

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 **BONSALL-TAYLOR HOUSE**
Common Name

2. LOCATION

Street & Number 2728 S. Manito Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35293.2306

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	work in progress	<input type="checkbox"/> commercial	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	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 Steven & Debra Dodds
Street & Number 2728 S. Manito Boulevard
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail

5. LOCATION OF LEGAL DESCRIPTION

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

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

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	Manito Park Subdivision D-E, Lot 6, Block 4.
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	August 19, 2015

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13. SIGNATURE(S) OF OWNER(S)



14. FOR OFFICIAL USE ONLY

Date nomination application filed: 7/5/15

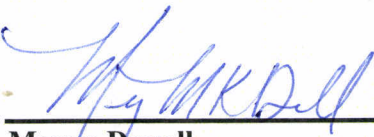
Date of Landmarks Commission Hearing: 8/19/15

Landmarks Commission decision: 8/19/15

Date of City Council/Board of County Commissioners' hearing: 9/14/15

City Council/Board of County Commissioners' decision: 9/14/15 - 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.



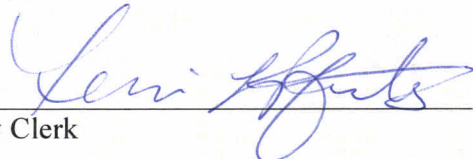
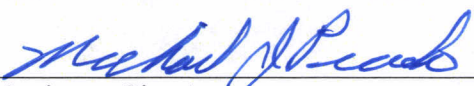
8/19/15
Date

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201



Attest:

Approved as to form:


City Clerk
Assistant City Attorney



East façade of Bonsall-Taylor House in 2015

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1920 on popular Manito Boulevard in the Manito Park Subdivision in Spokane, Washington, the Bonsall-Taylor House is a typical example of the bungalow house form embellished in the Craftsman style. The home has a strong, ground-hugging horizontal orientation illustrated by a low-pitched side gable roof, widely overhanging eaves, a full-width front porch covered by an extension of the principal roof, massive square porch piers, a wide enclosed porch wall, a broad low-pitched center front gable dormer, a large tripartite front window, and a sidelight-flanked front entrance. One of the most architecturally outstanding features of the house is the cedar shingle siding. Promoting emphasized horizontality by design, the shingle siding is laid with large- and small-exposure alternating cedar shingles, sometimes called “double course” shingle siding. The shingle siding exhibits the workmanship of a master craftsman with a carefully contiguous design as it wraps around the porch wall, porch piers, and encircles the entire house without any breaks in the horizontal pattern. The well-preserved Bonsall-Taylor House retains all five qualities of historic integrity identified in the Spokane City/County Historic Register as original location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The Bonsall-Taylor House is sited on Lot 6 of Block 4 in the Manito Park Subdivision D-E at the street address, 2728 S. Manito Boulevard. Lot 6 is 50 feet wide, 142 feet deep, and has a level grade. The property fronts Manito Boulevard, a green belt with manicured lawn and mature evergreen and deciduous trees planted during the early 1900s when the neighborhood was developed. The property is surrounded by architecturally prominent historic single-family homes built between 1906 and 1945, and is framed by a manicured lawn and shrubs.

Garage

Built in 1920 when the house was constructed, a one-story, single-car garage is located behind the Bonsall-Taylor House in the northwest corner of the property.¹ The garage has a gable front roof covered with composition asphalt shingles, corner returns, widely overhanging enclosed eaves, a single metal overhead garage door at the east facade, and cedar shingle “double siding” that matches the siding on the house. Although regarded a contributing historic resource of the property, the garage is *not nominated* to the Spokane Register of Historic Places at this time.

Exterior of House

The footprint of the Bonsall-Taylor House is an irregularly shaped rectangle that measures 30 feet wide and 36 feet deep. A full-width, single-story covered front porch is built on the east façade of the house and has a view of the manicured grounds and mature shade trees in Manito Boulevard. The home displays a mostly symmetrical pattern with a low-pitched side gable roof and widely overhanging eaves. The low-pitched roof is covered with composition asphalt roof shingles, and supports a brick chimney. The house is clad with alternating large- and small-exposure cedar wood shingles and retains a combination of original tripartite, double, and single 1/1 double-hung wood-sash windows. The home’s foundation is made of poured concrete.

The east facade of the house is defined by a low-pitched side gable roof with a nearly full-width, low-pitched center gable dormer at the second floor. The low-pitched roof has widely overhanging eaves and extends forward over a wide full-width front porch at the first floor. The porch is 30 feet wide, nine feet deep, and is supported by thick square porch piers. Influenced by the Prairie style, geometric designs with decorative structural mortise-and-tenon elements articulate the top of each porch pier. An enclosed porch wall protects the front porch. Seven wide, concrete porch steps rise to the front porch from grade at the north end of the home’s east façade, and meet a porch deck made of painted fir planks. Original tongue-in-groove wood paneling lines the porch ceiling. Wrought-iron stair railings installed in the 1960s flank the concrete steps. The first floor, second-floor dormer gable field, front porch piers, and enclosed porch wall are all clad in cedar shingle siding laid without breaks in a contiguous alternating large- and small-exposure design. A front entrance is located at the north end of the east façade, and is composed of

¹ Spokane County Tax Assessor records. Spokane County Public Courthouse, Spokane, WA.

