a composition roof.² In good to excellent condition, the house and garage are framed by a manicured lawn and are surrounded by prominent historic homes to the east, west, and north.

Exterior of House

The Alvis House rises two-and-one-half stories and has an asymmetrical façade design with a low-pitched roof and multiple front-facing cross gables. The eaves are wide with a depth of five feet and are un-enclosed with exposed rafter tails, wide bargeboards, tongue-in-groove soffits, and massive corbelled brackets and knee brace brackets. The

¹ Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

² Unlike the house, the garage is NOT being nominated to the Spokane Register at this time.

first floor is clad in wood shingles, the second floor is covered with coarse-grained stucco, and gable fields are distinguished with vertical boards. The boards are embellished with decorative cut-out designs and a scalloped lower edge. A partial-width front porch is located at the southeast corner of the south façade of the house, and is supported by massive square tapered brick piers. The home's foundation is made of black basalt rock. The house retains all of its original windows which are a combination of 1/1, 6/1, and 8/1 fixed-paned, double-hung, and wood-casement units. The multi-paned design for the windows is attributed to a typical geometric pattern popularized by the Prairie style where the upper lights are smaller than the lower lights. The windows are further accentuated by a unique surround design which allows for the lintels and sills to extend past the vertical framing at the sides of each window.

The home has a prominent *south-facing façade* which is articulated with three front-facing lower cross gables. All three cross gables have identical low-pitched roofs with wide overhanging eaves. With depths of five feet, the eaves cast deep horizontal shadows across the front of the house, a significant tenet of the Craftsman and Prairie styles. Massive corbelled cantilevered brackets and knee-brace brackets support the eaves at the gable peaks. The lowest front-facing gable forms a partial-width covered front porch at the first floor (SE corner), the middle front-facing gable covers a second-floor balcony (SW corner), and the highest front-facing gable forms the roof at the second floor. The front porch assumes an L-shape and measures eight feet deep at the smallest part of the L, ten feet deep at the largest part of the L, and 20 feet wide. It is supported by massive square tapered brick porch piers which are anchored to a black basalt foundation wall. Shorter tapered brick piers frame the entrance to the front porch at concrete porch steps (these shorter piers do not extend to the porch roof like the larger supporting porch piers). A plain wood balustrade encircles the porch deck. The porch deck is made of poured concrete, and the porch ceiling is made of original tongue-in-groove paneling which matches the tongue-in-groove paneling in the soffits. The gable peak above the front porch is enclosed with vertical board cladding. The boards have a lower scalloped edge and stylized "Glasgow Rose" cut-out designs between the boards (the scallops and cutouts are a Swiss Chalet-style element and the stylized rose design is a Prairie and Craftsman-style element). The first floor is clad with wood shingle siding and the second floor is clad with coarse-grained stucco. A 14-foot-wide second-floor balcony overhangs the first floor at the west end of the second floor at the facade. The balcony is protected by a plain wood balustrade, measures three feet deep, and is supported by massive corbelled cantilevered brackets. Façade fenestration is original and includes large picture windows with transom lights on the first floor, one 6/1 double-hung window at the second floor next east of the balcony, an oak front door at the front porch, and multi-paned French doors at the balcony.

The *west elevation* of the house reveals an asymmetrical design, a prominent tapered brick chimney which projects through the roof eave at the second floor, black basalt rock at the foundation, wood shingle siding on the first floor, stucco cladding on the second

floor, and original windows. A prominent cross gable forms a low-pitched gable peak over a second-floor box bay. The box bay overhangs the first floor and is supported by cantilevered corbelled brackets.

The *east elevation* features the east end of the covered front porch and the gable end of a prominent second-story cross gable. The gable field of the cross gable is clad with scalloped vertical boards with cut-out designs, and is embellished like the rest of the house with five-foot-deep overhanging eaves, exposed rafter tails, and brackets. Fenestration patterns are asymmetrical and windows are original.

The *north, rear elevation* is dominated by a low-pitched cross gable which has a flared eave that extends east over a screened second-floor sleeping porch at the northeast corner of the house. The porch has a plain wood balustrade. Roof eaves are wide with exposed rafter tails and massive cantilevered corbelled brackets. The foundation is clad in black basalt rock, the first floor is clad in wood shingles, the second floor is clad in stucco, and the gable peak is covered with cut-out scalloped vertical boards. A 12-inch-wide horizontal wood stringcourse separates the first floor from the second floor, and an eight-inch-wide horizontal wood stringcourse separates the second floor from the gable field. The stringcourses extend around the northeast and northwest corners of the house to the east and west elevations.

