

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 **HARVEY & MARY BAUER HOUSE**

2. Location

Street & Number 420 West 22nd Avenue
 City, State, Zip Code Spokane, WA 99203
 Parcel Number 35304.0825

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 Bill & Jill Bray
 Street & Number 420 West 22nd Avenue
 City, State, Zip Code Spokane, WA 99203
 Telephone Number/E-mail 443-0659

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

First draft submitted August 20, 2011

7. Architectural 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 & 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 Bibliographic 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, Lot 33, Block 19
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	September 21, 2011

12. Additional Documentation

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

13. Signature of Owner(s)

William H. Bray
Will E. Bray

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: 10/10/11

City Council/Board of County Commissioners' decision: 10/10/11 - Approved

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Kristen Griffin 9-27-2011

Kristen Griffin **Date**

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

Attest:
Leri Affratis

City Clerk

Approved as to form:
[Signature]

Assistant City Attorney





Bauer House at 420 W. 22nd Avenue, Spokane, WA in 2011

NARRATIVE DESCRIPTION OF PROPERTY

Constructed in 1914 and located in an architecturally prominent residential neighborhood in the southwest quadrant of Spokane, Washington, the Harvey & Mary Bauer House is the quintessential example of the Craftsman style applied to a bungalow house form. Stylistic Craftsman features well-depicted at the Bauer House include the home's low-slung ground-hugging appearance and horizontal orientation, low pitched roof, widely overhanging eaves, exposed rafters/structural members, mortise-and-tenon joinery, original windows, and partial-width covered front porch. The Craftsman tradition's "back-to-nature" organic expression is particularly achieved in the home's stained wood clapboard shingles, painted wood trim, and a unique battered brick-and-stone rubblemix foundation. The interior of the Bauer House is articulated with original superior quality quarter-sawn oak woodwork/built-ins and original wrought iron light fixtures which together resemble Craftsman-style designs rendered by famous author/furniture-maker/house designer, Gustav Stickley. Well-preserved, the Bauer House retains good/excellent exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in Spokane during the early 1900s.

CURRENT APPEARANCE & CONDITION***Site***

The Bauer House is sited on Lot 33, Block 19 in the Cannon Hill Park Addition at 420 West 22nd Avenue on Spokane's South Hill. Facing south and located just a few blocks from Cannon Hill Park's public park, pond and playground, the Bauer House is surrounded by a gridwork of directionally correct paved streets and architecturally prominent residential homes built between 1907 and 1945. The property is framed by a manicured lawn and mature trees, abuts a paved alley at the property's north border, measures 50 feet wide and 107.5 feet deep, and slopes downward to the north. It is in excellent condition.

House Exterior

The Bauer House comprises the north half and about 25% of the south half of Lot 33, Block 19 in the Cannon Hill Addition. The house has an irregular rectangular footprint with a width of 38 feet and a depth of about 70 feet, including an attached 12-foot-square single-car garage. The house is a single story with a very low-pitched side-gable roof that is covered with asphalt roof shingles. Two brick-and-stone rubblemix chimneys project from the roof, one at the east wall and one at the west wall. The home is distinguished with widely overhanging eaves, exposed rafters that are made of 2 ¾-inch-thick wood timbers with square-cut ends, wood shingle wall cladding, wide wood trim, and a battered and raised foundation and porch wall made of brick and black basalt stone rubblemix. Windows are original 1914 units and are a combination of fixed, casement, and double-hung windows with a unique Craftsman-style design where the top 25% of each window is articulated with vertically divided lights. The vertical muntins and the sash for each window are made of wood.

The *south façade* of the house readily conveys a bungalow house form and the Craftsman style. The roof is low, the eaves are widely overhanging, roof rafters are extended and exposed, and the front porch is partially covered. A very low-pitched front-facing cross-gable extends forward from the southwest corner of the home's gable-front south façade at the first floor to form a covered front porch. The porch is supported by four clusters of thick square-cut wood columns/posts. The columns are anchored to a battered porch wall which is an extension of a raised foundation wall located on the east, west, and north (rear) sides of the house. The battered porch/foundation wall is made of red bricks and black basalt rock rubblemix set in a random pattern and held together by exposed mortar. The porch wall has an opening at the east end of the south-facing porch where concrete steps rise to a concrete porch deck. The porch has exposed roof rafters which are supported by thick wood horizontal beams that are anchored to the thick wood porch columns. The clusters of porch columns are tied together by exposed square-cut wood mortise-and-tenon joinery. The walls above the rubblemix porch wall and raised foundation are clad with wood shingles. A center front door is flanked on the east and west by original windows. To the east of the front door is a tripartite window unit with a fixed center sash and flanking casement windows. In contrast to the original casement

