

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 **GEORGE & NELLIE CANFIELD HOUSE**

2. Location

Street & Number 1301 North Sherwood Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 25141.0117 and 25141.0134

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 Ronald G. Hahn & Patricia L. Hahn
Street & Number 1301 North Sherwood Street
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 534-9091, pattyhahn@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 recommended for listing on November 15, 2006

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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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 or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

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	Resurvey Extension of Sherwood Addition, Block 1, Lots 24-25, and 30 feet of Lot 26
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	October 18, 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 Ronald G. Hahn

Name Patricia L. Hahn

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

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

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

Built in 1908, the George & Nellie Canfield House is a fine example of the Craftsman style. The property is located on the west side of North Sherwood Street in the Sherwood Addition in northwest Spokane, Washington. Stylistic features of the house include a low-pitched side gable roof, a full-width covered front porch, and thick square porch piers and posts. A Japanese-style influence is uniquely interpreted in pagoda-like widely overhanging flared eaves and bargeboards with exposed flared rafter tails that match the curve of the eaves. Horizontal emphasis is strong as illustrated in an enclosed porch wall, horizontal narrow-width clapboard siding, six-inch-wide tapered door and window surrounds, a wide stringcourse, and a battered wall surface which flares outward at the lower edge above a rock foundation—all tenets of the Craftsman style. Craftsman-oriented interior features include a spacious living-dining room area, built-in casework (buffet, hutch, cabinets, cupboards), and natural-finished fir woodwork which has been polished to a rich patina over the last 98 years. The Canfield House is well-preserved and retains excellent exterior and interior integrity found in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane, WA.

CURRENT APPEARANCE & CONDITION*Site*

The Canfield House is sited on the northwest corner of the intersection of West Webb Place and North Sherwood Street, a prominent neighborhood intersection. The home is built in the center of Lots 24 and 25 which are identified by Spokane County as tax parcel number 25141.0117 (an adjoining parcel which is part of the property is located next north as parcel number 25141.0134 and comprises the south half of Lot 26). The lots are located in the resurveyed extension of Block 1 in the Sherwood Addition and form a large pie-shaped footprint which measures 80 feet wide at the east, 145 feet at the west, 120 feet at the north, and 130 feet at the south. Built on level ground, the Canfield House is framed by a manicured lawn and deciduous trees, and is surrounded by Sherwood Street to the east, Webb Place to the south, and single-family homes to the west and north. The neighborhood is characterized by quiet tree-lined residential streets and prominent historic homes that were built between the late 1890s and the early 1940s.

Garage

A double-car garage is located behind the house in the northwest corner of the property. Built in 1928 with materials and designs that mimic the Canfield House, the garage is a fine example of the Craftsman style.¹ It has a poured concrete foundation, a low-pitched front gable roof with widely overhanging flared eaves, exposed rafter tails, and knee-brace brackets. Like the house, it is clad in narrow-width horizontal wood clapboard siding with cove-patterned wood shingles in the gable peak. Battered surrounds distinguish the windows and the overhead garage door at the east façade of the building.

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

The overhead door is made of metal and features a row of multi-paned lights in the upper portion of the door. In 2004, the garage, which was badly deteriorated, was reconstructed and restored. A new concrete foundation wall and concrete pad were poured in the original footprint. To that original footprint, six feet was added to lengthen the garage eastward. The walls and roof were rebuilt, the roof was covered with composition shingles that match those on the house, four vinyl-sash windows were installed (two on the south elevation and two on the north elevation), and a metal garage door was hung at the east façade of the garage. An original wood-paneled sliding barn door is still intact at the back of the garage which is where it has been hung since the garage was built in 1928 (there was also a sliding door at the east façade of the garage; the two tandem doors allowed for easy access and thoroughfare through the garage before the property next west was improved). The exterior of the garage was repainted in 2004-2006. The driveway that leads from the garage to Sherwood Street is original circa 1928. The garage is a contributing resource of the property but is *not* being nominated at this time.

House Exterior

The Canfield House has an irregular rectangular footprint which measures approximately 32 feet wide and 60 feet deep. The house rises one and one-half stories and has a low-pitched side gable roof with a rear (west elevation) cross gable. The roof is covered with composition shingles and has five-foot-wide eaves. The eaves are flared slightly upward with exposed rafter tails that mimic the curve of the flared eaves. Soffits are clad with tongue-in-groove wood paneling. Bargeboards are ten inches wide and pierced with large square wood knee-brace brackets that support the roof eaves. The diagonal braces of the brackets are scroll-sawn with a graceful S-curve. The house has a full-width covered front porch at the first floor, a center gabled dormer above the front porch, narrow-width horizontal wood clapboard siding, a basalt rock foundation, and original windows and doors with tapered surrounds. Arranged as three, pairs, or as singles, the windows are a combination of 1/1 double-hung wood-sash units and fixed leaded-glass windows, all original except for one bathroom window on the south elevation and six kitchen/breakfast rooms in the northwest corner of the house (the replacement windows are custom-made double-hung wood-sash units that duplicate the original windows).

The home's *façade faces east* along Sherwood Street and features an asymmetrical design. A side gable roof extends over the first floor to form a covered full-width front porch with wide flared eaves and exposed curved rafter tails. The porch is eight feet deep and 32 feet wide, and is supported by thick square wood porch posts which are anchored to thick square brick porch piers. An enclosed porch wall is anchored between the brick piers and is clad with narrow-width horizontal wood clapboard siding. Brick-clad concrete steps are located at the north end of the porch, and rise to the level of the porch deck which is made of four-inch-wide wood planks. The porch ceiling is made with tongue-in-groove paneling. A wide gabled dormer is located in the center of the roof above the front porch and is articulated with widely overhanging flared eaves and flared rafter tails. The first floor is clad in narrow-width horizontal wood siding, the dormer is

clad in wood shingles cut in a cove pattern, and the foundation is made of black basalt rock with ashlar joints. Original vertical wood latticework surrounds the base of the porch. A front door is located at the north end of the façade beneath the front porch. A small diamond-paned leaded-glass window is located next north of the door, and a wide tripartite window is located next south of the door. The tripartite window has a center fixed pane with a leaded-glass transom light, and is flanked by two 1/1 double-hung wood-sash units. A 1/1 window pair is located in the center of the gabled dormer.

