

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 **RALPH & ELLA BELLE COHEN HOUSE**

2. Location

Street & Number 426 West Shoshone Place
City, State, Zip Code Spokane, WA 99203
Parcel Number 35301.2420

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 Lawrence Killingsworth/Gail Sorenson
Street & Number 426 West Shoshone Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 755-8927

5. Location of Legal Description

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

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local____
Location of Survey Records Spokane Historic Preservation Office

Final accepted nomination heard 19 Jan 2005 at hearing

7. Description

Architectural Classification

(see nomination, section 8)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Cannon Hill Park Addition, L21, B13
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	lkyeomans1@aol.com
Date Final Nomination Heard	19 Jan 2005

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	14 B&W prints, 12 color slides.

13. Signature of Owner(s)

Name Lawrence M. Killingsworth

Name Neil Sorenson

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

Beesa Burr

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

DESCRIPTION

Built in 1911 in Spokane, Washington, the Ralph & Ella Belle Cohen House is a fine example of the Craftsman style. Constructed as a one-and-one-half story bungalow, the house retains identifying features of the style, including a low-pitched roof, widely overhanging eaves with exposed rafter tails, a covered front porch with a low-pitched roof that is supported by massive square wood porch posts, a horizontal emphasis achieved by a combination of five-inch-wide horizontal wood clapboard siding and a series of horizontal wood bands, original double-hung and multi-paned wood casement windows, heavily textured stucco cladding, and a black basalt rock foundation. Reflective of the open living type of floor plan espoused by the Craftsman style, the interior of the home is designed around a spacious living/dining great room which contains a central fireplace, a built-in bookcase, and a built-in china buffet/hutch. Further illustrating the Craftsman aesthetic, the house is embellished with very finely crafted, hand-rubbed fir woodwork and a staircase balustrade which are finished in deep ebony hues. The woodwork and balustrade imitate the straight cuts and plain designs made popular by Stickley Co. furniture in the early 1900s. Located in the Cannon Hill Park neighborhood on Spokane's South Hill, the Cohen House is built along Shoshone Place, one of the few original intact brick-paved streets that remain in the city. With few alterations, the well-preserved Cohen House retains excellent exterior and interior architectural integrity in its location, design, materials, workmanship, and association as a single-family home built during the early 1900s in Spokane.

CURRENT 2004 APPEARANCE & CONDITION***Site and Garage***

The Cohen House is sited on the north side of West Shoshone Place and is identified by Spokane County Tax Assessor records as Lot 21, Block 13 in the Cannon Hill Park Addition. The nominated property includes a single-family house and a detached single-car garage. A paved driveway leads back to the garage from the street along the east side of the house. The rectangular-shaped lot slopes downhill in a westerly direction and measures approximately 50 feet wide and 108 feet deep. It is landscaped with a grass lawn, flower beds, shrubs, and Norway Maple trees that were planted in 1910 when the Cannon Hill Park Addition was developed. Sited on the neighborhood's original brick-paved, tree-lined street, the home is surrounded on all sides by historic single-family houses that were built during the period from 1910 to 1940.

Exterior of House

The footprint of the Cohen House, which includes covered front and back porches, forms an irregular rectangular shape that measures approximately 34 feet wide and 46 feet deep. The one and one-half story house has a medium-pitched side gable roof which is covered with composition shingles. The roof is accentuated with widely overhanging eaves, exposed rafter tails, and eave brackets. It features a wide gabled dormer on the façade and a wide shed dormer at the rear north elevation of the house. A brick chimney rises from the center of the roof. A partial-width covered front porch distinguishes the façade

of the home. Retaining its original design, materials, and workmanship, the home is clad in a combination of painted horizontal wood clapboard siding and painted coarsely textured stucco. The clapboard siding and stucco cladding are separated by a series of horizontal wood bands. Fenestration is original with a combination of 1/1 double-hung wood-sash units and multi-paned casement windows which are arranged in asymmetrical patterns. The home's foundation is made of indigenous black basalt rock and measures from 18 inches to 24 inches thick.