windows on the first floor, the tripartite window has a curved sash at the top of the window. Like all of the windows at the first floor of the house, the top 25% of the tripartite window is articulated with lights that are divided by vertical muntins made of wood. The windows on the west side of the front door comprise a row of three casement windows with vertically divided lights at the upper 25% of the window. Manufactured when the house was built in 1914, an original black wrought iron lantern with transparent glazing is fixed to the rubblemix porch wall east of concrete steps that lead to the porch deck, and illuminates the porch/step area.

The *west side* of the house is dominated by the battered raised foundation wall of black basalt rock and red brick rubblemix. A tapered rubblemix chimney extends from grade, up the west wall, and through the roof eave. The house is clad with square-cut wood shingles above the raised foundation wall. Like trim around the south, north and east walls of the house, the west wall features six to eight-inch-wide wood square-cut wood trim that frames windows and doors. Decorative mortise-and-tenon joinery distinguishes each corner of the surrounds, and the horizontal surround at the top of each window has flared ends. Windows at the west wall form asymmetrical fenestration patterns. Eaves are widely overhanging and articulated with exposed rafters. Two square bays (one 12 feet wide and one 13 feet wide) project two feet from the planar wall surface of the house at the first floor. They each have low-pitched front-facing gable roofs with large square-cut wood bargeboards which are supported by exposed and extended beams. The *east side* of the house is also dominated by the battered rubblemix foundation wall, wood shingle siding above the wall, asymmetrical fenestration patterns, and a rubblemix tapered chimney which extends up through the roof eave.

The *north rear* of the house faces a paved alley at the north border of the property. The gable-front roof is low pitched, the wall above the battered rubblemix is clad with an extension of the wood shingles, and the windows form asymmetrical fenestration patterns. A lower cross-gable at the northwest corner of the house projects forward from the gable-end roof of the house, and is located over the home's original garage, which was built beneath the house. Due to a downward-sloping grade on the lot from south to north, the back of the house is visible at the basement and first-floor levels. In the 1940s, the garage was extended forward 12 feet from the original exterior carriage house doors at the basement level at the back of the house and forms a tandem garage that is one car wide at 12 feet. A paneled wood overhead garage door opens to a paved alley which abuts the garage. The garage extension has a flat deck at the level of the home's first floor which is used as a patio/deck. A wooden staircase located at grade beside the rear of the house rises to the deck, and a wood privacy fence encloses the back yard behind the house.

House Interior

According to Spokane County tax assessor records, the interior of the Bauer House at the first floor holds 2,214 finished square feet, and the basement has 1,500 finished square

feet.¹ In excellent condition, an original 1914 front entry door made of fine quality quarter-sawn oak opens to a small interior entry hall at the first floor. The door is designed in a unique Craftsman-style with two prominent vertical lights made of beveled plate glass. The two lights are divided by a tapered center post made of oak, and small lights divided by vertical wood muntins cap the two beveled lights. The front door handle is original, made of solid brass, and depicts a Craftsman-Prairie design.

The first floor of the house has an entry hall, a den/study, living room, dining room, kitchen, three bedrooms, a full bathroom, enclosed rear sleeping porch, and an enclosed side porch (east side). The house has eight-foot-high ceilings at the first floor, original lathe-and-plaster construction (ceilings and walls), three fireplaces, a combination of oak-fir-ceramic tile-linoleum floors, and wood trim. The woodwork is all square cut, a strong Craftsman-style characteristic. In the entry hall, den/study, living room, and dining room, the woodwork is stained a deep golden color and is made of the highest quality quarter-sawn oak.

