

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **JAMES & SARAH BAYLEY HOUSE**
Common Name

2. LOCATION

Street & Number 3111 E. Marshall Avenue
City, State, Zip Code Spokane, WA 99208
Parcel Number 35103.0206

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 Office of Presiding Apostle c/o Scott McConnell
Street & Number 3111 E. Marshall Avenue
City, State, Zip Code Spokane, WA 99208
Telephone Number/E-mail 218-3996 and lscottmccconnell@hotmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
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

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date 2014

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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

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

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

- | | |
|-------------------------------|--|
| Acreage of Property | Less than one acre. |
| Verbal Boundary Description | Riverside Peter Sapro Addition, Lots 1 & 2, Block 45. |
| Verbal Boundary Justification | Nominated property includes entire parcel and urban legal description. |

12. FORM PREPARED BY

- | | |
|-------------------------------|--|
| Name and Title | Linda Yeomans, Consultant |
| Organization | Historic Preservation Planning & Design |
| 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 | June 17, 2015 |

13. Signature of Owner(s)

[Handwritten Signature]

14. For Official Use Only:

Date nomination application filed: 5/16/15

Date of Landmarks Commission hearing: 6/17/15

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 7/13/15

City Council/Board of County Commissioners' decision: Approved - 7/13/15

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.

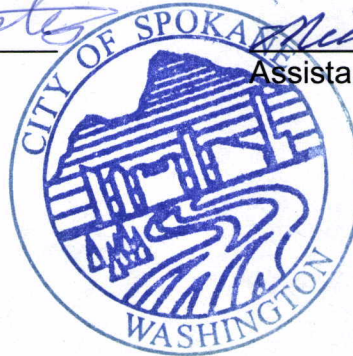
[Handwritten Signature] 6/22/15

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

Date

Attest: [Handwritten Signature]
City Clerk

Approved as to form: [Handwritten Signature]
Assistant City Attorney





SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built 1889 in northeast Spokane, Washington, the James & Sarah Bayley House is a textbook example of the Queen Anne style. Prominent Queen Anne-style elements of the house include two stories with an asymmetrical design, a steeply pitched irregularly shaped cross gable roof with two dominant façade gables, a single-story pentagonal facade tower with a beveled bay window, a single-story partial-width covered front porch, patterned shingles in gable peaks, horizontal clapboard siding, horizontal string courses and water tables, multiple prominent bay windows, a corner cut-away window, and other various decorative details that avoid a smooth-walled appearance. In 2014, the Bayley House was moved from its original residential site at E. 1603 North Crescent Avenue (behind Avista Utilities Corporation) a mile east to a similar residential site in the Chief Garry Park neighborhood in northeast Spokane. The Bayley House is highly visible on two lots adjacent to a busy thoroughfare at Greene Street and the Greene Street Bridge. Although moved from its original site, the Bayley House retains a good-to-high degree of four of the five standards of integrity in original design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

Located just a block south of the Spokane River, the Bayley House is sited on Lots 1 and 2, Block 45 in the Riverside Peter Sapro Addition along the east end of Marshall Avenue where it terminates at Greene Street and the Greene Street Bridge. Together the two lots form an irregular triangular shape with a width of 200 feet along Marshall Avenue and depths of 143 feet and 38 feet along the west and east borders of the property respectively. The property is located in a residential neighborhood with single-family homes that were built after World War 2 in the 1950s, 1960s, and 1970s. Most of the 1950s-1960s homes are small vernacular single-story houses while homes built in the 1970s illustrate larger vernacular split-level designs. The area has a grid work of paved public streets and is shaded by deciduous and evergreen trees.

Exterior of House

The exterior of the 1889 Bayley House is well-preserved in good condition with an irregular footprint that measures 35 feet wide and 47 feet deep. Facing south along the north side of Marshall Avenue, the house is sited on a gently sloping grade that descends slightly northward. The home is two stories in height and is supported by a concrete foundation poured in 2014. The roof is clad in asphalt shingles and is irregularly shaped with steeply pitched cross gables. Eaves are open (unboxed) with medium overhang. Gables are distinguished with wide bargeboards and scalloped ends. Decorative scroll-sawn brackets support gable eaves. The house is clad with horizontal drop siding made of true dimensional one inch-thick lumber.¹ Gable peaks are clad with rectangular straight-edge hand-split wood shingles, scalloped-edge “fish scale” shingles, and round medallion-shaped paterae made of wood. Multiple horizontal wood bands (string courses) separate the first floor from the second floor, and the second floor from gable peaks. A horizontal wood water table surrounds the house and separates the foundation from the first floor. Exterior corners of the house and projecting bays are defined at outside edges by corner boards. All windows appear to be original 1/1 double-hung or fixed sash (some windows are covered with contemporary temporary clip-on aluminum screens).