Interior of House

According to Spokane County Tax Assessor records, the first floor has 1,400 square feet of finished interior space, the second floor has 1,200 finished square feet, and the basement has 1,300 finished square feet. An original oak front entrance door opens from the front porch at the south façade into a small reception hall in the southeast corner of the house. The door has incised vertical grooves that simulate the appearance of vertical planks. A pair of 2/2 beveled-glass lights with a Prairie-style geometric design are located in the upper half of the door. A small reception hall/entry hall is dominated by an oak staircase along the east wall, and opens west to a formal living room and north to the center and rear of the house (dining room, enclosed porch, den, kitchen, powder room, back door). The living room is located in the southwest corner of the house and features a large brick fireplace at the west wall. The fireplace has an oak mantel with scroll-sawn brackets, and a glazed ceramic-tile hearth. The bricks are raked red face bricks laid in stretcher bond. The living room opens north through a wide opening which is framed by twin built-in oak bookcases and a flat spandrel. Thick tapered square piers (imposts) are mounted on top of the bookcases, and appear to support the spandrel. The woodwork in the front reception hall and the living room is original honey-colored oak and comprises floor molding, crown molding, window and door framing, boxed ceiling beams, fireplace mantel, and built-in bookcases. All of the woodwork is square-cut, a Craftsman-style element. Hand-rubbed to a deeply polished patina, the 93-year-old oak woodwork is of the finest vertical quarter-sawn cut oak with "tiger stripe" graining. The floors in the reception hall and living room are made of solid oak planks.

The built-in bookcases separate the living room from the dining room which is located in the center of the house at the west wall. The dining room is articulated with original oak boxed beams and an original built-in oak sideboard. The sideboard has a 24-inch-deep serving buffet with a beveled-mirror backsplash, and a hutch with glass doors. The hutch overhangs the buffet with an arched spandrel and is supported by thick square imposts. The sideboard, woodwork, and boxed ceiling beams in the dining room match the square-cut oak woodwork in the living room and reception hall. A porch which was originally designed for *al fresco* dining is located in the northwest corner of the first floor, north of the dining room (enclosed with windows in 1960-1980). A small library/den is located next east of the enclosed porch at the center north wall of the house, first floor. It features a diagonally oriented red brick fireplace in the southeast corner of the room and a built-in oak bookcase on the west wall. The fireplace is embellished with a finished gumwood mantel and a raised brick hearth. Massive hammered metal straps wrap around the raised hearth. The kitchen is located along the east wall and is currently being remodeled with built-in cupboards, cabinets, pantry, and fixtures. A back door which opens to the outside at the east elevation of the house is located next to the kitchen on the east wall. A powder room is located in the northeast corner of the first floor and is being remodeled.

A focal point of the house, an open staircase in the reception hall ascends to the second floor. It is made of solid quarter-sawn oak of the finest quality and matches the oak woodwork in the living room and dining room. The staircase has a closed stinger which is accentuated with an oak paneled design, and a plain wood balustrade with stylized floral cut-outs. A tapered newel post anchors the staircase at the first step which flares outward in a curve. The staircase rises to a landing, turns, and rises to the second floor. The second floor has three bedrooms, two bathrooms, a laundry room, and an original screened sleeping porch (northeast corner). The master bedroom is located at the front of the house (south wall) and features an *en suite* bathroom, closet, and fireplace. A fireplace is located on the west wall and has a brick surround, an oak mantel, and a ceramic tile hearth. French doors open at the south wall to a second-floor balcony. The master bedroom and hallway floor is oak while the three bedrooms have maple floors.

The basement is partially finished with a recreation room, bedroom, laundry room, and storage and mechanical rooms. The "rec" room is finished with a combination of knotty pine paneling and lathe-and-plaster walls. The home retains its original hot water radiant heating system which is heated by a gas-fired boiler.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Alvis House is remarkably intact with nearly all of its original exterior design, materials, and workmanship. Modifications over the last 93 years include the following:

1919: The house was damaged by fire which began with faulty wiring in the southeast corner of the attic above the master bedroom.³ The repair work was costly for the time at \$2,300 and included cleaning, repainting, and refinishing floor, wall, ceiling, and woodwork surfaces in the entire house due to extensive fire, smoke, and water damage.

