

LLOYD-BERTLES HOUSE & GARDEN

2115 South Rockwood Boulevard
Spokane, WA 99203

listed on the

National Register of Historic Places
Washington Heritage Register of Historic Places
Spokane Register of Historic Places



Photo taken in 1925, courtesy of EWSHS.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **LLOYD-BERTLES HOUSE & GARDEN**

2. Location

Street & Number 2115 S. Rockwood Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35294.0304

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<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 checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<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 Alexis H. Jacques
Street & Number 2115 S. Rockwood Boulevard
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail (509) 534-0610 and alejacq@msn.com

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal State County Local 1979
Depository for Survey Records Spokane Historic Preservation Office

FINAL DRAFT 15 JAN 2003

13. Signature of Owner(s)

Alexis H. Jacques

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: Michael D. Pico

Council/Board Action: _____ Assistant City Attorney

Date: _____

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

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

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

NARRATIVE DESCRIPTION

Summary Statement

Located along the northeast side of South Rockwood Boulevard in Spokane's Rockwood National Register Historic District, the Lloyd-Bertles House was built in 1919 as a fine example of the Tudor Revival style with Craftsman-style influence. The design for the home features symmetrical facade fenestration, a one-story, partial-width, center front porch with a front gable roof, pressed brick veneer wall cladding on the first floor, and false half-timbering with stucco infill on the second floor. Exhibiting Craftsman-style elements, the roof is unenclosed with decorative brackets, exposed rafter tails and purlins, and the porch is supported by large, square brick columns that extend to grade. The home is surrounded by manicured grounds and features a c. 1920s sunken garden in the backyard. The garden is walled on four sides by a basalt rock retaining wall and contains rock steps, built-in benches, a circular concrete-and-rock-lined pool with a pedestal fountain in the center, and a Craftsman-style wood gazebo. With few alterations, the Lloyd-Bertles House, garage, and sunken garden features are well preserved and retain excellent integrity in original location, design, materials, workmanship, and association.

Current Appearance of Property

Property Site

The Lloyd-Bertles House & Garden is sited on a rectangular-shaped parcel that fronts 80 feet along South Rockwood Boulevard and measures 160 feet deep. The parcel contains all of Lot 20 and the east half of Lot 19, Block 10 of the Manito Park Second Addition. The house is built in the center of the parcel. A circular driveway made of formed concrete paver bricks is located in front of the house. The driveway extends past the northwest side of the house to the backyard where a two-car garage is located in the north corner of the property. A sunken garden with garden features is located adjacent northwest of the garage.

House Exterior

The Lloyd-Bertles House is a two-story, platform-frame dwelling with a steeply pitched side-gable roof and two prominent, front-facing cross gables. The house follows an irregularly shaped rectangular footprint that measures approximately 43 feet wide and 28 feet deep. A one-story enclosed porch wing is attached to the house on the southeast elevation. The roof of the home is covered with composition shingles. A brick chimney projects from the ridge of the roof. Unenclosed roof eaves form a medium-to-wide overhang and feature decorative exposed rafter tails and purlins. Scroll-sawn brackets and wide bargeboards accentuate the roof eaves. The first floor of the house is clad in red brick veneer while the second story is clad in false half-timbering with stucco infill. At the facade, the second story overhangs the first floor. The overhang is supported by decorative scroll-sawn brackets. Gable fields on the facade cross gables and the northwest

and southeast elevations of the house form a small overhang over the second floor. The home's fenestration follows a symmetrical design and is composed of mostly two types of windows: simple, one-over-one, double-hung units and lead-paned fixed and casement units with multiple lights. The foundation of the house is made of coursed basalt rock and measures up to two-feet-thick.

The *facade* of the Lloyd-Bertles House faces southwest. Dominant facade features include a symmetrical design; a center, partial-width, first-floor porch with a low-pitched front gable roof; and two lower cross gables on the second floor. The porch is supported by large, square brick columns that extend to grade. A thick, brick porch wall with molded concrete coping protects the porch deck. A brick staircase flanked by stepped, brick walls descends from the porch deck to a walkway and circular driveway made of formed concrete paving bricks. The front-gable roof over the porch forms a small gable field which is embellished with false half-timbering and stucco infill. Decorative brackets, exposed purlins, and rafter tails accentuate the porch roof. A ten-inch-deep wood band separates the first floor from the second floor. The cross gables on the second floor are clad in false half-timbering with stucco infill and project from the facade wall plane to form a small garrison-style overhang, which is supported by decorative brackets. Each cross gable has two, one-over-one, wood-sash, double-hung windows. A ribbon of three double-hung window units are located above the porch roof between the cross gables. A row of four, tall, fixed windows with leaded-glass transom lights flank the northwest and southeast sides of the porch. Brick flat arches cap the tops of the windows.

The *northwest elevation* of the house features a large gable field and second story clad in half-timbering and stucco infill. The first floor is clad in red brick veneer. A wood band separates the first floor from the second story. Fenestration includes one louvered vent in the gable peak, four double-hung units on the second story, and a combination of double-hung and casement units on the first floor. A ribbon of three casement windows on the first floor has leaded-glass lights.

The *southeast elevation* of the house is dominated by an attached one-story porch wing with a shed roof, and serves as a sun room or garden room. The porch is enclosed with walls clad in brick veneer and is illuminated on three sides by multi-paned French doors. Three double-hung windows and a louvered vent are located above the porch on the second floor and in the gable peak.

