

# 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 **CHARLES & SUSAN HUSSEY HOUSE**

## 2. Location

Street & Number 1125 South Adams Street  
City, State, Zip Code Spokane, WA 99204  
Parcel Number 35193.1806

## 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 Damian P. & Anne L. Putney  
Street & Number PO Box 1345  
City, State, Zip Code Davenport, WA 99122  
Telephone Number/E-mail 747-7477, 280-4153, 280-4134

## 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 Landmarks Commission on Sept. 21, 2005*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> __excellent __good <u>X</u> fair __deteriorated __ruins __unexposed	<b>Check One</b> __unaltered <u>X</u> altered  <b>Check One</b> <u>X</u> original site __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:**

- X 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.
- X 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	Booges Addition, Lot 8, Block 6.
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 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	21 Sept 2005

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	27 B&W prints, 10 color slides.

13. Signature of Owner(s)

Name \_\_\_\_\_

Name \_\_\_\_\_

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  
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

**NARRATIVE DESCRIPTION**

Built in 1905 and 1917 respectively, the Charles & Susan Hussey House and Carriage House are excellent examples of the Craftsman style. The side-gabled house has horizontal emphasis, a Craftsman aesthetic, found in widely overhanging eaves with exposed rafter tails, wide bargeboards with decorative cutouts, a combination of clapboard and wood shingle siding, multi-paned windows, a partial-width front porch, and a series of wide wood bands that encircle the house. The interior reveals typical Craftsman details such as spacious rooms, built-ins and inglenooks, a formal front staircase with a cutout balustrade, oak floors, and ebony-finished curly fir woodwork. The carriage house is located behind the house and has a jerkinhead front gable roof with wood shingle siding and multi-paned windows. Located in Spokane, Washington's lower South Hill residential neighborhood, the home is sited at the intersection of South Adams Street and West Twelfth Avenue. With most of its original form, design and materials intact, the property retains good architectural integrity in original location, design, materials, workmanship, and association as an early 20<sup>th</sup>-century single-family residence built on Spokane's South Hill.

**CURRENT APPEARANCE & CONDITION***Site*

The Charles & Susan Hussey House and Carriage House are located on Lot 8, Block 18 in Booges Addition on the northeast corner of South Adams Street and West Twelfth Avenue. The property is identified as tax parcel 35193.1806.<sup>1</sup> The irregular-shaped house is sited in the center of the lot and faces west along South Adams Street. The lot measures 125 feet wide (along Adams Street) and 50 feet deep. The carriage house is located in the northeast corner of the lot. A concrete driveway curves around mature deciduous trees, leading to the west façade of the carriage house. The house and carriage house are framed by a manicured lawn and century-old elm and maple trees which were planted just after the home was built. The property is surrounded by tree-lined streets and domestic architecture built between the late 1890s and the 1930s. As originally intended, most of the homes in the neighborhood are single-family residences but many of the homes located just north of the Hussey House were altered in the 1920s-1940s to multi-family apartment houses. The Hussey House and Carriage House are bordered on the west by Adams Street, on the south by Twelfth Avenue, and to the north and east by private homes.

*House Exterior*

The Hussey House has an irregular footprint which measures approximately 47 feet wide and 32 feet deep.<sup>2</sup> The house is a one and one-half story dwelling with a side gable roof and two intersecting lower cross gables. The roof is covered with composition shingles and has widely overhanging eaves with exposed decorative rafter tails. Wide bargeboards embellish the gable ends and have pointed tails with decorative cutouts. A

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<sup>1</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> Ibid.

large brick chimney projects from the center of the roof. The house is clad with narrow-width horizontal wood clapboard siding on the first floor and battered double-coursed wood shingle siding on the second floor. The shingle siding flares out slightly as it resumes double thickness at every fourth course, forming strong horizontal emphasis. The foundation is made of cut black basalt rock. Fenestration is original with a combination of fixed, casement and double-hung 1/1 and multi-paned windows.