1939: The original wood shingle roof was recovered with either wood shingles or composition shingles.⁴

1950: The roof was recovered with composition shingles.⁵

1960s-1970s: The kitchen was remodeled.

1960-1980s: First-floor northwest dining room porch was enclosed with wood shingle siding and windows.⁶

1971: The original wood shingle roof and subsequent roofing layers were replaced with a new roof of composition shingles.⁷

1990s: A layer of composition roof shingles was installed over existing shingles.

2006: The interior of the house was remodeled at the first and second floors, including new wiring, new plumbing and fixtures, heating system repairs, period light fixtures, insulation, sheetrock (painted) in combination with original plaster-and-lathe construction, repainted walls and ceilings, hardwood floors refinished, original oak woodwork cleaned and oiled, other woodwork repainted, second-floor fireplace mantel refinished, and new cabinets/cupboards/countertops/fixtures installed in kitchen and bathrooms. Exterior of house repainted.

The Alvis House is in good to excellent condition and retains excellent exterior architectural integrity found in original location, design, workmanship, materials, and location as a single-family home built in the early 1900s in Spokane. Because the home retains all of its original façade design and details, and nearly all of its original design and materials on the rest of the house, it well conveys materials, workmanship, and designs that were prevalent during the early 1900s when it was built.

³ Spokane Building Permit #10767, dated 2 July 1919. Spokane City Hall, Spokane, WA.

⁴ Spokane Building Permit #55567, dated 24 Jan 1939. Spokane City Hall, Spokane, WA.

⁵ Spokane Building Permit #B-4280, dated 21 Oct 1950. Spokane City Hall, Spokane, WA.

⁶ Personal interview with Robert Root, Jr. who lived in house from 1948 to 1982. September 6, 2006.

⁷ Spokane Building Permit #B-77799, dated 26 May 1971. Spokane City Hall, Spokane, WA.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1913 to 1956
Significant Dates	1913
Architect	Franklin Manz
Builders/Contractors	John I. Thomas and M. Endres

STATEMENT OF SIGNIFICANCE

Built in 1913, the Alvis House is a fine example of the Arts & Crafts tradition with influences from the Craftsman, Prairie, and Swiss Chalet styles. It was erected as a “spec” house by a group of investors and builders who sold it one year after construction was completed to Harry Alvis, an automobile salesman in Spokane, and his wife, Dorothy Alvis. The home was subsequently owned for long periods by various prominent property owners. LeRoy & Beta Beeson, owners/proprietors of Beeson Brothers automobile sales/service in Spokane, resided in the house for 13 years, and Marion & Robert Root, a Pacific Mutual Life Insurance agent and agency owner, lived at the property for 58 years. During its period of significance from 1913 to 1956, the Alvis House achieved importance in the areas of significance, “architecture” and “community planning & development.” The property is architecturally significant as a fine depiction of the Arts & Crafts tradition and as a product of Spokane architect, Franklin Manz, and is historically significant for its association with trends and patterns which led to the urban development and subsequent settlement of the Cannon Hill Park Addition on Spokane’s South Hill. The property reflects the developer’s prescribed intentions for development regarding quality construction, construction cost, architectural design/compatibility, and land use characteristics required by subdivision covenants adopted for the protection of neighborhood development. The Alvis House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT***Cannon Hill Park Addition***

Before it was platted in 1887, the Cannon Hill Park Addition (West Sixteenth Avenue to Twenty-Ninth Avenue between South Bernard and South Monroe Streets) was an undeveloped north-facing hillside on which grew thick stands of native pine and fir trees, shrubs, grasses, and wild flowers. A natural swale and wetland area with a natural claybed were located in a shallow trough at the north end of the addition along Nineteenth Avenue between Lincoln and Stevens Streets. The wetland trough and claybed were developed as a brickyard in the 1880s, and manufactured “many of the bricks” which were used in the construction of brick buildings in downtown Spokane prior to the Spokane Fire of 1889.⁸ A few years later the clay deposits were depleted and the brickyard was abandoned. It sat vacant until 1907, when the Olmsted Brothers proposed a city park plan to Spokane’s Board of Park Commissioners. The plan was adopted and Cannon Hill Park was established at the abandoned brickyard site.

