

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 & KATHERINE BLEECKER HOUSE**

2. Location

Street & Number 1707 N. West Point Road
City, State, Zip Code Spokane, WA 99201
Parcel Number 25123.1306

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 Timothy M. & Terri H. Lewis
Street & Number 1707 N. West Point Road
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 328-6045 (home), 953-2033 (Terri's cell),
220-0498 (Tim's cell), tlewis133@comcast.net

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 1979
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed by SHLC on Sept 16, 2009

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	1.05 acres
Verbal Boundary Description	Pettet Tract Lot 3, Block 8 and part of U.S.Government Lot 4.
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 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	April 15, 2009

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

Timothy A. Davis

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: *Michael J. Pucob*

Council/Board Action: _____ Assistant City Attorney

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

Kristi Gijon

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201



1707 N. West Point Road in 2009

DESCRIPTION OF PROPERTY

Built in 1909, the Bleecker House is a fine example of the Dutch Colonial Revival tradition with Craftsman-style influence. The home is a large two-story platform-frame dwelling with a medium pitched side gable roof which is prominently flared with widely overhanging eaves, tongue-in-groove paneled wood soffits, and wood modillions. The house has a symmetrical façade design with symmetrical fenestration patterns, original louvered wood window shutters, a combination of original multi-paned casement and double-hung wood-sash windows, a covered center front porch, and double-course wood shingle siding. The foundation is made of black basalt stone and the roof is covered with random-size gray slate roof shingles. The home's interior is characterized by Craftsman-style details such as a spacious reception hall and living room, ebony-colored fir woodwork with oversized moldings and boxed ceiling beams, a wide living room fireplace with a massive bracketed mantel, oak and fir floors, unique wood paneled interior doors with colored cathedral glass lights, custom built-in dining room buffet/hutch, and a prominent reception hall staircase with cutout balusters that feature a stylized floral "Glasgow Rose" motif. The property is located in northwest Spokane in the architecturally prominent Summit Boulevard-West Point Road neighborhood in the Pettet Tract Addition. The home retains a high degree of privacy due to a deep setback at the building site which is located at the edge of a steep bluff that commands a panoramic view of the Spokane River and west Spokane. Well-preserved in excellent condition, the Bleecker House retains very good exterior and interior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in northwest Spokane.

CURRENT APPEARANCE & CONDITION***Site***

The Bleecker House is located in a prominent residential neighborhood at the far west end of Lot 3 on Block 8 in the Pettet Tract Addition in northwest Spokane. Sited at the crest of a very steep bluff, the lot measures 89 feet wide at the bluff's edge, 123 feet wide at the east boundary along West Point Road, and 191 feet deep. A concrete patio, an in-ground swimming pool, and a small single-story frame pool house are located directly behind the house between the home's west elevation and the edge of the bluff. The bluff and its steep slope are part of the property and are located on a portion of U. S. Government Lot 4 in the Pettet Tract Addition, Section 12, Township 25, Range 42 East. The Spokane County Tax Assessor identifies the entire property as tax parcel number 25123.1306 which contains both Lot 3 on Block 8 and a portion of Lot 4.¹ The Bleecker House faces east and is fronted by spacious manicured grounds with lawn, shrubs, and mature deciduous trees at level grade. A black-topped circular asphalt driveway enters and exits the property at the northeast and southeast corners of the lot at West Point Road. The Bleecker House is surrounded by the bluff to the west, historic homes to the north, south and east, and is one of a particularly fine selection of well-preserved prominent homes that were built in the 1890s and early 1900s along Summit Boulevard and West Point Road, streets that offer view lots with spectacular vistas. A few of the homes along these streets are listed on the Spokane, Washington State, and National Registers of Historic Places. One example is the Knight House at 1715 N. West Point Road, adjacent next north to the Bleecker House, which is listed on all three historic registers: local, state, and national.

Swimming Pool (built in 1969)

Constructed of poured concrete, a rectangular-shaped swimming pool which measures 40 feet long and 15 feet wide is located below grade behind the house and was installed in 1969.² Less than 50 years old, the swimming pool is not eligible for listing on the Spokane Register of Historic Places.

Pool House (built in 2001)

A single-story frame pool house was built in 2001 adjacent north of the house behind the garage. It measures 21 feet wide and 22 feet deep. It faces south with a very low-pitched slate shingle-clad roof, and features double-course cedar shingle siding. Less than 50 years old, the pool house is not eligible for listing on the Spokane Register of Historic Places.

¹ Spokane County Tax Parcel numbers 25123.1303 and 25123.0017 were merged by the current owner as one tax parcel number 25123.1306.

² Spokane County Tax Assessor Records, Spokane County Courthouse and City of Spokane Building Permits, Spokane City Hall, Spokane, WA.

House Exterior (built in 1909)

The Bleecker House follows an irregular rectangular footprint which measures 68 feet wide and 31 feet deep. The house is two stories and has a side gable roof with flared eaves, a red brick chimney at the south ridge crest, and a symmetrically designed façade with a center front entrance. The flared eaves at the east and west elevations are widely overhanging while rakes at north and south gable ends are comparatively shallow. Pent roofs bisect gable fields at the roof's gable ends and are embellished with widely overhanging eaves. The widely overhanging eaves at the front and back of the house and the gable ends (pent roof) are accentuated with tongue-in-groove wood soffits and prominent wood modillions. A single-story double-car garage is attached to the house at the north elevation.³ The roof on the house and garage is covered with black/gray-colored random-size slate shingles, exterior walls are completely clad with double-course hand-cut cedar shingle siding, the foundation of the house is made of black basalt stone, and the foundation of the garage is made of poured concrete. Most of the windows in the house are a combination of original multi-paned casement and double-hung, wood-sash units. Exceptions include one small window at the east façade, two first-floor windows at the west elevation, and two second-floor windows at the west elevation; these non-original windows match the original windows in size, dimensions, reveal depths, design, and muntin/mullion configurations. Most of the original windows are flanked by original c. 1909 louvered wood shutters with intact original brass hardware and original metal shutter dogs.⁴ The front entrance to the house retains its original design along with original front door.

East Facade

The east face of the house features a symmetrical design with symmetrical fenestration patterns, a center front entrance, and an attached single-story garage. The front entrance is distinguished with a covered, partially enclosed single-story front porch that projects seven feet from the planar wall surface of the house. The porch roof is supported by thick square porch posts, and the porch deck is surrounded by a short porch wall. The porch posts and porch wall are clad, like the house, with double-course wood shingle siding. The porch deck is made of painted wood, and a black basalt rock foundation like the house, surrounds the foundation of the porch deck. A shed roof with a widely overhanging flared eave covers the porch. The eave is articulated with wood modillions and is supported by two sets of triple scroll-sawn wood porch brackets. Copper shingles cover the roof, and a copper gutter and downspout at the east eave divert water and snow melt from landing on porch steps. Unique features to the porch at the Bleecker House, two built-in bench seats are located on the north and south porch walls at the porch deck. First-floor fenestration at the east facade includes a center front porch door which is

³ The garage was attached in 1950 as recorded in Spokane City Building Permit #B1374, dated June 5, 1950, Spokane City Hall, Spokane, WA.

⁴ Original wood shutters exist in very poor deteriorated condition for at least five other original windows but shutters for four windows are missing. The current owner is currently searching for a millwork to manufacture the damaged and missing shutters to exactly match existing shutters.

flanked at each side by a leaded-glass diamond-paned sidelight and two original 6/6 multi-paned windows with original wood shutters. Second-floor fenestration at the east façade is seven-ranked with a combination of original multi-paned casement, and 6/6 and 8/8 multi-paned double-hung wood-sash windows with original louvered wood shutters. The façade of the house is clad with double-course wood shingle siding, the foundation is made of black basalt rock, and a ten-inch-deep horizontal watertable separates the foundation from the siding.

