

## Spokane Register of Historic Places Nomination

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

### 1. HISTORIC NAME

Historic Name **ELMER & HESTER HUTSINPILLER  
HOUSE**

### 2. LOCATION

Street & Number 3 West 27<sup>th</sup> Avenue  
City, State, Zip Code Spokane, WA 99201  
Parcel Number 35304.2701

### 3. CLASSIFICATION

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

### 4. OWNER OF PROPERTY

Name Dennis W. Anderson  
Street & Number 3 West 27<sup>th</sup> Avenue  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 981-2759, carol.anderson6@comcast.net

### 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

**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 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.

**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**

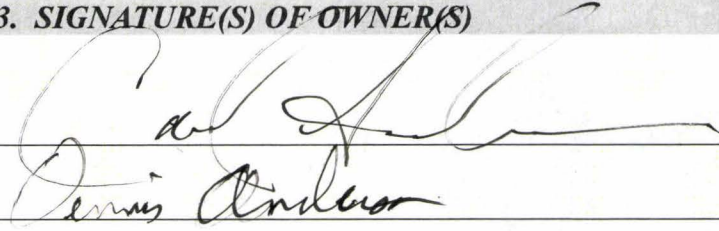
Acreage of Property	Less than one acre.
Verbal Boundary Description	Cannon Hill First Addition, Lot 1, Block 5.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**12. FORM PREPARED BY**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lindayeomans@comcast.net">lindayeomans@comcast.net</a>
Date Final Nomination Heard	October 21, 2015

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13. SIGNATURE(S) OF OWNER(S)

  
\_\_\_\_\_

14. FOR OFFICIAL USE ONLY

Date nomination application filed: 9/21/15


Date of Landmarks Commission Hearing: October 21, 2015

Landmarks Commission decision: October 21, 2015

Date of City Council/Board of County Commissioners' hearing: 11/16/2015

City Council/Board of County Commissioners' decision: 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.

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

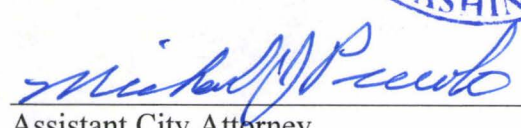
10/22/15  
Date



Attest:

Approved as to form:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Assistant City Attorney



*Hutsinpillar House in 1926*  
*3 West 27<sup>th</sup> Avenue, Spokane, WA 99203*

## ***SECTION 7: DESCRIPTION OF PROPERTY***

### ***Summary Statement***

Built in 1926, the Hutsinpillar House is a fine example of the bungalow house form embellished in the Craftsman style. Prominent defining stylistic features are illustrated by the home's low-pitched roof and low-slung appearance, widely overhanging eaves with exposed rafters, variegated raked brick veneer, and partially covered front porch, pergolas, and tapered porch pillars. The home's interior is defined by an open floor plan and rare gumwood woodwork. The immaculately preserved gumwood woodwork gleams a deep golden, honey-hued, satin patina and has been carefully hand-rubbed and maintained for more than nine decades. The Hutsinpillar House is located at the intersection of 27<sup>th</sup> Avenue and Division Street in the Cannon Hill-Manito Park residential neighborhood on Spokane, Washington's prominent South Hill. Remarkably well-preserved, the property retains a high degree of architectural integrity in original location, design, materials, workmanship, and association.

### ***CURRENT APPEARANCE & CONDITION***

#### ***Site***

Well-preserved in excellent condition, the Hutsinpillar House is located on the southwest intersection corner of 27<sup>th</sup> Avenue and Division Street, about 2.5 miles directly south of downtown Spokane's central business district (Division Street divides the town east from west). Sited on nearly level grade with a slight north-facing slope, the Hutsinpillar House

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was built on Lot 1, Block 5 in the Cannon Hill First Addition, and is framed by mature deciduous and evergreen trees, a variety of shrubs and flowering plants, and manicured lawn. The lot has a north-south axis and is 50 feet wide and 135 feet deep. West 27<sup>th</sup> Avenue fronts the property to the north while South Division Street borders the property to the east. A gridwork of paved city streets and a variety of well-maintained architecturally prominent homes built from the early 1900s to 1945 surround the Hutsinpiller House in the large residential neighborhood. A well-preserved single-car garage built in 1927 is located behind the house.