The *primary façade* of the Hussey House faces west and has a symmetrical design with a prominent center partial-width front porch on the first floor and a center gabled dormer on the second floor. The porch has a low-pitched front-facing gable roof with wide bargeboards and scroll-sawn brackets. Decorative cutouts punctuate the length of the bargeboard. The porch is supported by large paired square pillars at the front corners that are anchored to a solid porch wall. The porch wall is frame construction and is clad in narrow-width horizontal wood clapboard that matches the clapboard used on the house. The porch deck is made of wood planking. The porch ceiling is covered with tongue-in-groove paneling. Above the porch is a center gabled dormer. It is embellished with wide bargeboards with pointed cutout tails. The dormer is clad in coursed wood shingle siding in the center of the gable field. A pair of 12/1 double-hung wood-sash windows are located in the center of the dormer. Above the windows is a small overhang which is supported by decorative brackets. A small casement window is located above the overhang in the gable peak which is clad in weather-protective Celotex that imitates the appearance of brick (the Celotex was added in the 1940s over stucco and false half-timbering). The front porch is flanked by windows. The window on the north is a tripartite unit that has a center fixed sash and 1/1 double-hung wood-sash units on the ends. The south window is a fixed sash unit. The first floor is clad in narrow-width horizontal wood clapboard, the second floor is clad in battered double-coursed wood shingles, and the foundation is made of cut black basalt. Designed as strong horizontal elements, three eight-inch wide horizontal wood bands separate the basement from the first floor, the first floor from the second floor, and the second floor from the gable peak.

The *south elevation* is regarded as a secondary facade of the house and faces south along Twelfth Avenue. Dominated by a side gable roof, the south elevation features a cut black basalt foundation, and a continuation of narrow-width horizontal wood clapboard siding on the first floor, double-coursed battered wood shingle siding on the second floor, and Celotex in the gable peak. A single-story box bay window flanked by 1/1 double-hung wood-sash units punctuates the first floor in the center of the south elevation. A low-pitched clipped hip roof covers the bay. Fenestration patterns on the south elevation are symmetrical with a combination of 12/1 double-hung wood-sash windows and multi-paned casement windows. A small one-story gabled portico covers a window on the southeast corner.

Difficult to see from the street, a view of the *rear, east elevation* is partially covered by vegetation and by a six-foot-high fence that parallels the side of the house along the east

property line. The east elevation is clad with narrow-width horizontal wood clapboard siding on the first floor, double coursed wood shingle siding on the second floor, and Celotex in the gable peak. Fenestration is symmetrical with original 1/1 and multi-paned wood sash and casement windows. Like the west façade of the house, a gabled dormer projects from the east slope of the roof.

The *north elevation* has a side gable roof and is dominated by a full-height two-story bay on the northeast corner of the house. The bay provides an enclosed back porch on the first floor and an enclosed sleeping porch on the second floor. A very low-pitched clipped hip roof covers the bay. A small box bay on the first floor is located on the northwest corner. It has three piano-style windows with leaded-glass lights that mimic popular quilt designs. Like the rest of the house, horizontal wood bands separate the basement from the first floor, the first floor from the second floor, and the second floor from the gable peak.

### ***Interior***

Flanked by curved diamond-paned sidelights, a wood-paneled front door with curved muntin-mullion bars in the upper leaf opens from the front porch into a large center reception hall. The focal point of the reception hall is a formal staircase that rises and turns as it ascends to the second floor. The staircase is made of the finest quality vertical-grain and curly fir which is finished in a deep ebony color. A built-in inglenook seat is located in the ell of the stairwell in the reception hall. The newel posts are square and are slightly tapered at the top and the bottom (a Byzantine influence), and the balustrade is embellished with curved diamond-shaped cutouts. The floor and stairs are made of solid oak planks and the walls and ceiling are plaster-and-lathe construction. The reception hall opens to a formal dining room on the north, a formal living room to the south, and a hallway in the center that leads back to a kitchen and family room. A pair of solid fir pocket doors slide open into the dining room. The dining room has built-in cupboards with a window seat at the west wall under a tripartite window. A bay with built-in shelving above which is located a ribbon of windows with leaded-glass lights is the focal point of the north wall. Instead of two pocket doors, one oversized double-paneled pocket door slides open to the living room. An east wall fireplace and inglenook are the focal points of the living room. The inglenook is located in the northeast corner of the room adjacent to the fireplace and is protected with a half wall. Square wood pillars are anchored to the half wall and support a wood ceiling beam. Decorative scroll-sawn brackets embellish the pillars at the beam junction. The fireplace is made of brick with a glazed ceramic tile surround, tiled niche, and a fir mantel. The firebox opening is arched with radiating voussoirs. The ceiling is embellished with massive boxed beams made of ebony-finished fir. The reception hall, dining room and living room are all finished with oak floors and the finest quality ebony-finished fir woodwork. Ceilings on the first floor are eight feet-ten inches in height.