South Elevation

The south elevation of the house is located at a gable end and features symmetrical fenestration patterns and a gable end roof with flared eaves. The gable is enclosed with a pent roof which has widely overhanging eaves articulated with a wood modillion course. The gable field and the first and second floors of the south elevation are clad with double-course wood shingle siding, and the foundation is made of black basalt rock. A ten-inch-deep wood horizontal watertable separates the stone foundation from the wood shingle siding. Original multi-paned wood-sash awning-type basement windows are hidden below grade in formed concrete window wells at the base of the home's basalt foundation. The first floor has two 6/6 multi-paned double-hung wood-sash windows, the second floor has three multi-paned windows, and the third floor attic has two fixed multi-paned windows—all original units made with wood sash. A small louvered attic vent is located in the center of the gable peak above the windows. Original wood shutters flank the second-story windows; original wood shutters exist for the first-floor windows but are currently removed due to their very badly deteriorated condition.

North Elevation

The north elevation of the house is dominated by the 1950 garage addition which was originally designed in 1909 as a partially covered and walled kitchen porch which was depicted in a 1908 artist's rendering that illustrates a gable end roof and flared eaves like the house.⁵ The garage and house at the north elevation are clad with wood shingle siding, the foundation of the house is made of black basalt stone while the foundation of the garage is made of poured concrete, and the roof of both garage and house are covered with slate shingles. Facing east, the garage features two carriage house-style overhead insulated metal garage doors with black metal strapping and a row of divided lights in the upper half of the doors. An original 8/8 multi-paned double-hung wood-sash window is located at the north elevation of the garage.⁶ Original multi-paned windows and louvered wood shutters are located in the gable peak at the second floor of the house. The north and south elevations of the house are difficult to see from the public right-of-way at West Point Road, and in the summer months, are almost completely hidden by vegetation and a free-standing shed to the south of the house.

⁵ "Attractive Home for H. L. Bleecker." *Spokesman-Review*, 5 April 1908.

⁶ It is thought that this window was originally located at the north elevation of the house which supported a partially covered and walled kitchen porch as depicted in a 1908 drawing of the house (*Spokesman-Review*, April 5, 1908).

West Elevation

The west elevation of the house is at the home's rear, faces the bluff, and is completely hidden from view by a public right-of-way. Like the rest of the house, the rear of the house is clad with wood shingle siding and features a widely overhanging flared eave with wood modillions. Fenestration patterns are symmetrical and feature a combination of original and replaced windows. The first floor has two exterior doors that open into the house (dining room and living room). The doors are original with paneled wood in the lower leaf and glazing in the upper leaf. Each door is flanked by two windows. The two windows that flank the northern-most door are original 6/6 multi-paned double-hung wood-sash units. The two windows that flank the southern-most door are fixed-pane picture windows with multi-paned transom lights.⁷ An original 6/6 multi-paned double-hung wood-sash window is located in the center of the west elevation. The second-floor is eight ranked with four small multi-paned casement windows and their original wood shutters in the center. These four windows are flanked by two 8/8 multi-paned double-hung wood-sash windows at the north and south ends of the west elevation.⁸ Original louvered wood shutters exist for two of the four 6/6 second-floor windows but are not attached at this time due their very badly deteriorated condition; the shutters for the other two windows are missing. Because the house was originally built with a covered veranda across the back of the house at the first floor, the first-floor windows may not have had shutters as they were protected from weather elements by the covered porch roof. In any event, the shutters are missing and shutter attachment shadows did not survive and/or could not be found on the shingle siding.

House Interior

According to Spokane County Tax Assessor records, the first floor of the Bleeker House contains 1,676 finished square feet, the second floor contains 1,550 finished square feet, and the partially finished basement contains 1,475 finished square feet. A wood paneled door with divided lights opens from the front porch into a small vestibule. The vestibule has an original oak floor, original lathe-and-plaster walls and ceiling, original ebony-colored fir woodwork, and is illuminated by both outside and inside light. Inside light shines through original leaded-glass diamond sidelights which flank an original paneled wood door with green-colored cathedral glass lights in the upper half of the door. This door is located at the west wall of the vestibule and opens into a formal center reception hall. The reception hall is a square space that measures 12 feet wide and 12 feet deep. It has an original oak floor, original lathe-and-plaster walls and ceiling, and original ebony-colored fir woodwork. A coat closet is located adjacent next north of the vestibule and is also finished with ebony-colored woodwork and a paneled door with divided lights of green-colored cathedral glass that match the door at the west wall in the vestibule. A prominent staircase is located just north of the vestibule and closet. Two steps rise to a landing which is lit by a window at the east wall, and then turn and rise to the second

⁷ These two windows are new (1998) and replaced two inappropriate c. 1960s plate-glass windows. The original windows are missing.

⁸ Two of the 8/8 windows are replacement units that match original windows, and were installed in 1998.

floor. The stairway features a closed stringer, square Newel posts, cutout balusters, and a thick handrail all made of ebony-colored fir. The cutout design in the balusters is similar to the Craftsman-styled “Glasgow Rose” motif. The first-floor center reception hall opens north into a hall which leads to a kitchen, northwest to a dining room, center west to a library/den, and south to a living room.

The living room is very large—20 feet by 30 feet—and extends from the front of the house at the east wall to the back of the house at the west wall. The focal point of the living room is a 12 foot-wide fireplace which is centered on the south wall. The fireplace has a large rectangular firebox with an original custom-designed screen with a hand-hammered copper frame. The firebox is surrounded by red pressed bricks set with black grout. Randomly interspersed between bricks are glazed ceramic Roman or Moravian tiles with beast, horse-and-rider, and sailing galleon ship characters. The hearth is made of four-inch-square green-brown-rust-gold glazed ceramic tiles with mottled matte finish. The fireplace with its wide horizontal width is further accentuated with a massive mantel made of ebony-colored fir. Large scroll-sawn brackets support the mantel. A unique feature of the fireplace is curved ebony-colored false half-timbering located above the mantel. Ceiling heights in the vestibule, reception hall, and living room are eight feet but in the living room, the ceiling height seems lower due to massive boxed beams that measure 12 inches square and extend across the width of the room. In addition to the massive boxed beams, a 16-inch-deep frieze surrounds the perimeter of the room, highlighting the living room’s low-slung ambience. The walls and ceiling are made of original lathe-and-plaster construction, the floor is made of original oak, and the woodwork is made of original ebony-colored fir—all matching finishes and materials in the vestibule and reception hall. A door on the north wall of the living room opens into a small library/den which is also finished with ebony-colored fir woodwork, oak floors, and lathe-and-plaster walls.⁹ An exterior door at the west wall opens from the living room onto a patio at the rear west elevation of the house.

The dining room is located in the northwest corner of the first floor. It measures 12 feet wide and 18 feet long and has original lathe-and-plaster walls and ceiling, and an original oak floor. Unlike the vestibule, reception hall, living room, and library/den which were originally finished with ebony-colored fir woodwork, the dining room was finished with painted pine or fir woodwork.¹⁰ However, like the rest of the house, woodwork in the dining room includes original eight-inch-wide floor and crown molding, four-inch-wide door and window surrounds, and three-inch-wide vertical battens and plate rail with brackets. The focal point of the dining room is a large built-in serving buffet and hutch which consume the entire north wall. The serving buffet features paneled wood doors while the hutch has two cupboards with leaded-glass diamond-paned doors. Three original multi-paned wood casement windows are located between the cupboards of the

⁹ The original ceiling in the library/den was altered in 1941 with a dropped ceiling made of painted sheetrock (Spokane Building Permit #64425, dated April 10, 1941).