The entry hall by the front door leads west to a den/study, north to a bedroom, and east to a living room. The den/study has a focal point fireplace on the home's west wall with a brick surround and oak mantel. The mantel extends across the west wall of the room to cover built-in bookcases that flank the fireplace. The hearth is made of matte-finish ceramic tile. Quarter-sawn oak wainscoting with a plate rail and vertical battens surrounds the den/study. The living room, which is east and opposite of the den/study, is spacious with a focal point brick fireplace, oak inglenook, and an eight-foot-high ceiling that is distinguished with boxed oak beams. The fireplace hearth is made of matte-finish "subway" ceramic tiles, and the mantel is made of square-cut oak. The mantel extends across the east wall of the inglenook to cover built-in storage cupboards that flank the fireplace. The storage cupboards have original quarter-sawn oak doors, and brass strapping and handles. In the inglenook, built-in quarter-sawn oak bench seats flank the fireplace and have paneled oak backs.

The living room opens to a formal dining room which has oak wainscoting with vertical battens and a plate rail, boxed ceiling beams, and a large built-in buffet and hutch made of quarter-sawn oak on the north wall. The hutch has transparent glass doors with vertical muntins at the upper portion of each door. A beveled mirror backsplash is located between the built-in hutch and built-in buffet. The buffet is designed with a two-inch-thick counter top made of quarter-sawn oak, and has a front that is designed with doors and drawers. The doors have opaque glass, and the hardware (hinges, knobs, and handles) are all original brass. Two doors along the east wall of the dining room open to an enclosed side porch. The walls of the side porch are clad with wood shingles that match those from the exterior of the house, and were originally exposed to fresh air through window screens. In the 1940s, the porch was enclosed with a row of wood-sash

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

casement windows. The casement windows have lights divided by vertical muntins at the upper 25% of each window.

The dining room leads through a door to the kitchen which is located in the northeast corner of the house. In the 1970s and again in 2001, the kitchen was remodeled with built-in wood cupboards and cabinets, fixtures, and a ceramic tile. A door in the northwest corner of the dining room opens to a hallway which leads to a full bathroom and three bedrooms along the west wall of the house. The north wall of the middle bedroom has multi-paned French doors which open to an enclosed sleeping porch in the northwest corner of the house. The enclosed sleeping porch is now used as a bedroom and was enclosed with wood-sash casement windows in the 1940s. Built-in linen closets with drawers are located in the hallway and in the middle bedroom. All of the woodwork in the kitchen, bedrooms, and bathroom is painted white, is square-cut, and has a unique design where the vertical door and window surrounds seem to pass through and are taller than the top horizontal surrounds. In contrast, the door and window surrounds in the entry hall, den/study, living room, and dining room are distinguished with the Craftsman-style "cloud" design which design was popularized by the Green Brothers Architects of Pasadena, CA.

Most of the basement is finished with carpeted stairs, ceramic tile floor, sheetrock walls and ceiling, and painted woodwork. The basement was remodeled in 2009-2011 in the family room, hallway, laundry room, bedroom, and bathroom. Windows are original awning style units with lights divided by vertical muntins. The furnace room/storage room is unfinished and reveals a basalt rock foundation and 10-inch-wide floor joists with 16-inch centers. Steam heat is transported through original radiators located throughout the house from pipes that connect to a gas-fired boiler in the furnace room.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original 1914 appearance of the Bauer House was almost the same as it is in 2011. The largest modification was made in the 1940s when the basement garage at the northwest rear corner of the house was extended 12 feet forward to form a tandem-style garage. A flat roof that covers the garage addition was modified with a wood floor and a protective balustrade, and is used as a patio deck. Other modifications include a kitchen, bathroom, and basement remodels, and exterior work that in 2009-2011 comprised a new roof of asphalt shingles, replaced wood shingles on the house, and repainted exterior surfaces.

1940s Original basement garage extended forward to produce a tandem-style garage. Original carriage house doors at original garage retained in place while a wood paneled overhead garage door was installed at the north front of the garage addition (faces a paved alley at the rear of the property). Side porch and rear sleeping porch were enclosed with casement windows that match the original casement windows of the house.

1970s-1990s A wood deck and wood balustrade were installed at the roof deck on top of the garage addition. A wood staircase was built from grade at the backyard to the level of the deck. The kitchen and bathroom were remodeled twice. Metal storm windows were installed.

2009-2011 The stairs, family room, hall, laundry room, bathroom, and bedroom in the basement were remodeled. The exterior of the house was repaired, re-caulked, and repainted. Original wood exterior cladding shingles were removed because numerous layers of paint covered the original stained surface of the original shingles. The shingles were replaced with stained wood shingles that match the dimensions of the original shingles, and were dip-stained as was the practice during 1914 when the house was built. The roof was recovered with asphalt roof shingles (the original roof would have been covered with wood shingles and was probably recovered at least once since 1914 with asphalt roof shingles, perhaps in the 1950s-1970s).