A kitchen, family room, original butler's pantry, and two enclosed back porches (northeast and southeast corners of the house) are located at the east third of the first floor behind the dining room, hall, and living room. With just the original framing for perimeter and interior walls intact, the area is stripped of its original lathe-and-plaster walls and ceilings and its electrical and plumbing systems. Intact materials include the original oak floor and the original built-in cupboards and cabinets in the kitchen and the butler's pantry. An original glazed ceramic tiled "California Cooler" icebox/refrigerator is located in the butler's pantry. It is accessed from the butler's pantry and also from the enclosed back porch on the northeast corner of the house (the ice man would deliver ice and other refrigerated items via the door into the cooler from the porch). The enclosed back porch on the southeast corner of the house has built-in cupboards and cabinets along the west wall.

The second floor has a large central hall that surrounds the stairwell and opens to four bedrooms and one bathroom. A buff-colored brick fireplace with black and red mortar joints is the focal point of the south bedroom. The east bedroom has a small alcove with a porcelain wash basin. Built-in linen cupboards are located in the hallway next to a door that opens to narrow stairs that ascend to the attic. The attic contains three unfinished rooms and one finished bedroom (north bedroom) which was designed for use by domestic help. The basement is unfinished and reveals a basalt rock foundation. A cellar door on the north wall opens to concrete stairs that ascend to grade. The basement floor is poured concrete.

### **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

The Hussey House appears to retain all of its original exterior form, finish, and workmanship except for alterations to the front porch. According to the earliest available photographs of the house (circa 1920) and a drawing of the property's footprint as pictured in a *1910 Sanborn Map*, the Hussey House was originally built with a wrap-around porch on the southwest corner of the first floor.<sup>3</sup> The map and photographs pictured a partial-width front porch on the west facade that wrapped around the southwest corner of the house, extending the entire length of the south elevation (a secondary façade). Wooden steps led from the grassy lawn to the porch on the south elevation in addition to the main porch stairs at the west façade of the house. The photographs reveal that the porch was supported by square pillars anchored to an enclosed porch wall. The porch wall was clad in narrow-width horizontal wood clapboard. The existing front porch on the west façade of the house features the original porch wall, pillar design, and materials—the same design and materials that were originally used for the wrap-around porch extension. The wrap-around porch was modified in 1940 when the house was altered for use as a multi-family apartment home (the existing front porch on the west façade is part of the original front porch built in 1905).

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<sup>3</sup> Allan Toole Collection. Allan Toole was the grandson of Charles & Susan Hussey. Circa 1920 photographs picture the southwest corner facade of the house.

In 1940, the interior was modified to accommodate two apartments on the first floor, four apartments on the second floor, and one apartment in the attic.<sup>4</sup> Fortunately, the original ebony-finished fir woodwork, pocket doors, built-ins, inglenook, boxed beams, interior doors and brass hardware, kitchen and butler's pantry built-ins, oak floor, and windows were preserved. The back porch on the northeast corner and the back porch on the southeast corner of the house were enclosed. A door was installed at the porch on the southeast corner on the east end of the south elevation after the south portion of the wrap-around porch was removed. A small gable-front portico was installed over the back door.