The *rear elevation* of the house faces northeast and features a square, center, full-height bay with a pyramidal hip roof. A boxed bay window projects from the first floor of the two-story bay and is covered with a shed roof. A curved brick terrace is located east and adjacent to the bay window. An enclosed back porch is located on the north corner of the

house. Adjacent east of the porch is a door built partially below grade that opens to the basement. Fenestration on the rear elevation of the house is symmetrical and is composed of a combination of double-hung, casement, and fixed units. A row of four, tall fixed windows on the first floor adjacent east of the center bay are highlighted with leaded-glass transom lights.

House Interior

The interior of the Lloyd-Bertles House retains nearly all of its original plan, design, woodwork, floors, and fixtures. An oak door with beveled-glass lights opens to a foyer in the center front of the house. A partially enclosed staircase rises from the foyer and winds up to the second floor. The foyer opens northwest to a library, which has a built-in bookcase with leaded-glass doors located along the northwest wall. Original leaded-glass casement windows open above the bookcase. The library, foyer, and enclosed staircase are all finished in golden-colored, oak woodwork and oak floors.

The foyer opens on the southeast to a formal living room and side porch adjacent to the living room. The side porch features multi-paned French doors and an original ceramic tile floor. The living room and side porch are separated by a wall with two doors and leaded-glass casement windows that open into the living room. The living room opens northwest to a dining room which is located behind the foyer staircase. The dining room and living room have oak floors, box-beamed ceilings, and painted woodwork. A door in the dining room opens to a kitchen, powder room, and an enclosed back porch, which is located in the north corner of the house.

The second floor has four bedrooms, three bathrooms, and a large central hallway with built-in linen cupboards and a box-beamed ceiling. The staircase is open on the second floor and is protected with a plain baluster anchored by square, solid-oak newel posts. The main bathroom off the hallway has a built-in linen cupboard and clawfoot bathtub. The hallway and bedrooms on the second floor have oak floors. The woodwork on the second floor is painted pine. The basement is finished with a recreation room, a bedroom, bathroom, and storage areas. The house retains its original radiant heating system with boiler and cast iron radiators. Steam is produced from the original boiler which is now fired with gas (gas replaced a progression of earlier wood, coal, and oil).

Garage, Grounds, and Garden

The Lloyd-Bertles House is framed by mature deciduous and evergreen trees planted when the house was built. A manicured lawn, which is divided by a circular driveway, slopes slightly toward the house from Rockwood Boulevard. The backyard features a driveway, two-car garage, and sunken garden.

Built in 1919 with the house, the two-car garage reflects the design, materials, and workmanship exhibited on the house. The garage has a front-facing gable roof and is clad in red, pressed brick veneer that matches the brick on the house. The facade gable peak of the garage is embellished with false half-timbering and stucco infill, and the roof is covered with composition shingles. Exposed rafter tails, purlins, and decorative brackets accentuate the roof eaves of the garage and match the eave embellishment on the house. A double-width, upward-sliding automatic garage door opens from the front of the garage.

A sunken garden, which is designed in a rustic garden style, is the focal point of the backyard. Garden features include an octagonal gazebo, a four-foot-high rock retaining wall, rock steps, built-in bench seats, and a round pool with a pedestal fountain. The garden drops four to five feet from driveway grade and is located adjacent northwest of the garage. A Craftsman-style wood gazebo is sited in the garden along the rear property line. It is constructed with a two-foot-high basalt rock foundation and porch wall that supports eight square, tapered wood columns. The columns support an octagonal roof with widely overhanging eaves. The roof is covered in wood shingles.

A four-foot-high rock retaining wall surrounds the sunken garden on all four sides and features remnants of a rock soldier course along the top edge of the wall. An opening in the southernmost rock wall is marked by two square rock pillars that flank a rock staircase. The steps rise to a landing and split, forming two sets of rock stairs that rise to the level of the driveway. A round pool is located in the center of the garden. It is constructed of a combination of poured concrete and stacked, mortared rock. A fountain pedestal made of rock projects up from the center of the pool. The rock wall, rock steps, and rock pool/fountain are constructed of a combination of plain and vesicled stacked basalt with exposed mortar joints. Moss and lichen growth is extensive in some areas of the rockwork, producing what is sometimes called "basalt moss rock."

Original Appearance and Subsequent Alterations

The Lloyd-Bertles House and garage were built in 1919. In 1925 a photograph of the house was taken and pictures the house, manicured grounds in front of the house, and a portion of the gazebo located in the backyard. Four years later, the garden and its features were described in a *Spokesman-Review* newspaper article printed on April 21, 1929 with a photograph of the backyard:

The picture...was taken from a little rustic summer house [and] looks across a goldfish pond supplied by a little spring-fed brook... The brook passes under little rustic bridges as it enters and leaves the pool. The pool is circular with a pedestal in the center and a small fountain playing on the top. The pool is the center of a rough, basaltic rock wall surrounding the sunken

garden. There are several rustic seats on the sides [of the garden wall] in addition to the summer house, which is an ideal place under large, shady trees for afternoon teas or the homey evening meal.