The Bauer House is in excellent condition and retains a high degree of architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in Spokane in the early 1900s.

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1914-1961</i>
<i>Built Date</i>	<i>1914</i>
<i>Architect</i>	<i>Joseph T. Levesque</i>

STATEMENT OF SIGNIFICANCE

Summary Statement

The Bauer House was erected in 1914, and is a hallmark example of the Craftsman style. Prominent Craftsman-style features include the home's low-slung, ground-hugging single-family house form with a low-pitched roof, widely overhanging eaves, exposed braces/beams/rafters, decorative mortise-and-tenon joinery, and a battered brick-and-stone rubblemix foundation/porch wall that all work together to render the property an organic expression of the ground on which it is built. At the interior, the Bauer House has superior quality square-cut quarter-sawn oak woodwork and built-ins which are crafted and hand-rubbed to a rich amber patina, and are similar to furniture designed and made by one of America's great craftsman, Gustav Stickley. The house was constructed for Mary & Harvey Bauer, who was employed by the Inland Refrigerator Works in Spokane. The home was designed by Joseph T. Levesque, a professional Spokane architect whose designs for his own home, the Levesque-Majer House at 1708 S. Maple Boulevard, and the Bauer House mimic the Craftsman style and "ultimate bungalows" built in Pasadena, CA. The Bauer House achieved significance from 1914 to 1961, and retains excellent/good exterior and interior integrity in original location, design, materials, workmanship, and association as a single-family home built in Spokane, Washington in the early 1900s. The Bauer House is architecturally significant for its style and architect, and is nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Cannon Hill Park Neighborhood

Before it was platted in 1887,² the area known as the Cannon Hill Park neighborhood was a heavily forested, north-facing rocky hillside on Spokane's South Hill. Seizing their chance for speculative success, the Arthur D. Jones Company, a prominent Spokane real estate development firm, purchased the land around Cannon Hill Park from roughly West Sixteenth Avenue to Twenty-Ninth Avenue, and from South Monroe to Bernard Street. The area was platted with 50-foot wide lots, a blend of curvilinear, diagonal, and straight streets, and was called the Cannon Hill Park Addition.

Beginning in 1909, the Arthur D. Jones Company (doing business in the area as the Cannon Hill Park Company) expended more than a quarter of a million dollars for much-

² Spokane County tax assessor records and plat books. Spokane County Courthouse, Spokane, WA.

needed infrastructure in order to develop the area and entice prospective buyers.³ A large promotional ad in the *Spokesman-Review* appeared on April 4, 1909, listing the amenities provided by the development company and extolling the new Cannon Hill Park neighborhood's many virtues:

“CANNON HILL PARK”

“On the Crest of the Upper Cannon Hill”

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.⁴

The company's commitment to prolific newspaper advertisements and 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.”⁵

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 continued 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

³ “In Cannon Hill Park: On the Crest of the Upper Cannon Hill.” *Spokesman-Review*, 4 April 1909.

⁴ *Ibid.*

⁵ “Some High-Class Improvements Which So-Called ‘Real Estate Promotion’ Made in Cannon Hill Park.” *Spokesman-Review*, 11 June 1911.

attractive new dwellings, midsummer will see Cannon Hill Park [Addition] improved with...more...homes, aggregating to value approximately \$600,000.”⁶

By 1940, nearly all of the planned residential construction in the Cannon Hill Park Addition was completed. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along the boulevard that divides the center of Twenty-First Avenue.⁷ Single-family homes were built according to the neighborhood’s restrictive design covenants and subdivision regulations, and Cannon Hill Park and the surrounding neighborhood were regarded then and now as one of the most desirable residential areas in Spokane. More than 80 years after development began; a real estate agent in 1990 described the Cannon Hill Park neighborhood and some of its virtues:

People who buy here have traditional values; they like the vintage charm.
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.⁸

The Harvey & Mary Bauer House

In 1909, the Cannon Hill Company (owned by Arthur D. Jones Real Estate Company) purchased Lot 33 on Block 19 in the Cannon Hill Park Addition and sold it to lawyer and real estate investor, Charles St. Morris and his wife, Ruby St. Morris. In turn, the St. Morris’s sold the land to another investor, J. R. & Katherine Lake, who sold it to Harvey & Mary Bauer for \$1,500 in 1912.