The *façade* of the house faces south onto a manicured lawn and mature deciduous trees. Unlike the asymmetrical designs on the east, west, and north elevations of the house, the south façade has a nearly symmetrical composition which is dominated by a partial-width covered front porch on the first floor and a broad front-facing gabled dormer on the second floor. With an expanse that nearly covers the entire width of the roof slope, the dormer has a low-pitched roof with widely overhanging eaves, exposed rafter tails, and knee-brace brackets. Eight-inch-wide wood bargeboards outline the raked eaves. Accentuating its flattened, horizontal appearance, the dormer is clad in a combination of horizontal wood clapboard siding and coarsely textured stucco: wood siding covers the lower third of the dormer's exterior wall surface while coarse stucco covers the upper two thirds of the dormer. The siding and stucco are separated by two horizontal wood bands between which is located a row of five original multi-paned windows. The windows span the entire width of the dormer.

The porch is supported by massive square wood posts that are anchored to a wood porch wall. The wall is clad with horizontal wood clapboard siding and encloses the porch deck. The porch is covered with a shallow-pitched hip roof that is articulated with exposed rafter tails and exposed purlins. A center front-facing gabled pediment on the porch roof marks the entrance to the porch deck. Four concrete steps rise to the porch deck from a front walkway. The steps are flanked by low walls made of black basalt rock with concrete coping. Matching the clapboard in the porch wall, the first floor on the façade is clad in painted narrow-width horizontal wood clapboard siding.

The *west elevation* of the house is dominated by the home's side gable roof. Wood knee-brace brackets support the gable peak and gable ends of the roof's widely overhanging eaves. A small pent roof separates the gable field from the first floor of the house. A bay window is located on the southwest corner of the first floor. The entire west elevation is clad in horizontal wood clapboard siding (except for the foundation which is black basalt rock).

The *east elevation* of the house abuts a paved driveway that extends from the street to a garage which is built at the rear of the lot. The east elevation of the house is clad horizontal wood clapboard siding on the first floor and coarsely textured stucco in the gable field on the second floor. The east elevation features asymmetrical fenestration patterns and is distinguished by a box bay on the first floor that is covered with a low

pitched gable roof. Knee-brace brackets support the gable peak and gable ends of the bay's roof. A small enclosed back porch is located on the rear, northeast corner of the first floor.

The rear, *north elevation* of the house is dominated by a central, wide shed wall dormer. The dormer is clad in horizontal wood clapboard siding, and has 1/1, wood-sash double-hung windows. A center box bay is located on the first floor beneath the dormer and is covered with a low-pitched gable roof. An oriel window installed in 1994 is located in the center of the bay. The bay is flanked by two gabled wings on the first floor. The east wing is an enclosed back porch with multi-paned windows. The west wing is used as a laundry room. A poured concrete patio joins the two wings. Five concrete steps rise from grade to the patio.

Interior of House

According to Spokane County Tax Assessor records, the first floor of the house contains 1,300 square feet.¹ The home's original front door is solid oak with a multi-paned window in the upper third of the door. It opens into a small entry vestibule which opens into a large living room and dining room that span the width of the house. The east half of the room serves as the living room while the west half of the room is a dining room. Located on a north inside wall, a built-in bookcase, a central fireplace, and an adjacent (east) staircase are the living room's focal points. The staircase is designed with a plain balustrade and square-cut newel posts and closely spaced balusters. A built-in bookcase is located adjacent to the west side of the fireplace. The mantel on the fireplace is plain and is supported by geometric rectilinear brackets that emphasize the Prairie style. The dining room is embellished with ebony-finished paneled fir wainscoting. A built-in sideboard/china cabinet, which is made of ebony-finished fir, is located on the north wall and features a square-cut Craftsman design with beveled, leaded-glass doors and original brass pulls and knobs. Retaining the original finish, the woodwork in the vestibule, living room, and dining room is high-quality, hand-rubbed ebony-finished fir. The floor is made of solid oak and is embellished with a linear inlay of walnut around the perimeter. The walls are made of lathe-and-plaster and the ceiling is nine feet high. French doors are located on the south wall of the dining room and open into a sunroom, which is located in the southwest corner of the house (the west half of the front porch). The oak floor from the dining room extends into the sunroom. A breakfast room with original built-in cupboards, a remodeled kitchen, a powder room, a laundry room, a staircase to the basement, and an enclosed back porch are located at the rear of the house. The house is heated by gas-fired radiant hot water heat which is distributed by the home's original cast iron radiators.