In 2005, all of the interior walls that were installed in 1940 for the apartment conversion were removed, all of the walls and ceilings in the east third of the first floor were removed except the original framing and room configurations, and the original knob-and-tube electrical system, plumbing system, furnace boiler, and coal chute were also removed. The current owners are completely restoring the house with new mechanical, plumbing, and electrical systems and finish to its original design and use as a single-family residence. The exterior is currently being repainted with appropriate Craftsman colors. A wood fire escape on the north elevation was removed, a composition roof was installed in 2005, and the southeast back porch is being restored as a screened-in porch. During the next few years, the current owners intend to rebuild the wrap-around porch on the southwest corner of the first floor of the house just like it is pictured in the circa 1920 photographs of the property.<sup>5</sup>

### *Carriage House*

The Hussey Carriage House was built in 1917 as a single-car garage. It is a one-story frame building and measures 14 feet wide and 24 feet deep. It has a poured concrete floor and partially finished plaster-and-lathe interior walls. The carriage house has a gable roof with a front-facing jerkinhead gable on the west façade and east elevation, exposed rafter tails, and a portico with a shed roof (an extension of the principal roof) over an entrance door on the south elevation. The portico roof is supported by scroll-sawn brackets. Trios of multi-paned windows flank the entrance door on the south elevation. The carriage house is clad in wood shingle siding. Another entrance is located on the west façade of the building (this entrance replaced original carriage house doors in 1940 when the garage was altered for use as an apartment). It is covered by a shed roof portico that is similar to the south elevation portico. Two wood multi-paned casement windows are located above the west portico in the jerkinhead gable peak.

The original design and materials for the carriage house included a wood shingle roof and a pair of wood carriage house doors with multi-paned windows in the upper half.<sup>6</sup> In 1940 the carriage house was converted for use as an apartment and the carriage house doors were removed and replaced with a single entrance door. A shed roof portico was

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<sup>4</sup> Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

<sup>5</sup> Allan Toole Collection. Circa 1920 photographs of house, southwest corner.

<sup>6</sup> Allan Toole Collection. Circa 1920 photograph of garage.

built over the door. The interior was partially finished. In 2005 a badly deteriorated wood shingle roof was removed and recovered with composition shingles.

***Summary***

The Hussey House and Carriage House are remarkably well-preserved especially after undergoing the apartment remodels in 1940. Except for the loss of its original carriage house doors and 1917 wood shingle roof, the carriage house retains its original form, design, materials, location, and workmanship. The interior and exterior of the Hussey House retains most of its original form, plan, features, design, materials, location, workmanship, and association as a single-family home. The removal of the south extension of the wrap-around porch occurred in 1940 so the modification is currently 65 years old. It retains its own historic significance as the benchmark for the apartment conversion in 1940. Even with the exterior modifications, the Hussey House and Carriage House retain good exterior integrity. The modifications do not reduce the home's ability to convey its original plan as a single-family residence nor its original design interpreted from the Craftsman style.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1905 to 1955
Significant Dates	1905
Architect & Builder	John A. Creutzer

### **STATEMENT OF SIGNIFICANCE**

During its period of significance from 1905 to 1955, the Charles & Susan Hussey House and Carriage House achieved importance in the areas of significance, “architecture” and “community planning & development.” Built in 1905 and 1917 respectively, the house and carriage house are excellent examples of the Arts & Crafts tradition expressed in the Craftsman style. The property’s original design and architectural elements reflect a strong horizontal emphasis which is a prominent component of the Craftsman-style. Horizontal features of the property include jerkinhead gables, widely overhanging eaves, exposed rafter tails, wide bargeboards with pointed cutout tails, decorative brackets, battered double-coursed shingles in combination with narrow-width clapboard siding, a covered front porch, and wide horizontal bands that separate the spaces between the basement, first floor, second floor, and gable peaks. The house was designed by John A. Creutzer, an architect who practiced in Spokane for only six years but who gained notoriety for his multi-storied high-rise commercial building designs in Seattle, Washington.<sup>7</sup> The property was built for Charles Hussey, a prominent “pioneer mining man” and early Spokane banker, and his wife, Susan McNamee Hussey.<sup>8</sup> One of the first homes built in Booges Addition, the Hussey House is characteristic of early Spokane urban development patterns and trends that led to the residential settlement of the city’s lower South Hill. The Hussey House and Carriage House are architecturally and historically significant, and are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