The *north elevation* of the house is dominated by the broad gable end of the principal roof and the side of a rear westward-facing cross gable at the back of the house. The gable end roof has flared eaves which overhang the planar wall surface of the house by five feet. They are supported by large knee-brace brackets which pierce wide bargeboards at the rake. A square box bay and beveled bay highlight the north elevation at the first floor, and are covered with shallow shed roofs with exposed rafter tails. The planar wall surface of the north elevation is further interrupted by asymmetrical fenestration patterns, an eight-inch wide horizontal stringcourse with dentils between the first floor and the gable field, a basalt rock foundation, and a battered lower wall edge which flares outward over the foundation. The battered wall is especially visible as it flares out past the casing around a cellar door at the center of the north elevation. Repeating the battered design of the wall, battered (tapered) surrounds highlight fenestration. The first floor is clad in narrow-width horizontal wood clapboard siding and the gable field is clad in cove-patterned wood shingles.

The *south elevation* faces Webb Street and is considered a secondary façade of the property. It reveals the gable end of the principal roof and the side of the rear cross gable at the back of the house. A lower gable articulates the gable end of the principal roof and is pierced by a tapered red brick chimney which extends through the roof eaves of both the lower gable and the principal roof. Wide bargeboards, widely overhanging eaves, and large knee-brace brackets articulate the roof. The first floor is clad in narrow-width horizontal wood clapboard siding and the gable fields are clad in cove-patterned wood shingles. An eight-inch wide horizontal stringcourse with a dentil course separates the first floor from the gable field, and a battered wall edge separates the first floor from a basalt rock foundation. Fenestration patterns are asymmetrical and include a combination of 1/1 double-hung wood-sash windows and fixed-paned leaded-glass windows.

The *west, rear elevation* is dominated by a lower west-facing cross gable. A gabled dormer with a wide bargeboard and widely overhanging flared eaves is located in the center of the roof. A 1/1 window pair is located in the dormer. It is highlighted by a small balconette. The balconette has an enclosed porch wall at the sides and a plain front balustrade. A beveled bay at the northwest corner on the first floor has three 1/1 double-hung wood-sash windows. A back door is located next south of the bay. A small wood porch deck fronts the door, and wood steps descend to grade.

Interior of House

A natural-finish wood front door with multi-paned lights opens from the front porch into a spacious foyer. A hand-forged brass plate and door handle at the front door reveal a Craftsman-style design and are original. The foyer leads north to a beveled-glass closet door, west to a formal dining room, and south to a spacious living room. The focal point of the living room is a center fireplace on the south wall. The fireplace is articulated with a brick surround made of buff-colored raked face bricks laid in stretcher bond, a wood mantel with scroll-sawn brackets, and a glazed ceramic tile hearth. The tiles are six-inch-square and reveal a matte mottled rust-red-brown color which is indicative of tiles manufactured during the early 1900s by the Grueby Company. French doors open from the southwest corner of the living room to a small library/den. The dining room is located along the north wall and features an original built-in serving buffet-and-hutch. The built-in is highlighted with a beveled mirror backsplash and leaded-glass hutch doors with beveled lights. The woodwork, doors, fireplace mantel, and built-in buffet/hutch in the dining room, living room, library/den, and foyer are made of the finest quality ebony-finished curly and vertical-grain fir which has been burnished to a deep, hand-rubbed patina over the years. The floors are made of solid oak planks laid with mitered corners, the walls and ceilings are original lathe-and-plaster, and ceilings measure eight feet in height.

The dining room opens west to a flight of stairs that ascends to the second floor, and a door which opens to a service hall, a bathroom, two bedrooms, and a kitchen. The dining room door is unique with four panels and a leaded-glass light in the upper leaf. The leaded-glass reveals a stylized floral pattern with colored glass. A focal point of the house, the service hall is especially fine with original intact built-in cupboards and drawers, closets, and vertical tongue-in-groove "beadboard" paneling. The wood is finished in the richest ebony color, matching the woodwork in the foyer, living room, dining room, and library/den. The bedrooms retain original woodwork (finished fir and painted fir), oak floors, eight-foot ceiling height, lathe-and-plaster construction, and closets. The bathroom and kitchen were remodeled in 2003-2004.

The second floor has a long center hallway which runs east and west. It opens to a bathroom and kitchenette at the north wall, a bedroom and storage room on the south wall, a small bedroom at the west end, and a large bedroom at the east end of the hallway. The bedroom at the west end of the hall may have been originally designed for use by domestic help (maid's room) as it is located at the top of the stairs. At the second floor, the ceilings are eight feet at their highest point (ceiling heights differ due to sloping walls from roof pitch), the woodwork is painted fir, the floors are finished fir (now covered with carpet), and the windows are original 1/1 double-hung wood-sash units. The basement has a bedroom, bathroom, storage rooms, laundry, and furnace/mechanical room. The home is heated by gas-fired hot water which circulates through original radiators. The hot water was originally heated by a coal then oil-fired Stanley steamer

(originally used in mining operations, the Stanley steamer was retrofitted for use as a residential boiler).

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Except for a back porch enclosure at the northwest rear corner, the exterior of the Canfield House reveals original circa 1908 design, materials, and workmanship. The house retains its original footprint, form, full-width front porch, flared eave and rafter tail design, battered walls, narrow-width horizontal siding, cove shingles, north elevation bays, windows and doors, brick chimney, and black basalt rock foundation. Except for the rear northwest corner of the first floor, the interior retains its original floor plan, fir woodwork, oak and fir floors, hot water radiant heating system, fireplace, and built-ins.

Modifications include:

- **1923:** Back porch at northwest corner of house enclosed and new roof installed (probably composition shingle over original wood shingle).²
- **1935:** Front porch enclosed and perhaps another composition roof was installed.³
- **1950:** Home modified for use as a duplex with apartment on second floor and an additional apartment in basement.⁴
- **2000:** Composition roof installed.
- **2002-2004:** First floor kitchen and bathroom remodeled with new fixtures, wiring, plumbing, and built-ins.
- **2004:** Garage repaired, rebuilt, and re-roofed.
- **2004-2006:** Second-floor bathroom remodel begun. Front porch restored back to original un-enclosed design, new gutters, house repainted. Garage repainted.