A staircase, which is located on the north wall in the living room, winds up to a central hallway on the second floor. The second floor contains three bedrooms and a full bathroom. Rarely seen in homes built after 1900, the original woodwork on the second

¹ Spokane County Tax Assessor records and field book. Spokane County Courthouse, Spokane, WA.

floor was never painted; it is a duplicate continuation of the ebony-finished fir that embellishes the first floor living and dining rooms, and is a strong Craftsman-style element of the home's interior design.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original appearance of the Cohen House is pictured in a photograph which was featured in an October 30, 1910 *Spokesman-Review* newspaper article.² The photograph pictured the south façade and east elevation of the house which, according to the photograph, looks today just as it did in 1910. The photograph also revealed that the west half of the front porch was originally enclosed as a sunroom, a unique design feature of the house. As pictured in the 1910 photograph, the original windows in the sunroom were made of plate glass with no muntin/mullion bars. The enclosed sunroom has never been altered and remains intact today.

House & Modifications

The Cohen House has had few modifications over the last 94 years. The home retains its original footprint and bungalow form, original exterior stucco and wood cladding, basalt foundation, original windows (except for one new window in the kitchen), and most of its original interior design, woodwork, built-ins, floor, and finish.

Modifications began with the roof. The roof was replaced with composition shingles in 2004 and revealed three layers of previous roofing material: the original c. 1910 wood shingles and two subsequent layers of composition shingles. In addition to the installation of a new roof in 2004, the exterior of the house was repainted, the front concrete steps were repaired and re-poured, and a metal back porch door (northeast corner of house) was replaced with an architecturally appropriate wood door.

In the 1960s-1970s a powder room was built at the rear of the house on the first floor in a space that originally held a staircase which was designed for use by domestic help. The exterior foundation wall of the home was repaired and rebuilt in 1976 at the northwest rear corner of the house.³ This northwest corner room in the house was originally designed as a small enclosed back porch, which matched the enclosed back porch on the northeast corner of the house. In 1976 it was remodeled as a laundry room.⁴ In the 1980s the bathroom on the second floor was remodeled, and the original dark red-colored matte-glazed ceramic tile surround and hearth on the living room fireplace were covered with marble (the original tile can be seen under a portion of the marble). In 1994 the kitchen was remodeled with new cabinets, counters, and wall coverings. Layers of linoleum on the floor were removed, revealing the original fir plank floor, which was then refinished.

² "Unanswerable Reasons Why You should buy in Cannon Hill Park." *Spokesman-Review*, 30 October 1910, p 4:8.

³ Spokane County Building Permit B12523, dated 12 January 1976.

⁴ Ibid.

An original tripartite window above the kitchen sink on the north elevation was removed and replaced with one contemporary oriel window.

Garage & Modifications

As pictured on a 1927 Sanborn Fire Insurance map, a single-car garage was originally built behind the house in 1911⁵ but was replaced in 1951.⁶ The garage measures 12 feet wide and 20 feet deep. Designed to be architecturally compatible with the design of the house, the garage is clad with narrow-width horizontal wood clapboard siding that matches the siding of the home. An accordion-fold wood garage door was installed in 1951 when the garage was built. In 2004 the garage was repainted and the existing composition roof shingles were recovered with composition shingles at the same time the house was repainted and re-roofed.

In summary, the Cohen House has had few modifications and retains excellent interior and exterior architectural integrity, illustrating original design, materials, and workmanship used during the time the home was built in 1911.

⁵ Spokane County Tax Assessor records.

⁶ Spokane County Building Permit B8574, dated 23 August 1951.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1911
Significant Dates	1911
Architect	Unknown
Builder	E. W. Larson

STATEMENT OF SIGNIFICANCE

Built in 1911 in Spokane, Washington, the Ralph & Ella Belle Cohen House is architecturally significant as an excellent interpretation of the Craftsman style. The home depicts trademark features of the Craftsman aesthetic, including an accentuated horizontal emphasis and the use of organically integrated building materials. This is evident in widely overhanging eaves which cast horizontal shadows on the planar wall surface of the house, exposed rafter tails, a wide front porch, a combination of irregular black basalt rock/coarse stucco/narrow width wood clapboard siding, decorative horizontal bands that separate exterior cladding materials, and original 1/1 and multi-paned windows. A fine blend of outdoor living and indoor open spaces, the design for the Cohen House epitomizes the Craftsman ideal with a large great room for living and dining which extends outside to a spacious covered front porch. Constructed for investor and mortgage broker Ralph Cohen and his wife, Ella Belle Cohen, the house was one of the first homes built in the Cannon Hill Park neighborhood, a planned residential community on Spokane's South Hill which was developed by the Arthur D. Jones Company. Well representing the company's intentions, the design and construction cost of the Cohen House embody the strict subdivision requirements which were prescribed in property deed covenants written specifically to control land use and maintain architectural integrity and compatibility in the residential development. Especially during its period of significance in 1911, in the areas of "architecture" and "community planning & development," the Cohen House and garage are architecturally and historically significant as excellent examples of the Craftsman style, and reflect early 20th century building and development trends associated with prominent residential neighborhoods built in early Spokane. The Cohen House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Cannon Hill Park Addition and Cannon Hill Park