The Bauers commissioned Joseph T. Levesque, a Spokane architect who espoused Craftsman-style bungalow architecture prevalent in Pasadena, CA, which is regarded as the birthplace of the Craftsman style. Levesque built the house for \$7,000 as reported on Spokane city building permit #4491, dated 7 April 1913. Other public records indicated that the Washington Mill Company supplied the superb-quality quarter-sawn oak for the woodwork and built-in furniture in the house, and the Empire Tile & Mantel Company supplied the fireplace tiles and brick.

Architect J. T. Levesque abided by subdivision regulations which were written in 1911 and tied to the property’s warranty deed. The subdivision regulations/neighborhood covenants were a form of early land use controls created by the real estate developer, Arthur D. Jones, to instill appropriate, compatible, and quality residential architecture throughout the subdivision. The covenants and conditions were set to “run with the land” and included the following:

⁶“\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: New Residences to Cost \$200,000 Under Way in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.

⁷“Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park.” *Spokesman-Review*, 15 August 1909.

⁸“Cannon Hill Boasts Great Visual Beauty and Vintage Charm.” *Spokesman-Review*, 11 March 1990.

- 1) 25 and 30-foot setbacks from the street required
- 2) Apartments, stores, or businesses not allowed
- 3) Dwellings must cost at least \$3,000 in 1911
- 4) At least two coats of paint/stain required for houses

It is interesting to note that the Bauer House cost an estimated \$7,000—more than twice as much as the \$3,000 required by the covenants.

Subsequent Property Owners

The Bauer family lived in the house for four years until April 1918, when they sold it to Mattie & George Huntley, a director of the Exchange National Bank in Spokane. A *Spokesman-Review* newspaper photograph of the south façade of the house in 1918 pictured the well-preserved Bauer House as it looked 93 years later in 2011.

In 1919, Opal & Will J. Gray, Vice President/General Manager of the Gray Manufacturing Company in Spokane, purchased the Bauer House for \$9,000. The Gray Manufacturing Company made “baking powder, extract syrups,” were “roasters of coffee, grinders of spices, bakers, confectioners,” and a warehouse for “soda fountain supplies.”⁹ In 1930, road contractor and electrician, Freeman R. Hewitt, and his wife, Laura Hewitt, bought the Bauer House and lived in it for 37 years.

In 1954 the house sold for \$16,250; in 1957 the house sold for \$16,950; and in 1962 the house sold for \$13,750.¹⁰ In 1968, Ronald P. Rowley, an electrician, and his wife, Nancy J. Rowley, purchased the home.

In 1972, retired artist, Barbara Spencer, bought the property and lived in the house for 24 years. When she bought the home, a *Spokesman-Review* advertisement extolled the home’s advantages albeit with a mistake about the architect:

Big, beautiful rooms in this Cutter-built home, newly renovated, 4 bedrooms, 2 baths, 2 fireplaces, den, deck, make this an ideal home for a family that likes room to live. Atmosphere and charm abound in this lovely home. Large, modern kitchen to delight the happy homeowner. Be sure to see this today.¹¹

Small animal veterinarian, Dr. Gregory Benoit, and his wife, Jolee Benoit, bought the house in 1997 for \$117,500. They sold it four years later to Michael Gravelle for

⁹ Polk’s city directory.

¹⁰ Spokane County tax assessor records. Spokane County Courthouse, Spokane, WA.

¹¹ It is now known that the architect for the home was Joseph T. Levesque, not Kirtland K. Cutter (see building permit #4491, dated 7 April 1913 that lists Levesque as the architect).

\$207,545. Ophthalmologist, Dr. William H. Bray, and his wife, Jill Bray, purchased the property the next year in 2002 for \$220,000, and continue to preserve the house in 2011.