¹⁰ “Attractive Home for H. L. Bleecker.” *Spokesman-Review*, 5 April 1908.

hutch, illuminating the dining room and serving buffet with natural light. An original exterior paneled wood door with multiple divided lights in the upper leaf opens from the center west wall of the dining room onto a patio at the rear west elevation of the house.

The kitchen in the Bleecker House was remodeled several times and most recently in 1999. It features a slate tile floor, built-in maple cabinets and cupboards, polished granite countertops, and brushed aluminum appliances. A door in the northeast corner of the kitchen opens to a small powder room which was also remodeled in 1999. A door at the north wall of the kitchen opens to the inside of the attached two-car garage.

The second floor of the Bleecker House has four bedrooms, two bathrooms, and a central hallway. The stairwell and hallway are illuminated by natural light from original windows at the east wall, and the hallway has an exposed refinished fir floor. All of the woodwork on the second floor is painted pine or fir. Both bathrooms have been remodeled several times with the last remodel in 1999. A third-floor attic is unfinished. A basement is partially finished with a laundry room and recreation room, and an unfinished shop-storage-mechanical room. The home is heated by original cast iron radiators which carry hot water heated by a newer gas boiler.¹¹

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

In an anticipatory article printed on April 5, 1908 in the *Spokesman-Review* one year before it was built, the Bleecker House was featured in the newspaper with a drawing of its original design and a lengthy description of the exterior and interior plans and finishes. The house style was called “Dutch Colonial” and the home was to be finished with “green shingled [exterior] walls, white window and door dressings, cream-colored wooden shutters, and a massive white cornice...”

The principal feature of the front [east] elevation is the porch, shingled like the rest of the building and covered by a lean-to roof, ending in a white-painted cornice, supported on wooden braces... The front door and the small windows on each side of it have leaded diamond panes; elsewhere the windows throughout the house are divided by wooden bars. To the right [north] of the façade and forming part of it is the kitchen porch...A double-hung gateway stands to the extreme right [north] and gives entrance to the kitchen court.

To the [rear] west side of the house is a veranda with doors leading to the living room and dining room, and from here a magnificent view may be observed...

The plan of the house has been so arranged that every inch of space is

¹¹ Although heating fuel has been upgraded from coal to gas, the original foundation-level coal chute remains intact.

utilized to the best advantage. In the center of the building is a hall entered from the [front] porch and vestibule, and giving entrance to all the rooms on the first floor... The living room extends the entire depth of the house and is crowned by two large beams... The principal feature of this room is a fireplace 12 feet broad, faced below the mantelshelf with red brick interspersed with antique Roman tiles, and above the shelf with half-timbering panels of Japanese grasscloth.

In the dining room the walls will be paneled to a height of five feet. The woodwork will all be painted white and the panels laid with Japanese grasscloth with stencil design. At the north end of the dining room is a built-in [side]board two feet broad... In the center are three casement windows and on each side are cupboards with leaded glazing in diamond pane.¹²

The newspaper article and drawings indicated that the second floor of the Bleecker House would include three bedrooms, two bathrooms, and one “servant’s bedroom” (northeast corner of second floor). The basement was to be “excavated” and partially finished with a concrete floor, a bedroom (now a recreation room), and a “coal cellar.”¹³ The Bleecker House as it currently exists today mostly matches the drawings and descriptions featured in the 1908 newspaper article, including original location and view, house form, Dutch Colonial Revival style, exterior/interior design-workmanship-materials, windows, doors, built-ins, and interior floor plan. Exceptions include the following modifications made over the last century of use:

1923: French doors installed, replacing two original multi-paned windows at second floor on west elevation (original windows shutters missing).

1941: “Repairs and alterations” to house, including lowered library/den ceiling (Spokane Building Permit #64425, April 10, 1941). Other repairs and alterations cited in permit are unknown but kitchen and bathrooms (plumbing) were probably at least two areas that may have been repaired/remodeled. Cost of repairs: \$1,500 as indicated on permit.

1950: Original covered and partially walled kitchen porch attached at north elevation was converted to an attached two-car garage with a gable end roof and flared eaves (the same roof design as shown in the 1908 drawing of the kitchen porch roof); rear porch at west elevation “repaired” with new roof (Spokane Building Permit #B1374, June 5, 1950). Cost of porch-to-garage conversion and repairs listed on permit were \$2,000.

¹² “Attractive Home for H. L. Bleecker.” Spokesman-Review, 5 April 1908.

¹³ Ibid.

1960s: Two original multi-paned windows at rear of house at first floor replaced with architecturally inappropriate fixed-pane c. 1960s plate-glass picture windows.

1964: House and garage roof replaced with slate shingles (Spokane County Assessor records).

1980s Kitchen and bathrooms remodeled.

1998-2005: Two c. 1923 French doors were replaced with multi-paned windows that match original windows at second floor west rear elevation; two first-floor c. 1960s picture windows at first floor were replaced with now appropriate fixed-pane units that have multi-paned transoms at west rear elevation; kitchen, powder room, bathrooms, laundry room remodeled (1999-2000); small multi-paned casement window installed at east elevation next to attached garage at first floor (a Spokane County Tax Assessor c. 1959 photo of the Bleecker House pictured a previous window located in about the same place as the 1998 casement window); damaged front porch slate shingle roof replaced with copper shingle roof (2001); all plumbing systems upgraded; all electrical systems upgraded; interior of house repainted (1999-2005); wood floors refinished (1999); circa 1950 back porch roof removed due to rotting wood/deteriorated condition (2001); original exterior shingle siding replaced with exact duplicate (dimension, thickness, cut, material) shingle siding (2005); exterior of house repainted (2005).

2008: Garage roof rebuilt and repaired, reusing c. 1964 slate shingles; 1970s overhead garage doors replaced with carriage house style insulated metal garage doors; interior of garage finished with sheetrock; dining room painted.

Although it has been modified several times during the past 100 years, the Bleecker House remains well-preserved in excellent condition with a high degree of architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family residence, and well conveys its original design, style, materials, workmanship, and building methods used in the early 1900s in Spokane, WA.

Area of Significance	Architecture, Neighborhood Development
Period of Significance	1909-1959
Significant Date	1909
Built Date	1909
Architect	C. Ferris White

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1909 for Katherine & Harry L. Bleecker, an early 20th-century secretary/vice-president of the Washington Water Power Company, the Bleecker House is a fine rendition of the Hudson River Valley-inspired Dutch Colonial Revival style. The home is distinguished with a medium-pitched gable-end roof, enclosed widely overhanging flared eaves, symmetrical façade design with symmetrical fenestration patterns, an accentuated center front entrance, and original multi-paned windows with shutters. Craftsman-style influence is found inside and out as double-course exterior wood shingle siding, scroll-sawn porch brackets, built-in porch benches, built-in interior features, massive interior boxed ceiling beams, ebony-colored interior fir woodwork, wood floors, mottled and matte-finish glazed ceramic tilework, and a spacious floor plan at the first floor. The year before it was built, a preview of the Bleecker House was prominently featured in an April 5, 1908 *Spokesman-Review* newspaper article which pictured proposed drawings of the home's exterior, dining room, and floor plans. A lengthy description of the property reported that the Bleecker House was designed as an "attractive" example of the "Dutch Colonial type" and was applauded for its "exquisite decorations" and "quiet lines and color in both interior and exterior finish."¹⁴ Alluding to the high quality and particular design of the Bleecker House, the article claimed that the dwelling will show "no attempt at garish display" but that the intent of the designer was to "reproduce the sober, quiet lines and good proportions characteristic of the first Dutch settlers on the Hudson and Delaware [Rivers]" in the Eastern United States.¹⁵ An accomplished professional who was responsible for designs of some of the Spokane region's finest historic homes, nearly all of the commercial buildings and houses in the town of Potlatch, Idaho, and more than 1,100 buildings across Washington State, C. Ferris White was the prominent architect responsible for the design of the Bleecker House.¹⁶ In 1912, Spokane historian N. W. Durham wrote that White's work was of an "important character" and gained him "recognition as a foremost architect of Spokane" and further as a "well-known" architect "throughout the Northwest."¹⁷ During its period of significance from 1909-1959, the Harry & Katherine Bleecker House achieved significance in the area of "architecture" as an excellent example of the work of C. Ferris White, and in the area of "neighborhood development" as one of the first homes erected

¹⁴ "Attractive Home for H. L. Bleecker." *Spokesman-Review*, 5 April 1908.