Prior to 1887, the Cannon Hill Park Addition (West 16th to 29th Avenue between South Bernard and Monroe Streets) was characterized by a gentle northward-facing slope, tall stands of fir and pine trees, rocky basalt outcroppings, and a natural water-filled, clay-lined drainage swale. The wetland and clay deposits proved beneficial to quarryman, J. T. Davis, who, in 1887, developed the area as one of Spokane's first brickyards.⁷ The brickyard was later associated with the Washington Brick, Lime & Sewer Pipe Company which made thousands of bricks that were used in the construction of homes and

⁷ "Cannon Hill Area Has Rich History." *Spokesman-Review*, 21 July 1988, p. S-9.

commercial buildings throughout Spokane. Twenty years later in 1907, the clay deposits were exhausted, and the brickyard was demolished.

Occurring about the same time in 1907, the renowned Olmsted Brother's Landscape Architect firm of Brookline, Massachusetts arrived in Spokane. They proposed a comprehensive park plan for the entire city that included a small 15-acre park at the abandoned brickyard site. Famous for their park designs of New York's Central Park and Boston's "Emerald Necklace," the Olmsted Brothers espoused ideals that linked clean, fresh air to renewed, invigorated health. They promoted city parks as "one of the best means" of drawing urban residents out of doors. In addition, they argued that parks were aesthetically necessary to cities—a way to "provide and preserve landscape for the enjoyment of [all] people."⁸

The Olmsted Brother's design for Cannon Hill Park, which was originally called Adams Park after U.S. President John Quincy Adams, was adopted. Construction commenced in 1908 under the supervision of John W. Duncan, Spokane's park superintendent. The small, low-lying wetland at the park site was restored with two shallow ponds which were surrounded by manicured lawn, indigenous plantings, and gracefully arched bridges constructed of native basalt. With aesthetic appeal and close proximity to Spokane's central business district (one and one-half miles north), Cannon Hill Park proved the anchor and catalyst for the design, development, and subsequent successful settlement of the Cannon Hill Park neighborhood.

Arthur D. Jones & Co.

Seizing their chance for speculative success, Arthur D. Jones & Company, a prominent Spokane real estate development enterprise, purchased the land around the park from 16th Avenue to 29th Avenue, and from Monroe to Bernard Street. The area was platted with 50-foot wide lots and a blend of curvilinear, diagonal, and straight streets. The new platted land was named in honor of the park, and was called the Cannon Hill Park Addition.

Beginning in 1909, Arthur D. Jones & Company expended more than a quarter of a million dollars for much-needed infrastructure and advertisement.⁹ A large-size promotional ad in the *Spokesman-Review* appeared on April 4, 1909, listing the amenities provided by the development company and extolling the new neighborhood's many virtues:

"CANNON HILL PARK"
"On the Crest of the Upper Cannon Hill"

⁸ Olmsted Brothers Landscape Architects. *Proposal to Spokane Board of Park Commissioners*. 1907-1913.

⁹ "In Nine Days, Man and Wife Won Beautiful \$6,000 Home in Cannon Hill Park Addition." *Spokesman-Review*, 12 March 1911, p. 4:1.

Street grade, cement sidewalk, wide parking, cement curb, steel water mains and sewer furnished for every lot.

Uniform shade trees planted in the street parking throughout the addition.

14 acres of park with large lake to be developed under the direction of Olmsted Brothers of Boston.

100-foot boulevard through the center of the addition.

A distinctly high-grade residence district.

Building restrictions prohibit the erection of dwellings costing less than

\$3,000 to \$4,000, and prohibit stores or apartments.

Every house must sit back 30 feet from the street.