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two glazed sidelights that flank a 40-inch-wide glazed front door with a heavy wood frame. A large, wide tripartite window is located next south of the front entrance and has a large plate glass picture window flanked by two, tall, narrow 1/1 double-hung windows. The center dormer has a wide 1/1 double-hung window flanked by two glazed sidelights built in a small inset balconette at the dormer's lower edge.

The south elevation of the house illustrates the home's low-pitched side gable roof. The roof has widely overhanging eaves, tongue-in-groove painted wood soffits, and exposed decorative rafters contained by a deep bargeboard. A shallow pent roof separates the first floor from the second-floor gable field. A tapered brick chimney extends from grade through the pent roof and the ridgecrest of the side gable roof. Two 1/1 double-hung windows flank the chimney at the second floor, and two small, single pane "bookcase" windows flank the chimney at the first floor. Exterior cladding is a continuation of siding that covers the home in alternating large- and small-exposure cedar shingles arranged in a prominent contiguous horizontal pattern.

The north elevation of the house is defined by a side gable roof which mirrors the side gable roof at the south elevation, and by a continuation of alternating large- and small-exposure cedar shingle siding. Fenestration is asymmetrical with one 1/1 double-hung window at the second floor, a ribbon of three 1/1 double-hung windows at the first floor adjacent west of the front porch, and two separate 1/1 double-hung windows at the west end of the north face.

Abutting a manicured back yard, the west rear face of the house features a second floor center gable dormer with a wide low-pitched roof, widely overhanging eaves, a tongue-in-groove wood soffit, and exposed rafters contained by a deep bargeboard with pointed ends. The dormer has a ribbon of three 1/1 double-hung windows and is clad with wood shingle siding that matches the house. The first floor at the west rear elevation of the house is asymmetrical with an 18-foot-wide, single-story rear wing that projects forward six feet from the north end of the west rear face of the house. The wing has a very low-pitched hip roof with widely overhanging enclosed eaves, tongue-in-groove wood soffits, and a five-paneled wood exterior back door. Five concrete steps with a 1960s metal railing rise from grade to a concrete stoop at the back door. Two matching tall, narrow, 1/1 double-hung windows are located north of the door (they illuminate a breakfast room). Two non-matching 1/1 double-hung windows with different lengths are located south of the back door. South of the wing is a large 1/1 double-hung window located at the south end of the west rear of the house. The first floor wing and west rear wall of the house is clad with a continuation of the home's prominent "double course" horizontal-patterned, alternating large- and small-exposure cedar shingle siding. A cellar entrance at grade is covered with wood cellar doors and is located next adjacent south of the projecting rear wing.

Interior of House

According to Spokane County Tax Assessor records, the one- and one-half story Bonsall-Taylor House has a basement with 1,008 square feet of *unfinished* space. However, the

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first and second floors of the house are finished with 1,008 square feet and 580 square feet respectively.² A wood-framed glazed front door opens directly into a large living room that is 15 feet deep and 30 feet wide, extending the full width of the house from the south wall to the north wall. The living room is illuminated by a large tripartite window on the east wall, a ribbon of three 1/1 windows on the north wall, and two small windows located above two built-in bookcases that flank a center fireplace on the south wall. A long wood mantel caps the fireplace and bookcases. The bookcases have multi-paned glass doors with a geometric Prairie-style pattern. The fireplace has a glazed ceramic tile hearth and red bricks that surround a rectangular fire box. Through a wide opening, the living room opens to a large formal dining room, 15 feet wide and 15 feet deep. A large 1/1 window illuminates the dining room on the west wall. At the north end of the living room, a door on the west interior wall opens to three steps that rise to a stairway landing and then descend three steps to a kitchen and breakfast room in the northwest corner of the house. A door from the north wall of the dining room also opens to the kitchen. The kitchen is finished with a combination of built-in cupboards and cabinets from 1920 when the house was built and from the 1960s when the kitchen was partly remodeled. The breakfast room has four 1/1 windows located on the north and west walls. A five-paneled wood door opens from the kitchen to an enclosed back porch. A small powder room is located in the southwest corner of the enclosed porch. Ceiling heights on the first floor are eight feet, walls and ceilings are made of original lathe-and-plaster construction, woodwork is plain unembellished painted wood with Craftsman-styled squared edges, floors are oak and vinyl, and windows are original. The ceilings in the living room and dining room reveal an original 1920 hand troweled-finish with artistic circular designs characteristic of the Craftsman style.