¹⁵ *Ibid.*

¹⁶ Durham, N. W. *The History of the City of Spokane and Spokane Country, WA, Vol. 2.* Spokane: Clarke Publishing Company, 1912, pp. 391-394.

¹⁷ *Ibid.*

on West Point Road in the prominent Summit Boulevard/West Point Road neighborhood, an historic turn-of-the-century residential suburban community located in the northwest corner of West Central Spokane. The home is additionally significant for its association with a nation-wide transportation trend which saw the unabated American desire for private automobiles and attached garages which were built to shelter it. Architecturally and historically significant, the Bleecker House is nominated to the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Pettet Tract Addition

The Summit Boulevard-West Point Road neighborhood is located in the northwest section of the West Central community in northwest Spokane. More than 1.5 miles from downtown Spokane, uphill and across the Spokane River, the area was developed as one of Spokane's first suburbs and was platted as the Sherwood Addition along Summit Boulevard in 1889 and as the Pettet Tract along West Point Road in 1906.¹⁸ With spectacular vistas of the Spokane River and distant wooded hills, the neighborhood was originally covered with trees, shrubs, and native grasses but is now characterized by view lots which are located along the crest of a very steep bluff. The view lots were purchased during the late 1890s and early 1900s by affluent bankers, mining men, engineers, investors, entrepreneurs, physicians, lawyers, business owners, and businessmen in Spokane. These men and their families commissioned professional architects and builders to design large and sometimes extravagant homes for them, which were erected on the view sites perched atop the bluff's crest at Summit Boulevard and West Point Road. One of these large view-site homes is the Bleecker House.

Harry L. & Katherine Bleecker

The Pettet Tract was platted in 1906. In 1908 Caroline Pettet (widow of William Pettet, who died just before the Pettet Tract platting was recorded) sold Lot 3, Block 8 and a portion of Lot 4 to Harry & Katherine Bleecker for \$3,500. The Bleecker's lots commanded breathtaking panoramic views from a high bluff at 1707 N. West Point Road and included the bluff's steep hillside which sloped down to the banks of the Spokane River. Harry Bleecker was a successful businessman at the time he bought the land, and was employed as a secretary for the Washington Water Power Company, the same company that his employer and developer of the Pettet Tract Addition, William Pettet, helped found. Like property owners in the Summit Boulevard-West Point Road vicinity, Harry Bleecker and his wife, Katherine Bleecker, commissioned a professional Spokane architect to custom-design a home for them. As told by Spokane historian Nancy Compau, the Bleecker House was "designed by architect C. Ferris White," was "modeled after the homes of the early Dutch settlers along the Hudson River Valley in New York State," and was "probably influenced by the fact that Mr. Bleecker was of Dutch descent."¹⁹ The house was completed in 1909 at the same time Harry Bleecker was

¹⁸ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

¹⁹ Compau, Nancy. "The Bleecker Home." *Nostalgia Magazine*, June 2001, p. 29.

promoted to a vice president position at Washington Water Power. According to Spokane city directories, the Bleeckers lived in the house at 1707 N. West Point Road for nearly five years until August 1913 when they sold the suburban property in order to take rooms in town at the Knickerbocker, a luxury apartment block located at Fifth & Howard at the base of Spokane's South Hill.

Subsequent Homeowners

In 1913, the Bleeckers sold the house to Dr. John Cunningham and his wife, Claudia Cunningham. Dr. Cunningham practiced in Spokane for 41 years and at different times was the assistant chief surgeon for the Great Northern Railroad, physician/surgeon for the Eastern Washington State Department of Labor & Industries, and "house physician" for the Davenport Hotel. As described in his 1939 obituary, Dr. Cunningham was "an outstanding member of his profession, as well as in the business and social life of the city..."²⁰ The Cunninghams divorced in 1921, and Claudia Cunningham leased the property to various renters for several years, including military men and women who were stationed across the Spokane River from the Bleecker House at Fort George Wright.

In 1941 Henry McManus Johnston and his wife, Patricia Johnston, bought the property. They ran a wholesale coffee distribution business in Spokane called the "Coffee Man." In 1956, the Johnstons sold the house for \$20,000 to Harry & Betty Hennessey. Harry Hennessey was a "well-known Spokane lawyer" who helped organize the legal firm of Hennessey & Curran, and was the son of Emmett Hennessey, founder of the Hennessey Funeral Home.²¹ Mary Elizabeth "Betty" Hennessey was a "long-time civic activist" in Spokane. She taught school, participated in state and city politics, sold real estate, and served on the Spokane Planning Commission, the Spokane Arts Commission, the parish council for Our Lady of Lourdes Cathedral, and several university boards.²²

Betty Hennessey sold the Bleecker House in 1975 to Arnold & Jean Nielsen who sold the property in 1982 to Gregory & Connie Lipsker for \$155,500. In 1998, current owners Timothy & Terri Lewis purchased the property for \$371,900. Tim Lewis is a mechanical engineer and his wife, Terri Lewis, is a Spokane physician and radiologist.

HISTORICAL SIGNIFICANCE

Category A

As stated in *National Register Bulletin 15*, a property must be associated or linked with one or more events important in a defined historic context to be considered for listing under Category A on the Spokane Register of Historic Places.²³ Category A "recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends." The event or trends "must be important

²⁰ "Dr. Cunningham Taken by Death." *Spokane Daily Chronicle*, 28 March 1939.

²¹ "Civic Activist Betty Hennessey Dies." *Spokesman-Review*, 20 July 2001.

²² Ibid.

²³ *National Register Bulletin 15*. National Park Service, Washington, DC, 1995, pp.12-13.

within the associated context,” “the property must have an important association with the event or historic trends, and it must retain historic integrity.” “Integrity is the ability of a property to convey its significance.”²⁴ To retain historic integrity, a property must retain several aspects of integrity which include original location, original design, original materials, original workmanship, and original association.

Pettet Tract Addition and the Summit Boulevard/West Point Road Neighborhood

The Bleecker House retains a high degree of architectural integrity in original location, design, materials, workmanship, and association, and is historically significant in the area of “neighborhood development” as one of the first homes built along the bluff at West Point Road in the Summit Boulevard/West Point Road neighborhood in the far northwest corner of West Central Spokane. The view lots along Summit Boulevard and West Point Road were developed during the late 1890s and early 1900s with architecturally prominent homes which were built and owned by men and women who comprised Spokane’s middle and upper-middle class and financial elite. To wit, the home two doors north of the Bleecker House was owned by William Pettet, the pioneer developer who platted the Pettet Tract Addition and who helped found Spokane’s most important utility company, Washington Water Power. The home between the Pettet House and the Bleecker House was erected for Edwin Knight, part owner/founder of the Diamond Drill Company, the region’s largest manufacturer of diamond drills during the early 1900s. Recognized as the oldest remaining single-family residence in Spokane, the Pettet House was built in 1865, and the Knight House was built in 1910, one year *after* the Bleecker House was erected.²⁵

Starting with the Pettet House, the small neighborhood along West Point Road and Summit Boulevard was developed as one of Spokane’s first suburban communities. Located in a rather remote area almost two miles from downtown Spokane, the neighborhood grew and became populated with architecturally prominent homes that were considered large mansions compared to the hundreds of smaller single-family homes built throughout Spokane in the early 1900s. Later infill on vacant view lots, especially located along the southern end of West Point Road, was sporadic but mostly completed during the 1930s-1950s with smaller bungalows and mid-century modern type homes. This was a distinct digression from the popular erection of large, prominent, architect-designed homes built during the early 1900s, and demonstrates changing economic times that were impacted by two world wars and a severe nation-wide economic depression that all occurred at different times from 1917 to 1945. In addition to economic changes, broad trends in transportation saw the meteoric rise of private automobile ownership which resulted in homes with attached garages. Those social and economic changes led to the appearance of much different housing styles and much smaller housing sizes within the neighborhood. The large view lot homes which were

²⁴ Ibid, p. 44.