The south façade of the Bayley House is dominated by a front-facing cross gable at the second floor, and a small gable roof at the east end of a partial-width, covered front porch at the first floor. The porch roof is a shallow hip design supported by wood beams installed temporarily to facilitate the house move (original turned posts and plain balustrade were removed). A five-sided façade tower with a beveled bay window is located at the home’s southwest corner at the first floor. The tower is covered with a hip roof that matches the porch. A front entry distinguished by original double, multi-paneled oak doors is located east of the tower’s bay window on the south facade. Two original vertical 1/1 double-hung wood-sash windows flank the front entry. The front-facing cross gable on the second floor above the single-story covered front porch has two vertical 1/1 double-hung wood-sash windows. A gable peak above the windows is clad

¹ Drop siding has overlapping boards with tongued/grooved or rabbeted top and bottom edges. “Oftentimes, the upper part of each board has a concave curve, in which case the siding is sometimes referred to as German siding.” *Old House Dictionary*, p 153.

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in straight and scalloped fish scale-shaped wood shingles that surround a fixed window in the gable peak. The window has multiple panes surrounding a large center pane, a window design sometimes called a “Queen Anne window.” A small gable located on the porch roof at the first floor is clad with medallioned paterae.

The east elevation of the house features a full-height projecting cross gable with wide bargeboards, scalloped ends, and scroll-sawn brackets. The home’s foundation is separated from the first floor by a horizontal water table. The first floor is separated from the second floor by a horizontal string course, and the second floor is separated from the gable peak in the cross gable by another horizontal string course. Windows are original 1/1 double-hung wood-sash vertical units. A two-story large boxed-bay oriel dominates the east elevation as it hangs from the second floor. The boxed-bay oriel has a 1/1 double-hung wood-sash vertical window with multiple perimeter panes (Queen Anne window), a gable roof with wide bargeboards, a base with a slightly flared lower edge, and two pairs of wooden scroll-sawn S-curved brackets that support the boxed bay. Scalloped fish-scale wood shingles clad the oriel’s base below the window. The east elevation is covered with a continuation of the same drop siding that clads the south façade of the house.

The west elevation of the home features a center projecting full-height cross gable with wide bargeboards, tall vertical 1/1 windows, and a small stationary window in the gable peak. A back door is located at the first floor at the northwest corner of the full-height projecting cross gable bay while a corner cut-away window is located on the southwest corner. The cut-away window is embellished with scroll-sawn S-curve brackets. The west elevation reveals a continuation of the horizontal water table, horizontal string courses, wide bargeboards, wood drop siding, and corner boards that embellish the exterior of the house.

The rear north elevation of the house features a cross gable roof, original 1/1 windows, a horizontal water table, horizontal string courses, corner boards, and a continuation of wood drop siding. A large boxed-bay oriel projects from the first floor, has a pitched hip roof, and is supported by three scalloped wood brackets. An original tripartite ribbon window is centered in the oriel.

Interior of House

The Bayley House reveals a combination of good finished-condition and fair unfinished-condition interior space. According to Spokane County public records,² the first floor of the house has 1,432 square feet, the second floor has 1,432 square feet, and the basement has 1,432 square feet. The first floor has a reception hall, formal staircase, front parlor, formal dining room, library/den, service hall, bathroom, and kitchen. The second floor has a center hall, five bedrooms, a hall bathroom, and an interior staircase between the first and second floor designed for use by domestic help (sometimes commonly called the “servants’ stairs”). Constructed in 2014, the poured concrete basement is unfinished.

² Spokane County Assessor Records. Spokane County Courthouse, Spokane, WA.

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Original double paneled-oak doors open from the home's front entry at the exterior into an interior formal reception hall located in the southeast corner of the house. Currently exposed original ceiling beams and vertical wall studs/horizontal lath were originally finished with plaster (original plaster was removed from walls and ceiling in 2004-2009 due to water and other damage). In the reception hall at the north wall, a formal enclosed staircase leads to the second floor, a large opening in the northwest corner of the reception hall leads to a kitchen-service hall-enclosed stairs, and a bathroom at the rear of the house. An opening on the west wall opens to a front parlor in the southwest corner of the first floor. The front parlor is a spacious room at 15 feet wide and 16 feet deep. A large opening on the north wall opens to a formal dining room. The dining room is 12 feet deep and 19 feet wide, and features an original built-in china cabinet made of high quality ebony-finished oak burnished to a rich a patina. Original five-panel ebony-finished oak doors open east to a hallway and kitchen. Woodwork in the front parlor and dining room is original ebony-finished oak installed as 10-inch deep floor molding and 6-inch wide door and window surrounds. Wood corner blocks (paterae) with medallions distinguish outside corners in door and window surrounds. Ceiling height is 10 feet, floors are made of oak, and walls have been rebuilt with painted drywall. The hallway, bathroom, kitchen, and library/den are unfinished with exposed ceiling beams, wall studs, and lathe.