***House Exterior***

Facing north, the Hutsinpiller House was built on the north half of Lot 1 with a 24-foot setback from 27<sup>th</sup> Avenue and a 12-foot setback from Division Street. The house has 1.5 stories with an irregular rectangular footprint, and is 32 feet wide and 44 feet deep. The dwelling depicts a typical bungalow house form with a front-facing, low-pitched, jerkinhead gable-end roof. The roof is covered with composition asphalt shingles and supports two brick chimneys. The gable ends of the roof are outlined with plain bargeboards articulated with tapered ends. Widely overhanging eaves with exposed rafters extend three feet past the planar wall surface of the house. Soffits are made of tongue-in-groove wood planks. Two jerkinhead gabled dormers punctuate the west slope of the home's roof. The house is clad in the finest variegated raked brick veneer laid in stretcher bond. Deeply incised, uniformly straight grout lines cast deep shadows between bricks. The dark shadows outline the bricks, producing a vivid contrast against the variegated red/tan/crème color of the bricks. Precisely aligned brick soldier courses form window sills below each window. The foundation is made of poured concrete. Windows are original 1/1 double-hung, wood-sash units installed in 1926 when the house was built. In excellent condition, storm windows cover the well-preserved windows and were also manufactured in 1926 to match the sash width of the original windows.

The façade of the Hutsinpiller House faces north onto 27<sup>th</sup> Avenue, and has a symmetrical design distinguished by a partial-width covered, center front porch. The slope of the porch's front-facing gable roof matches the low-pitched slope of the front-facing gable-end roof on the house. Although they share the same pitch, the house roof and the front porch roof have different gable designs: The roof on the house has a front-facing clipped, jerkinhead gable while the porch roof has a front-facing pointed, pitched gable.

The partial-width center front porch projects forward eight feet from the planar wall surface of the house, and is 11 feet wide. It is flanked by two adjoining painted wood pergolas. The porch roof and two pergolas are supported by tapered wood pillars attached to molded concrete coping atop large square brick porch piers. The brick porch piers are clad with a continuation of the same red/tan/crème-colored raked brick veneer cladding on the house. The front porch roof is covered with composition asphalt shingles that match those on the house, and has a curved barrel ceiling clad with course, pebbled stucco. The deck on the front porch extends the full width of the house for 35 feet and is made of poured concrete. Six concrete steps descend from the porch deck to a concrete

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walkway that leads to a concrete sidewalk in front of the house. The foundation of the porch is clad with the same raked brick veneer that covers the house and porch posts. A plain painted-wood balustrade protects the porch deck. A front entry door flanked by two sidelights is located in the center of the home's north façade. Two tripartite windows flank either side of the sidelights and front entry. The windows are original 1/1 double-hung, wood-sash units. At the second floor, a pair of 1/1 windows is centered beneath the jerkinhead gable peak above the front porch roof.

The east side of the house is dominated by raked brick veneer cladding, widely overhanging eaves, extended rafters, and a center square bay that projects 12 inches from the planar wall surface of the house. The bay is full-height and is covered by a jerkinhead gable roof. A tripartite window is centered in the bay and has 1/1 double-hung wood-sash windows. A tall tapered brick chimney located next north of the bay extends through the roof's widely overhanging eave, and is flanked by two small bookcase windows.