Most of the original garden features are intact. Exceptions are small rustic bridges and a brook (referred to in the article) which no longer remain. The gazebo, rock wall and built-in benches, rock steps, rock pool and fountain, and deciduous trees still exist.

House and Changes

The c. 1925 photograph of the Lloyd-Bertles House pictures the home's original design, workmanship, and materials which are mostly evident today, including the design for the house and the exterior brick, stucco and false half-timbering cladding. Changes to the home include roof material (from wood shingles to composition shingles) and seven second-floor windows on the facade (from multi-paned double-hung units to 1/1 double-hung units). According to Spokane County Tax Assessor records, a concrete and brick patio terrace was constructed in 1950 at the back of the house behind the sun porch, which is located on the southeast elevation. In 1969, the kitchen was remodeled and a bedroom was built in the basement.

In 1990, the kitchen, second-floor hall bathroom, and second-floor sleeping porch were remodeled. The sleeping porch, which is adjacent to the south corner bedroom, was remodeled as a bathroom. An additional bathroom was built in the basement. At this same time, all of the home's original double-hung, wood-sash windows were replaced with architecturally appropriate double-hung, wood-sash windows that have a similar design, dimensions and reveal depths as the c. 1919 window units, and multi-paned facade windows on the second floor were replaced with appropriate 1/1 double-hung units. One exception is the fixed casement window that hangs over the kitchen sink on the northwest elevation; the fixed window replaced a double-hung window. Fixed windows on the first floor in the living room and library were reglazed with double glass. A row of three windows on the northeast wall in the dining room were replaced with French doors, and the back porch was enclosed with one-over-one, double-hung, wood-sash windows. The original windows located in the southeast elevation porch wing were also changed, being replaced with multi-paned French doors. Leaded-glass casement windows were installed on the southeast wall in the living room adjacent to the porch wing. As pictured in the c. 1925 photograph of the house, the original roof was clad in wood shingles. It was replaced once during the 1950s and again in the 1990s, both times with composition shingles.

Area of Significance	Architecture and Landscape Architecture, Community Planning & Development
Period of Significance	1919-1943
Significant Dates	1919, 1923
Architect	Unknown
Builder	Henry Lydell

STATEMENT OF SIGNIFICANCE**Summary Statement**

Built in 1919 and listed in 1997 as a contributing property in the Rockwood National Register Historic District, the Lloyd-Bertles House is an excellent example in Spokane of the Tudor Revival architectural tradition with Craftsman-style influence. The home was erected by Spokane builder Henry Lydell who constructed at least seven homes in the Rockwood neighborhood as well as others homes located throughout Spokane. The house was built for Spokane businessman and oil investor Walden D. Lloyd and his wife Hattie Lloyd, and was later home for 20 years to the John and Henrita Bertles family, owners of the Bertles & Bertles Wholesale Lumber Company. Began by the Lloyd family in the early 1920s and developed to its full potential by the Bertles beginning in 1923, a unique, rustic-style sunken garden in the backyard retains original design features, including a Craftsman-style octagonal gazebo, a basalt-walled pond and pedestal fountain, and built-in benches surrounded by basalt rock retaining walls, steps and staircase. A tribute to its importance as one of the “modern homes” that was built and developed during the teens and twenties in Spokane in the early 20th century, the Lloyd-Bertles House & Garden were featured in at least three local newspaper articles that also included photographs of the property. Historically and architecturally significant as a well-crafted product of Henry Lydell, a prominent Spokane builder, and for its association with the development and settlement of the Rockwood Historic District, the Lloyd-Bertles House & Garden (which includes the house, garage, and original sunken garden and garden features) are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

Historical Context*Early Spokane*

From 1900 to about 1920, Spokane experienced a building boom that spread throughout the city and extended up and over a massive basalt bluff that runs east and west along Seventh and Eighth Avenues at the base of Spokane’s South Hill. Neighborhoods were planned, platted, and eventually developed on the plateau that overlooks the city atop the basalt bluff. One of these residential areas was the Rockwood National Register Historic District, the only neighborhood in Spokane that was designed by the nationally acclaimed

Olmsted Brothers Architectural Landscape Company, the same firm that designed Boston's park system and New York City's Central Park.

Early Spokane pioneer Jay P. Graves arrived in Spokane in 1887 and within two decades, had risen to prominence as a mining and railroad developer. He recognized potential real estate bargains available in Spokane for those who had money to invest, and early in 1903, he formed a real estate development corporation called the Spokane-Washington Improvement Company. For an investment of \$250,000, the company purchased almost 800 acres on the top of Cook's Hill, which was mostly undeveloped South Hill land.

Promising to add improvements and take full advantage of scenic possibilities, Graves developed the acreage as the Manito Park Addition and donated 90 acres of the rocky land to the City of Spokane, which was developed as Manito Park. Graves also bought and developed an additional 100 acres east of the park between South Hatch and Arthur Streets, and between East Eleventh and Twenty-ninth Avenues. This neighborhood was devoted to residential development and was designated the Rockwood National Register Historic District in 1997.

The Rockwood National Register Historic District

Graves amassed every resource to ensure success in the new Rockwood neighborhood. He hired the architectural landscape firm, the Olmsted Brothers of Brookline, Massachusetts, to design the subdivision. His principal associate was Aubrey White who became the first president of the Spokane Park Board. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent.