Stairs rise to the second floor from the reception hall to a landing and an exterior door on the east wall. The stairway turns west and rises to a center hallway at the second floor. The hall opens to two bedrooms at the front of the house in the southeast and southwest corners, and to a bedroom on the center west wall. The hallway leads north to a center east-wall bedroom, a northwest corner rear bedroom, a northeast corner rear bathroom, and an enclosed "servant's" staircase to the first floor. The hall and bedrooms are finished with a combination of original plaster and new drywall ceilings and walls. Ceiling height is more than 9 feet, and floors are a combination of fir and oak planks. Original floor molding, door/window surrounds, and 4-panel interior doors are finished in a combination of white paint (bedrooms, closets, bathroom) and medium brown-finished cedar (hallway).

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

When the Bayley House was built in 1889, the house was sited in the Ross Park Addition in a prominent residential neighborhood in northeast Spokane, and faced south onto a paved city street at E.1603 North Crescent Avenue. The home was framed by manicured lawn, shrubs, and mature trees, and surrounded by single-family homes, mansions, and estates built in the late 1880s, 1890s, and early 1900s. The Bayley House today looks like it did when built in 1889 except for the home's original basalt rock foundation and the front and west side porches. The house was rescued from demolition and moved from its original basalt rock foundation and site in the Ross Park Addition in 2014.

At that time, the front porch and west side porch were modified and secured with a temporary support system to facilitate the house move. Existing shadows of original

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porch designs for the front porch and west side porch were discovered by the property owner in 2013-2014 while disassembling the porches and preparing the house to move. It was determined through footprint drawings on 1902, 1910, and 1953 Sanborn Fire Insurance maps, existing shadows of original architectural porch details, and existing turned-wood porch posts that the original design for the front porch and the west side porch mimicked each other, and included full-height, turned-wood porch posts anchored to wood porch decks and wood porch roofs, and a spindlework frieze at each porch was suspended from the porch ceiling with small supporting brackets. It is the intent of the property owner to further research and completely rehabilitate/restore the two porches of the house to their original design and materials.

Modifications to the Bayley House when it was located at E. 1603 North Crescent Avenue include:

1923 Original turned-wood porch posts on front porch and west side porch were boxed and encased with tapered wood pillars.

1944 West side porch enclosed.

1954 Kitchen and bathroom remodeled.

1965 First and second floor altered to accommodate duplex apartment living. Exterior door installed on east side of house.

2004-2009 Wiring and plumbing updated. Apartment alterations on second floor reversed. Bathrooms remodeled. First floor ceilings in reception hall, living room, and dining room lowered. Some damaged plaster replaced with drywall. Tapered porch posts (1923 remodel) on front porch and west side porch replaced with straight square boxed posts. House repainted and re-roofed.

2010-2014 Preparations to move the house were made and included removing all boxed porch posts, porch balustrades, and porch decks. Triple support beams temporarily installed to support porch roofs for move. Home's two brick chimneys removed as recommended by house mover. Remodeled kitchen and bathroom designs, finishes, and fixtures removed. Lowered ceilings removed. Windows and doors covered with boards for move. House moved one mile east to new location at 3111 E. Marshall Avenue.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture, Commerce</i>
<i>Period of Significance</i>	<i>1889-1898</i>
<i>Built Date</i>	<i>1889</i>
<i>Architect</i>	<i>Loren L. Rand</i>

Summary Statement

Built in 1889 as one of the first architecturally prominent homes in the Ross Park Addition, the Bayley House is a fine example of the Queen Anne style. Stylistic features of the house include the home's two-story mass, steeply pitched cross gable roof, asymmetrical design, partial-width covered front porch, prominent one-story corner facade tower, and multiple projecting bays embellished with decorative brackets, drop siding, multi-patterned wood shingles, string courses, corner boards, cut-away window, and vertical windows that all work together to effectively interrupt the home's planar wall surface—one of the strongest tenets of the Queen Anne style. The home was constructed for one of Spokane's first pioneer bridge builders and civil contractors, James Luther Bayley, and his wife, Sarah B. Bayley. James Bayley built multiple roads, trails, and railroad bridges throughout Washington, Idaho, British Columbia, and Georgia, Florida, Mississippi, Louisiana, Iowa, and the Dakotas. He was particularly noted for his construction of the largest river boat/lake steamer on the Pend Oreille River and for bridges he built in the late 1880s and 1890s in Spokane, including the first Post Street Bridge, the high bridge at West Sixth Avenue, and the Ross Park Electric Railway Bridge. The Bayley House was designed by prominent Spokane pioneer architect, Loren L. Rand,³ who rendered designs for many architecturally prominent homes erected in the Ross Park Addition where the Bayley House was built. In its period of significance from 1889 to 1898, the Bayley House achieved significance in the area of "commerce" for its association with James Luther Bayley, one of Spokane's most accomplished bridge and road builders, and in the area of "architecture" as an excellent example of the Queen Anne style and product of prominent Spokane architect, Loren L. Rand. The property is eligible for listing on the Spokane Register of Historic Places under Categories B and C respectively.