ARCHITECTURAL SIGNIFICANCE

Category C

With reference to registration requirements outlined in *National Register Bulletin 15*, Category C of the Spokane Register of Historic Places applies to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”¹² To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”¹³

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.¹⁴

The Bauer House is nominated under Category C in the area of significance, “architecture,” because it “embodies distinctive characteristics of a type, period, or method of construction” and “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”¹⁵ The Bauer House “so fully articulates a particular concept of design that it expresses an aesthetic ideal.”¹⁶ “Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.”¹⁷ For example, “a building that is a classic expression of the design theories of the Craftsman style, such as carefully detailed handwork, is eligible” for historic register listing.¹⁸ The Bauer House is a fine example of the Craftsman style because it retains and displays multiple stylistic elements and architectural features of the Craftsman tradition. The home possesses high artistic values which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of original interior woodwork and multiple built-ins, and is the work of master architect, Joseph T. Levesque.

¹² *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

¹³ *Ibid*, p. 17

¹⁴ *Ibid*, p. 17

¹⁵ *Ibid*, p. 17

¹⁶ *Ibid*, p. 20.

¹⁷ *Ibid*, p. 18

¹⁸ *Ibid*, p. 20

The Craftsman Style

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,” and also explains that “*style*, by contrast, is a particular period and genre of design.”¹⁹ *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.²⁰ 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 horizontally oriented bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate, vertical Victorian styles that preceded it. The bungalow house form was embellished in many different ways, resulting in various stylistic treatments that illustrated 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” building 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, 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.²¹

Craftsman-style Elements and Features of the Bauer House

The Bauer House is a strong expression of the above-described Craftsman tradition. Craftsman-style features and elements found on the Bauer House include the following:

¹⁹ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

²⁰ Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

²¹ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

- 1914 built date which is between 1905-1930, the years that the Craftsman style was built
- Horizontally oriented low-slung house form
- Partial-width covered front porch
- Widely overhanging eaves
- Exposed structural members (in this case, exposed roof rafters and beams)
- Thick wood porch columns and/or posts
- Mortise-and-tenon joinery (may be decorative or structural)
- Square cut exterior wood shingles
- Rubblemix made of black basalt stone and red brick
- Battered (flared or tapered) walls (porch and raised foundation)
- Natural building materials (brick, rock, wood, iron, brass)
- Square bays that project forward from the planar wall surface of the house
- Casement windows with wood sashes
- Glazed lights that are divided by vertical muntins (straight and/or tapered)
- Wide wood door and window surrounds, exterior and interior
- Open interior floor plan
- Wood finished in golden colors and hand-rubbed to a rich patina
- Quarter-sawn oak (tiger oak) milled with square corners
- Built-ins (inglenook, buffet, hutch, linen closets, linen drawers, bookcases, storage cupboards)
- Wainscot with battens, panels, and plate rails
- Oak, maple, and fir floors
- Brass hardware
- Wrought iron and glass light fixtures
- Fireplace irons
- Ceramic tile hearths (matte-finish)

Architect, Joseph T. Levesque

Not much is known about Spokane architect, Joseph T. Levesque. He is not listed in the Polk's *Spokane City Directories* until 1910. Levesque and his wife, Henrietta Levesque, were listed as residents at 2017 W. Pacific Avenue where they offered "furnished rooms to rent." One year later, the Levesque family moved to a single-family house at 1807 S. Maple Boulevard while their home at 1708 S. Maple Boulevard was constructed. That same year, J. T. Levesque is listed as a partner with Spokane architect, Alfred Jones. Their offices were located at suites 312-313 in the Mohawk Building at 511-517 W. Riverside Avenue in downtown Spokane. Together, Jones and Levesque designed the Smith Funeral Home (now North Coast Life Insurance Building), the Rochester Apartments, and the First Baptist Church. Working solo, J. T. Levesque designed the H. E. Oswald House at 1004 W. 17th Avenue and his own house at 1708 S. Maple Boulevard on Spokane's South Hill. Later in 1914, Levesque joined Spokane architect, Robert C. Sweatt, and formed the architectural firm known as Sweatt & Levesque. Together they

designed the Knights of Pitheous Hall at 1203 W. Riverside Avenue, and Levesque designed the Bauer House at 420 W. 22nd Avenue.

By 1915, Joseph T. Levesque was no longer listed in city directories. After Spokane's greatest growth period from 1900 to 1910, commercial and residential construction waned as World War I approached. A period beset by slim financial gains and unemployment was felt by many, and as told by local historians and documented by dwindled listings in city directories, builders and architects left Spokane.²² Joseph T. Levesque sold his Craftsman-style home at 1708 S. Maple Boulevard in Spokane, and moved to Great Falls, Montana. The Great Falls city directory listed Levesque as a resident architect in the town from 1914 to 1917 as "J. T. Levesque and Company, Architects." While in Great Falls, Levesque designed at least one building, the W. H. George Building/Hampton Apartments, which is now demolished. In 1918, the United States was involved in World War I, and Levesque was listed as a "soldier" in the Great Falls city directory. According to the research librarian in Great Falls, Levesque relocated to California after World War I.