A partially enclosed stairway with oak treads rises to the second floor from the stair landing between the kitchen and living room. The second floor has a central hallway that leads to three bedrooms and one bathroom. The master bedroom extends across the front of the house, a second bedroom is located on the south wall, and a third bedroom is located in the northwest corner of the house. A full bathroom (remodeled in the 1970s-1980s) is located along the north wall. Ceiling heights are eight feet, construction is original lathe-and-plaster, floors are finished fir planks (except vinyl bathroom floor), and woodwork is painted pine. Bedroom closets are spacious and located under roof eaves. The partially enclosed staircase from the first floor is exposed at the second-floor hallway and is protected by a balustrade with two square painted-wood Newell posts, plain painted-wood square balusters, and finished wood handrail and Newell post caps. Interior doors on the second floor are two-paneled painted-wood designs characteristic of the Craftsman style.

ORIGINAL APPEARANCE & MODIFICATIONS

Much of the Bonsall-Taylor House is remarkably intact and reveals its original 1920 bungalow house form, exterior and interior design, “double course” wood shingle siding, workmanship, windows, exterior and interior doors, woodwork, fireplace, built-ins, and

² Ibid.

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original lathe-and-plaster interior construction. As pictured in 1938 photographs, the original design for the house included enclosed porch step walls that flanked wood steps at the front porch and wood steps at the back porch. The walls and steps were removed in the 1960s and replaced with concrete steps and metal railings. The back porch was enclosed in the 1960s and a powder room was installed in the southwest corner of the porch. Original shingle siding is still exposed in the enclosed back porch.

Modifications to the property include:

- | | |
|-------|--|
| 1959 | Forced air gas furnace installed. |
| 1960s | Kitchen remodeled with vinyl floor, built-in cupboards, cabinets, appliances. Enclosed step walls that flanked front steps to front porch replaced with black wrought iron railings. Wood front steps to porch replaced with concrete steps. Enclosed walls that flanked back porch steps removed, and wood steps replaced with concrete steps and metal railings. Temporary metal window screens installed over original windows. Metal storm door installed over front door. Back porch enclosed and powder room installed in southwest corner of porch. |
| 1970s | Second-floor hall bathroom was remodeled with new fixtures and cupboards. |
| 1980s | House repainted at exterior. |
| 2013 | Roof replaced with composition asphalt shingles. |

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1920</i>
<i>Built Date</i>	<i>1920</i>
<i>Architect/Builder</i>	<i>Unknown</i>

Summary Statement

Architecturally significant, the Bonsall-Taylor House is eligible for listing on the Spokane Register of Historic Places under Category C. The period of significance for the property is 1920, the year the home was constructed. The house achieved importance in the area of “architecture” as an excellent artistic example of the residential bungalow form and Craftsman style, and as the product of a highly skilled builder.³ The home has a typical bungalow form with one- and one-half stories, a full-width covered front porch, and a broad horizontal orientation. Craftsman-style embellishment depicted at the Bonsall-Taylor House is particularly articulate with “double course” large- and small-exposure alternating wood shingle siding—a prominent artistic feature of the Bonsall-Taylor House that completely wraps the home’s enclosed porch walls, thick porch piers, and the entire house in a contiguous horizontal shingle design. The contiguous wood shingle workmanship reveals perfectly aligned shingles with no breaks, and represents the advanced skills of an experienced professional contractor. The Bonsall-Taylor House was built for Louis & Ella Bonsall, owners and proprietors of Bonsall Clothing in Spokane. The Bonsalls lived in the house for 12 years. In 1938, Ozro Clair “O. C.” Taylor and his wife, Ruth O. McCaffrey Taylor, purchased the property, and lived together in the home for 27 years until O. C. Taylor’s death in 1965. A licensed pharmacist, O. C. Taylor was employed by and eventually owned the Club Pharmacy, located in the southeast street-level corner of the St. Regis Hotel at the busy intersection of Bernard Street and Riverside Avenue in downtown Spokane.

HISTORIC CONTEXT

Manito Park

Located atop the Manito Plateau on Spokane’s South Hill between Fourteenth and Thirty-third Avenues and between Division Street and Hatch Road, the Manito Park Addition was platted in 1903⁴ before residential development and settlement of the plateau began. At that time, the area was characterized by natural, picturesque topography which was distinguished by an irregular hilly and rocky landscape with natural springs, spotty pine and cedar tree growth, wild grasses and farmland, and a sprawling multi-acre greenspace and groomed parkland called Montrose Park (now called Manito Park).

At this time, noted Spokane real estate developer and businessman, Jay P. Graves, became interested in the area and saw an opportunity for residential development on the plateau, especially around the park. He purchased acreage in the Manito Park Addition

³ The name of the home’s architect, designer, and/or builder regrettably remains unknown at this time.

⁴ Spokane County Assessor’s Plat Book. Spokane Courthouse, Spokane, WA.