Like the east face, the west face of the house is dominated by a continuation of raked brick veneer cladding, widely overhanging eaves, and extended rafters. Two identical center dormers project from the roof's west slope. The dormers each have front-facing jerkinhead gables, widely overhanging eaves, and extended rafter tails. Each dormer is clad with course pebbled stucco and has one 1/1 double-hung wood-sash window.

The rear of the house faces south onto a backyard. A small six-foot-wide by ten-foot-deep single-story wing with a south-facing pitched gable roof projects from the house at the southeast end of the rear face. Like the house, the wing has asphalt shingles on the roof, is clad with raked brick veneer, and has widely overhanging eaves, exposed rafter tails, and a concrete foundation. A small shed roof covers a center back door next west of the wing. A 1/1 pair of windows is located above the backdoor in the jerkinhead gable peak in the home's gable-end roof.

***House Interior***

The front door of the Hutsinpiller House is 40 inches wide and features smooth gumwood veneer. The door has a Craftsman design with three vertical beveled leaded-glass lights articulated with lower pointed ends. The flanking sidelights repeat the gumwood veneer and vertical beveled lights with pointed ends. The front door opens into a spacious living room and dining room. The two rooms have oak plank hardwood floors, eight-foot-high ceilings, original lathe-and-plaster wall and ceiling construction, and original 1/1 double-hung wood-sash windows. The two rooms are dominated by smooth gumwood woodwork hand-rubbed to a deep golden, honey-hued patina. The gumwood woodwork is immaculately preserved in remarkable condition and includes floor and crown molding, corner protectors, window and door surrounds, and interior doors. The east wall of the living room has a focal point: a built-in center fireplace flanked by built-in bookcases. A built-in bookcase with multi-paned glass doors is located on the north side of the fireplace, and a built-in drop-leaf desk-and-bookcase combination with lower glass doors is located on the south side of the fireplace. A thick mantel extends the full width

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of the living room's east wall above the fireplace and built-in bookcases. The built-ins and mantel are made of the finest gumwood, which matches the gumwood woodwork in the room. Casement bookcase windows with gumwood sash and surrounds are located above the built-in bookcases on either side of the fireplace. The fireplace has a buff-colored raked brick surround and granite hearth.

The dining room leads south into a kitchen and breakfast room located on the east wall and in the rear southeast corner of the house. Remodeled in 2007, the kitchen has new fixtures and new painted-wood Shaker-style built-in casework that matches original existing casework. Woodwork is painted and the floors are made of oak hardwood. The breakfast room has a built-in bench seat on the east wall. A door in the kitchen opens west to an interior service hallway covered with oak hardwood floors. The hall leads to a bedroom in the northwest corner of the house, a built-in linen closet, a full hall bathroom on the west wall, and a bedroom located in the southwest corner of the house. A flight of stairs rises to the second floor at the south end of the hall, and an adjacent flight of stairs descends to a back door, turns and descends to the basement. All of the woodwork in the kitchen, hallway, bedrooms, bathroom, and stairways is painted. Ceiling heights are eight feet. The hall bathroom floor is original terrazzo while the remaining floor in the hallway and bedrooms is made of oak hardwood.

The second floor has a sleeping loft and a master bedroom with an *en suite* bathroom (installed in 2007). The bathroom floor is ceramic tile while the loft and bedroom floors are fir. The woodwork on the second floor is painted. The basement is partially finished with a family room and bathroom. Built below the fireplace on the first floor, a fireplace in the basement family room is located on the east wall, and has a raked brick surround and built-in bookshelves. The floor in the family room is made of cork and the ceiling is eight feet high. Original built-in cupboards, cabinets, and closets are located on the west wall in the family room. An unfinished mechanical area, shop, storage, and laundry area are located on the east and south walls in the southeast corner of the basement. The original 1926 ARCO boiler made by the American Radiator Company provides gas-fired radiant hot water heat in radiators throughout the house. The gas furnace was installed in 1962 (Spokane building permit #24333, May 15, 1962) and continues to efficiently burn gas.