⁸ “Present Beauty Spot Once Brickyard.” *Spokesman-Review*, 2 March 1919.

Cannon Hill Park was designed by the Olmsted Brothers, the nationally acclaimed architectural landscape firm that designed New York City's Central Park and Boston's "Emerald Necklace" public park system. During a time when tuberculosis, pneumonia, and other deadly diseases eluded control and constantly killed thousands of people who lived in crowded urban communities, the Olmsted Brothers espoused a new way of thinking to help curb disease. Their idea of "germ warfare" included ideals that linked clean, fresh air to renewed invigorated health. Although private and public cemeteries were used at the time by many, the Olmsteds promoted specifically planned and designed city-owned public parks, greenbelts, and natural greenspace as "one of the best means" of drawing city dwellers out of doors. They argued that public parks were aesthetically necessary to cities, helped quell unsightly urban blight, and were a way to "provide and preserve landscape for the enjoyment of [all] people."⁹

Originally called Adams Park after United States President John Quincy Adams, Cannon Hill Park was named in 1907 after the Cannon Hill Addition in which it was established. The small, natural low-lying wetland on the 15-acre park site was re-developed as two shallow ponds which were surrounded by manicured lawns, indigenous plantings, and gracefully arched bridges constructed of native black basalt rock. With uncompromised aesthetic appeal and close proximity to Spokane's central downtown business district (1.5 miles north), Cannon Hill Park proved to be the anchor and catalyst around which the design, development, and subsequent residential settlement of the Cannon Hill Park Addition occurred.

In 1908, prominent Spokane real estate developer, Arthur D. Jones, and his development company purchased land that surrounded the park from West Eighteenth Avenue to West Twenty-First Avenue:

In 1909, development was undertaken and formed as important a project of city building as Spokane has seen. Streets were cut through the timber, curbed with cement and graded. It was the intent of the promoters to accomplish their plans with as little disfigurement to the natural beauty of the wooded slope as possible. The site of the brickyard with its small natural lake...was rapidly converted into a delightful park with green slopes rising from the old [clay] pits [which had] now become miniature lakes. Homebuilders were attracted by the beauty of the park, the splendid pines, and the gentle slopes...[and]...houses sprang up about the park...¹⁰

Arthur D. Jones & Company planned for the development of a successful, "high-grade" residential neighborhood when they purchased the land around the park.¹¹ The area was

⁹ Olmsted Brothers Landscape Architects. *Proposal to Spokane Board of Park Commissioners, 1907-1913*. Spokane Parks & Recreation Department, Spokane City Hall, Spokane, WA.

¹⁰ "Present Beauty Spot Once Brickyard." *Spokesman-Review*, 2 March 1919.

¹¹ "Cannon Hill Park: On the Crest of the Upper Cannon Hill." *Spokesman-Review*, 4 April 1909.

platted with 50-foot-wide lots and a blend of curvilinear, diagonal, and straight streets, but it needed infrastructure like paved roads and sidewalks, street trees and street lights, underground sewer, fresh drinking water, and wire that would provide electricity and telephone service to each residential building site. With the pressing need for infrastructure unmet by the City of Spokane, Arthur D. Jones & Company took a big gamble and committed to supplying the much-needed infrastructure. During the next months, the development company expended more than a quarter of a million dollars for neighborhood improvements.

To entice would-be homebuilders to his residential development around Cannon Hill Park, Jones placed large-size promotional advertisements in Spokane newspapers which listed a variety of amenities provided by the development company. This ad appeared in the *Spokesman-Review* in 1909:

CANNON HILL PARK

Street grade, cement sidewalk, wide parking, cement curb,
steel water mains...uniform shade trees planted in the street parking
throughout the addition...14 acres of park with large lake...boulevard through
the center of the addition...a distinctly high-grade residence district...building
restrictions prohibit the erection of dwellings costing less than \$3,000 to \$4,000,
and prohibit stores or apartments.