### **HISTORICAL CONTEXT**

Booges Addition, an area located between West Tenth and Fourteenth Avenues and between South Madison and Cedar Streets, was platted in 1888 when the neighborhood was characterized as undeveloped hilly topography with a north-facing slope, rocky basalt outcroppings, and fir and pine trees. Development was slow to begin but rapidly increased by the early 1900s. Resulting from an unprecedented boom in Spokane that witnessed a population of 25,000 swell to over 100,000 in ten years from 1900 to 1910, large homes were built in Booges Addition and the surrounding lower South Hill for Spokane’s early middle class and upper-middle class populace, including doctors, lawyers, entrepreneurs, businessmen, bankers, merchants, and miners. Young men and women who worked as maids, chauffeurs and gardeners were frequently employed as domestic help and lived in rooms designed for them in the houses or carriage houses that

<sup>7</sup> Willis, Ragan. “Julie Apartments Will House Seattle’s First Public Hygiene Center.” *Daily Journal of Commerce*, Seattle, WA, 18 October 1999.

<sup>8</sup> “Charles Hussey Passes in Sleep.” *Spokesman-Review*, 19 Jan 1940, p. 1.

were built in the Booges Addition neighborhood.<sup>9</sup> Charles and Susan Hussey were two such upper-middle class residents who commissioned the construction of a large home on the northeast corner of West Twelfth Avenue and South Adams Street in the center of the addition.

On April 26, 1905, Charles and Susan Hussey purchased Lot 8, Block 6 in Booges Addition. They hired Spokane architect and contractor, John A Creutzer, to design and build a 2,000 square foot-plus house with all the then-modern stylistic appointments and amenities befitting a fine residence. Sited on a prominent corner and surrounded by evergreen trees and a manicured lawn, the Hussey House characterized the quality of homes and grounds that were being developed in the neighborhood. After the house was built, streets in the area were graded and sidewalks were paved.<sup>10</sup> More homes were constructed and by 1920, development and subsequent settlement in the 16-block Booges Addition neighborhood were nearly complete.

#### *Charles Hussey & Susan McNamee Hussey*

A January 19, 1940 article featured on the front page of the *Spokesman-Review* described Charles Hussey as a “pioneer mining man,” one of early Spokane’s “picturesquess men of his day with friends throughout the west...”

Spokane’s dwindling list of pioneers was reduced further last night by the death of Charles Hussey... His life spanned the picturesque days of the frontier west that saw the country develop from mining camps to cities and mining prospects into properties that have poured forth fabulous wealth.<sup>11</sup>

Charles Hussey was born in Des Moines, Iowa in 1860. His father, Warren Hussey, a noted banker and investment miner, moved the family from Iowa west to Colorado, then Utah, and finally northern Idaho and Washington State in search of gold and precious metals. By 1887, Warren Hussey and his wife, Libbie Shaw Hussey, had settled in Spokane where they commissioned the construction of an elegant Queen Anne home at 2003 W. Riverside Avenue in Browne’s Addition.<sup>12</sup>

Following in his father’s footsteps, Charles Hussey moved to Wallace, Idaho after he finished school in Norwalk, Connecticut. The father-and-son team well understood the gold trade which was at its zenith when they arrived in the mining country in the Couer

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<sup>9</sup> Ellen Roberg, a young unmarried woman from the area around Minnesota and North Dakota, lived with the Hussey family as their maid. A room in the attic was finished for her personal use. A letter addressed to her from her sister, dated September 1906, was found 99 years later under the floorboards in the center of the room.

<sup>10</sup> First American Title Company. Spokane, WA.

<sup>11</sup> “Charles Hussey Passes in Sleep.” *Spokesman-Review*, 19 Jan 1940, p. 1.