*The property is yet in a raw state, but contracts for improvements are now being let.*¹⁰

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

“Cannon Hill Park, with its building restrictions and uniform improvements, is becoming one of the most picturesque residence sections of the city.”¹¹

A 1912 newspaper article reported that “what was only a big tract of undeveloped woodland only three years ago...has been developed...[around] Cannon Hill Park” and is “one of the prettiest and most picturesque residence sections of the city, with already more than five miles of paved streets, a 15-acre park, and a parkway boulevard that cuts through the center of the addition connecting the two [public street] car lines.” It went on to say that “with more than 60 substantial modern residences having a collective value of more than \$400,000, and with plans in preparation for many more attractive new dwellings, midsummer will see Cannon Hill Park [Addition] improved with...more...homes, aggregating to value approximately \$600,000.”¹²

By 1940, nearly all of the planned residential construction in the Cannon Hill Park Addition was complete. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along the boulevard that divides 21st Avenue.¹³ Single-family homes were built according to the neighborhood's restrictive covenants and subdivision regulations, and Cannon Hill Park had become one of the city's best-loved public parklands. A real estate agent in 1990 described the neighborhood:

People who buy here have traditional values; they like the vintage charm.

¹⁰ “Cannon Hill park: On the Crest of the Upper Cannon Hill.” *Spokesman-Review*, 4 April 1909.

¹¹ “Some High-Class Improvements Which So-Called ‘Real Estate Promotion’ Made in Cannon Hill Park.” *Spokesman-Review*, 11 June 1911.

¹² “New Residences to Cost \$200,000 Under Way in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.

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

They like living in a neighborhood where all the houses are unique. They are really excited about living in an area with so much visual beauty... There's a real community feeling among the people.¹⁴

Ralph & Ella Belle Cohen

One of the homes built in the Cannon Hill Park neighborhood was the Cohen House. On July 10, 1910, Ralph A. Cohen and his wife, Ella Belle, paid a down payment of \$100 in "gold coin" to the Cannon Hill Company (a corporation organized by the Arthur D. Jones Company to handle all real estate transactions involved with their development of the Cannon Hill Park Addition).¹⁵ The Cohen's money purchased a 50 foot-wide parcel described as Lot 21, Block 13 in the Addition. Sited on the north side of Shoshone Place, the lot was located just one and one-half city blocks from the park. Cohen commissioned noted Spokane builder, E. W. Larson, to construct his home, and in 1911 the house was completely finished. A photograph of the house was featured in an October 30, 1910 *Spokesman-Review* promotional advertisement paid for by the Arthur D. Jones Company. The ad encompassed one entire page in the newspaper and pictured 16 homes, one of which was the Cohen House. Listing reasons why a prospective homeowner should buy or build a home in the Cannon Hill Park neighborhood, the article included the Cohen House as the kind of house "you want around your home, occupied by people you would like to have for neighbors... When you buy residence lots...you buy for one reason only...[for] the houses...[that] are already there." The article invited the reader to "look at these [pictured] homes in Cannon Hill Park" and claimed that "no other part of Spokane can show as good an average of houses through the whole district as Cannon Hill Park."¹⁶

Subsequent Owners

In 1918 the Cohens sold the property to Spokane physician, Dr. Bernard McCoy, and his wife, Beatrice McCoy. In 1925 another Spokane physician, Dr. Thomas Kelsey, and his wife, Jennie Kelsey, bought the property. The house changed hands again when in 1929, Louis G. Wrather and his wife, Clara Wrather, purchased the home. Louis Wrather was a lawyer who furnished legal counsel and managed the Union Pacific Land Company. In 1945 Don and Della Eber bought the house. Don worked as a mill superintendent for the Centennial Flouring Mill Company, and Dora was employed as a clerk for the Montgomery Ward Department Store. Two years later Hubert and Natalie Croteau purchased the property. Hubert was a salesman and a district manager for the United States Rubber Company in Spokane. After 16 years, the Croteaus sold the property in 1963.

Beginning in 1963, the Cohen House changed ownership seven times until, in 1999, Dr. Lawrence Killingsworth and his wife, Gail Sorenson, purchased the property. With a

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

¹⁵ Spokane County Warranty Deed #291737, filed 10 August 1910.

¹⁶ "Unanswerable Reasons Why You Should Buy in Cannon Hill Park." *Spokesman-Review*, 30 Oct 1910.

PhD in clinical pathology, Dr. Killingsworth is the chief science & technical officer for Sacred Heart Medical Center & Pathology Associates Medical Laboratories. Gail Sorenson is a laboratory technologist employed as the quality assurance manager of the laboratory for Sacred Heart Medical Center & Pathology Associates Medical Laboratories.