The company's commitment to necessary infrastructure development paid off. Lot sales and construction of homes were steady if not robust. A June 11, 1911 progress report in the *Spokesman-Review* made the following declaration:

Cannon Hill Park, with its building restrictions and uniform improvements,
is becoming one of the most picturesque residence sections of the city.¹²

By 1945, nearly all of the planned residential construction in the Cannon Hill Park Addition was complete. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along the boulevard that divides West Twenty-First Avenue.¹³ Single-family homes were designed and built according to the neighborhood's protective covenants and subdivision regulations, and Cannon Hill Park became one of the city's most beautiful public park lands. A Spokane real estate agent described the neighborhood 80 years later in 1990, when he said that "people who buy here have

¹² "Some High-Class Improvements Which So-Called 'Real Estate Promotion' Made in Cannon Hill Park." *Spokesman-Review*, 11 June 1911.

¹³ "Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park." *Spokesman-Review*, 15 Aug 1909.

traditional values; they like the vintage charm” of the area and are “excited about living in an area with so much visual beauty...”¹⁴

Harry & Dorothy Alvis

In May 1912, the Cannon Hill Company (a corporation organized for real estate transactions between the Arthur D. Jones & Company and prospective property buyers in the Cannon Hill Park Addition) sold Lot 23 in Block 14 to building contractor, M. Endres, for \$1,200. Endres sold the property a few months later to fellow Spokane building contractor, John I. Thomas. Endres and Thomas were working on the property when Thomas applied to Spokane’s Department of Public Works for a building permit to begin construction of a house on the lot. Permission was granted in September 1912 for the erection of a “new residence” at “448 West Twenty-First Avenue” with an estimated construction cost at \$7,000.¹⁵ Construction commenced and the final inspection date for the newly completed home was on September 11, 1913—just twelve months after the date of application.¹⁶ Real estate agents, Colin Campbell and William Matthews, purchased the property during its period of construction and began marketing the house for sale. On September 24, 1914, they sold it to Harry & Dorothy Alvis.

Harry & Dorothy Alvis assumed an existing \$4,500 mortgage with interest accruing at 8% per year when they bought the property. Harry Alvis was listed in Spokane city directories in 1913 as a manager for the Eureka Fire Hose Manufacturing Company in Spokane. After he purchased the house, he held several different jobs during different times. In 1915 he was listed as an automobile salesman, in 1917 he was listed as a civil engineer, and in 1918 he was listed as a building contractor. In 1919, he was part-owner/manager of Hawkins & Alvis Automobiles at 1506 West Pacific Avenue. Eight years later in 1921, Harry & Dorothy Alvis sold the property to Charlotte & Charles Green, a real estate investor and building contractor who lived at 608 West Cotta in the Cliff Park neighborhood.

LeRoy & Beta Beeson

Green immediately sold the property to Maurice & Marion Herlihy for \$11,000, and they sold the house four years later to LeRoy & Beta Beeson. LeRoy Beeson was a prominent early 20th-century businessman in Spokane. He began his career as vice president of R. M. Wade Company which he founded with his brother for the purpose of buying and selling farm machinery and agricultural implements. In 1916, the company secured a Ford automobile dealership with LeRoy Beeson as manager of the automobile department. In 1925, the brothers re-organized the automobile dealership and called it Beeson Brothers with a showroom, car lot and offices at 910 North Monroe, and LeRoy Beeson as the president (the farm machinery business at Wade Co. was managed by his brother). Economic troubles fostered by the Great Depression in the 1930s caused LeRoy

¹⁴ “Cannon Hill Boasts Great Visual Beauty and Vintage Charm.” *Spokesman-Review*, 11 March 1990.

¹⁵ Spokane Building Permit #3987, dated 10 Sept 1912. Spokane City Hall, Spokane, WA.

¹⁶ *Ibid.*

Beeson to sell his dealership and by 1932, he was employed as a salesman with Day-Majer Company, Ford dealers in Spokane, and “had charge of the open air Ford show.”¹⁷

In 1939, the price of real estate across the nation was down due to economic catastrophes related to the Great Depression. Taking an investment loss, the Beesons sold the house at West Twenty-First Avenue to Lee & Charlotte Wood for \$4,250. Lee Wood worked as a court reporter for Spokane County. In 1943, the Woods sold the property to Margaret & Owen Hurd, an engineer with the Bonneville-Grand Coulee Power Administration.