As told by the research librarian in Great Falls, Joseph T. Levesque lived and studied architecture in Southern California before he came to Spokane. He was familiar with the Craftsman style as it was built by the Greene Brothers architectural firm who worked in Pasadena. The Greene Brothers are most remembered for creating and promoting the Craftsman style in Southern California, and designing a plethora of landmark homes, especially for their design of the landmark Gamble House in Pasadena. Levesque brought his knowledge of the Pasadena area with him, and designed at least three single-family homes in the Craftsman aesthetic: the Oswald House, his own home called the Levesque-Majer House, and the Bauer House. The Levesque-Majer House and the Bauer House are the most similar and readily convey the Craftsman style. Both homes were built about the same time: 1912-1914. Both homes have ground-hugging and low-slung bungalow house forms, low-pitched front-facing gable roofs, partial-width covered front porches, widely overhanging eaves, exposed rafters and beams, mortise-and-tenon joinery, casement windows with upper-sash divided lights and vertical muntins, and prominent raised and battered foundations and porch walls made of brick and black basalt stone rubblemix. Acclaimed author and architectural historian, Paul Duchscherer, stated in the *Old House Journal* (1997) that "these simple sturdy building materials lent surprising rich color, texture, and pattern to foundations, porch piers, chimneys, and retaining walls in a handful of early Arts & Crafts houses in Pasadena, California, [that were] designed by influential architects Charles and Henry Greene. The Greens' expressive use of masonry...visually anchored their wooden houses to the landscape." In summary, Joseph T. Levesque practiced in Spokane for only a short time but his own house—the Levesque-Majer House—and the Bauer House well capture the Craftsman aesthetic and Back to Nature mantra of the style.

²² Personal interview with Spokane historian, Nancy Compau, in 1997.

BIBLIOGRAPHY**Books**

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

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

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Page 17

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

Polk, R. L. *Great Falls, MT City Directories, 1914, 1916, 1918*.

Polk, R. L. *Spokane City Directories, 1900-2011*.

Spokane City building permits. Spokane City Hall, Spokane, WA.

Spokane County tax assessor records. Spokane County Courthouse, Spokane, WA.

Newspapers and Magazine Articles

"Bauer House." *Spokesman-Review*, 1918.

"Big is Beautiful at Barrett's." *Spokesman-Review*, 1972

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

"Cannon Hill Park: On the Crest of the Upper Cannon Hill." *Spokesman-Review*, 4 April 1909

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

Duchscherer, Paul. "Peanut Brittle Bungalows," *Old House Journal*, 1997. Page 72.

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

"Riverside Front Smith & Co.'s New Building." *Spokesman-Review*, 18 June 1911.

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

"\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: New Residences to Cost \$200,000 Under Way in Cannon Hill Park." *Spokesman-Review*, 24 March 1912

Personal Interviews

Personal interview with Nancy Compau, architectural historian at Northwest Room in Spokane Public Library in 1997.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photo from 1959

Spokane County Tax Assessor photo in 1959.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 1 and 2

South elevation of house in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 2 and 3

Front porch, looking west and looking east in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 5 and 6 West elevation of house, and east elevation of house in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photo 7

Rear north elevation of house in 2011, taken from alley, looking southwest.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE Section 10

Photos 8 and 9 Front door and door handle of house on south elevation in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 10 and 11

View of living room, inglenook, part of dining room and part of enclosed side porch in 2011 (looking northeast).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE Section 10

Photos 12 and 13

View of fireplace and inglenook in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 14 and 15

View of light fixtures and woodwork in and around
inglenook in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 16 and 17

View of living room, looking west into den/study, and close-up of original chandelier in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 18 and 19

View of built-in hutch/buffet in dining room (looking north) and view of dining room and living room, looking southeast from hutch/buffet in 2011.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HARVEY & MARY BAUER HOUSE **Section 10**

Photos 20 and 21

West bedroom on first floor, looking west, and view of sleeping porch on first floor, looking west in 2011.