SIGNIFICANCE

Category A (historical significance)

The Cohen House is historically significant as a typical example of the intended residential building type preferred and stipulated by the Arthur D. Jones Company in their development of the Cannon Hill Park Addition on Spokane's South Hill. The development company's requirements for residential architecture were specifically spelled out in restrictive covenants that were tied in perpetuity to the deed of trust for each property located within the Addition. Adopted in 1908, the covenants stipulated the following:

- 1) "No building of any kind shall be erected or maintained on said lands within 30 feet of the street line in front of said land..."
- 2) "No apartment house, store, or business structure of any kind shall be erected or maintained on said lands..."
- 3) "No dwelling shall be erected or permitted to remain on said land of less value than \$3,000..."
- 4) "All buildings of every kind on said lots must be painted with at least two coats of paint..."
- 5) "The above conditions and covenants shall run with the land..."¹⁷

The Arthur D. Jones Company explained their interest in the planning process, their distaste of unplanned sprawl, and their commitment to the mantra "plan and purpose" versus "time and chance" in the following account:

A fine residence district can no more be built without a definite plan than a fine building can. Localities that just grow always look the part no matter how great an effort is made to dress them up afterward.

Cannon Hill Park is planned—the whole plan was worked out in detail before a shovelful of earth was turned in it. Its graceful streets; the uniformity of clean-cut cement work; its paved roadways; its elaborate system of tree planting; the general tone of the district as a whole are things Cannon Hill has never before seen.¹⁸

¹⁷ Spokane County Warranty Deed #291737, filed 10 August 1910.

¹⁸ "Unanswerable Reasons Why You Should Buy in Cannon Hill Park." *Spokesman-Review*, 30 October 1910.

Two years after they began work in the Cannon Hill Park neighborhood, the development company gave a progress report:

We started out to make [the] Cannon Hill [Park] Addition a high-class residence district where improvements, building restrictions, and the class of buyers would make it a really high-class addition within the means of the average homebuyer, and we have done it. There is not a house out there which represents a cost less than \$3,500... That is the low limit...most of the houses cost from \$4,500 up. Within a few years we will have realized our ambitions to a noticeable degree...¹⁹

Their predictions proved true. The success of the company's "planned neighborhood" around Cannon Hill Park was summarized in a June 30, 1912 newspaper article that exclaimed the following:

Visitors to the city have been impressed with the rapid development of the [Cannon Hill Park] district, and at no time...has the development been brisker than this spring and summer. The new residences are all in keeping with the high standard of architectural beauty that has made the section one of the most beautiful residential sections of the city.²⁰

The subdivision covenants implemented by Arthur D. Jones & Co. were part of a larger development trend that occurred in the early 1900s throughout Spokane. The trend towards establishing neighborhood covenants helped lead to successful settlement in the Cannon Hill Park neighborhood, the Manito Park neighborhood, the Rockwood National Register Historic District, and other residential neighborhoods in Spokane. As is seen in the Rockwood National Register Historic District, a large percentage of intact historic homes exists in the Cannon Hill Park neighborhood, making it eligible for listing as a historic district on the Spokane Register and the National Register of Historic Places. The Cohen House, which is an example of the prescribed building type advocated by the developers of the Cannon Hill Park neighborhood, is individually historically significant for its association with these specific residential development patterns and trends that occurred in early 20th century Spokane.

Category C (architectural significance)

The Craftsman Style

The Ralph & Ella Belle Cohen House is a fine representation of the Craftsman style adapted to a bungalow house form. Architectural historian Jan Cigliano (*Bungalow: American Restoration Style*) defines *bungalow* as a "form of house—a type of structure designed in a number of architectural styles," but also explains that "*style*, by contrast, is

¹⁹ "In Nine Days, Man and Wife Won Beautiful \$6,000 Home in Cannon Hill Park Addition." *Spokesman-Review*, 12 March 1911, p 4:1.

²⁰ "Residential Park Boosts Building." *Spokesman-Review*, 30 June 1912, p. 4:1.

a particular period and genre of design.”²¹ *The Old House Dictionary* further explains that the term bungalow refers to a low-slung house form characterized by overall simplicity and broad gables that usually face the street.²² Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or one-and-one-half stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof.