<sup>12</sup> The Hussey-Borgeson House is listed on the Spokane, Washington State, and National Registers of Historic Places.

d'Alene mountains in Idaho. They successfully established banks in Murray and Wallace, Idaho and in Spokane, paying cash for gold dust and gold nuggets.

During those years, life unfolded as it does in the movies today. It was a time of men striking it rich and losing fortunes overnight. Mr. Hussey and his father belonged to the group who made fortunes, lost them, and recouped. They were the original owners of the Morning Mine, which... paid millions in dividends.<sup>13</sup>

Charles Hussey and his father, Warren Hussey, founded the Spokane National Bank in Spokane, WA in 1888, and fostered an exemplary growth in bank deposits to more than \$600,000 in less than a year.<sup>14</sup> It was stated that the “record for its age is unequaled by any other financial concern in Washington or Oregon. The Spokane National [Bank] is the outgrowth of the Bank of Murray, at Murray, Idaho, both banks having been established under Mr. Warren Hussey’s management.”<sup>15</sup> As listed in the *1889 Spokane City Directory*, Charles Hussey was vice president/general manager of the Spokane National Bank in Idaho, and president of the Spokane National Bank in Spokane. His father, Warren Hussey, was the cashier. Together they managed the banks flawlessly, earning respect from the banking community. Their bank in Murray, Idaho was cited in 1889 as “probably the wealthiest financial institution in Idaho, owning some of the best properties in the Coeur d’Alenes, with assets good for over \$1,000,000.”<sup>16</sup>

When the economic Depression of 1893 swept the country, the Hussey banks closed, but Charles Hussey survived as manager and then vice president/treasurer of the Finch & Campbell Investment Company in Spokane (wealthy miners John Finch and Amasa Campbell were personal and professional associates of Charles Hussey). He was also employed as managing director of the Standard Silver-Lead Mining Company which had operations in Montana and New Mexico.

Charles Hussey married Susan McNamee Hussey in 1886; they had a son, George, and two daughters, Loretta and Helen. Charles and Susan Hussey were included in Spokane’s most elite social circles. Their 50<sup>th</sup> wedding anniversary was celebrated at a party given by Mr. and Mrs. William Powell (Grace Campbell family) at their home on West Sumner Avenue. An article was featured in the *Spokesman-Review* newspaper on November 7, 1936, describing the event as one “that will not soon be forgotten, both from its significance and the beauty of its appointments.” The guest list included some of the city’s wealthiest and most socially prominent residents with names such as Corbin,

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<sup>13</sup> Ibid.

<sup>14</sup> Spokane National Bank was located on the southeast corner of Riverside & Howard in downtown Spokane.

<sup>15</sup> Hook, Harry H. & Francis J. McGuire. *Spokane Falls Illustrated*. Minneapolis: F. L. Thresher, 1889, pp. 14-15.

<sup>16</sup> Ibid.

Rutter, Gibbs, and Davenport. As a philanthropist and civic benefactor, Charles Hussey was an active member of the Red Cross, Shrine, various Masonic orders, and the University, City, and Rotary clubs of Spokane.

In November 1929, Charles & Susan Hussey sold their property to James G. Bartlett and his wife, Helena Bartlett. The Bartletts owned Bartlett's Corset Shop in downtown Spokane. Just one year later during the height of the Great Depression, the Bartletts sold the property to Marvin and Evaline Bernson, managers of the grocery market called the "Western Piggly Wiggly, Store Number 250" in Spokane. After two years, the property twice changed hands until 1933 when William Allin purchased it.