### ***Garage***

A one-story single-car garage was built in 1927 behind the house, and is 15 feet wide and 18 feet deep. A paved driveway leads west from Division Street to the east façade of the garage. Like the house, the roof design of the garage is a jerkinhead gable-end roof with widely overhanging eaves and extended rafter tails. The garage is clad in the same raked brick veneer that covers the house. A metal paneled overhead garage door is located on the garage's south façade. A single stationary window with three divided lights punctuates the north wall of the garage. A contributing historic resource of the property, the brick one-car garage is well-preserved in excellent original condition, and is nominated at this time to the Spokane Register of Historic Places.

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***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

Preserved and meticulously maintained with very few exterior modifications, the Hutsinpiller House appears nearly as it did when it was built in 1926. A Charles Libby Studio photograph taken in 1926 when the house was built illustrates the property's original location, design, materials, and workmanship. A 1959 Spokane County Tax Assessor photograph also shows the home's original location, design, materials, and workmanship with one exception: The roof was covered with wood shingles in the 1926 photo, and in the 1959 photo the roof was covered with composition asphalt shingles.

Modifications to the Hutsinpiller House include:

1950s            The original wood shingle roof of the house and garage were covered with composition asphalt shingles.

1962            A gas furnace was installed (Spokane building permit #24333).

1980s            A composition asphalt roof was installed.

2001            An oak hardwood floor was installed in the kitchen and breakfast room to match the floor in the living room and dining room, rendering all the floors on the first floor oak hardwood except the bathroom.

2005            Original kitchen cabinets and cupboards were repaired, repainted, and retained on the east wall. New cabinets and cupboards made to match the original casework, and new kitchen fixtures were installed on north, south, and west walls when the kitchen was remodeled. A bench seat was built and installed on the east wall in the breakfast room. Faulty plumbing and knob-and-tube electrical systems were replaced throughout the house.

2008            The first-floor bathroom was remodeled with new fixtures and new plumbing. A new bathroom was installed on the second-floor in the west wall dormer. Plumbing in the basement bathroom was repaired. All three bathrooms were repainted.

2013            A new roof was installed on new roof decking—the original wood shingle roof and two subsequent composition roofs were removed.

2014            A wrought iron hand rail was installed in the center of the concrete steps at the front porch. The basement ceiling was restored to its original height.



**SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1926</i>
<i>Built Date</i>	<i>1926</i>
<i>Architect</i>	<i>unknown</i>

***Summary Statement***

The Hutsinpillar House & Garage are eligible for listing on the Spokane Register of Historic Places. The property’s period of significance is 1926, the year the house was constructed, and the property’s area of significance is “architecture.” The Hutsinpillar House & Garage are significant for their fine, artistic representation of the Craftsman style and bungalow house form, and are remarkably intact and meticulously preserved. With horizontal emphasis produced by a low-pitched roof, clipped jerkinhead gable peaks, widely overhanging eaves, a partial-width front porch with adjoining pergolas, tapered porch pillars, raked brick cladding with deeply incised shadowed grout lines, and horizontal rows of multiple windows, the property has a ground-hugging, low-slung form—all tenets of the Craftsman style and the bungalow house form. The home’s interior lends further architectural significance to the property with smooth, well-preserved, superior quality woodwork made of gumwood, a rare specialty hardwood. The home was custom-built for United States Railway Mail Service clerk, J. Elmer Hutsinpillar, and his wife, Hester M. Hutsinpillar. Three generations of the Hutsinpillar family owned the property for more than 70 consecutive years—a strong testament to the well-designed, well-built Hutsinpillar House and the longstanding popularity of the surrounding residential Cannon Hill-Manito Park neighborhood.

***HISTORICAL CONTEXT***

***Cannon Hill-Manito Park Neighborhood***

The Hutsinpillar House is located in the First Addition to Cannon Hill, just two blocks south of Manito Park and ten blocks south of Cannon Hill Park—two of Spokane’s most prestigious public parks.