²⁵ *National Register Nomination for the Knight House, 1998*. Spokane City/County Historic Preservation Office, Spokane, WA.

built in the late 1890s and early 1900s have now become expensive and coveted real estate in Spokane, and have achieved historic and architectural significance as well-preserved examples of the first dwellings built in the suburban neighborhood.

Transportation Trends

The Bleecker House is further historically significant for its association with a nationwide trend that saw the birth and popularity of private automobile transportation which precipitated the design and construction of attached garages to shelter private automobiles. The Bleecker House is a fine example of the Dutch Colonial Revival style which sometimes features the addition of single-story attached wings. The attached wing in the case of the Bleecker House was built in 1950 as an attached garage and demonstrates the popularity of the aforementioned national transportation trend which sought to shelter private automobiles with the addition of a private attached garage.

Beginning in 1908 and especially through the 1920s, streetcars and other modes of public transportation were being displaced by private gas-powered automobiles. All across America, the popularity of the private automobile reached stratospheric proportions and began precipitating radical changes in residential home, neighborhood, city/town, and transportation designs throughout the country. Shelter for private automobiles became paramount. At first, garages and driveways were built and mostly placed behind homes if space was available. By the 1920s, as described in the 2002 National Register Bulletin publication, *Historic Residential Suburbs*, attached and underground garages began to appear. “The design of an expandable two-story house with a built-in garage and additional upper-story bedroom was introduced by the Federal Housing Administration in 1940,” and “by the 1950s, garages or carports were integrated into the design of many homes.”²⁶ The attached garage had arrived and became an integral part of the single-family suburban home.

ARCHITECTURAL SIGNIFICANCE

Category C

As outlined in *National Register Bulletin 15*, registration requirements for Category C of the Spokane Register of Historic Places apply to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”²⁷ To be eligible for historic register listing under Category C, “a property must meet *at least one* of the following requirements:”²⁸

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.

²⁶ *National Register Bulletin: Historic Residential Suburbs*. National Park Service, Washington, DC, 2002, pp. 56-57.

²⁷ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, p. 17

²⁸ *Ibid*, p. 17

4. Represent a significant and distinguishable entity whose components may lack individual distinction.²⁹

A fine example of the Dutch Colonial style, the Bleecker House was designed by C. Ferris White, a prominent Spokane architect. The property is nominated under requirement #2 because it reflects “the work of a master” which “refers to the technical or aesthetic achievements of an architect or craftsman.”³⁰

C. Ferris White, Architect (1867-1932)

The Bleecker House is a fine example of the work of Spokane master architect, C. Ferris White. Born in Chicago in 1867, White studied architecture and was subsequently employed by a combination of Chicago architects and architectural firms. During this time he also worked for the Chicago Public Schools as chief designer for educational facilities. In 1890, he came to Spokane under contract to prominent Spokane architect Herman Preusse. He later formed a partnership with Spokane architect, Chauncey Seaton, as Seaton & White. After completing commissions in Spokane, Bellingham, and Everett, Washington, White returned to work in Spokane in 1898. From 1898 to 1905, he partnered at different times with various prominent Spokane architects, including Arthur E. Permaine, O. Huber, J. W. Strack, Alfred Jones, and W. W. Hyslop.

Individually and together with partners, C. Ferris White was responsible for the design of many homes and commercial buildings in the Spokane region. These include the Review Tower at Riverside & Monroe in downtown Spokane, the Spokane Exposition building (demolished), and architecturally prominent homes such as the Wooster House at 615 E. 16th Avenue, Frank Graves House at 515 E. 16th Avenue, 429 W. Waverly Place, 1329 S. Ferris Court, and the Bleecker House at 1707 N. West Point Road. In 1905, White was hired by the Potlatch Lumber Company as architect for the town of Potlatch, Idaho where he designed and erected more than 300 commercial buildings, small working men’s cottages, larger single-family residences, and a hotel, theater, warehouses, schools, churches, and railroad depots. As told by northwest historian N. W. Durham, White had contract work in 1905 that amounted to \$500,000, mostly in Potlatch. “He built the entire town except the mill, and when he left Potlatch, 1,500 people were in the town and all housed.”³¹ Durham applauded White with the following accolade: “The work accorded him has been of a most important character and as an architect, he is widely known throughout the Northwest.”³² Durham called C. Ferris White a “valuable citizen of the Northwest” and said his “well-developed skill and ability” gained him “recognition as a foremost architect of Spokane.”³³

²⁹ Ibid, p. 17

³⁰ National Register Bulletin #15.

³¹ Durham, N. W. *The City of Spokane and Spokane Country, Vol. 2.* Spokane: Clarke Publishing, 1912, p. 394.

³² Ibid, p. 394.

³³ Ibid, p. 394.

Dutch Colonial Farmhouses of the Hudson River Valley

The Bleecker House is the only home found in Spokane designed in the Hudson River Valley-influenced Dutch Colonial Revival style. In Spokane, it is the only known design of its type rendered by architect, C. Ferris White.

The Dutch Colonial Revival style had its roots in the first settlements in the American “New World” which later became established as the original Thirteen Colonies of the United States. The period from 1670 to 1820 is called “Colonial” by American architectural historian Carole Rifkind, and referred to “dwellings with little or no stylistic pretensions.”³⁴

The [American] continent was vast, travel was difficult, populations were isolated. Through a century and more, the colonial experience tempered the building traditions brought by English settlers, and by the Dutch, Flemish, Huguenots, Swedes, Germans, French, and Spanish. Though as different from each other as they were from their European antecedents, the homes of these wilderness orphans were, nevertheless, recognizably American. With rare exceptions, colonial economy, colonial lifestyle, and colonial technology dictated that dwellings be of a similar modest scale and elaboration.³⁵

As depicted by the Bleecker House, the Hudson River Valley-influenced Dutch Colonial Revival style began with Dutch settlers who arrived in the New World in the 1700s. They congregated mostly in New York, New Jersey, and especially in the Hudson River Valley where they built rural farmhouses from field stone that was abundant in the area, and designed homes with pitched gable-end roofs and flared eaves. “By 1700 the flaring eave, traced to the ‘flying gutter’ found on cottages in Flanders, began to appear on houses built at first by the Flemish and then by their Dutch and French Huguenot neighbors. The roof was extended to overhang the front and rear of the house, protecting entrances and mud mortar used in stone walls and foundations from rain.”³⁶

Most of the rural houses built by the Dutch in the Hudson River Valley were made of culled field stone. The stone walls were not easily expanded compared to walls made of wood but a method was, nevertheless, created for expansion of Dutch stone-walled farmhouses.

These thrifty colonists generally favored...[a particular] method of house expansion. When a house became too small, a larger version was built immediately beside the smaller, which then became a kitchen or bedroom wing of the new building. Although the smallest unit is normally

³⁴ Rifkind, Carole. *A Field Guide to American Architecture*. New York: Penguin Publishing, 1980, p. 3.

³⁵ Ibid.