Derived from the East Indian word *bungali*, which means “covered porch,” the bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it. The bungalow house form was embellished in many different ways, resulting in various stylistic treatments adapted from Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman traditions. Heavily influenced by the 19th-century English Arts & Crafts Movement which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftsmanship and “natural” materials such as native field stone or basalt rock, irregular clinker brick, coarsely textured stucco, hand-split wood shingles, and smooth-finish hand-rubbed natural woodwork were revered and used. Identifying features of the Craftsman style included a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, horizontal bands that separated different wall claddings, a deep front porch, decorative eave brackets and exposed rafter tails or purlins, and massive square or tapered porch piers, posts, and columns. The Craftsman style quickly spread throughout the United States by builder’s pattern books, pre-cut house packages, and home design magazines, especially Gustav Stickley’s magazine called *The Craftsman* (1901-1916). Hundreds of thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930. The architectural style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.²³

The Cohen House

The Cohen House is a fine example of the *bungalow type* and the *Craftsman style*. A one-and-one-half story house with a medium-pitched side gable roof, the Cohen House is made to look “low-slung” and “horizontal” by the application of a broad, center front-facing gabled dormer on the second floor; a wide covered front porch; an enclosed porch wall; massive square porch posts; wide overhanging eaves with exposed rafter tails; wide bargeboards; and a combination of different exterior claddings which are separated by wide horizontal wood bands. Horizontal emphasis is further achieved by the horizontal shadows cast by the home’s widely overhanging eaves and wide front porch, and by its horizontal wood clapboard siding. Conveying a sense of nature, organically oriented

²¹ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

²² Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

²³ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

building materials embellish the Cohen House. These include rough black basalt rock used in the foundation and in the porch walls by the front steps, coarsely textured stucco in the gable fields, and the liberal use of fine quality oak floors and fir woodwork in the interior of the house. Especially illustrated in the home's interior, solid fir woodwork is featured throughout the house on the first and second floor, and has a deep ebony-colored finish that reveals a rich, decades-old hand-rubbed patina. Epitomizing the Craftsman style, the woodwork is square-cut like the furniture made by Gustav Stickley, one of the country's most renowned artisans and advocates of the Craftsman style.

The architect of the Cohen House remains unknown. The design for the home probably originated in a house plan book or magazine. This theory is based on the comparison with the Peter & Belle Fitzgerald House, which was built in 1910, and is an exact duplicate in footprint and exterior design of the Cohen House. The Fitzgerald House is located at 314 West 17th Avenue in the Manito Park neighborhood and was built by the Kiernan Land Company.

To summarize, the Cohen House is historically significant in the area of "community planning & development" for its association with the broad patterns of residential development and settlement that occurred in the Cannon Hill Park neighborhood, and as a typical example of the type of "up-scale" residential architecture mandated by the developers of the neighborhood. The Cohen House is also significant in the area of "architecture" as a fine example of the bungalow type and the Craftsman style. Well-preserved, it conveys building practices and building materials used during the early 20th century in Spokane, including its location along Shoshone Place, one of the few remaining original brick-paved streets in the city.