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and along with his attorney brother, Will Graves, formed the Spokane-Washington Improvement Company. The Graves brothers then reorganized and improved the area's existing transportation system—the Spokane & Montrose street railway, which transported people to and from downtown Spokane. Recognizing the need for graded roads and infrastructure to be in place before residential plats could be successfully sold, Graves and his associates made a deal with the City of Spokane: Montrose Park and its 92 acres could be Spokane's if the City would pay for and install the needed infrastructure, specifically roads and an underground fresh waterline. The deal was made and the name of the park was changed to Manito Park. The name was derived from an Algonquin Indian word that meant “spirit,” a “supernatural force that pervades nature,” a fitting description for the area.⁵ Today, Manito Park is one of Spokane's most popular and revered public parks, and the Manito Park neighborhood is regarded as a highly coveted residential area.

Manito Boulevard

Except for the park, the Manito Park neighborhood was undeveloped and had great potential to be one of the finest residential areas in Spokane. In order to link Manito Park to the neighborhood, it was decided to design and construct a wide, landscaped boulevard, called Manito Boulevard. A July 31, 1903 *Spokane Daily Chronicle* newspaper article described the proposed boulevard:

*Two main drives through the Addition will be Grand Street and [Manito] Boulevard, running parallel with each other north and south, or lengthwise through the tract. The boulevard will be 175 feet in width with a 77-foot parking strip in the center.*⁶

The City of Spokane's decision to build and landscape Manito Boulevard was happily confirmed four years later in a 1907 report delivered to the Spokane Board of Park Commissioners from the nationally acclaimed Olmsted Brothers Landscape Architects from Brooklyn, Massachusetts. Famous for their design of New York's Central Park and various park and boulevard designs across the country, the Olmsted report made the following suggestions:

*To make the large parks...accessible, and to connect one with another by roads specially fitted for pleasure driving and walking, parkways and boulevards are necessary. There must be a distinct quality of luxury in width and beauty of turf and tree.*⁷

In 1907, Graves hired Fred Grinnell, a seasoned real estate salesman, to sell property in the Manito Park Addition. Grinnell placed advertisements in fliers and local newspapers, proclaiming that “the Manito residence section is known as one of the most desirable

⁵ Bamonte, Tony and Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane's Past*. Spokane: 1998, p.40.

⁶ “It Is Named Manita Park.” *Spokane Daily Chronicle*, 31 July 1903.

⁷ Olmsted Brothers Landscape Architects. *1907 Report to Spokane Park Board Commissioners*.

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residence sections of the city” and applauding plans for the development of Manito Boulevard, “which is to be the show street of the city.”⁸ Another 1907 newspaper advertisement announced the following:

Some Facts About Manito

10 miles of cement sidewalks.
62 houses now under construction.
1600 shade trees planted along the streets.
\$35,000 spent in the public park.
12 miles of graded street.
7 miles of water main laid.
207 houses completed in 3 years.
Several miles of gas mains laid.⁹

The Manito Park neighborhood continues to be one of Spokane’s finest residential sections and continually demands higher real estate values than other parts of the city.¹⁰

Bonsall-Taylor House

Just before the Bonsall-Taylor House was built, a flurry of construction activity grew throughout Spokane at the close of World War I in 1919. A November 1, 1919 *Spokesman-Review* newspaper article reported the following:

BUILDING ACTIVITY SHOWS BIG GAIN—OCTOBER TOTAL \$118,034
Seven Times Greater Than Same Period a Year Ago

*Residence construction and repairs furnished the greater part of the building work authorized last month by the City Building Inspector’s office. Twelve new houses, costing \$55,500, were authorized at an average of better than \$4500 each.*¹¹

Construction of the Bonsall-Taylor House was completed in 1920, just after the above-referenced article was written. The Spokane-Washington Improvement Company, developer of Manito Park and Manito Park Addition and Subdivision, sold the house in January 1920 to the home’s first owners, Louis & Ella Bonsall. The Bonsalls leased street-level commercial space in the St. Regis Hotel at 304 W. Riverside Avenue in downtown Spokane. They listed their business in city directories as one specializing in “retail clothing” and called their establishment Bonsall Clothing.

After 12 years, the Bonsalls sold the Bonsall-Taylor House in 1932 to W. H. & Vera B. Olds. The Olds family leased the property for rent. The property was first leased to Jessie & Waldo Skuse, listed in city directories as an “agriculturist” employed by Washington Water Power Utility Company in Spokane. Augusta & David Dunn, a

⁸ Ibid, pp. 64-65.

⁹ Ibid, p. 64.

¹⁰ Spokane County Tax Assessor’s Records. Spokane County Courthouse, Spokane, WA.

¹¹ “Building Activity Shows Big Gain.” *Spokesman-Review*, 1 Nov 1919

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dispatcher for the Northern Pacific Railroad, rented the property from 1934 to April 1937. That year, R. J. Burns and his wife Elsie, bought the house and sold it 17 months later.