³⁶ Walker, Lester. *American Shelter*. New York: The Overlook Press, 1996, pp. 58-59.

the oldest, this is not invariably the case, for small kitchen or bedroom wings were also added to larger houses long after they were built.³⁷

The Bleecker House and the Dutch Colonial Revival Style

Built in 1909, the Bleecker House was designed in the Dutch Colonial Revival style which illustrates a rebirth of interest in early rural Dutch farmhouses built in the Hudson River Valley. Architectural elements at the Bleecker House that were borrowed or “revived” from early Dutch farmhouses include Dutch Colonial Revival-style features such as a simple rectangular house form with a pitched side-gable roof and prominent flared, widely overhanging eaves. Other borrowed elements include a center front entrance, symmetrical fenestration patterns, multi-paned double-hung windows, window shutters, and attached wings.

While it is a strong depiction of the Dutch Colonial Revival style, the Bleecker House also contains Craftsman-style influence depicted in the use of cedar shingle siding applied as a “ribboned” double course, black basalt stone foundation, prominent scroll-sawn porch brackets, and built-in bench seats on the front porch. Interior Craftsman-style influence includes an open floor plan with a large center reception hall and spacious living room, massive boxed ceiling beams, deep cornice-crown-floor moldings, ebony-colored fir woodwork, wood floors, prominent fireplace with massive wood mantel and mantel brackets, glazed green-rust-brown mottled matte-finish ceramic tile hearth, hammered copper firebox frame, built-in buffet/hutch, and paneled wood interior doors with green-colored divided lights in upper leaves.

Summary

Architecturally significant, the Bleecker House is nominated to the Spokane Register of Historic Places under Category C as an excellent example of the work of master architect, C. Ferris White. The property is also nominated under Category A for its historic significance as one of the first homes built in the turn-of-the-century Spokane suburb known as the Summit Boulevard/West Point Road neighborhood, and for its association with a nation-wide transportation trend during the first half of the 20th century that saw the construction of attached garages on single-family homes to shelter private automobiles.

³⁷ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 116.

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"Civic Activist Betty Hennessey Dies." *Spokesman-Review*, 20 July 2001.

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ATTRACTIVE HOME FOR H. L. BLEECKER

TO BUILD DUTCH COLONIAL HOUSE AT NETTLETON STREET AND WEST POINT.

HAS EXQUISITE DECORATIONS

Sober and Quiet in Lines and Color in Both Interior and Exterior Finish—Fine View.

The accompanying drawings show the design of a residence for Harry L. Bleecker, secretary of the Washington Water Power company, to be located at the head of Nettleton street, on West Point avenue. The house is of the

FAMOUS RESORT PASSES

FIFTH AVENUE (NEW YORK) HOTEL CLOSES AT MIDNIGHT.

Has Housed Notables of Country— Presidents and Senators Sat in Lobbies.

NEW YORK, April 4.—When the clocks chime midnight the Fifth Avenue hotel will pass into oblivion. For 49 years it has held its place as one of the most famous hostleries in America, but bigger hotels have taken the patronage it once held, and now modern business requirements have forced out the old building, which in its time has housed thousands of men whose names are household words, to give way to a modern skyscraper office building.

The political history of New York and of America is closely identified with the old hotel. On the great plush settees in what has come to be known as the "Amen Corner" have sat

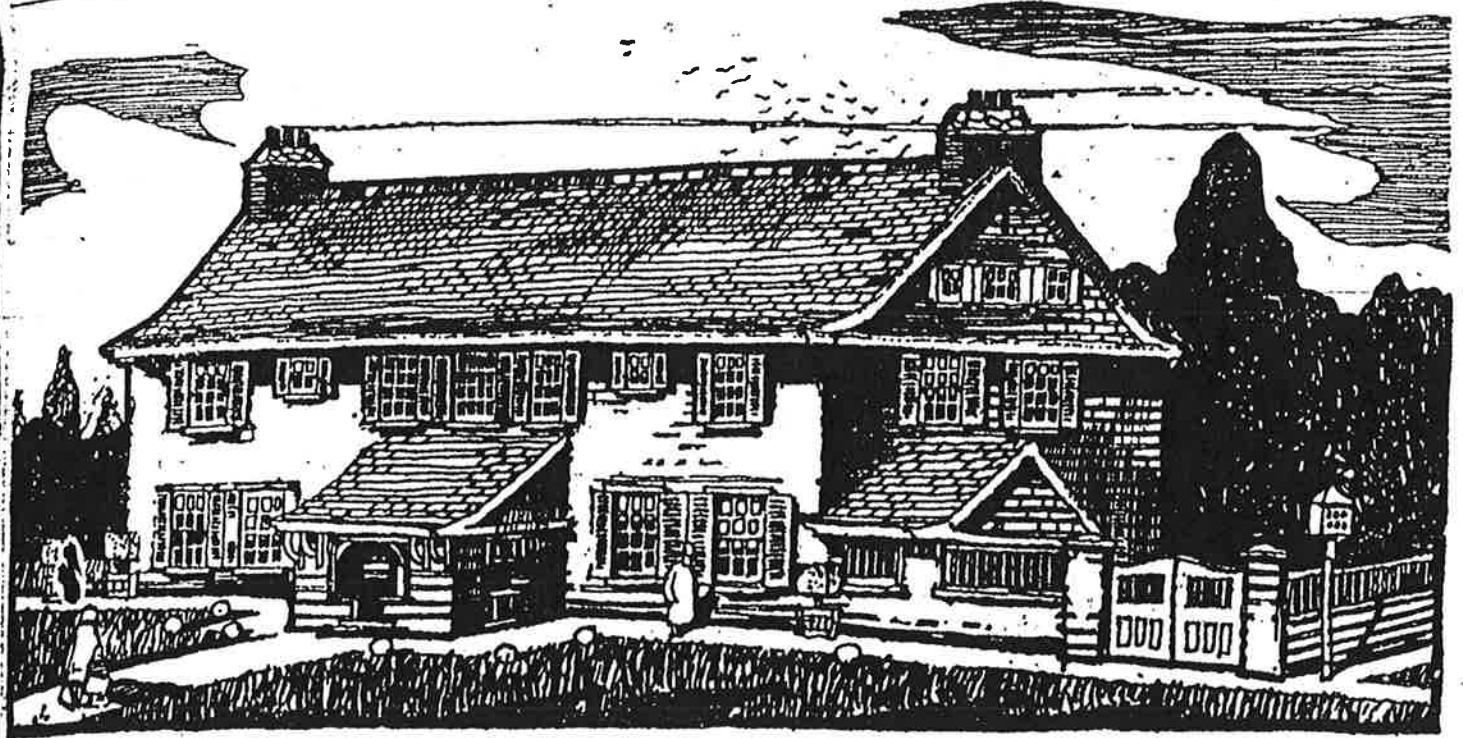
FINDS CURE FOR DOPE FIENDS

NEW YORK PHYSICIAN CLAIMS HE HAS A SURE CURE ALL AGAINST DRUGS.

Claims He Has No Utterior Purpose, but Will Dedicate It to Humanity.

NEW YORK, March 27.—Dr. C. C. Langsdorf, who has been studying the treatment of morphine cases for several years, today started a demonstration in Bellevue hospital of what he claims to be a cure for the habit.

Dr. Langsdorf this morning was provided with three cases of an apparently hopeless type of morphine fiends. Dr.



Dutch colonial residence which Harry L. Bleecker will build.

Dutch colonial type, which Russell Sturgis, the celebrated writer on architectural subjects, has called "quite the most satisfactory style of domestic architecture that has yet been employed in the United States."

In design the building shows no attempt at garish display, no meaningless ornament or tawdry detail; the object of the architecture has been to reproduce the sober, quiet lines and good proportions characteristic of the first Dutch settlers on the Hudson and the Delaware. In color, too, the old colonial tradition has been followed; the

most of the men who have been prominent in the political history of the country in the last half century.