In the early 1900s, the land above and on top of the steep basalt bluff south of the Spokane’s downtown was called the Manito Plateau and later, the South Hill. The area was characterized by natural, picturesque topography distinguished by hilly and rocky landscapes, natural springs and wetland areas, spotty native pine and cedar tree growth, native grasses and farmland, and a sprawling multi-acre greenspace called Montrose Park (now renamed Manito Park). Except for the park, the Manito Plateau was mostly undeveloped and had great potential to be developed with some of the finest residential neighborhoods in Spokane.

At that time, noted Spokane real estate mogul and businessman, Jay P. Graves, became interested in the area and saw an opportunity for residential development on the plateau, especially around Montrose Park. He purchased acreage in the area and along with his brother, Spokane attorney Will Graves, formed the Spokane-Washington Improvement

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Company. The Graves brothers then reorganized and improved the plateau's 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 the City's if city coffers and contractors would pay for and install the needed infrastructure, specifically roads and an underground fresh water line. The deal was made and the name of the park was changed to Manito Park. Today, Manito Park is one of Spokane's most popular and revered public parks.

A short four blocks west of Manito Park is Cannon Hill Park. In the late 1800s, the area was dominated by a north-facing slope, tall stands of native fir and pine trees, rocky basalt outcroppings, and a natural water-filled, clay-lined drainage swale. The wetland and clay deposits proved beneficial to quarryman J. T. Davis, who in 1887, developed the area as one of Spokane's first brickyards. The brickyard was later associated with the Washington Brick, Lime & Sewer Pipe Company, which made thousands of bricks used in the construction of homes and commercial buildings throughout Spokane. By 1907, the clay deposits were exhausted and the brickyard was demolished.

As the brickyard was closing, the nationally acclaimed Olmsted Brothers Landscape Architectural firm of Brookline, Massachusetts came to Spokane and proposed a comprehensive public park plan for the entire city, including a small 15-acre park at the abandoned brickyard site. Construction commenced in 1908, and the small, low-lying wetland at the park site was restored with two shallow ponds surrounded by manicured lawn, indigenous plantings and trees, and gracefully arched bridges constructed of native basalt. With aesthetic appeal and close proximity to Spokane's central downtown business district, Cannon Hill Park and Manito Park proved to be the anchors and catalysts for the design, development, and subsequent successful settlement of the large Cannon Hill-Manito Park Neighborhood on Spokane's South Hill.

The Hutsinpiller House is located in the Cannon Hill First Addition bounded by 25<sup>th</sup> Avenue and 29<sup>th</sup> Avenue north and south, and by Division Street and Bernard Street east and west. The Addition is an integral part of the Cannon Hill-Manito Park Neighborhood, which boasts single-family homes built from 1907 to 1945. Houses in the Cannon Hill-Manito Park Neighborhood reflect a variety of sizes, shapes, and architectural styles, including revival styles in the Colonial, Tudor, Mission, and Spanish Eclectic traditions as well as large Arts & Crafts and Prairie-style homes to smaller Craftsman bungalows and Tudor Revival Cottages. The modest-size Craftsman-style Hutsinpiller House is one such example.

***The Hutsinpiller House***

On September 16, 1925, James Elmer Hutsinpiller and his wife, Hester M. Hutsinpiller, purchased Lot 1, Block 5 in the Cannon Hill First Addition. They commissioned a single-family house built for an estimated \$4,500 as recorded on Spokane Building Permit #26084. A \$4,000 mortgage was secured from the Spokane Savings & Loan

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Society to help finance construction of the home, and the construction of the house was finished in 1926. In 1927, the Hutsinpillers commissioned a single-car garage built for \$300 in back of the house as listed on Spokane Building Permit #26769. That same year, the 1926 mortgage was re-financed to \$3,200 by the Union Trust Company of Spokane with a five-year term. At this time, J. Elmer worked as a clerk for the United States Railway Mail Service, and continued to work in that capacity until he retired in 1965. Two children were born to the Hutsinpillers: Helen Ann Hutsinpiller and James E. Hutsinpiller.