William Allin saw financial gain if he modified the house to accommodate multi-family apartment living. With so many servicemen stationed in Spokane in the late 1930s and early 1940s, he determined his vacancy rates would be nil. His theory proved correct. In 1940, William Allin remodeled the interior of the Hussey House into seven apartments and rented them to servicemen and their families and other working class residents of the city.<sup>17</sup>

At the end of World War II, he sold the property. It changed hands several times until Esther Cressey, a widow, bought it in 1962. She leased the apartments in the Hussey House to mostly unmarried single and widowed women for 23 years.<sup>18</sup> David & Lucy Barnes, a retired couple, bought the property in 1985. They resided at 1303 South Adams two blocks south, and leased and managed the apartments in the Hussey House. The two decades between 1985 and 2005 saw a downturn in the clientele that rented the apartment units in the Hussey House. Increasing illegal drug trade, rowdy tenants, and deferred property maintenance produced a 20-year deterioration of the Hussey House. In 1995, all of the tenants were men with no listed occupations, and by 2005, the property was known by area residents, real estate agents, and law enforcement as a "drug house."

On March 10, 2005, Damian Putney, a certified public accountant, and his wife, Anne Putney, an elementary school teacher, bought the property. After they purchased the house and carriage house, the illegal drug trade associated with the property abruptly stopped. The Putneys are currently rehabilitating and restoring the house and garage to its original design. They represent the type of property owners that are slowly moving into the neighborhood, resulting in the formation of a new residential development and settlement benchmark that designates a period of rehabilitation, restoration and gentrification of historic property in Boogie's Addition on Spokane's lower South Hill.

### **HISTORICAL SIGNIFICANCE (Category A)**

Published in 1906, a pocket-sized promotional souvenir booklet about Spokane was found in the wall of the Hussey House almost 100 years after it was built in 1905. The

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<sup>17</sup> 1943 *Spokane City Directory*.

<sup>18</sup> *Spokane City Directory* listings.

booklet described Spokane in 1905 as a “healthy city” and a “best built city.” It reported that at that time Spokane had “23 brick and stone schools,” many public and private commercial buildings, and “ten miles of paved streets” which the booklet called the “cleanest streets in America.”<sup>19</sup>

The streets in front of the building site chosen by Charles and Susan Hussey for their home were not yet paved when their house was under construction but two years later the streets were graded and the sidewalks were paved. Deciduous maple and elm trees were planted along the streets and tall utility poles were installed to carry electrical wires for electric lighting and telephone/telegraph service. Built in 1905, the Hussey House was one of the first homes built in Booge’s Addition and along with services that were installed during that time, helped characterize the type and quality of domestic architecture that led to middle class and upper-middle class residential development in the neighborhood. To summarize, the Hussey House and Carriage House are historically significant for their association with early 20<sup>th</sup> century urban residential development trends and patterns that resulted in the subsequent settlement of Booge’s Addition and the surrounding lower South Hill area.

#### **ARCHITECTURAL SIGNIFICANCE (Category C)**

The Hussey House and Carriage House are fine examples of the Craftsman style which evolved from the Arts & Crafts Movement that began in England around 1850. Paul Duchscherer stated in his book, *The Bungalow: America’s Arts & Crafts Home*, “the concept of Craftsman style came into general use when Gustav Stickley made it the title of his magazine, *The Craftsman*, which he published between 1901 and 1916.” The term “Craftsman style” was used to describe home design, home interiors and built-ins, decorative arts, and even a way of life.<sup>20</sup> The Craftsman aesthetic espoused the attributes of “back to nature” and “natural” building materials such as wood shingles, indigenous stone or river rock, smooth brick and clinker brick, stucco, wrought iron, and leaded glass. Horizontal orientation was accentuated instead of the vertical lines that were so popular in Queen Anne-style homes built during the late 1800s. Horizontal emphasis was achieved through low-pitched roofs, deep eave overhangs that cast strong horizontal shadows, horizontal siding, horizontal bands that separated the basement, first floor, second floor and gable peak, solid porch walls that anchored battered porch pillars and columns, and extended rafter tails and bargeboards.

“Craftsman” is the architectural style that is most associated with classic bungalows and homes built throughout the country from about 1900 to 1930. Identifying features of the style include a low-pitched gable roof with wide unenclosed eave overhangs, exposed roof rafters, decorative (false) beams, braces and brackets under eaves and porches, and

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<sup>19</sup> Promotional souvenir booklet found in the walls of the Hussey House. Booklet dated 1906, published in Spokane, WA.