The Canfield House is intact with most of its original exterior and interior features and finishes. It easily conveys early 20th-century designs, materials, and building practices that were popular in Spokane during the time.

² Spokane Building Permit #19022, dated 23 Feb 1923. Spokane City Hall, Spokane, WA.

³ Spokane Building Permit #44180, dated 5 April 1935. Spokane City Hall, Spokane, WA.

⁴ Spokane Building Permit #B-2142, dated 14 July 1950. Spokane City Hall, Spokane, WA.

Areas of Significance	Architecture, Community Planning & Design
Period of Significance	1908-1956
Significant Dates	1908, 1928
Architect	Purported to be the Ballard Plannary Company
Builder	I. Roy Forsyth

STATEMENT OF SIGNIFICANCE

Built in 1908, the George & Nellie Canfield House is a fine interpretation of the Arts & Crafts tradition as executed in the Craftsman style. The Canfield House is distinguished from other homes of its style and type by the application of flared bargeboards and widely overhanging flared eaves that are embellished with unusual flared rafter tails that match the curve of the eaves. This design influence mimics rooflines of Japanese pagodas and was revered and adopted by Craftsman-style designers especially from Southern California. The residence was erected for Spokane businessman and hydraulic engineer, George S. Canfield and his wife, Nellie Canfield, who owned the property until George Canfield’s death in 1921. The property achieved importance during a period of significance from 1908 to 1956, in the context of “architecture” as an excellent example of the Craftsman style, and in the context of “community planning & development” for its association with the early development and subsequent settlement of the Sherwood Addition in the Summit Boulevard neighborhood in northwest Spokane. The historic Canfield House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Sherwood Addition

Before it was platted in 1889, the Sherwood Addition was characterized by trees and shrubs that grew to the edge of a steep, rocky bluff along Summit Boulevard. Located about 1.5 miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the noise and relentless dust and dirt of the city by verdant stands of virgin pine and fir trees. At that time, there were few roads, no electricity or water, and the land was sparsely populated. Some of the earliest pioneer residents that settled the area included the Pettet, Sherwood, and Ralston families who were successful and prominent professionals that contributed to the early growth of Spokane. William & Carolyn Pettet resided in a trapper’s cottage called “Glasgow Lodge” (built in 1885) which was located at the north end of West Point Road. John & Josephine Sherwood lived in a sprawling mansion (built in 1898) at 2941 West Summit Boulevard, and John & Mary Ralston indwelled a tall house (built in 1900) which was custom-designed by Ralston and sited on Mission Avenue between West Point Road and Summit Boulevard. William Pettet and John Sherwood were associated with the establishment of Spokane’s largest utility, the Washington Water Power Company, and were resident developers of Pettet’s Addition and Sherwood’s Addition. John Ralston, a city engineer, was responsible for designing numerous bridges in Spokane, including the Monroe Street Bridge.

As the area was being platted, Natatorium Park was established along the river's edge below the Summit Boulevard bluff, a cable car system was installed on West Boone Avenue, and residential interest in the area sparked. Written to entice potential property owners to invest in the neighborhood, an article appeared in the September 28, 1887 edition of the *Spokesman-Review*, describing the Sherwood and Pettet additions and their many amenities:

- "...a new tract of land which in many ways is superior to anything that has yet been offered..."
- "...several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed..."
- "...the two river fronts [along Summit Boulevard and West Point Road] are admirably adapted for the location of fine residences..."⁵

During the next five decades from the 1890s to the 1940s, the area along and around Summit Boulevard was developed and settled with single-family dwellings that spanned a plethora of sizes and styles, including large Arts & Crafts, Queen Anne, Colonial and Tudor Revival, and American Foursquare homes as well as smaller Craftsman bungalows. Built in 1908, the Canfield House was one such property and represented the fine quality and type of domestic building associated with private residences built in the Sherwood Addition along Sherwood Street and Summit Boulevard in the Summit Boulevard neighborhood.

The George & Nellie Canfield House

On May 4, 1908, George & Nellie Canfield bought Lots 24 and 25 in the resurveyed extension of Block 1 in the Sherwood Addition for \$1,600. The two oversized lots formed a broad pie-shaped piece of land which bordered one of the neighborhood's most prominent corners: a wide curve at the intersection of Webb Place and Sherwood Street, just one-half block east of Summit Boulevard. The Canfields purchased the property from I. Roy Forsyth, a Spokane builder, carpenter, and draftsman who was employed by the Ballard Plannary Company, a prominent Spokane architectural firm, at the time the house was built.⁶ Forsyth was also employed as a draftsman for the Chamberlin Real Estate & Improvement Company as evidenced by his photograph which appeared under the heading "officers and heads of different departments of the Chamberlin Real Estate & Improvement Company" in the April 1907 edition of *Spokane's Home Builders*, a planbook authored and published by Chamberlin Real Estate & Improvement Company. Forsyth's name and occupation, "draftsman," are printed under his photograph.⁷

⁵ *Spokane Falls Review*, 28 Sept 1887.

⁶ It would appear that the house was designed by the Ballard Plannary Company, the architectural firm that employed Roy Forsyth.

⁷ Chamberlin Real Estate & Improvement Company. *Spokane's Home Builders*, Vol. 2, No. 5. April 1907.

George S. Canfield worked as an inspector and hydraulic engineer for Ham, Yearsley & Ryrie, Incorporated, a real estate investment company that specialized in “farm lands, city property, mortgage loans, and fire & liability insurance.”⁸ The Canfield family owned the property from 1908 until George Canfield’s death in 1921.

Subsequent Owners

In November 1921, George E. W. Marsden and his wife, Mary Marsden, bought the Canfield House. George Marsden was employed at Modern Auto & Tractor Schools Incorporated in Spokane. They stayed two years and sold the property to John & Sadie Young in 1923. In partnership with Luther Wells of Portland, Oregon, John Young co-owned and managed Young & Wells Wholesale Fruit Dealers in Spokane. In 1933, the Youngs bought the south half of Lot 26, adjacent next north of the house, which gave them a 25-foot-wide buffer along the north side of their driveway. After his wife’s death in 1944, John Young sold the house and property to Vernie & Etta Rees. In 1951, they sold the property to William P. & Dorothy Roth.