Robert & Marion Root

In 1948, Robert & Marion Root bought the property. An agency owner/proprietor, Robert Root was a general agent for Pacific Mutual Life Insurance Company (now Pacific Life Insurance Company) with offices first in the Old National Bank Building at 422 West Riverside Avenue in downtown Spokane and later at 702 South Washington Street. The Roots raised five children (Robert Jr., Marilyn, Jerry, Debbie, and Donna) in the home and owned the property for 58 years.

Jovan & Shae Obando

In 2006, current owner, Jovan Obando, purchased the property. Jovan is employed as the sales manager for the home mortgage department of the U.S. Bank in Spokane. His wife, Shae Obando, is (along with Jovan) the owner/manager of Brews Bros, a coffee house in the Peyton Building that specializes in flavored espressos, pastries, and coffee products. The Obandos are currently renovating the Alvis House where they will live with their two children.

HISTORICAL SIGNIFICANCE

(Category A)

The Alvis House is historically significant in the area of significance, “community planning & development” as a tangible demonstration of the type, style, and quality of residential single-family home prescribed for the Cannon Hill Park Addition in the early 1900s by the developer of the neighborhood. In order to ensure architectural compatibility and quality and uniform placement of dwellings on lots in the area, Arthur D. Jones & Company adopted protective subdivision covenants which are tied in perpetuity to the property deeds for each parcel in the Cannon Hill Park Addition. The covenants stipulated the following requirements when enacted in 1908:

- a) no building of any kind shall be erected or maintained on said lands within 50 feet of the street line in front of said land, or within 25 feet of the side street; and
- b) no apartment house, store or business structure of any kind shall be erected or maintained on said lands; and

¹⁷ “LeRoy E. Beeson.” *Spokane Daily Chronicle*, 6 Jan 1973, p. 3.

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- c) no dwelling shall ever be erected or permitted to remain on said land of less value than \$4,000; and
 - d) all buildings of every kind on said lot must be painted with at least two coats of paint; and
 - e) the above conditions and covenants shall run with the land, and compliance with the same may be enforced by injunction.

To summarize, the Alvis House is associated with the early 20th-century trends and patterns of urban residential development and subsequent settlement of the Cannon Hill Park Addition on Spokane's South Hill.

ARCHITECTURAL SIGNIFICANCE

(Category C)

The Alvis House is architecturally significant in the area of significance, "architecture" for its fine representation of the Arts & Crafts tradition and as an illustration of the work of Spokane architect, Franklin Manz.¹⁸

American Arts & Crafts Tradition

The Arts & Crafts movement in America started around 1900. It was inspired by the English Arts & Crafts movement which began in rebellion to the mass-produced furniture and homebuilding materials which were manufactured by the Industrial Revolution, and to the thoughts and way of life that prospered them. The American Arts & Crafts movement was further inspired by William Morris (an Englishman, 1834-1896), and America's Gustav Stickley (1858-1942) and Elbert Hubbard (1856-1915), who were all proponents of a more socialistic type of government and a "back to nature" type of existence. Architectural historian, Paul Duchscherer, explained the following in his book, *Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition*:

The Arts & Crafts movement took a uniquely American turn. While most of its lofty idealism...met with lukewarm receptions here, its elegantly spare aesthetics struck a timely chord, and the canny American sense of business opportunity began to develop around it. What did survive from England, however, was the movement's basic tenet of design restraint, using honest natural materials as well as forms appropriate to a specified function, whether applied to objects, furniture, interiors, or entire buildings.¹⁹

Homes executed in the Arts & Crafts tradition are one, one-and-one-half, two, and/or two-and-one-half stories in height. They usually depict mixtures of stylistic elements,

¹⁸ Spokane Building Permit #3987, dated 10 Sept 1912. Spokane City Hall, Spokane, WA.

¹⁹ Duchscherer, Paul. *Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition*. Salt Lake City: Gibbs Smith Publisher, 2005, p. 15.

including mostly Craftsman, Swiss Chalet, Prairie, Tudor Revival, and Mediterranean elements. Whether homes were designed in one of the above-mentioned styles or a combination of stylistic influences, one thing was certain: the Arts & Crafts tradition and its stylistic influences were in direct rebellion to the Queen Anne style. The Queen Anne style (1890-1910) was oriented to tall vertical forms, was heavily embellished with elaborate decorative details, and was expensive to purchase, catering to mostly wealthy homeowners. In contrast, Arts & Crafts-style homes were horizontally oriented through design and form, were embellished with natural materials, and were built to be afforded by many people from multiple economic tiers.