By the end of 1909, Rockwood neighborhood homesites were being actively marketed. Advertisements announcing contracts for paving, water and sewer, the planting of trees, and landscaping alternated with news of the latest purchases and upcoming homes in real estate sections of Spokane newspapers. A November 28, 1905 promotional advertisement in the *Spokesman-Review* proclaimed Rockwood to be a "strictly high-class residence district...the only exclusive home section of the city where a man who builds a fine home may have every advantage and all possible protection from every objectionable feature that surrounds the ordinary residential district." Another article printed in the *Spokesman-Review* on January 30, 1910 reported that "Rockwood...promises to be one of the most beautiful additions in the city."

The prediction proved true. Streetcar lines, street lamps, sidewalks, and eventually a school were built in the area. Neighborhood amenities were plentiful and the curvilinear tree-lined streets and hillside lots were being more than noticed by potential property

owners. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for building sites ranging in price from \$1250 to as high as \$8000 for large double lots. Sixteen homes were completed in 1911 in the Rockwood neighborhood, more than twice the figure for 1910. In 1912, over 20 more houses were finished, and by the late 1930s, the majority of homes in the neighborhood were erected. Various house styles were built, reflecting the owner's personal tastes and economic stature. Domestic architectural styles ranged from large Neoclassical, Tudor Revival, and Colonial Revival-style homes to smaller Tudor-style cottages, Craftsman bungalows, and vernacular dwellings. Houses were built from designs prepared by architects, builders, and from houseplans distributed in plan books. The homes were constructed by independent contractors that were hired by developers, architects, and property owners. One of the homes built along fashionable Rockwood Boulevard, the neighborhood's most prominent street, was the Lloyd-Bertles House.

The Lloyd-Bertles House

On September 5, 1918, Spokane builder Henry Lydell entertained a real estate speculation and purchased part of Lot 19 and all of Lot 20, Block 10, in Manito Park's Second Addition for \$1263 from J. P. Graves's Spokane-Washington Improvement Company (warranty deed #536928). Lydell then secured a \$5000 mortgage to help with the construction of a house and garage on the property. Following larger patterns of planned residential development implemented throughout the United States in the early 20th-century, restrictive subdivision covenants, which were written as early land use controls to protect neighborhood development, were conveyed to Lydell with the property's warranty deed. The covenants required the following:

- 1) That a residence built along Rockwood Boulevard cost at least \$7500,
- 2) That "such dwellings shall be of modern style of architecture, and no outhouse or barn shall be erected and used as a dwelling before the construction of the main...house,"
- 3) That "no building on said lot shall be used for business purposes of any kind,"
- 4) That "no building shall be erected less than 35 feet from the front line of lot on street which building shall face,"
- 5) That "no outbuilding shall be erected less than five feet from side lines of lots,"
- 6) That "any stable or garage which shall be built on any of this property must conform to the style of architecture of the dwelling on the same lot on which it is located,"
- 7) That "no apartment house, tenement house, flat building, lodging house or hotel shall ever be erected upon this lot...or used for such purposes."

Construction of the house and garage were completed, and on August 30, 1919, Walden D. Lloyd and his wife Hattie C. Lloyd bought the property. News of the impending sale

hit the papers, and six days before the transaction closed, an article appeared along with a photograph of the house in the *Spokesman-Review* (24 August 1919):

The new residence just completed by Henry Lydell, building contractor, at 2115 Rockwood Boulevard, has been sold to W. D. Lloyd for \$15,000.

The home has 10 rooms with [a] billiard room in the basement and exclusive up-to-date features throughout. Mr. Lloyd...will occupy the property as a home and improve the surroundings.

Walden D. & Hattie Lloyd

Walden D. Lloyd was first listed in Spokane city directories in 1892 as a student who Spokane Business College and boarded at 232 Main in downtown Spokane. The following year he worked as a clerk for the Computing Scale Company. By 1897-1898, Lloyd was listed as a teacher at his alma mater, Spokane Business College, and in 1899, he was employed as a bookkeeper for the Palace Department Store in downtown Spokane. He was promoted after a few years and by 1906, Lloyd was listed as the Secretary/Treasurer of the Palace. In 1913, Lloyd married Hattie C. Lloyd. From 1914 to 1918, he held various jobs including one as a promoter, another as a sales manager for the Idaho Portland Cement Works, and then as a traveling salesman. By the time the Lloyds bought the house on Rockwood Boulevard in 1919, W. D. Lloyd had reached financial success and was involved with oil property investments in Texas.

John F. and Henrita D. Bertles

On September 20, 1923, the Lloyds sold the property to John F. and Henrita D. Bertles. John Bertles was born in Green Bay, Wisconsin in 1876 and graduated from the University of Wisconsin in 1899. He worked as a sales manager for the Sawyer-Goodman Lumber Company of Marinette, Wisconsin before coming west to Spokane in 1911. In Spokane, John Bertles partnered with his brother William Bertles, and established a lucrative lumber business called Bertles & Bertles Wholesale Lumber Company. Two years later, John Bertles acquired his brother's interest, assuming the firm's top leadership position until he retired in 1927 (*Spokane Daily Chronicle*, 1 June 1937). The Bertles raised three children in the home: Betty, Jacqueline, and John F. Jr. In 1937, John Bertles died, leaving an estate valued at \$250,000 to his wife, Henrita Bertles. Henrita and her children continued to live in the house until she died in 1943.