While in residence at the property, William Roth was listed in city directories as a salesman, then an associate real estate broker for Bedard & Martin Realtors in Spokane, and finally the founder/owner/proprietor of the William P. Roth Real Estate Company which directed business in real estate, residential property sales, and residential property rentals. In July 1950, a few months before he purchased the house, William Roth was granted “special permission” by the City of Spokane’s building division to “alter” his residence to a “duplex.”⁹ Roth built a kitchenette in an upstairs bedroom and rented the second floor as one apartment while he and his family lived on the first floor. He later finished a bedroom and bathroom in the basement and rented the space as a basement apartment. During this time, hundreds of servicemen were returning from World War II to Spokane and the area’s numerous military posts, which included Geiger Field (Fairchild Air Force Base), Velox Naval Center, Fort George Wright, Veterans’ Hospital, and operations associated with Farragut Naval Base on Lake Pend Oreille. Accustomed to rental property, Roth modified his home to accommodate returning servicemen and their families, and rented the apartments for 20 years until the 1970s.

In 2002, Ronald & Patti Hahn bought the Canfield House. A retired Lt. Col. United States Air Force pilot, Ron Hahn rebuilds and restores airplanes. Patti Hahn is a certified flight nurse with Northwest MedStar air ambulance transport service and works as an emergency room nurse practitioner at Sacred Heart Hospital. The Hahns have reversed the front porch and apartment modifications in the house and have meticulously repaired and restored the home and garage.

⁸ 1908-1909 *Spokane City Directories*.

⁹ Spokane Building Permit #B2142, dated 14 July 1950. Spokane City Hall, Spokane, WA.

HISTORICAL SIGNIFICANCE***Category A***

The George & Nellie Canfield House is historically significant as a tangible demonstration of the type and quality of residential architecture built in the Sherwood Addition in the Summit Boulevard neighborhood in northwest Spokane during the late 1890s and early 1900s. The property is associated with residential urban development trends and patterns that sparked builders and architects to design and construct quality homes in a variety of styles throughout the area. Built for prominent, professional homeowners, most homes in the neighborhood were custom-designed by Spokane architects, including W. W. Hyslop, Cutter & Malmgren, Harold Whitehouse, and the Ballard Plannary. At least 12 homes were designed by the Ballard Plannary Company and built by the Chamberlin Real Estate & Improvement Company.¹⁰ An advertisement for the Chamberlin Real Estate & Improvement Company in *The Modern Bungalow* (a book of house plans published by the Ballard Plannary Company in 1910) pictured the intersection located one-half block east of Summit Boulevard at Webb Place and Sherwood Street where the Canfield House is built. As captioned in the advertisement, the neighborhood was called “Chamberlin Place” and included homes built along Sherwood Street. The advertisement described the neighborhood with “well-built, up-to-date homes on separate lots, all uniform and in alignment, each home an original plan.” The plan book indicated that in 1907, “bare lots sold for \$700” but “three and one-half years later in 1910, the remaining lots” were sold for “\$2,000 to \$2,500 each.”¹¹ Lots 24 and 25 on which the Canfield House was built cost \$1,600 in 1908, reflecting the trend for increased property sales in the Sherwood Addition.

The Canfield House is an excellent example of the planned urban residential real estate development and subsequent settlement that took place in the Sherwood Addition in the Summit Boulevard/Sherwood Street neighborhood. The development in the Sherwood Addition is upscale, and homes in and around it can be compared and contrasted to the Canfield House. Like the Canfield House and its owner, George Canfield, a Spokane businessman and hydraulic engineer, homes adjacent next west, north and south along Sherwood Street and Summit Boulevard were erected as custom-built homes, some quite large like the Richardson House (1226 N. Summit Blvd) and the Thomas House (1212 N. Summit Blvd), for prominent professional homeowners. For example, the Richardson House (just three houses south of the Canfield House) was owned by successful attorney, real estate manager, and mining entrepreneur, Charles Richardson.¹² The house across the street from the Canfield House at 1228 N. Sherwood was owned by A. E. Chamberlin, one of the owners and CEOs of the Chamberlin Real Estate & Improvement Company. In contrast, homes built east of the Canfield House and east of Sherwood

¹⁰ These homes were pictured in a 1910 photograph in an advertisement for the Chamberlin Real Estate & Improvement Company in *The Modern Bungalow*, a Ballard Plannary architectural plan book of homes.

¹¹ Ballard Plannary Company. *The Modern Bungalow*. Spokane: Shaw & Borden Printers, 1910, p. 127.

¹² The Richardson House is listed on the Spokane, Washington State, and National Registers of Historic Places.

Street were built in a different neighborhood called Nettleton's Addition. They were erected as small vernacular dwellings and were all built on small 35-foot-wide to 50-foot-wide lots arranged along streets with a gridiron pattern. The homes are all one or one-and-one-half stories, small frame dwellings with front gable roofs or hip roofs. Each house has a full or partial-width covered front porch and each house a center dormer or center inset balcony in the gable peak above the front porch. The homes are built in a row with the same setback, same bulk, same height, and same variation in style and design. They represent vernacular dwellings built for the masses in Nettleton's Addition.

In contrast to the vernacular dwellings in Nettleton's Addition, homes built in the Sherwood Addition in the Summit Boulevard/Sherwood Street neighborhood are like the type and quality attributed to the Canfield House. They were built as custom-designed homes that spanned a plethora of styles, including Foursquare, Colonial Revival, Craftsman, Tudor Revival, and Mission traditions. The homeowners were prominent professionals and the neighborhood was one of the more prestigious residential areas in Spokane. Rivaling panoramic views from Cliff Drive in the Marycliff-Cliff Park National Register Historic District on Spokane's South Hill, the Sherwood Addition is built along the crest of Summit Boulevard, one of the finest streets in northwest Spokane, and commands spectacular viewsheds of forested hills on the west bank of the Spokane River. Curvilinear tree-lined streets wind throughout the neighborhood, and intersections like Webb Place and Sherwood Street where the Canfield House is located are prominent with broad curved corners and wide avenues. Lot sizes vary with a few parcels being very large like the Canfield property, which is shaped like a pie with a south border of 130 feet and a west border of 145 feet. Like other homes in the Sherwood Addition, the Canfield House is more than twice as large as the small vernacular homes built in Nettleton's Addition. In addition, the Canfield House is a custom-designed home which has not been found duplicated to date anywhere in Spokane. The Canfield House is one of the largest and finest homes in the Sherwood Addition and represents the upscale development of the Summit Boulevard neighborhood.