HISTORICAL CONTEXT

Ross Park Addition

Spokane began in the 1870s with little more than a sawmill, flour mill, and a small group of pioneers, fur trappers, and farmers who settled around the banks of the Spokane River and its powerful waterfalls. Coupled with mining discoveries north and east of Spokane, and development of the area's timber, agriculture, and water power resources, the city's population increased from 3,500 to 20,000 by 1889 as the town and its employment possibilities grew. Shacks, apartments, hotels, rooming houses, and homes were quickly built on every available piece of land, and downtown Spokane buzzed with a variety of

³ McConnell, Scott. "Ross Park Historical Exhibit." Unpublished, 1912.

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commercial buildings, industrial warehouses, barns, dwellings, and a large influx of people.

During this time in the 1880s and 1890s, quiet residential “suburban” neighborhoods away from downtown congestion and noise were planned and developed. Four of the first and most architecturally prominent neighborhoods developed in Spokane included Browne’s Addition west of downtown Spokane, West Seventh Avenue on the lower South Hill, East Mission Avenue adjacent to Mission Park, and “Ross Park Village” in the Ross Park Addition along the banks of the Spokane River in northeast Spokane.

The Ross Park neighborhood was planned and platted by civic-minded Spokane pioneer businessman, banker, investor, and real estate developer, Andrew J. Ross, in 1888.⁴ As told by Spokane historian, Scott McConnell,

In 1884, Andrew J. Ross arrived in Spokane from New York, immediately investing in land in and near the city. Two years later, he bought 160 acres from the railroad two miles northeast of town and built his residence there. He platted it and named it after himself—Ross Park Village.⁵

Today the area is identified as Ross Park Addition in northeast Spokane, and is bordered by Illinois Avenue and Mission Avenue north and south respectively, Perry Street to the west, and Crestline Street to the east. The Spokane River flows through the center of the addition.

The Ross Park Addition was one of the most desirable suburban residential neighborhoods in the 1880s and 1890s in Spokane, especially along the banks of the Spokane River. Some of Spokane’s most influential and wealthy businessmen, civic boosters, and social elite conscripted homes designed and built in Ross Park Addition. Entrepreneurs, builders, bankers, lawyers, and politicians such as A.J. Ross (developer), Horatio Belt (banker), George M. Forster (lawyer and mayor), Lucius B. Nash (territorial judge), and prominent bridge builder, James L. Bayley, erected their large homes and estates in the Ross Park Addition.

HISTORIC SIGNIFICANCE

Category B

The Bayley House is historically significant under Category B in the Spokane Register of Historic Places for its association to and as the home of James Luther Bayley, one of Spokane’s first pioneer bridge builders. While he lived in the Bayley House, James Bayley was responsible for many of the first railroad bridges, road and trail bridges, wagon roads, mining roads, and civil construction built throughout Spokane and the mining region of north Idaho and British Columbia in the 1880s and 1890s. The architecturally prominent Bayley House is a tangible reminder of James Bayley’s

⁴ Spokane County public records. Spokane County Courthouse, Spokane, WA.

⁵ Ibid.

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residency and career in the Bayley House, and his bridge and road building contributions to the development of Spokane and the surrounding region.

James Luther Bayley (1851-1938)

Born in Iowa in 1851, and employed there as a teacher and carpenter, James Luther Bayley made his way west, arriving in Spokane in 1880. Establishing himself as a bridge builder and civil contractor, Bayley was responsible for many early wagon roads, trails, railroad bridges, mills, and extensive mining roads through some of the roughest mountain terrain and topography in British Columbia, Canada and northern Idaho. Bayley's resume was impressive and extensive:

His...job was building a tall bridge for M. M. Cowley at Spokane Bridge. This bridge had two spans of 100 feet each—the first truss spans in Eastern Washington. He built the echo mill on Havermale Island [in downtown Spokane]. He built the bridge across the Spokane River at Post Street, and one for the U.S. Government at Fort Spokane. He later built a road from Spokane to the gold mines in the Eagle City and Murray, Idaho regions. He remained several years in the Coeur d'Alenes (mountains), building bridges on the Corbin Railroad and on the Wagon Road up the north fork of the Coeur d'Alene River. He [built the first mine concentrator] at Bunker Hill mines, and helped build the first concentrator at Wardner...and bridges on about 200 miles of the Great Northern Railroad. [He] built all [the bridges] on the Seattle Lake Shore & Eastern Railroad in Spokane and Great Northern Railroad from Northport to Boundary. [James Bayley] built wagon bridges in British Columbia, Idaho, Washington, and steel bridges in Georgia, Florida, Mississippi, Louisiana, Iowa, and Dakota Territory. [He] also built the largest steamer on the Pend Oreille River, and a flume for the Grandby Smelter in B.C.⁶

In July 1889, James Bayley purchased part of Lot 6 on Block 6 in the Ross Park Addition in northeast Spokane for \$2,000. The property was located two blocks northwest of the Spokane River on the northeast corner of Center Street and Crescent Avenue at E. 1603 North Crescent. He commissioned the architecturally prominent Queen Anne-style Bayley House built on the property, uphill from the Spokane River. The home faced southeast to the Spokane River from the north side of North Crescent Avenue. A small group of large homes and estates were built in 1889 adjacent to the Bayley House and along the Spokane River, including homes for such Spokane luminaries as A.J. Ross, J.P. Campbell, C.L. Marshall, Judge L.B. Nash, L.F. Williams, G.M. Forster, H.N. Belt, E.L. Powell, H. McGinley, G.W. Odell, and A.S. Dibble. After the Bayley House was erected in 1889, at least ten additional prominent homes and estates were built around the Bayley House between 1890 and 1897 in the Ross Park Addition.

⁶ *Daughters of the American Revolution, Volume 2, pp 94-96.* From "Personal Recollections of James Luther Bayley; signed James Luther Bayley, Ione, WA; Feb 27, 1930."

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James Bayley, his wife, Sarah B. Bayley, and their son, Will Bayley, lived in the Bayley House for several years. In 1898, James Bayley left Spokane and moved to Ione, Washington in Pend Oreille County. He later died in Auburn, WA in 1938 at age 87.

Subsequent Homeowners

Spokane agricultural implement merchant, businessman, and civic booster, Charles Kingman, and his wife, Ida Kingman, purchased the Bayley House in 1900. In 1904, the Kingmans sold the property to James M. & Vera Geraghty. James Geraghty was a well-known politician, appointed Washington State Supreme Court justice, and the grandfather of past Spokane mayor, Jack Geraghty. During 1907, the property changed ownership several times until 1933 when Mrs. M. Lynch, a “sani-practice physician,” bought it and married fellow sani-practice physician, Frederick Herwig. The Herwigs owned the property for 40 years. Beginning in the 1960s, the rooms on the second floor of the Bayley House (which had been modified for use as apartments in 1956) were leased to residents while the home’s owners lived on the first floor. By the 1980s, at least seven of the large homes next to the Bayley House along Crescent Avenue operated as apartment houses. By 2005, many of the neighboring homes had been demolished, and multiple lots were then owned by Avista Utilities Corporation, including the Bayley House.

My Father’s House—A House of Prayer for All Nations

In 2012, a Christian organization called “My Father’s House—A House of Prayer for All Nations,” purchased the Bayley House. To rescue the Bayley House from demolition at its original site next to Avista Utilities Corporation, the home was moved in 2014 to its new location in northeast Spokane on the south bank of the Spokane River at 3111 E. Marshall Avenue. The owner is in 2015 restoring the Bayley House under the guidance of the National Park Service’s *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.⁷ When work is complete, the historic Bayley House (serving as My Father’s House) will provide a place for the entire community in Spokane to seek God and offer prayer on behalf of the city, the Pacific Northwest, and worldwide.

ARCHITECTURAL SIGNIFICANCE

Category C

Queen Anne Style

The Bayley House is architecturally significant under Category C of the as an excellent example of the Queen Anne style, popular in America from about 1880 to 1910. Technologically advanced balloon-frame construction at the turn of the 20th century allowed for increased freedom in the use of architectural designs and elements. Irregular footprints for homes were facilitated along with bay and box windows, oriels, towers, turrets, wall insets, and projections—all designed to provide random changes in the horizontal continuity of exterior wall planes. Differing wall textures, such as the combined use of brick, stone, clapboard, shingles, stucco, and terra cotta, were popular treatments as well as robust poly-chromed color palettes. In some areas, “houses were

⁷ U.S. Department of the Interior, National Park Service. *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, 1990.

called “bric-a-brac” and featured oversized verandas of Tinker-Toy-like spindled posts, fish-scaled shingle siding, and sunburst patterns.”⁸