<sup>20</sup> Duchscherer, Paul. *The Bungalow: America’s Arts & Crafts Home*. New York: Penguin Press, 1995, p. 38.

partial or full-width front porches with square or tapered porch piers, pillars and/or columns. "Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers or upon a solid porch balustrade."<sup>21</sup> The "most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used... Secondary influences such as Tudor [Revival style] false half-timbering, Swiss [Chalet style] balustrades or Oriental roof forms are sometimes seen."<sup>22</sup>

An excellent example of the style, the Hussey House and Carriage House illustrate numerous Craftsman-style elements and details. These include the home's 1.5 story form with a side gable roof, widely overhanging eaves with exposed decorative rafter tails, horizontal bands, gable peak overhangs with decorative brackets, a partial-width front porch with scroll-sawn brackets, a solid porch wall balustrade, square porch pillars, and a combination of narrow-width horizontal wood clapboard siding and wood shingle siding. Swiss Chalet style influence is found in prominent wide bargeboards that have pointed ends and cutout designs in the tails. Tudor Revival style influence was seen in the original gable peak details which included curved false half-timbering with stucco infill.<sup>23</sup> The "back to nature" aesthetic of the Craftsman style is seen in the rough irregular basalt rock foundation and basalt rock porch walls that flank the steps of the front porch.

Interior Craftsman-style details include the use of handcrafted, hand-rubbed fir woodwork, oak floors, ceiling beams, scroll-sawn brackets, stairwell, and built-ins, including the inglenook in the ell by the front stairs and by the fireplace in the living room.

#### ***John A. Creutzer, Architect/Builder***

According to listings in Spokane city directories, John A. Creutzer worked in Spokane as a building contractor and as a professional architect. The first listing for Creutzer was in the *1900 Spokane Directory*.<sup>24</sup> He was listed in bold typeface in both the alphabetical names and classified business sections of the directory as a self-employed "general contractor and builder" with his place of business and residence at 911 W. Mallon Avenue. In 1905, Creutzer was listed in city directories as an "architect" with offices in the Fernwell Building (southwest corner of Riverside & Stevens) in downtown Spokane. The year 1906 is the final year that Creutzer was listed in the directories. He apparently moved to Seattle after 1906, living and working there until his death in 1929.<sup>25</sup>

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<sup>21</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1989, pp.453-54.

<sup>22</sup> Ibid.

<sup>23</sup> Allan Toole Collection. Circa 1920 photograph of house. The current owner plan to restore this feature.

<sup>24</sup> *1900 Spokane City Directory*, page 231.

<sup>25</sup> Willis, Ragan. "Julie Apartments Will House Seattle's First Public Hygiene Center." *Daily Journal of Commerce*, Seattle, WA, 18 Oct 1999.

A century after it was built, the Charles & Susan Hussey House yielded a rare find in the wall next to the second-floor fireplace in the south bedroom. As the wall was being removed during rehabilitation in 2005, a blueprint copy of the fireplace was found rolled and hidden in the space between the lathe-and-plaster and the wood framing. The blueprint was entitled “Details of Fireplace for Res. of Mr. Charles Hussey” and was signed “John A. Creutzer, Architect.” The rest of the plans for the Hussey House have not been found and no other houses or buildings in Spokane are known at this time to have been designed and/or built by John Creutzer. In Seattle, however, Creutzer was well-known for “30 years of designing buildings in the city, including the Medical & Dental Building on Olive Way” and the Julie Apartments on Ninth & Virginia.<sup>26</sup>

The Hussey House, built in 1905, is the only documented property attributed to John A. Creutzer in Spokane and was also probably one of his last to be built in the region before his move to Seattle. With its excellent representation of Craftsman-style architectural elements and embellishment, the Hussey House reflects Creutzer’s successful attention to detail as an architect of the Craftsman style, and his craftsmanship as a building contractor. The property is an excellent example of the Craftsman style and the only Spokane example of the work of builder/architect, John A. Creutzer.

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<sup>26</sup> Ibid.

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