Subsequent Homeowners

After the Lloyd and Bertles families, the Lloyd-Bertles House was owned by several people for the next 59 years. Norton H. and Edna R. Morrison, owners of Morrison Brothers Seed Company in Spokane, bought the property on June 24, 1943 for \$8500. In

1952, the Morrisons sold the house for \$23,500 to Spokane attorney Wilmot Garvin and his wife Catherine. In 1969, William Currie, a marketing representative for Aetna Casualty & Surety Company, and his wife Rosalie Currie bought the home. The property then changed ownership another seven times until 2001 when Alexis H. Jacques bought it for \$379,000.

HISTORICAL SIGNIFICANCE

Category A

The Lloyd-Bertles House & Garden is significant to the history of Spokane as a contributing property of the Rockwood National Register Historic District and relates to the context, Community and Regional Planning in Spokane, as a product of the suburban growth of the city and the planned development of the Rockwood neighborhood. The house and garden are associated with the early 20th-century settlement of the Rockwood neighborhood, an early Spokane community specifically planned for up-scale residential development and the only Olmsted-designed neighborhood in the region. Built in 1919, the house is an example of the type of “modern” dwelling that was required by neighborhood covenants adopted at the time the area was being developed. Just after it was built, the house sold for \$15,000, which was twice the amount required by the covenants for any residence sited and built specifically along Rockwood Boulevard, the wide, curvilinear, tree-lined street that wound through the neighborhood. The Lloyd-Bertles grounds reflected “city beautiful” garden landscape trends that were popularized during the 1920s and 1930s in Spokane and throughout the United States. Regarded as a prominent residence in the Rockwood neighborhood, the Lloyd-Bertles House & Garden was locally noted with at least three newspaper articles accompanied by two photographs of the home and backyard garden. The excellent historic integrity retained in the house, garage, and garden features clearly conveys the property’s association as a single-family home in Spokane.

ARCHITECTURAL SIGNIFICANCE

Category C

The Lloyd-Bertles House, garage, and garden features constitute one of Spokane’s best preserved historic properties. The property is architecturally significant in the context, Spokane Architecture and Landscape Architecture, for its ability to convey residential design, construction materials, and building practices that were popular during the home’s period of significance from 1919 to 1943. An excellent example of the Tudor Revival tradition with Craftsman-style influence, the house and garage embody distinctive elements of both styles and possess high artistic value as representative examples of work completed by Henry Lydell, a noted Spokane building contractor and home builder. Even though the house is one of many Tudor Revival-style homes built in the Rockwood Historic District, it is the only property in the neighborhood that has an intact Arts and

Crafts-inspired garden landscape with a sunken garden, rock pool, and gazebo. The design for the sunken garden in the backyard and its garden features are excellent examples of the “city beautiful” movement that was expressed locally and nationally in the early 20th-century development of rustic-style garden landscapes.

Henry Lydell, Builder

Responsible for the construction of homes throughout Spokane and of at least seven houses in the Rockwood Historic District, Henry Lydell was first listed in city directories as early as 1890, 18 years after the townsite of Spokane was first established. Henry Lydell held various jobs, including that as a laborer, miller, machinist, and bottler before he advertised his professional services as a carpenter, builder, and general contractor in 1902. He resided at 3103 N. Post Street until 1908, at which time he moved to 2709 N. Wall Street. He married Marion Lydell and in 1915, they were listed as homeowners of the property at 1604 E. 9th Avenue. Henry Lydell worked as a home builder through 1923, but beginning in 1924, he and his wife were no longer listed in Spokane city directories.

Lydell built at least seven homes that are identified in the Rockwood neighborhood. They include single-family residences located at 401 E. 12th Avenue (built in 1911), 804 E. 26th Avenue (built in 1911), and five homes built along S. Rockwood Boulevard at 1807 (built in 1920), 2115 (built in 1919), 2129 (built in 1918), 2203 (built in 1915), and 2207 (built in 1917). The homes represent a variety of styles, including Tudor Revival, Colonial Revival, Craftsman, American Foursquare, and Queen Anne. The home most like the Lloyd-Bertles House is the Rev. Snape House located at 401 E. 12th Avenue. Even though it was constructed in 1911, eight years *before* the Lloyd-Bertles House, the home’s Tudor Revival design with Craftsman-style influence exhibits architectural form and elements similar to the design of the Lloyd-Bertles House. These similarities include the home’s two-story massing with a side-gabled roof and two, prominent front-facing cross gables; brick veneer cladding on the first floor; false half-timbering and stucco infill on the second floor; rows of vertical windows; and a center, partial-width front porch on the first floor that is supported by Craftsman-style brick columns and brick porch wall. Six of the homes are sited along Rockwood Boulevard and one house was built along Garfield Road, the two major streets of the neighborhood. All seven homes were built for prominent men and women during the first two decades of Rockwood neighborhood development.

The Lloyd-Bertles House

Henry Lydell erected the Lloyd-Bertles House in 1919 during the zenith of his career in Spokane. The house was described in a *Spokane Daily Chronicle* newspaper article as a “new structure with modern features...”