Bayley House Queen Anne-Style Features

Queen Anne-style features associated with the Bayley House include the home’s Queen Anne-style built date, asymmetrical design, irregular multiple cross-gabled form, pitched roof, prominent front-facing façade gables, partial-width front porch at the first floor, and decorative embellishment. Such embellishment includes a combination of drop siding, straight-edge wood shingle siding, scalloped-edge “fish scale” wood shingle siding, medallioned paterae, horizontal string courses and water table, vertical corner boards, multiple bays and oriels, decorative scroll-sawn S-curved brackets, turned-wood porch posts, vertical 1/1 double-hung wood-sash windows, multi-paned “Queen Anne” windows, and a corner cut-away window. Well-showcasing the Queen Anne style, the most distinctive and prominent feature of the Bayley House is an original southwest corner façade tower at the first floor. The pentagonal tower is articulated with a low-pitched hip roof and three 1/1 double-hung wood-sash windows.

According to architectural historians, Lee & Virginia McAlester (*A Field Guide to American Houses*), “about 20% of Queen Anne houses have simple cross-gabled roofs,” and “about 20% of Queen Anne houses have a...front gable which dominates the front façade. This form occurs most frequently in detached urban houses.”⁹ The Bayley House falls into these percentages with a cross-gabled roof, a prominent front-facing façade gable, and a front porch gable.

“The Queen Anne style also uses wall surfaces as primary decorative elements.”¹⁰ One way this is accomplished is “by avoiding plain flat walls through such devices as bays, towers, overhangs, and wall projections.”¹¹ The Bayley House illustrates this idiom through three prominent projecting cross gables, multiple boxed bays and oriels, a partial-width front porch at the first floor, and a pentagonal corner façade tower with a beveled bay window. In addition to projecting bays and oriels, “extensive one-story porches are common... these always include the front entrance area and cover part or all of the front façade...”¹² To further avoid a smooth planar wall surface in gable peaks, decorative imbrications such as straight and fish scale wood siding, and medallion designs, embellish the Bayley House.

Other decorative Queen Anne-style details that serve to interrupt exterior planar wall surfaces include corner boards (influenced by the Stick style), horizontal bands (string courses and water tables), and cut-away windows. The exterior walls of the Bayley

⁸ Schweitzer, Robert and Michael W. R Davis. *America’s Favorite Homes*. Detroit: Wayne State University Press, 1990, pp. 44-45.

⁹ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 262-287.

¹⁰ *Ibid*, p. 264.

¹¹ *Ibid*, p. 264.

¹² *Ibid*, p. 266.

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House are adorned with vertical corner boards, horizontal string courses and water table, and a corner cut-away window.

Loren L. Rand, Architect (1851-1935)

The Bayley House is further architecturally significant as a product of accomplished master architect, Loren Rand. Loren L. Rand was born in 1851 in Amesbury, Massachusetts. He attended the Massachusetts Institute of Technology (MIT), opened an architectural office in Grand Rapids, Michigan, and came to Spokane in 1888. Highly successful, Rand became “one of the leading architects of the city”¹³ from his arrival in 1888 to his death in 1935. Among some of the residences he designed in the late 1880s, 1890s, and early 1900s were homes and mansions in the Ross Park Addition for Judge L. Nash, G. Odell, E.L. Powell, H.F. Belt, George Forster, W.H. Edes, and James L. Bayley. Other documented homes designed by Rand include the Shadle-Veasey House, Comstock House, Comstock-Shadle House, Hussey House (Browne’s Addition), Dr. Catterson House, Clough House, Loren L. Rand House, Odell House (Browne’s Addition), Sylvester Heath House, and the Guse House (Browne’s Addition). Rand was responsible for the first commercial four-story brick building (Tidball Block, now demolished) erected after the Fire of 1889, which nearly destroyed all of downtown Spokane. Rand designed the Main Avenue additions to the Crescent Department Store, the Marble Bank building (demolished), Spokane Dry Goods Realty Company building, First Presbyterian Church, Masonic Temple, Bump Block/Carlyle Hotel, the 1890 Bennett Block, and several hotels. Rand designed many public primary and secondary school (some demolished), including Lewis & Clark High School & Administration Building, Adams Elementary School, Audubon School, Bemis School, Cooper School, Franklin School, Hawthorne School, Hays Park School, Jefferson Elementary School, Logan School, Longfellow School, McKinley School, Roosevelt School, Sheridan School, Stevens School, Willard School, and Wilson Elementary School. According to summaries in his 1935 obituary, Loren Rand was responsible for “buildings of importance” in Spokane. As a 47-year resident of the city, Rand was “widely known in his profession.” N. W. Durham, Spokane historian, author, and reporter for the local *Spokesman-Review* newspaper, praised Rand:

*In his own career he had made a credible record. He entered a profession in which only merit and ability win advancement, and his thorough preliminary training and long experience have qualified him for important duties in this direction.*¹⁴

Loren L. Rand will be remembered for his many commissions and long-reaching contributions to Spokane as one of the city’s first professional architects and most prolific and successful designers of homes and buildings. The structural soundness and artistic designs of his surviving work is a testament to his knowledge and skill as an accomplished architect.