Ozro Clair & Ruth Taylor

On October 14, 1938, Ozro Clair “O. C.” Taylor and his wife, Ruth O. McCaffrey Taylor, purchased the Bonsall-Taylor House. Even though the Taylors were the fourth owners of the property, their tenure would be the longest. Their long-running generational legacy tied to the Bonsall-Taylor House continues unabated today in 2015—77 years after they bought the house.

According to his obituary, O. C. Taylor came to Spokane in 1906, and lived with the Dibble family in their home at 725 W. Shannon Avenue in northwest Spokane. O. C. Taylor listed his occupation as a “clerk” in the Club Pharmacy, located in the southeast street-level commercial bay of the St. Regis Hotel at the corner of Bernard Street and Riverside Avenue in downtown Spokane. The street address for the Club Pharmacy was 302 W. Riverside Avenue—located next door to Bonsall Clothing. It is interesting to note that Louis Bonsall was the first owner of the Bonsall-Taylor House, and O. C. Taylor would be the fourth owner of the same house.¹²

O. C. Taylor became a licensed pharmacist, continued to work in the Club Pharmacy, and in 1917 during World War I, joined the United States Army Medical Corps. In 1919 after the war, he returned to Spokane and worked again in the Club Pharmacy. In 1938, O. C. Taylor bought the business and advertised it in Spokane city directories as the “Club Pharmacy—*Prescription Specialists*—302 W. Riverside Avenue.” A 1938 photograph¹³ pictured advertising signs mounted above display windows at the Club Pharmacy. The appellation, DRUGS, was painted on both signs, which advertised the sale of prescription drugs, medication, and apothecary products. Quite often in the early and mid-1900s in villages, towns and cities across the United States, a US post office would be located in a trustworthy pharmacy or drugstore. In Spokane, United States Post Office Sub Station Number 1 shared space in the Club Pharmacy.

O. C. Taylor and his wife, Ruth Taylor (a registered nurse), had two children—Bruce Taylor and Carol Taylor. O. C. and Ruth Taylor lived together and with various family members in the Bonsall-Taylor House for 27 years from 1938 to 1965, the year O. C. Taylor died. A resident of Spokane for 59 years, O. C. Taylor was a member of Elks Lodge #228 (BPOE), American Legion Post #9, and the Washington State Pharmaceutical Association. O. C. Taylor is buried in Fairmont Cemetery in Spokane.¹⁴

¹² Another coincidental fact is that Ruth McCaffrey Taylor’s father, Edward R. McCaffrey, was a plumber who owned a plumbing shop at 308 W. Riverside Avenue, a few doors west of the Club Pharmacy where Ruth’s husband, O. C. Taylor, clerked.

¹³ Taylor Family Records.

¹⁴ Obituaries for O. C. Taylor. *Spokane Daily Chronicle*, 19 June 1965 and *Spokesman-Review*, 19 June 1965.

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O. C. Taylor's widow, Ruth Taylor, continued to live in the house, and upon her death in 1982, the property passed to her son, Bruce Taylor. In 2015, O. C. & Ruth Taylor's grandson, Steven Taylor Dodds, and his wife, Debby Dodds, purchased the property from Bruce Taylor's son, Pat Taylor, and his wife Sheri.¹⁵ Steve Dodds is as a computer technology executive, and Debby Dodds is a gerontologist. The Dodds continue careful stewardship of the property through the United States Secretary of the Interior's *Standards for Rehabilitation*.

ARCHITECTURAL SIGNIFICANCE

Category C

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."¹⁶ To be eligible for historic register listing under Category C, "a property must meet at least one of the following requirements:"¹⁷

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.¹⁸

The Bonsall-Taylor House is nominated under all three above-described requirements for listing on the Spokane Register of Historic Places. The property meets requirement #1 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."¹⁹ The property meets requirement #2 as an excellent product of a skilled craftsman. The property meets requirement #3 because it possesses high artistic value and "so fully articulates a particular concept of design, that it expresses an aesthetic ideal."²⁰

"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."²¹ 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.²² The Bonsall-Taylor House is a fine example of the American bungalow house form and Craftsman-style embellishment because it retains and displays multiple stylistic elements and architectural features of the bungalow house form and Craftsman tradition. In addition, it possesses high artistic

¹⁵ Steven Dodds' mother, Carol Taylor Dodds, married insurance executive, George Dodds.

¹⁶ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17.

¹⁷ *Ibid*, p. 17

¹⁸ *Ibid*, p. 17

¹⁹ *Ibid*, p. 17

²⁰ *Ibid*, p. 20.

²¹ *Ibid*, p. 18

²² *Ibid*, p. 20

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values which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of original “double course” large- and small-exposure alternating cedar shingle siding.

The Bungalow

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.”²³ *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.²⁴ Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or one-and one-half stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof.