The lower story is brick with the upper two stories finished outside in stucco. The architecture is English and every modern feature is found in the home. There are ten rooms with a fine billiard room in the basement... There is a large living room in the first story with hardwood floors, finished in oak and with beamed ceilings. The same finishing and floors extend throughout the house. The second floor has four large bedrooms. The house is equipped with hot water heat, two fireplaces, two baths, buffets, bookcases, and all other built-in conveniences...

The Lloyd-Bertles House is a fine example of the Tudor Revival style embellished with Craftsman-style elements. The descriptive term “English design” referred to in the newspaper article harkens back to early 16th-century Tudor England. Architectural historians Lee and Virginia McAlester (*A Field Guide to American Houses*) described the Tudor Revival style as “loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses.” They emphasized that these traditions were “freely mixed in their American Eclectic expressions but are united by an emphasis on steeply pitched, front-facing gables, which...are almost universally present as a dominant facade element in Tudor houses” (page 358).

Identifying elements of the Tudor Revival style on the Lloyd-Bertles House include the home’s steeply pitched side-gabled roof, prominent front-facing cross gables, brick wall cladding on the first floor, multiple rows of tall, narrow windows with multi-paned, leaded glazing, and the liberal use of false half-timbering with stucco infill. The McAlesters emphasized that “decorative (i.e., false) half-timbering, mimicking Medieval, infilled timber framing, is a common detail [of the style]. Many different designs and patterns are found; most have stucco infilling between the timbers” (page 356).

They also explained that brick cladding represents the most common exterior finish of the style:

“Walls of solid brick masonry were sometimes used on landmark examples early in the 20th century, but brick became the preferred wall finish for even the most modest Tudor cottages after masonry veneering became widespread in the 1920s. Brick first-story walls are commonly contrasted with stone, stucco, or wooden claddings on principal gables or upper stories. False half-timbering occurs on about half the houses in this style, with infilling of stucco... (page 355).

Even though the design for the Lloyd-Bertles House is a Tudor Revival-style form with Tudor Revival-style features, the design for the front porch and the embellishment of the home's roof eaves represent elements found in the Craftsman style that render a horizontal emphasis (on the front porch) and a hand-crafted look. The front porch is a one-story, partial-width structure with a low-pitched roof supported by large, square brick columns that extend to grade. Unenclosed roof eaves with decorative exposed purlins, rafter tails, and brackets, and wide bargeboards accentuate the roof of the porch and house, all elements of the Craftsman style.

Grounds and Garden Features

The Lloyd-Bertles sunken garden and basalt rock features are excellent examples of informal, rustic garden designs that were especially popular in America during the first half of the 20th century. The designed landscapes were influenced by the Arts and Crafts Movement of 19th-century England and the American Craftsman style. Identifying elements of the garden style include curvilinear rock walls, steps, pools and ponds built from locally found stone. Built-in backyard benches, similar to inglenooks designed for seating inside the home, and tea houses or summer houses (also called gazebos or pavilions) were popular garden features. The circa 1920s design of the Lloyd-Bertles garden incorporated the Arts and Crafts aesthetic and included such features as rock walls, rock steps and stairs, and a rock-lined pool with a pedestal foundation. The rock is basalt, a rough-textured stone indigenous to the Spokane area. The gazebo is a good example of the Craftsman style and features an octagonal structure with a wood-shingled roof and widely overhanging eaves supported by tapered wood columns anchored to a basalt rock porch wall.

The landscape architect or designer of the sunken garden is unknown. However, a *Spokesman-Review* newspaper article dated August 24, 1919 reported that the home's first owners, Walden and Hattie Lloyd, "will occupy the property as a home and improve the surroundings." Improvements to the grounds were completed as evidenced in a photograph taken in 1925. It pictured the home fronted and surrounded by a designed landscape, and also pictured a portion of the gazebo located behind the house. On April 21, 1929, an article with a photograph of the property's backyard appeared in the *Spokesman-Review*:

Combination Rock and Water Garden Is Effective

The opportunity to introduce elaborate combinations of pools and cascades such as are seen abroad does not often occur in this country. When water is used, some regard must generally be paid to the presence of the water meter. A pool or basin of standing water, as in old Egyptian

gardens, will, however, serve to grow aquatic plants and to add that touch of life to the scene which can best be given by reflections from the surface of a pool.

The newspaper photograph pictured the basalt rock-and-concrete-lined pool, pedestal fountain, basalt rock retaining walls and steps, and built-in bench seat that remain in the garden today. The intact garden features, which were developed during the home's period of significance (1919-1943), demonstrate the popularity of designed garden landscapes in the Spokane community. Local garden contests were sponsored by various organizations in the area, including the *Spokesman-Review* newspaper. Aubrey White, first president and founder of the Spokane Park Board, authored a garden column and most of the newspaper's related home and garden articles. An article dated March 27, 1938 provided a summary of the widespread, rekindled interest in garden landscapes experienced throughout Spokane and the rest of the country. Article headlines exclaimed:

Garden Contests Help Make Spokane Truly "City Beautiful"

In Ten Years, 2878 Gardens [in Spokane] Have Been Entered

In Nation-Wide Contests, Spokane Gardens Were Winners

The article reported that gardens entered in local and national contests only accounted for a small part of the "city-wide interest...and [the] toning up of grounds and gardens that has resulted from these yearly campaigns... Whole neighborhoods--in fact, entire districts--have been spruced up because of them."