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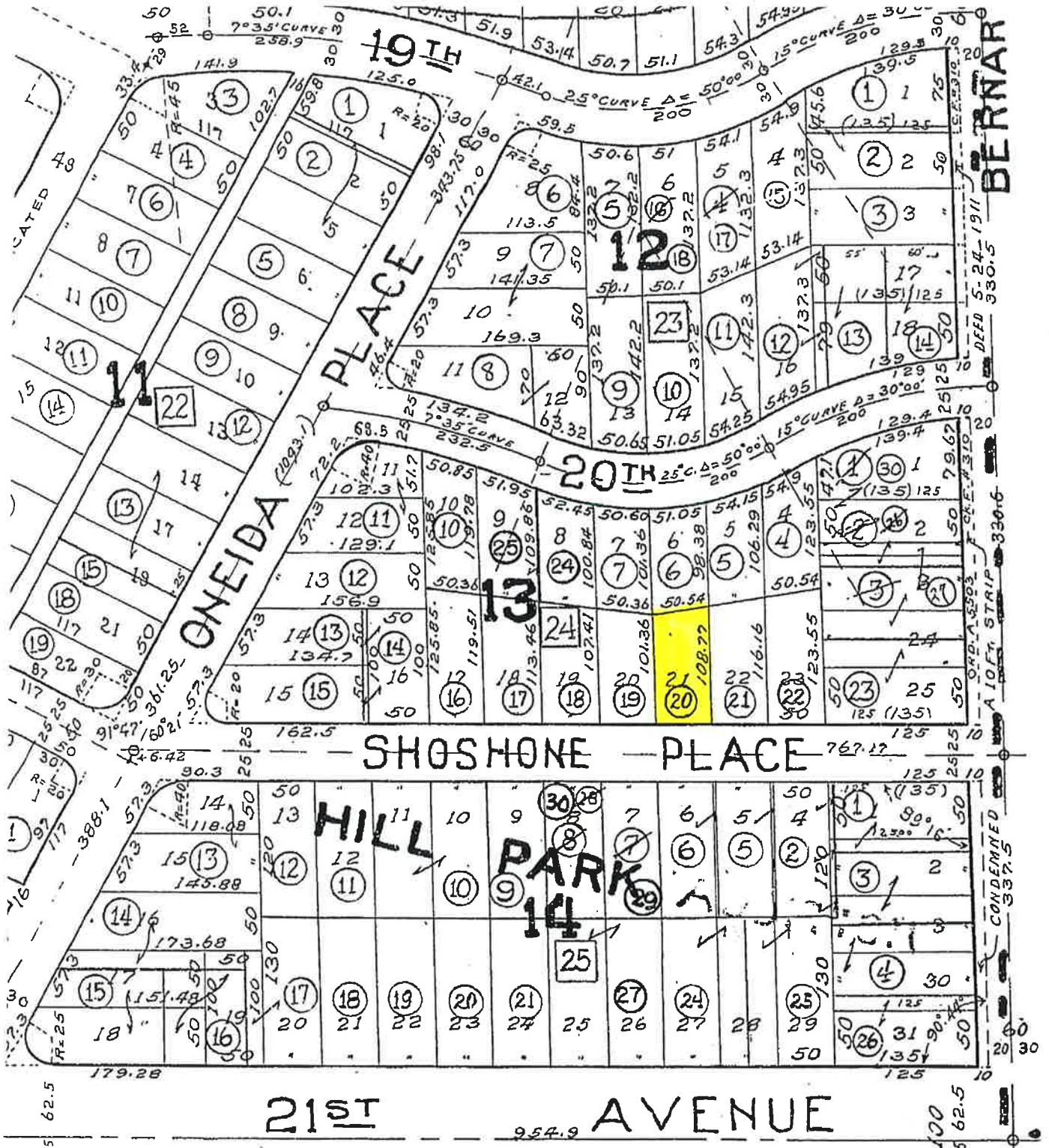
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE Section 9

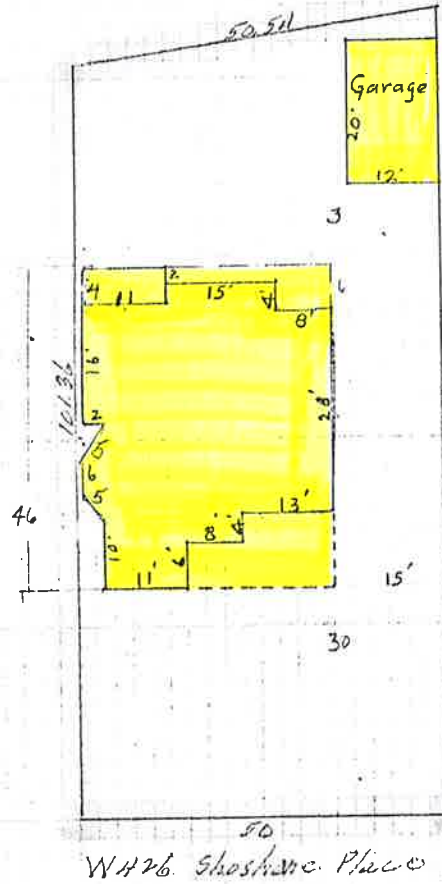
Plat Map Spokane City plat map, 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE Section 9

Site Plan

Site plan of property; source: Spokane County Tax Assessor records, 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE **Section 9**

Photos 1 and 2 South elevation of house.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE Section 9

Photos 3 and 4 South elevation of house.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE Section 9

Photos 5, 6, 7 Details on façade.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE **Section 9**

Photos 8 and 9 East elevation of house.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE **Section 9**

Photos 10 and 11 East elevation of house and garage.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
RALPH & ELLA BELLE COHEN HOUSE **Section 9**

Photos 13 and 14 Rear, north elevation of house.