ARCHITECTURAL SIGNIFICANCE

Category C

The Craftsman Style

The Canfield House is architecturally significant as a fine example of the Craftsman style. The Craftsman style has its roots in nature. Natural materials were revered such as indigenous river rocks or field stones, brick (especially clinker brick), glazed ceramic tile in mottled matte finishes, hand-split wood shingles, wood clapboard siding, coarse to fine stucco, leaded-glass windows, burnished copper and brass, and hand-forged wrought iron. The liberal use of natural woodwork hand-rubbed to a rich luster was paramount for interior treatments and included oak, ash, walnut, chestnut, tamarack, fir, cedar, mahogany, and other woods. Along with natural building materials, the Craftsman style emphasized horizontal prominence, and designers and architects plied their "tricks of the trade" in achieving this emphasis. Some of these design tricks included the application of

architectural forms and elements such as one-and-one-half-story bungalow house forms, low-pitched roofs with widely overhanging eaves, wide bargeboards with tapered or cut-out tails, exposed/extended rafter tails, wide bargeboards, numerous horizontal bands and stringcourses that separated siding treatments or the juncture between floors, horizontal rows of windows, solid porch walls, battered walls and porch supports, battered fenestration surrounds, and partial or full-width covered front porches. Japanese architecture was revered and elements such as pagoda-like gable peaks and wide flared eaves with exposed flared rafter tails were borrowed for Craftsman-style house designs. These architectural details all worked together to accentuate the horizontal emphasis of the house.

The Canfield House depicts very well the Craftsman style as featured in the home's prominent horizontal emphasis, low-pitched roof, wide eaves, deep bargeboards, wide horizontal stringcourses, clapboard siding, battered walls, thick porch piers, and tapered fenestration surrounds. Japanese influence is found in the unique upswept flare of widely overhanging roof eaves on the house and garage, and is further pronounced with exposed rafter tails that were flared to match the curve of the eaves. The interior of the home reveals Craftsman-style aesthetics: naturally finished woodwork, oak floors, numerous built-ins, and a fireplace with mottled matte-finish glazed ceramic tile.

Ballard Plannary Company and Chamberlin Real Estate & Improvement Company

Many circumstantial associations exist which support the theory that architect William Ballard and the Ballard Plannary Company architectural firm designed the Canfield House. A Spokane County warranty deed warranted I. Roy Forsyth as the seller of the property when ownership was conveyed to the Canfields in a sales transaction in April 1908. As listed in city directories, it is interesting to note that Roy Forsyth worked for the Ballard Plannary Company architectural firm as a draftsman and builder in 1908 when he sold the property to George & Nellie Canfield.¹³ It would seem that Roy Forsyth drew and/or built the house from plans supplied by the Ballard Plannary architectural firm for whom he worked at the time. This theory is strengthened through documentation that reveals the Canfield House was sited and built in the center of a concentration of other confirmed Ballard Plannary-designed houses on Sherwood Street in the Summit Boulevard neighborhood of northwest Spokane.

In addition to working for the Ballard Plannary Company, I. Roy Forsyth also worked for the Chamberlin Real Estate & Improvement Company. His photograph with the caption "I. R. Forsyth, Draftsman" was pictured in the April 1907 edition of *Spokane's Home Builders*, a planbook and advertisement brochure which was penned and published by the Chamberlin Real Estate & Improvement Company. Forsyth is pictured with other Chamberlin CEOs under a list which read "officers and heads of different departments of

¹³ Spokane County warranty deed, book 214, page 402, dated 24 April 1908. Spokane County Courthouse, Spokane, WA.

the Chamberlin Real Estate & Improvement Company.”¹⁴ With the aforementioned strong circumstantial associations, it would appear that the Canfield House was designed and built by the Ballard Plannary Company and the Chamberlin Real Estate & Improvement Company.

The designer and builder of the Canfield House had a firm grasp of the Craftsman style and the Japanese influences that helped drive the tradition’s stylistic elements which are especially seen on the home’s pagoda-like flared eaves, matching flared rafter tails, battered walls and fenestration surrounds, and natural building materials. William J. Ballard lived, studied, and worked in Los Angeles and Pasadena where he designed more than 400 homes before coming to Spokane in 1908.¹⁵ Ballard married Ina L. Chamberlain, the daughter of G. L. Chamberlain, owner of the Chamberlain Real Estate & Improvement Company in Spokane. As a newly arrived architect in Spokane, Ballard worked for his father-in-law at the Chamberlin Real Estate & Improvement Company, and also for Arthur L. Porter, president/secretary/manager of the Western Retail Lumber Dealers Association (Porter later founded the National Builders Bureau in Spokane).¹⁶ In addition to his employment with Chamberlin and Porter, Ballard also founded and managed the Ballard Plannary Company, a prominent architectural firm that practiced in Spokane from about 1908 to 1925.

While in Pasadena, the birthplace of the American Craftsman style, Ballard was exposed to the style’s design elements and aesthetics, and the Japanese architectural influences that were tied to the tradition. Many of Ballard’s custom home designs in Spokane reveal strong features of the Craftsman style which are prominently depicted in the Canfield House (1301 N. Sherwood), the Tuell House (416 W. 22nd), the Durkin House (930 S. Lincoln), the Pattullo House (1201 S. Adams), the Anderson-Webster House (1217 S. Wall), and the Brady House (2624 N. Wall)—all properties that are listed or are eligible for listing on the Spokane Register of Historic Places. If Ballard did indeed design the Canfield House, it is evident that he borrowed strong Craftsman-style and Japanese architectural elements indigenous to the Craftsman style in Southern California, and became an accomplished purveyor of the style.