The Alvis House is a good example of the Arts & Crafts tradition with influences from the Craftsman, Swiss Chalet, and Prairie styles. Craftsman-style influence is found in the home's low-pitched roof with lower cross gables, a partial-width covered front porch (an extension of indoor living to the out of doors), and the use of organic building materials. Materials include wood shingles, coarse stucco, black basalt rock, bricks, and the liberal use of natural woodwork. The woodwork in the Alvis House is especially fine and reveals a mixture of satin-grained finished gumwood and "tiger striped" quarter-sawn oak which have mellowed with age to a rich golden-honey patina. Another Craftsman element is the home's horizontal emphasis which is exaggerated by a very low-pitched roof, wide overhanging eaves, exposed rafter tails, massive brackets, massive tapered porch piers, wide bargeboards, and wide stringcourses which, with different cladding materials, effectively separate the planar wall surface of the house into horizontal sections. Horizontal lines are further emphasized by extended horizontal window casings at the top and bottom window edges, and plain wood balustrades with wide handrails.

Swiss Chalet-style influence is found in elements such as the second-floor balcony on the home's façade and decorative cut-out and scalloped designs in vertical board cladding which is located in gable peaks throughout the house.

The cut-out design in the vertical boards represents a stylized "Glasgow Rose" pattern, a Prairie-style influence. The Glasgow Rose motif is mimicked in the cut-out balusters in the oak staircase in the reception hall on the first floor of the house. Windows in the Alvis House depict a Prairie-style design with multiple divided lights. As 6/1 units, the three lights at the top of the window pane are smaller than the three lights below them. The strongest Prairie-style influence, however, is demonstrated through the use of massive cantilevered brackets that support the second-story balcony and roof eaves of the house and porch.

Franklin Manz, Architect

Franklin Manz was first listed in Spokane city directories in 1910 as a "draftsman" for the Ballard Plannary Company, 505-508 Kuhn Building, in downtown Spokane. By 1912, Manz was no longer employed by the Ballard Plannary Company. Instead, he had founded his own architectural firm which he called "The Plan Shop" with an office in

Room 225 in the Paulsen Building.²⁰ He listed himself as an architect in both the alphabetical names section and the classified business section of Spokane city directories. He received architectural commissions in Spokane which included homes in the Rockwood National Register Historic District and other parts of Spokane. To date, these include:

- | | | |
|------------------------------------|---------------|--|
| • 526 East 12 th Avenue | Built in 1912 | American Foursquare/Prairie |
| • 532 East 12 th Avenue | Built in 1912 | American Foursquare/Prairie |
| • 911 East 20 th Avenue | Built in 1911 | American Foursquare/Prairie |
| • 442 West Shoshone Place | Built in 1913 | Arts & Crafts/Craftsman |
| • 448 West 21 st Avenue | Built in 1913 | Arts & Crafts/Craftsman |
| • 930 South Lincoln St. | Built in 1915 | Arts & Crafts/Craftsman
(garage only) |

Franklin Manz lived and worked in Spokane for 13 years from 1910 to 1923. After 1923, there is no mention of him in any city directories, phone books, postal station notes, or newspaper obituaries. His contributions, while few, were significant, and his work can be compared with that of prominent architects like Alfred Jones (Weaver House at 520 West 16th Avenue), Frank Hutchinson (Marr House at 204 West 16th Avenue), and the Ballard Plannary Company, who worked in Spokane at that time. Like the above-mentioned Spokane contemporaries, Franklin Manz had an eye for detail and successfully rendered aesthetically pleasing designs in the Arts & Crafts idiom. The homes and garage for which he was responsible demonstrate the highest quality designs which were popular during the early 1900s in Spokane. His home designs are enjoying a revival in 2006, and are revered in today's market.