Derived from the East Indian word *bungali*, which means “covered porch,” the bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it. The bungalow house form was embellished in many different ways, resulting in various stylistic treatments that illustrated Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman traditions.

The Craftsman Style

Author Rachel Carley (*The Visual Dictionary of American Domestic Architecture*) states that the “Craftsman style represented an independent western movement in American architecture” and explained that its “guiding force was the English Arts & Crafts movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution in favor of the beauty and honesty of traditional handcraftsmanship and natural finishes.”²⁵ Traditional handcraftsmanship and “natural” building materials such as native field stone or basalt rock, cut granite or other 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 include a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, horizontal bands that separate different wall claddings, horizontal “double course” wood shingle design, covered front porch, decorative eave brackets, exposed rafter tails/purlins/beams, massive square or tapered porch piers, posts and columns, battered walls, and “back to nature” natural building materials. 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

²³Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

²⁴Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

²⁵Carley, Rachel. *The Dictionary of American Domestic Architecture*. New York: Henry Holt Publishing, 1994, p. 208.

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architectural style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.²⁶

Craftsman-style Elements and Features of the Bonsall-Taylor House

The Bonsall-Taylor House is an artistic expression of the above-described bungalow house form and Craftsman tradition. Bungalow form elements and Craftsman-style features found on the Bonsall-Taylor House include the following:

- Built during the Craftsman style period, 1905-1930
- Low-slung house form with a low-pitched roof and horizontal design emphasis
- Full-width covered front porch
- Thick square porch piers
- Widely overhanging eaves
- Deep bargeboards
- Exposed rafters
- Prominent horizontal lines found in “double course” small- and large-exposure alternating wood shingle siding
- Natural building materials—wood shingle siding, wood tongue-in-groove soffits, brass door and window hardware, square-cut unembellished Craftsman-style woodwork, oak and fir floors, built-in bookcases with glass doors, original built-in kitchen cupboards/cabinets
- Original 1/1 double-hung, wood-sash windows
- Horizontal rows “ribbons” of multiple windows
- Artistic Prairie-style influenced mortise-and-tenon geometric detail at top of front porch piers

It is not known at this time who designed or built the Bonsall-Taylor House. What is known is the craftsman responsible for applying the “double course” small- and large-exposure alternating cedar wood shingles at the exterior of the house did a remarkable job. The craftsman’s work is particularly exquisite as the shingles, with their alternating small and large depths, run contiguously around the entire house, enclosed porch, and porch piers without any discrepancies or breaks. Similar to matching plaids at seams, all horizontal rows of shingles match perfectly as they encircle the porch, porch piers, and house. The horizontal alternating shingle pattern emphasizes the bungalow’s broad, ground-hugging design—a prominent tenet of the bungalow house form and the Craftsman style.

²⁶ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

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East façade in 2015



Northeast corner in 2015

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North side and west rear of house at northwest corner in 2015



Northeast corner at roof in 2015

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West rear and south side of house in 2015 at southwest corner



East façade in 2015

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East side of house in 2015



West rear elevation of house in 2015

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Front porch in 2015, looking north (Manito Boulevard across the street)

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Architectural detail at top of shingled porch pier at front porch in 2015



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Front porch in 2015, looking south at porch and Manito Boulevard

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Front porch in 2015, looking south at front door and front tripartite window

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Original 1920 cedar shingle siding, as photographed in 2015



1920 garage behind house in northwest corner of backyard in 2015

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Living room in east half of house in 2015, looking south



Living room in east half of house, looking north in 2015

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View into dining room in 2015, looking west



Kitchen in 2015, looking south into dining room

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Kitchen in 2015, looking northwest into backyard