It has often been demonstrated in Spokane that the desire to beautify grounds and gardens is contagious. Where a few contestants became active, the fine results are immediately reflected in the yards and gardens of their neighbors... The net result has been a marked improvement in city beautification. Spokane has won and has maintained an enviable reputation as "the city beautiful."

Even though the Lloyd-Bertles property was not listed as a winner in Spokane garden contests held during the decade from 1928 to 1938, it may have been a contestant and certainly was a significant example of the local and national trend towards garden beautification and designed landscapes. With garden features intact, the Lloyd-Bertles property conveys popular landscape designs, materials, and workmanship evident during the property's period of significance from 1919 to 1943.

The designed landscape and sunken garden features of the Lloyd-Bertles property is one of only a few existing historic garden landscapes in Spokane. The sunken garden designed by the Olmsted Brothers for the J. P. Graves Estate (originally called Waikiki, now called the Bozarth Mansion) exists as a designed landscape executed in a formal style, which is in stark contrast to the informal, rustic design for the Lloyd-Bertles garden design.

The Lloyd-Bertles garden features are most like the rock-lined pool and basalt rock wall remnants found in the Moore-Turner Garden landscape located at 507 West Seventh Avenue in Pioneer Park. As recorded in the Spokane Register of Historic Places Nomination for the Moore-Turner Garden, historic photographs of the garden landscape pictured a round gazebo called a “tea house” located on the hillside above the Moore-Turner House (now demolished). Remnants of the tea house revealed a basalt rock porch wall similar in size and shape to the gazebo wall of the Lloyd-Bertles structure. The Lloyd-Bertles garden remains significant among designed Spokane landscapes because of its rustic style representative of Arts and Crafts gardens, its documented history, and its well-preserved design and garden features.

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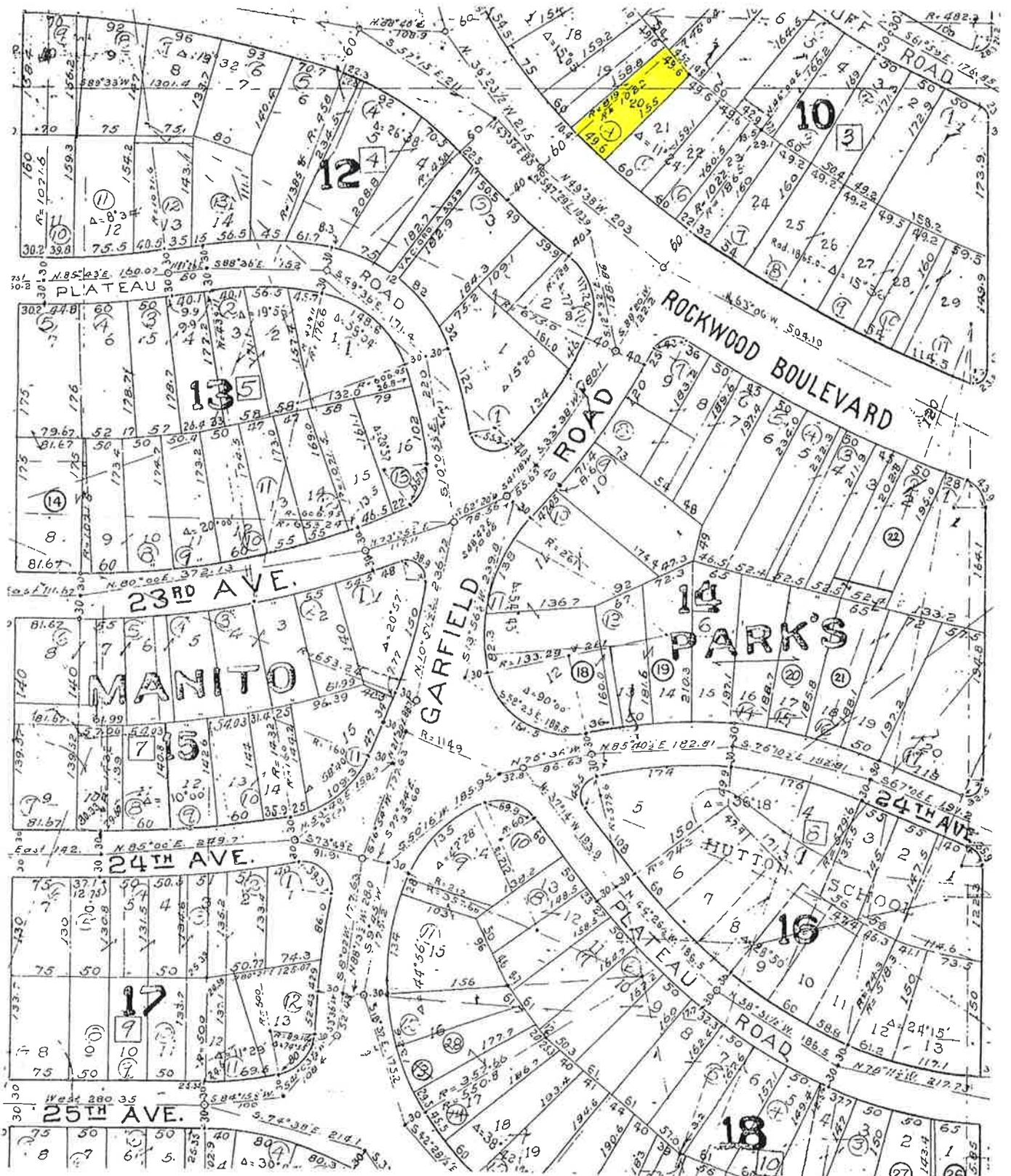
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Spokane Register of Historic Places Nomination Continuation Sheet
LLOYD-BERTLES HOUSE

Section 9

Map 1

Spokane City Plat Map, 2002, of property.