Summary

The Harry & Dorothy Alvis House is remarkably intact with only a few exterior changes (northwest corner porch at first floor was enclosed in 1919, and multiple roof installations). It is a fine representation of the Arts & Crafts tradition and is an illustration of the work of accomplished architect, Franklin Manz. The property is associated with the development and settlement of the Cannon Hill Addition on Spokane's South Hill, and is a good example of the requirements prescribed by the neighborhood's subdivision covenants. Architecturally and historically significant, the Alvis House is eligible for listing on the Spokane Register of Historic Places.

²⁰ 1912 Spokane City Directory.

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & DOROTHY ALVIS HOUSE Section 10

Photo 1
Photo 2

1959 Spokane County Tax Assessor photo
2006 photo of south facade



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & DOROTHY ALVIS HOUSE **Section 10**

Photo 3

2006 photo of south façade and east elevation



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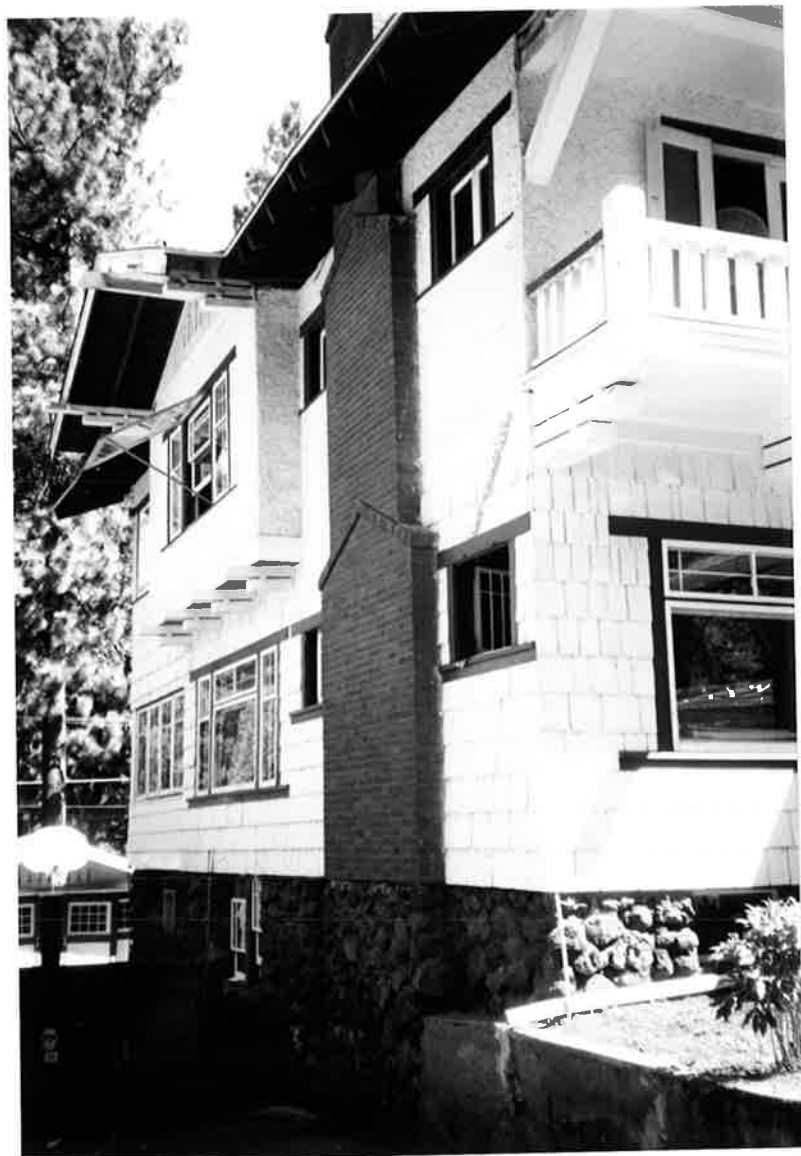
Photo 4

2006 photo of south elevation details



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & DOROTHY ALVIS HOUSE Section 10

Photos 5 and 6 2006 photos of west elevation



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & DOROTHY ALVIS HOUSE **Section 10**

Photo 7 North, rear elevation of property in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & DOROTHY ALVIS HOUSE **Section 10**

Photo 8 Garage in 2006, south façade and east elevation views



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & DOROTHY ALVIS HOUSE Section 10

Photos 9 and 10 Oak staircase and oak door in front entry hall in 2006