¹³ N.W. Durham. *The History of Spokane County and Spokane Country*. Spokane: Clarke Publishing Company, 1912.

¹⁴ Ibid.

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PHOTOGRAPHS, MAPS, DRAWINGS, NEWSPAPER ARTICLES



Southwest corner façade in 2015



Southeast corner façade in 2015

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East elevation in 2015



North rear and west elevations in 2015

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South façade gable peak in 2015



South façade porch gable peak in 2015

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East elevation boxed-bay oriel in 2015.

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Cut-away window and decorative scroll-sawn brackets on west elevation in 2015.

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Living room looking north into dining room in 2015.



Dining room woodwork, looking east in 2015.

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Southeast corner bedroom window on second floor in 2015.

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Southwest corner bedroom on second floor in 2015.

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Second floor bedrooms, looking south and west in 2015.



Southwest corner bedroom on second floor in 2015.

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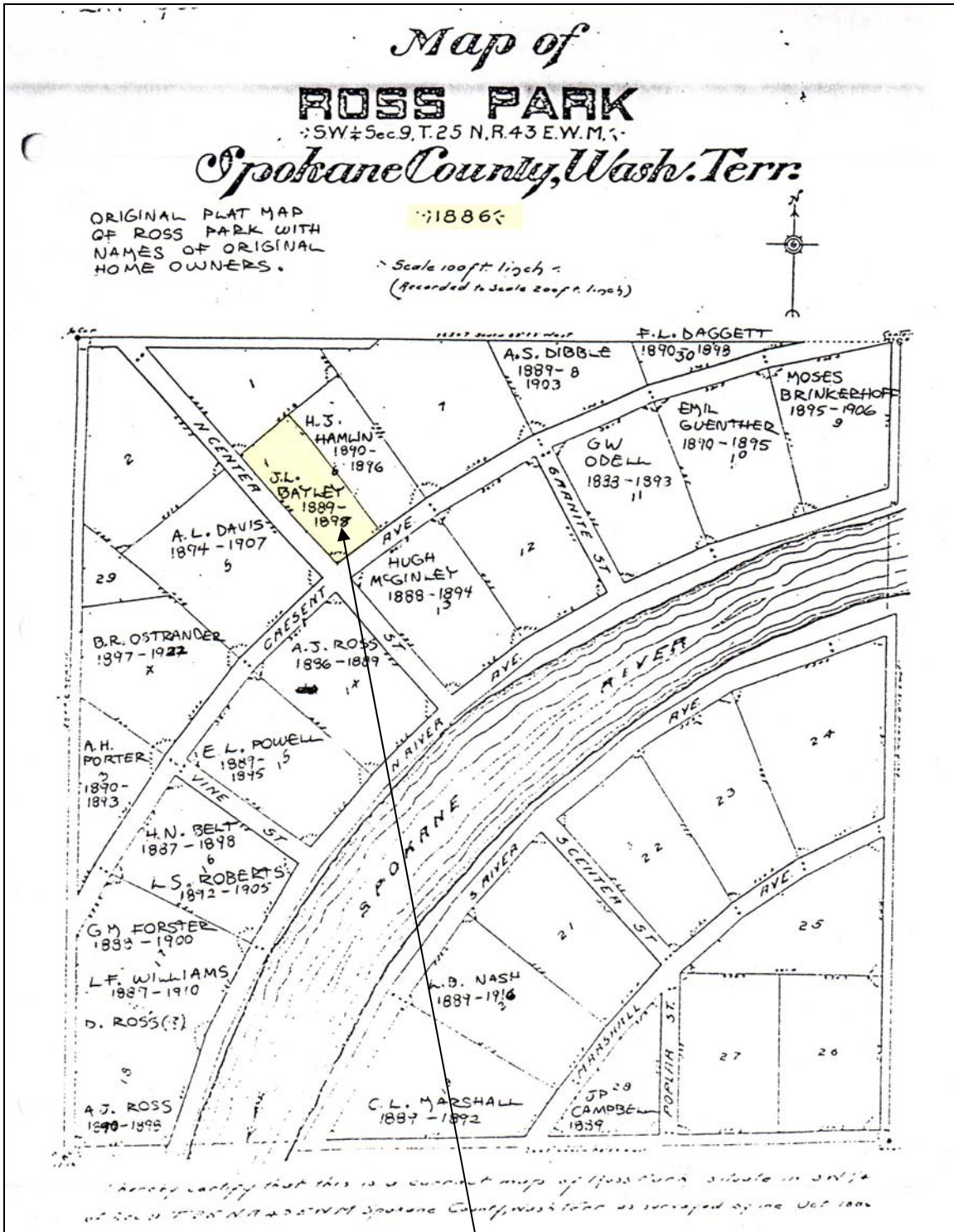