The National Builders Bureau

In 1919, eleven years after the Canfield House was built, an advertisement by the National Builders Bureau pictured the Canfield House along with captions that read “National Builders Bureau plans and specifications.”¹⁷ The bureau had an office in downtown Spokane in the Columbia Building at 107 S. Howard Street and offices in

¹⁴ Chamberlin Real Estate & Improvement Company. *Spokane’s Home Builders*, Vol. 2, No. 5. April 1907.

¹⁵ “Designer Eyes 100.” *Spokane Daily Chronicle*, 27 Oct 1970.

¹⁶ Spokane city directories, 1908-1910.

¹⁷ National Builders Bureau advertisement, 1919. Spokane City/County Office of Historic Preservation, Spokane, WA.

Minneapolis and Kansas City. The advertisement defined the National Builders Bureau as “an organization for efficiency and economy in building” and offered the following:

With a view to both economy and comfort, we make it possible for you to build complete for a definite sum of money. We have gone to enormous expense in listing for every one of our designs all the necessary lumber, millwork, built-in features, hardware, paint, number of days' labor, etc., and have at your disposal complete blue-printed plans and specifications.¹⁸

The National Builders Bureau explained that a customer could “select a plan made by an architect who knows his business.” Perhaps architects around the United States submitted their plans for inclusion in the “National Builders Bureau Plan Book,” a “magnificent volume of step-saving homes.”¹⁹

Noted Spokane lumberman, Arthur L. Porter, was founder and president of the National Builders Bureau in Spokane which operated in the area from 1918 to 1925. Porter was also credited with the establishment and successful operation of the Western Retail Lumberman's Association and a mutual life insurance company which was designed for lumbermen in the Pacific Northwest. In 1912, the lumberman's association and insurance company represented “over 1,000 lumber yards...with an insurance [value] of over 4.5 million dollars.”²⁰

The National Builders Bureau was listed in Spokane city directories in the alphabetical index and also under “clubs, societies, and associations.” Organizations listed with the National Builders Bureau were professional and benevolent associations that included such groups as the “Masonic Temple Association, Moose Clubs, Master Building Association, Northwest Mining Association, and the Olympia Greek Club.”²¹ The National Builders Bureau was *not* listed under labor/trade unions or any classification for architects, contractors, or building operations, nor was it listed under insurance brokers/companies.

The National Builders Bureau did not exist in Spokane in 1908 when the Canfield House was built. Perhaps the National Builders Bureau had permission to use photographs, plans, and blueprints of the Canfield House from either the Canfields who lived in the home during 1919 when the advertisement appeared, or from the architect who designed the home. It is interesting to note that W. J. Ballard worked for A. L. Porter at the Western Retail Lumberman's Association in Spokane in 1908 when the Canfield House was built, and it is surprising to see the Canfield House pictured in an advertisement for

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Durham, N. W. *History of the City of Spokane and Spokane Country, Washington, Vol. 2.* Spokane: Clarke Publishing Company, 1912, pp. 61-62.

²¹ Spokane city directories from 1919-1924.

the National Builders Bureau, which was founded in Spokane by Porter. It seems probable that Ballard was the architect for the Canfield House, and may have also been a member of the National Builders Bureau during his long-standing professional association with Porter and the building trade. Perhaps Ballard made a deal with Porter to picture the house in the 1919 advertisement for the National Builders Bureau—a mutual agreement that benefited both Porter and Ballard.

Summary

The Canfield House is architecturally and historically significant in the contexts of architecture and community planning & development and achieved significance during its period of significance from 1908 to 1956. Well-preserved, the Canfield House retains excellent integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in northwest Spokane in the Sherwood Addition. The Canfield House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

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Spokane Falls Review, 28 Sept 1887.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photo 1 1959 photo of east façade of house (Spokane County Assessor)
Photo 2 2006 photo of east façade of house