Spokane Register of Historic Places Nomination Continuation Sheet
LLOYD-BERTLES HOUSE

Section 9

- Photo 1 Southwest facade of house; photo taken in 1925 (Libby).
Photo 2 Southwest facade of house; photo taken in 2002.

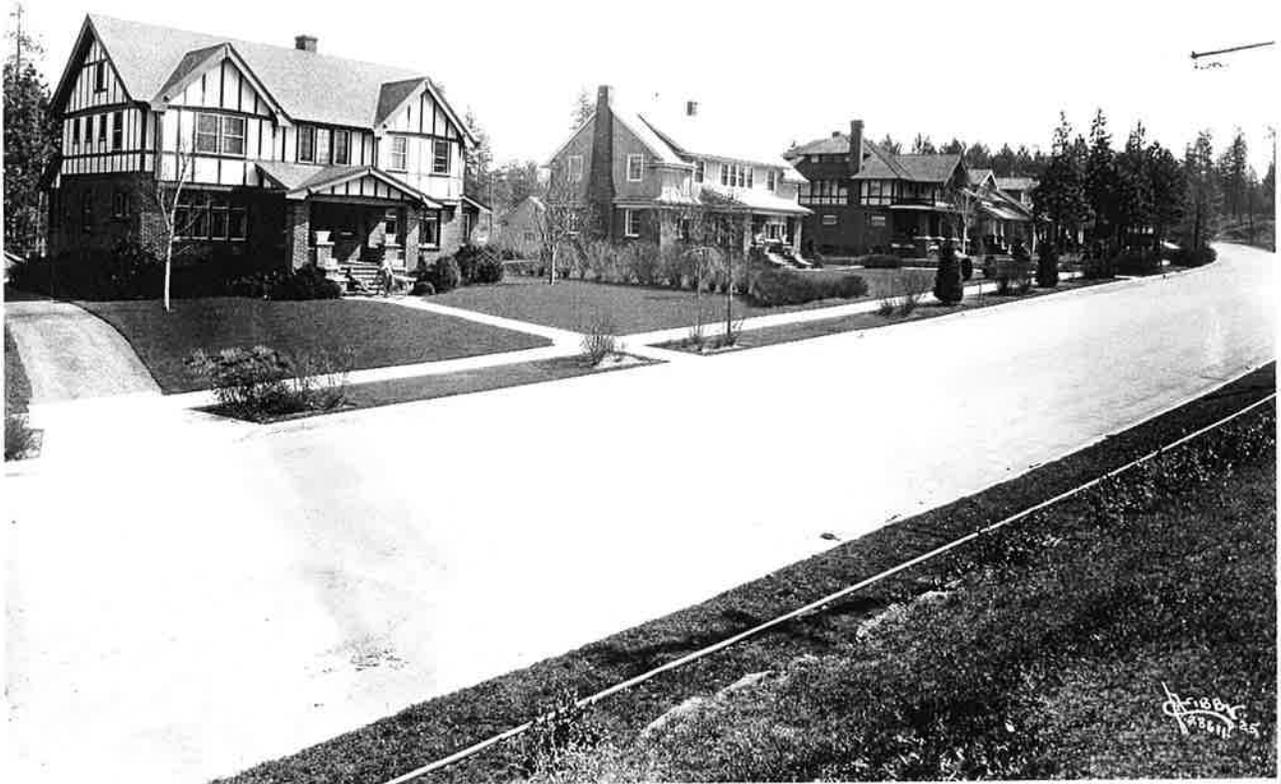


Photo 3

Southwest facade front porch detail; photo taken in 2002.

Photo 4

Northwest elevation of house.



Spokane Register of Historic Places Nomination Continuation Sheet
LLOYD-BERTLES HOUSE

Section 9

Photo 5

Northwest elevation of house.

Photo 6

Southwest facade of house; roof detail.



Spokane Register of Historic Places Nomination Continuation Sheet
LLOYD-BERTLES HOUSE

Section 9

Photo 7

Southwest facade of house.

Photo 8

Southwest facade and side porch.



Spokane Register of Historic Places Nomination Continuation Sheet
LLOYD-BERTLES HOUSE

Section 9

Photo 9
Photo 10

Northeast, rear elevation of house.
Northeast, rear elevation of house and southeast elevation.



Spokane Register of Historic Places Nomination Continuation Sheet
LLOYD-BERTLES HOUSE

Section 9

Photo 11
Photo 12

Southwest elevation of garage behind house.
Sunken garden behind house; looking east.



Photo 13

Sunken garden behind house with pagoda and fountain, looking east.



Photo 14

Formed concrete and rock bench, rock wall in sunken garden.

Photo 15

Rock walls and steps leading up and out of sunken garden in back yard; looking southwest.