There have sat Grant, Conkling, Arthur, Platt, Depew, in fact practically all of the men whose names are graven on the annals of the republican party in New York. On the stairway in the corner James G. Blaine heard Dr. Burchard deliver the "Rum, Romanism and Rebellion" speech which cost him the presidency.

Every corner of the old building, every room, is peopled with the ghosts of the famous men who have been

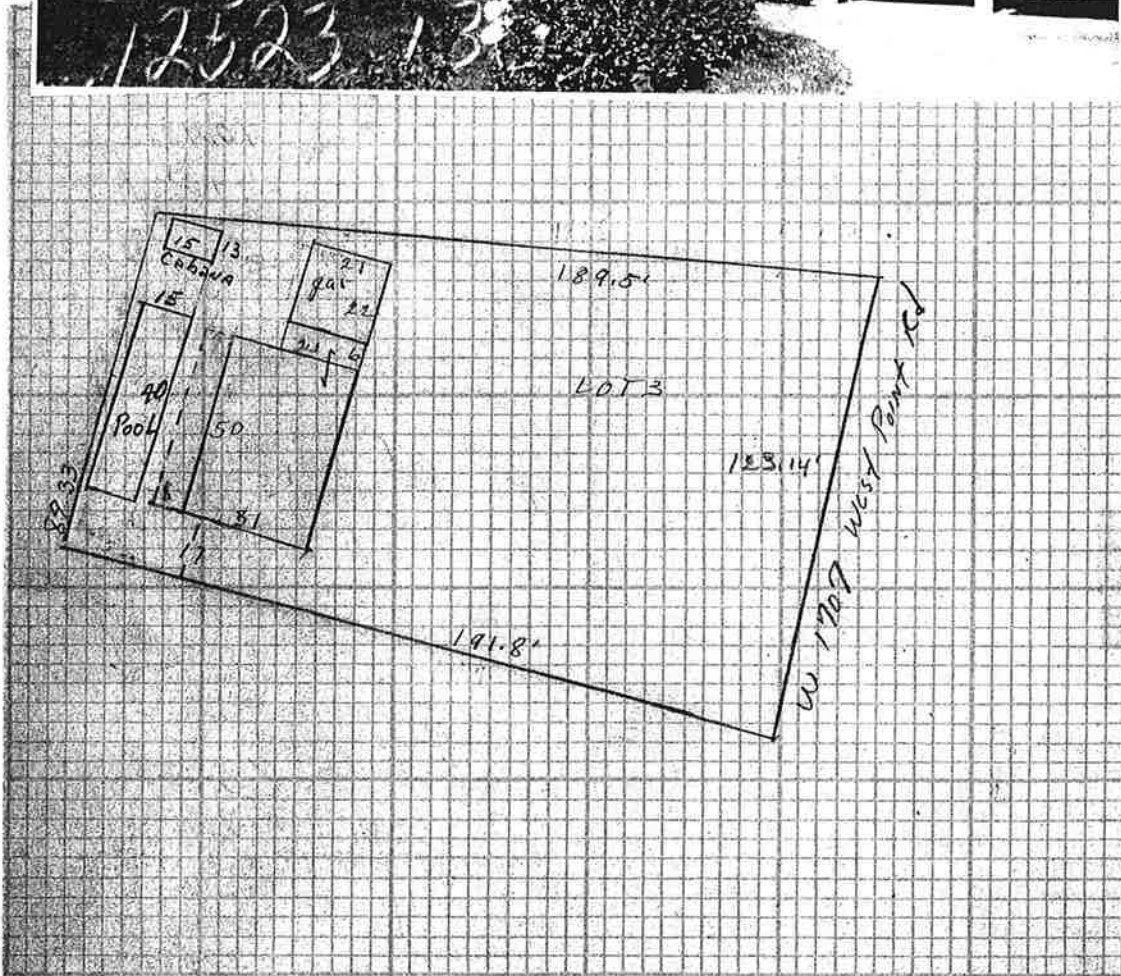
Hastings, visiting physician, and Dr. Kearns, house physician, were present when they were treated. The three patients, all white men, are under 30 years of age. One, who was about to be released from the ward after the customary treatment, was found to have been eating "yenheesh" all during his treatment to keep up an appearance of strength and buoyance.

"Yenheesh," which is the scrapings of bowls of opium pipes, was found on the man's person in a tobacco bag. It is used only by the "down and out" fiend who has reached the stage where

Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Site Plan & Photo

Site plan and circa 1959 photo from Spokane County Tax Assessor Records.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photos 1 and 2

East façade of Bleecker House (pictured at left margin) and
East façade and north elevation of Bleecker House in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photos 3 and 4

East façade of Bleecker House in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photo 5
Photo 6

South elevation of Bleecker House in 2009.
East façade entrance in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photo 7
Photo 8

Built-in bench seat in front porch, east façade in 2009.
East façade covered front porch in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photo 9

Center front reception hall in Bleecker House, looking east at vestibule door and at stair landing at east wall of house in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photo 10
Photo 11

Center reception hall in Bleecker House and stairwell.
Stairwell, looking down stairs from second floor in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARRY & KATHERINE BLEECKER HOUSE

Photo 12
Photo 13

Living room in 2009, looking south at fireplace.
Dining room, looking north at built-in buffet/hutch in 2009.





Dutch colonial residence which Harry L. Bleecker will build.

Dutch colonial type, which Russell Sturgis, the celebrated writer on architectural subjects, has called "quite the most satisfactory style of domestic architecture that has yet been employed in the United States."

In design the building shows no attempt at garish display, no meaningless ornament or tawdry detail; the object of the architecture has been to reproduce the sober, quiet lines and good proportions characteristic of the first Dutch settlers on the Hudson and the Delaware. In color, too, the old colonial tradition has been followed; the facade is of the well-known Philadelphia type, with green shingled walls, white window and door dressings and cream colored wooden shutters, with a massive white cornice surmounting the whole.

The principal feature of the front elevation is the porch, shingled like the rest of the building and covered by a lean-to roof, ending in a white painted cornice, supported on wooden braces of a Georgian character. The front door and the small windows on each side of it have leaded diamond panes; elsewhere the windows throughout the house are divided by wooden bars.

To the right of the facade and forming part of it is the kitchen porch, which, although slightly less ornate, follows the design of the front entrance and is continued by a shingled wall with white painted balustrade on top. A double hung gateway stands to the extreme right and gives entrance to the kitchen court.

All Space Is Utilized.

The plan of the house has been so arranged that every inch of space is utilized to the best advantage. In the center of the building is a hall entered from the porch and vestibule, and giving entrance to all the rooms on the first floor—the living room, dining room, den, kitchen and pantry. The living room extends the entire width of the house, and is crowned by two large beams, supported on each side by wooden braces. The principal feature of this room is a fireplace 12 feet broad, faced below the mantelshelf with red brick interspersed with antique Roman tiles, and above the shelf with half-timberwork panels of Japanese grass cloth. All woodwork in the living room, dining room and hall will be stained green, and green will be the predominant note of color in the decoration throughout.

In the dining room the walls will be paneled to a height of five feet. The woodwork will all be painted white and the panels laid with Japanese grass cloth with stencil design. At the north end of the dining room is a built-in sideboard two feet broad, which is shown in the accompanying drawing. In the center are three casement windows and on each side are cupboards with leaded glazing in diamond pane. The space below the ledge of the sideboard has also been utilized for

most of the men who have been prominent in the political history of the country in the last half century.

There have sat Grant, Conkling, Arthur, Platt, Depew, in fact practically all of the men whose names are graven on the annals of the republican party in New York. On the stairway in the corner James G. Blaine heard Dr. Burchard deliver the "Rum, Romanism and Rebellion" speech which cost him the presidency.