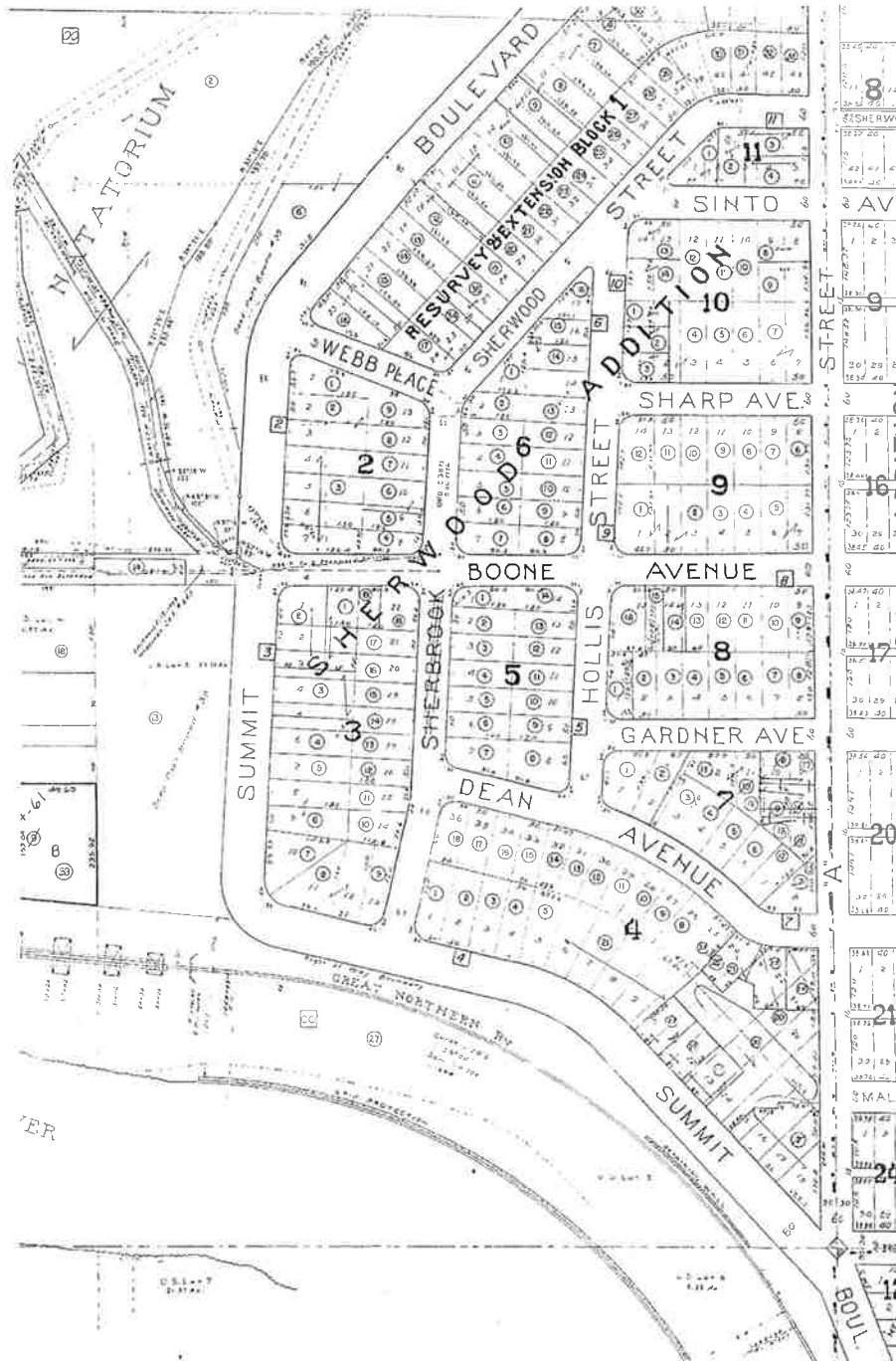


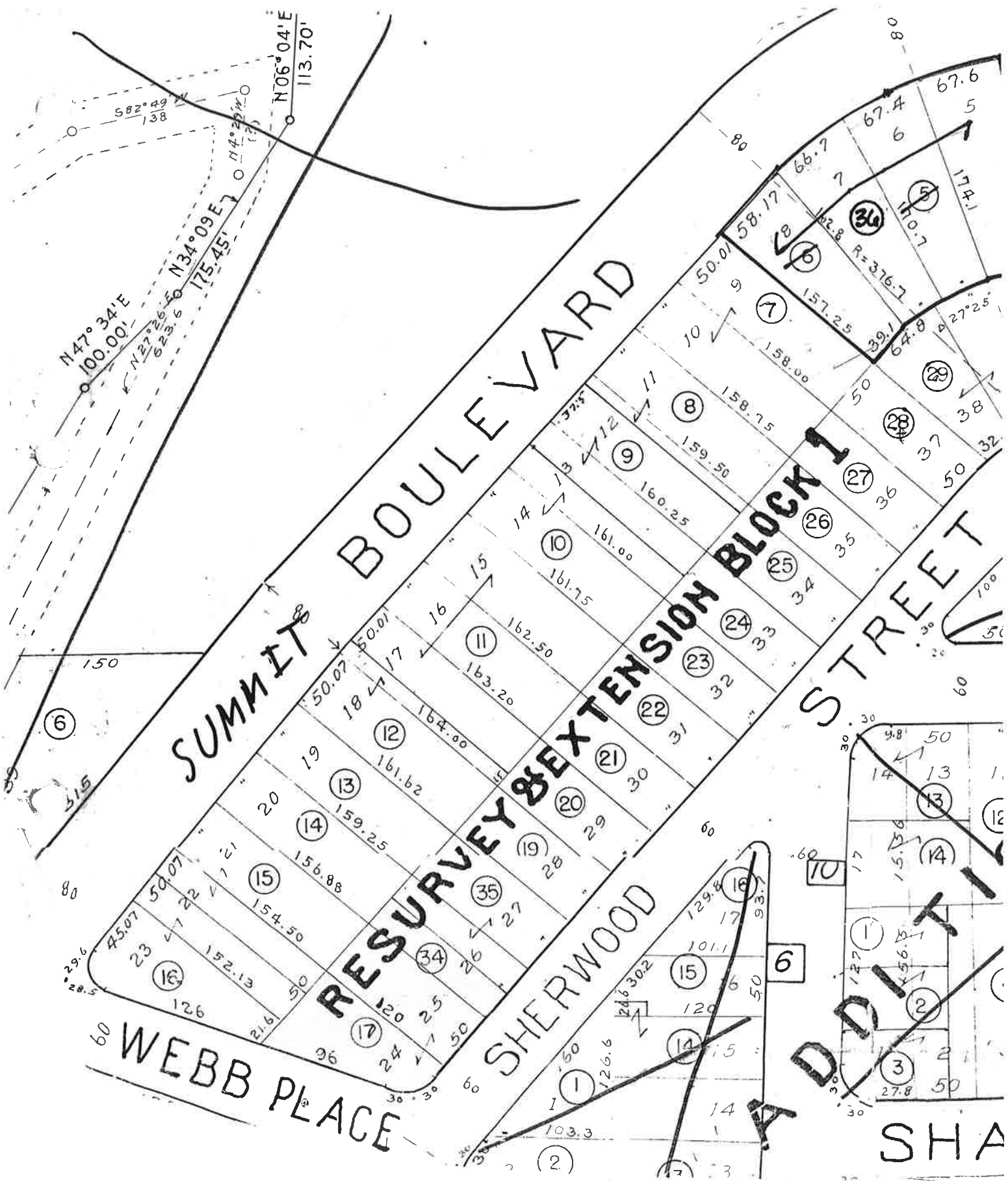
Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE

Section 10

Plat Map

Spokane County plat map, 2006





SUMMIT BOULEVARD

RESURVEY & EXTENSION BLOCK 1

WEBB PLACE

SHERWOOD

STREET

ADDITIONAL SHA

N47°34'E
100.00'
N27°25'6"
623.6'
N34°09'E
175.45'
N06°04'E
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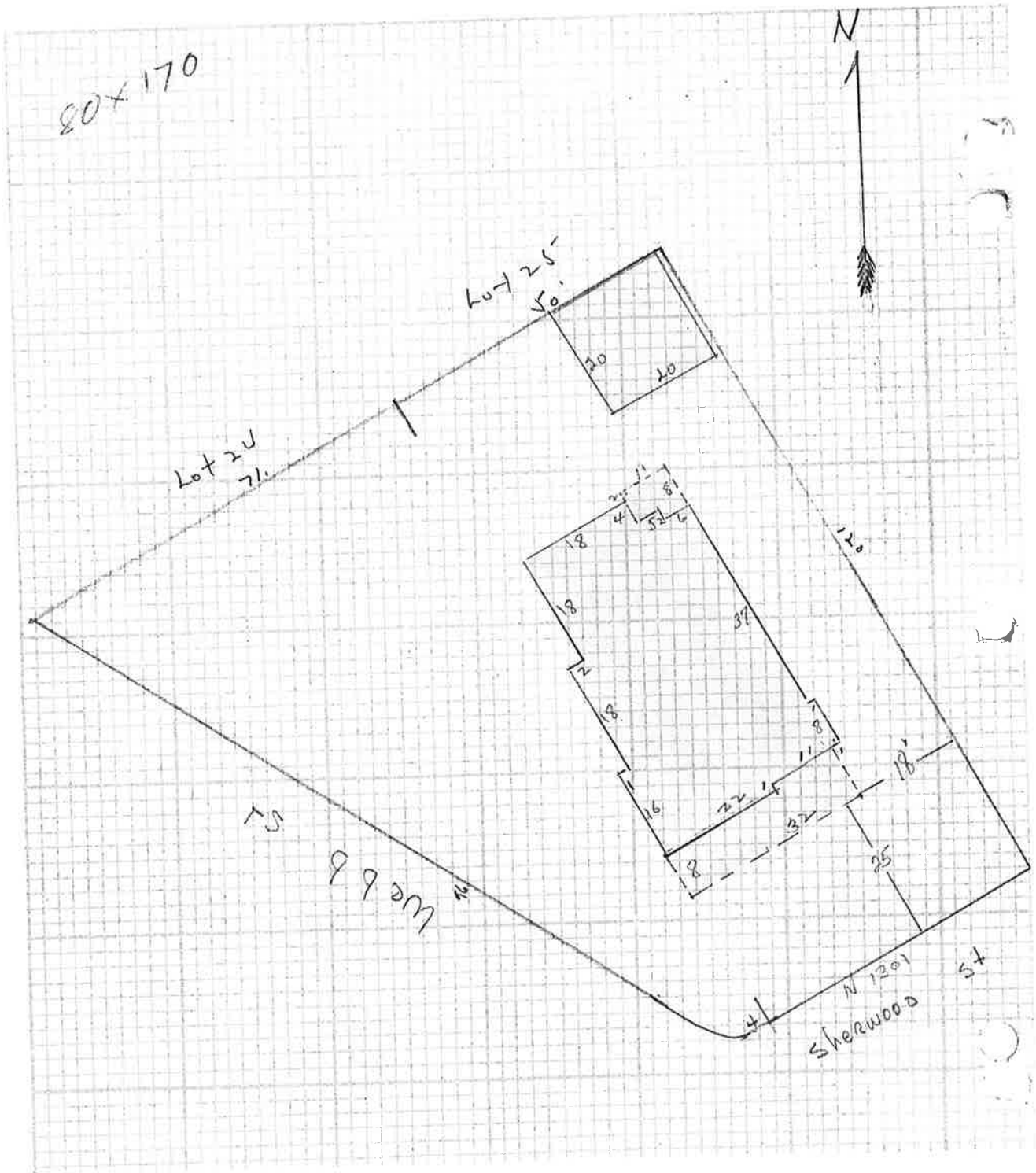
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Site Plan 2006 Site plan from Spokane County Tax Assessor's Records



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photo 3 East façade and south elevation of house in 2006
Photo 4 South elevation



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photo 5 and 6

West, rear elevation of house in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

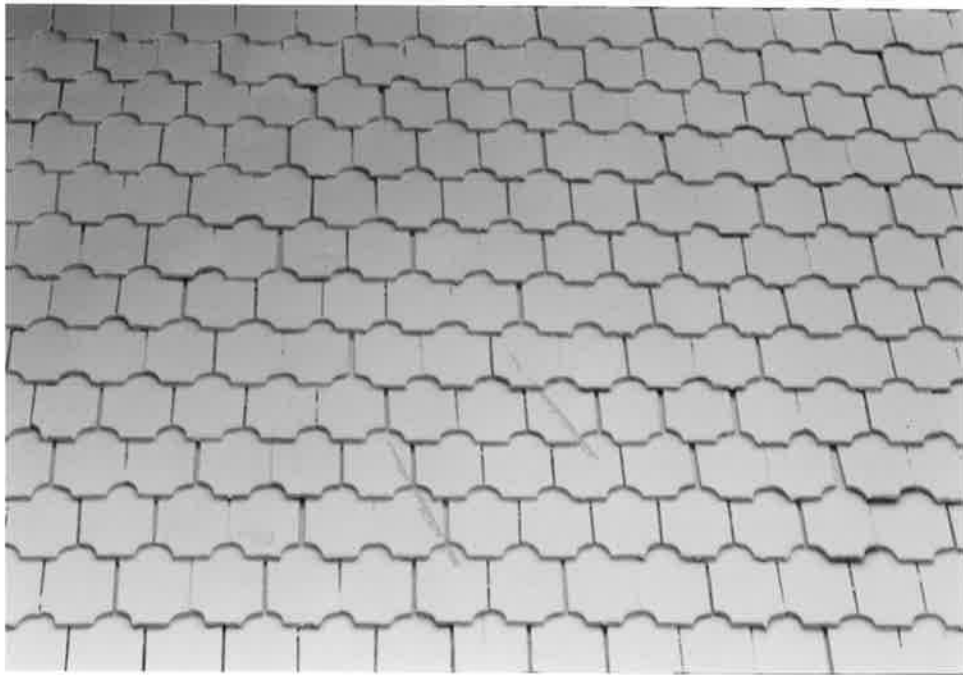
Photos 7 and 8

North elevation of house in 2006



Photo 9

Detail of original wood shingles on north elevation of house



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photos 10 and 11 East façade and south elevation of garage in 2006



Photo 12

Front door handle in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photos 15 and 16 Fireplace, hearth, and oak floor detail in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photos 13 and 14 LR and French doors to den, looking south in 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GEORGE & NELLIE CANFIELD HOUSE **Section 10**

Photos 17 and 18 LR, looking north into foyer, and DR, looking west at buffet/hutch