Kitchen in 2015, looking north



Stairs from kitchen to landing in 2015, looking northeast into living room



2nd floor in 2015, looking north

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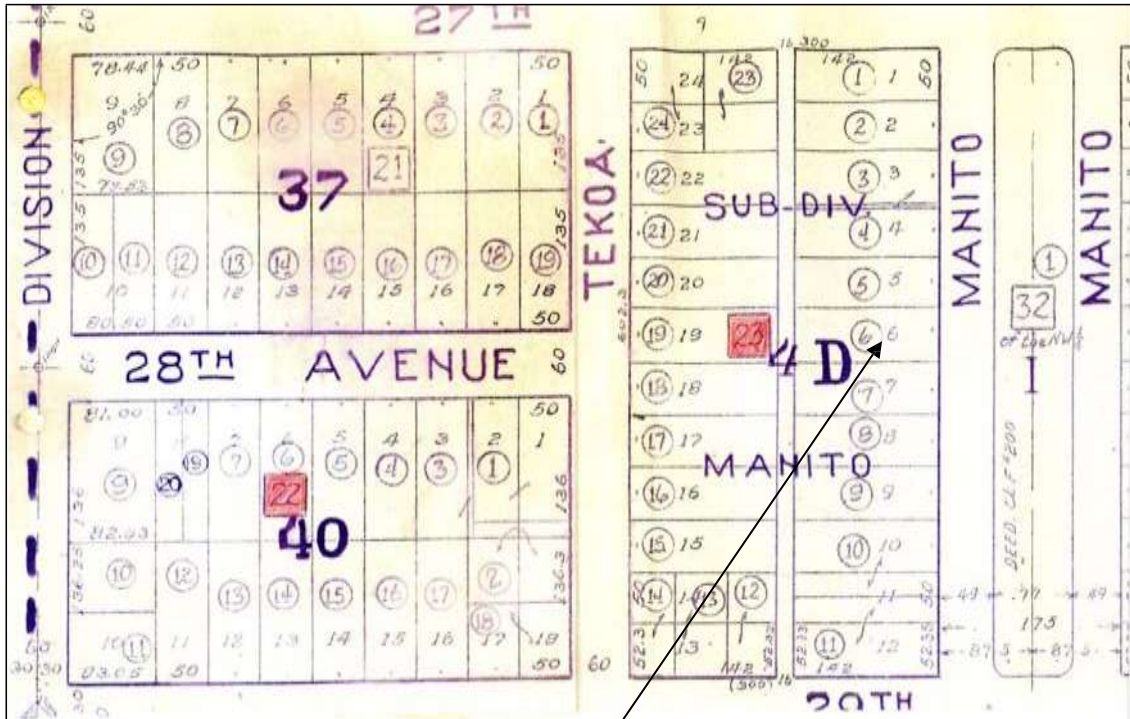


Second floor west bedroom, looking southwest in 2015



Second floor west bedroom, looking northwest in 2015

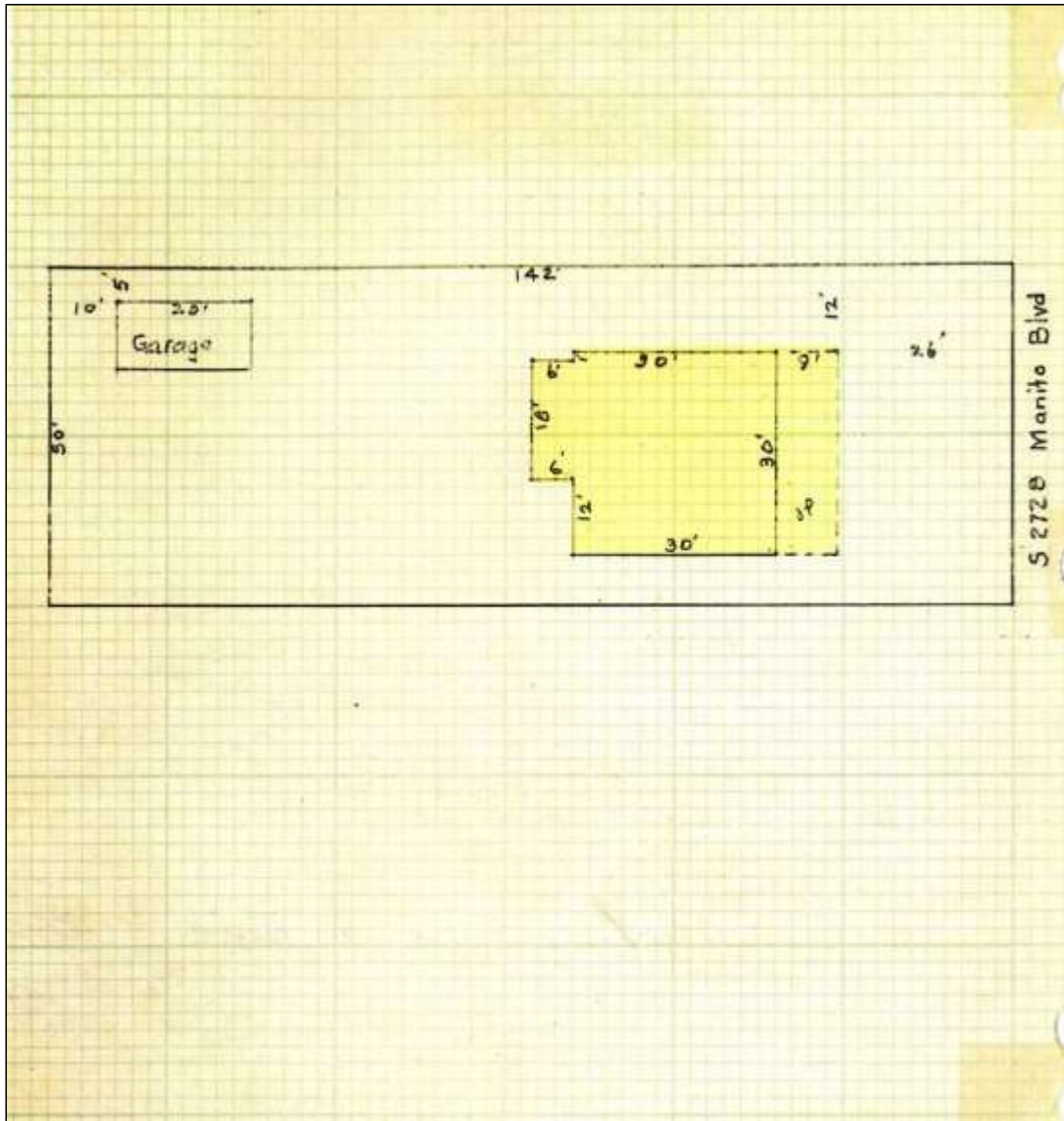
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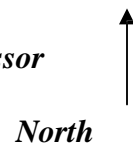
Bonsall-Taylor House
Source: Spokane County Assessor