Every corner of the old building, every room, is peopled with the ghosts of the famous men who have been known there during the time the hotel has been in existence.

The old guests, many of them having spent 30 and 40 years under its hospitable roof, have left for new homes, and the old servants, dozens of whom

Hastings, visiting physician, and Dr. Kearns, house physician, were present when they were treated. The three patients, all white men, are under 30 years of age. One, who was about to be released from the ward after the customary treatment, was found to have been eating "yenheesh" all during his treatment to keep up an appearance of strength and buoyance.

"Yenheesh," which is the scrapings of bowls of opium pipes, was found on the man's person in a tobacco bag. It is used only by the "down and out" fiend who has reached the stage where he no longer can buy morphine and a needle.

Dr. Langsdorf, explaining that he desired the patients to have their full accustomed measure of the drug so there could be no condition of col-



The Dining Room

Sideboard in H. L. Bleecker's residence.

have been in the hotel for more than a quarter of a century, have secured other places or have arranged to retire altogether from labor.

For days hundreds of people have visited the hotel to have a last look at the old, familiar places. Among them have been white-haired couples whose honeymoons, many years ago, were spent in the hotel, and others whose daily walks have taken them through its corridors. Yesterday an old woman took her middle-aged son into the hotel to show him the room in which he was born.

THEATER DEDICATED BY A KING

New Royal Playhouse in Stockholm, Sweden, Said to Be a Model.

lapse from the lack of it while his portion was at work, gave to each patient seven grains of morphine. The men then took a dose of the "cure" provided by Dr. Langsdorf and were put under watch for the night. Tomorrow morning they will get their usual portion of morphine, just as if they were not under treatment for a cure of the habit.

"It will require 72 hours to effect a cure," said Dr. Langsdorf. "At the end of that time the three men under treatment will find themselves in the same physical conditions they were in before they took the first dose of morphine. The formula I have prescribed for them awakens and gives back life to the secretive and excretive powers that have been partially paralyzed by the use of the drug. While this is the

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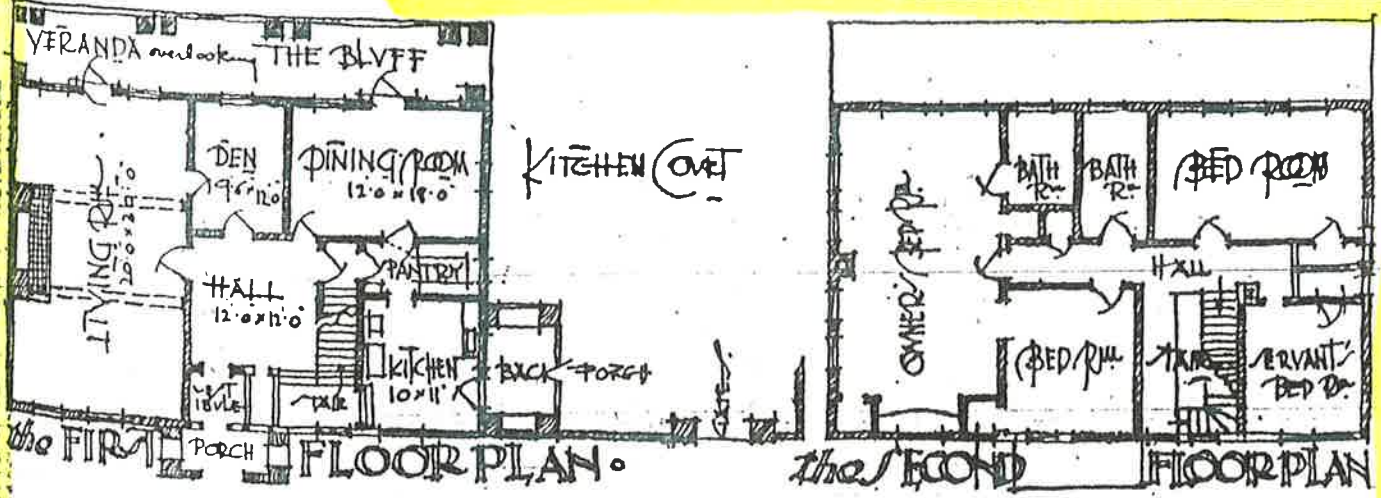
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THEATER DEDICATED BY A KING

New Royal Playhouse in Stockholm, Sweden, Said to Be a Model.
The new Royal theater in Stockholm, just dedicated by King Gustaf, is considered one of the handsomest homes

put under watch for the night. Tomorrow morning they will get their usual portion of morphine, just as if they were not under treatment for a cure of the habit.

"It will require 72 hours to effect a cure," said Dr. Langsdorf. "At the end of that time the three men under treatment will find themselves in the same physical conditions they were in before they took the first dose of morphine." The formula I have prescribed for them awakens and gives back life to the secretive and excretive powers that have been partially paralyzed by the use of the drug. While this is the first public demonstration, it is not the first experiment. I have cured many friends and only one of many has



Floor plans of Harry L. Bleecker's house.

The kitchen and pantry are placed conveniently to the right of the dining room.
To the west side of the house is a veranda with doors leading to the living room and dining room, and from a magnificent view may be obtained of a picturesque bend in the Spokane river. In summer the veranda will be enclosed and used as an open-air dining room.
From the hall a staircase leads to the second floor, which consists of three bedrooms, one running the entire width of the house, and two large bedrooms. Ample closet accommodations have been provided for each bedroom. A storeroom in the attic is reached by a staircase from the second floor.
In the basement are the coal cellar, washroom and laundry. This floor is partially excavated and laid with concrete.
The house will cost about \$8500. C. Lewis White is the architect and the School of Decorative Art, of which Mr. White is director.

for dramatic art in Europe. The auditorium in particular, with its decoration of pale blue, gold and white, gives an impression of beauty and harmony. The various halls, corridors and reception rooms have been decorated by Sweden's most prominent artists, among them Julius Kronberg, Osear Bjorck, Baron Cederstrom and Carl Larson.
The seating capacity provides for 940 seats, exclusive of the royal box, places for the court and the like. The total cost of erection was \$2,000,000. Strindberg's masterpiece, "Mester Olaf," was selected for the opening, which was attended by the king, the princes and the court.

WASHINGTON ON WAY UP COAST

Leads Off Cape Mears With California and Tennessee.
PORTLAND, Ore., April 4.—While off Cape Mears yesterday morning the steamer Alliance, which arrived from Coos Bay this morning, was passed by the United States cruisers Tennessee, Washington and California, which are bound from Mare Island to the Bremerton navy yards. The war vessels kept close together in single file, the Washington taking the lead. She was followed by the California and the Tennessee brought up the rear.

fallen by the wayside after having been cured."

"I have nothing to gain personally by the development of this cure. I am giving it freely to humanity, and before I left Bellevue today I gave the prescription to the physicians who witnessed the demonstration and the beginning of the treatment. At the end of 72 hours I will give it to the press and any victim of the drug may use it and cure himself.

Habit Among Physicians.

"There is a great number of morphine fiends who at present are hopelessly in the grasp of the vice. Twenty per cent of my own profession use the drug. They do it because of their long hours and because of their familiarity with the use of morphine and its temporary effects. They do not believe they will become victims of morphine and take a little of it to induce sleep. Finally they fall into the use of it as do the dopers."

Dr. Langsdorf, when asked if the appetite for the drug is entirely destroyed after the use of his "cure," said he merely put the victim back on his feet.

His Sacrifice.

"What have you given up during Lent?"
"Coffee. The doctor said it was ruining my health."

Explained.
"What, then," asked the professor, "is the exact difference between logic and sophistry?"
"Logic," replied the bright student, "is engaged in a controversy, it's just the difference between your line of argument and the other fellow's."—Le Reve.

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