Bayley House in 2015
 3111 E. Marshall Avenue
 Spokane, WA

Riverside Peter Sapro Addition, Block 45, Lots 1 and 2
 Spokane County Plat Map

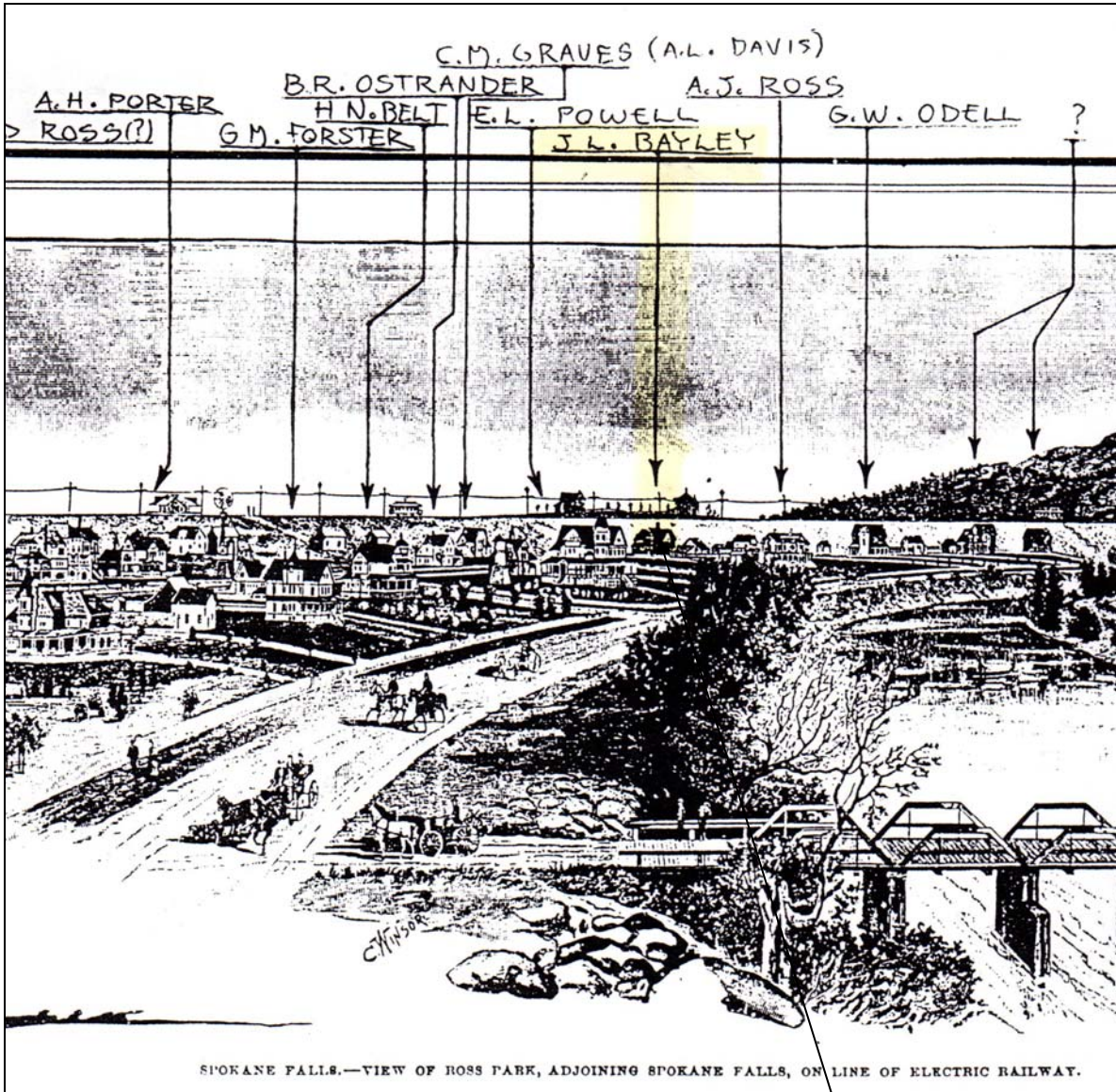


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1886 Map of Ross Park Addition and Bayley House, E. North Crescent Avenue, with built dates of homes and first owners' length of residency

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*Circa 1900 map of Ross Park Addition, picturing Bayley House,
E. 1603 North Crescent Avenue, Spokane, WA*

North ↑