↑
North

Spokane City/County Register of Historic Places Nomination
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Bonsall-Taylor House
Source: Spokane County Assessor



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Bonsall-Taylor House

1960 photograph from Spokane County Assessor

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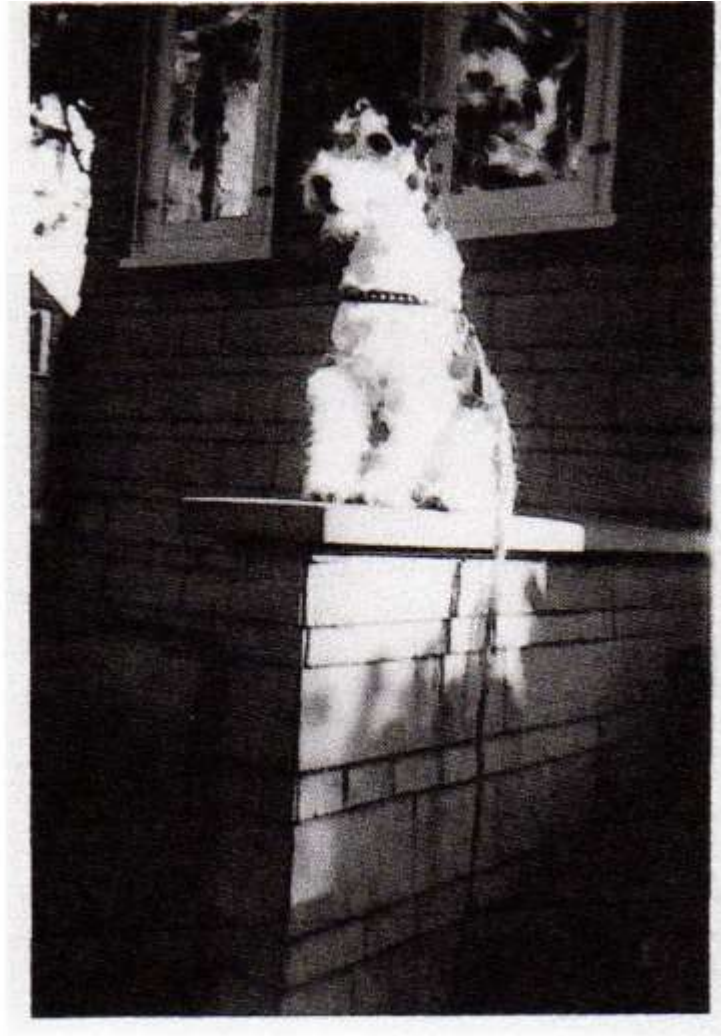


Bonsall-Taylor House in 1938

Notice shingled porch step walls and wooden porch steps

Source: Taylor-Dodds Family Records

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Shingled porch step wall at west rear of house at back porch in 1938
Source: Taylor-Dodds Family Records



O. Clair Taylor in Club Pharmacy hold-up in 1938
Source: Taylor-Dodds Family Records

“Druggist Views Thrilling Duel.” *Spokesman-Review*, October 1938



"Advertised Brands Week: Displays in Spokane Stores."
Spokane Daily Chronicle, October 1938

Source: Taylor-Dodds Family Records

TAYLOR, O. Clair — His home 52728 Menito Blvd Husband of Ruth Taylor at the home Father of Mrs. Carol Dodds, Bruce Taylor, both Spokane, 4 grandchildren. Brother of Mrs. Caryl Cashatt, Sa-lem, Ore. A resident of Spokane 59 years, and a member of the Spokane Lodge 228 BPOE, American Legion Post No 9, and Wash-ington State Pharmaceutical Assoc-iation. Private funeral services Monday, June 21 at 10 a.m. in the GOTHIC CHAPEL of the HAZEN & JAEGER FUNERAL HOME N1306 MONROE ST., Rev. John Mann of-ficiating. Cremation to follow. HAZ-EN & JAEGER CREMATORIUM. The family suggests that memorial gifts may be given to the American Cancer Society, 208 Symons Bldg

“Obituary TAYLOR, O. CLAIR.”
Spokane Daily Chronicle, 19 June 1965