Helen Ann never married, worked as a cook at Deaconess Hospital in Spokane, and lived in the house with her parents J. Elmer and Hester Hutsinpiller. James married, worked for Brown Industries Auto Trailer Manufacturers, and had a daughter, Molly Hutsinpiller. Molly married James Gimurtu, and in 1996, they became legal owners of the property.

***Subsequent Homeowners***

In 1998, Peter C. Parmelee, a car dealership finance manager, purchased the Hutsinpiller House. Two years later in 2000, he sold the property to current owners Dennis & Carol Anderson. Dennis Anderson is a senior lecturer at EWU and owns a private counseling practice in Spokane. Carol Anderson is a registered nurse care manager for Group Health Corporation. The Andersons continue to preserve the property with sensitive stewardship and careful maintenance.

***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.”<sup>1</sup> To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”<sup>2</sup>

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.<sup>3</sup>

The J. Elmer & Hester Hutsinpiller House is nominated under 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.”<sup>4</sup> It is also nominated under Requirement #3

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<sup>1</sup> *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

<sup>2</sup> *Ibid*, p. 17

<sup>3</sup> *Ibid*, p. 17

<sup>4</sup> *Ibid*, p. 17

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because it “so fully articulates a particular concept of design that it expresses an aesthetic ideal.”<sup>5</sup>

“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.”<sup>6</sup> 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.<sup>7</sup>

The Hutsinpiller House is a fine example of the American bungalow house form and the Craftsman style because it retains and displays multiple stylistic elements and architectural features of the bungalow house form and Craftsman tradition, and possesses high artistic values which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of original exterior raked brick cladding, jerkinhead gables, and interior gumwood woodwork and built-ins.

### ***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.”<sup>8</sup> *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.<sup>9</sup> Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or 1.5 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

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<sup>5</sup> Ibid, p. 20.

<sup>6</sup> Ibid, p. 18

<sup>7</sup> Ibid, p. 20

<sup>8</sup> Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

<sup>9</sup> Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

the Industrial Revolution in favor of the beauty and honesty of traditional handcraftsmanship and natural finishes.”<sup>10</sup> Traditional handcraftsmanship and “natural” building materials such as native field stone or basalt rock, cut granite or other rock, irregular clinker brick and textured raked brick, smooth and coarse 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, a covered front porch, pergolas, decorative eave brackets, exposed rafter tails, massive square or tapered porch piers and posts, tapered 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 architectural style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.<sup>11</sup>

#### ***Craftsman-style Elements and Features of the Parent House***

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

- Building date of 1926
- Bungalow house form with a low-pitched roof and horizontal design emphasis
- Clipped jerkinhead gables
- Widely overhanging unenclosed eaves
- Bargeboards with pointed ends
- Partial-width covered front porch and adjoining pergolas
- Thick square brick porch piers and tapered porch pillars
- Natural building materials—raked brick cladding, wood tongue-in-groove soffits, wood porch pillars, wood pergolas, brass door and window hardware, rarely seen smooth gumwood woodwork, oak-fir-terrazzo floors, built-ins (brick fireplaces, wood bookcases, drop leaf desk, linen closet)
- Original casement and 1/1 double-hung wood-sash windows and matching wood-sash storm windows
- Horizontal rows of windows (tripartite windows)
- Open floor plan at the interior, and deep front covered front porch living area—an extension of the interior open floor plan

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<sup>10</sup> Carley, Rachel. *The Dictionary of American Domestic Architecture*. New York: Henry Holt Publishing, 1994, p. 208.

<sup>11</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

Spokane City/County Register of Historic Places Nomination  
ELMER & HESTER HUTSINPILLER HOUSE

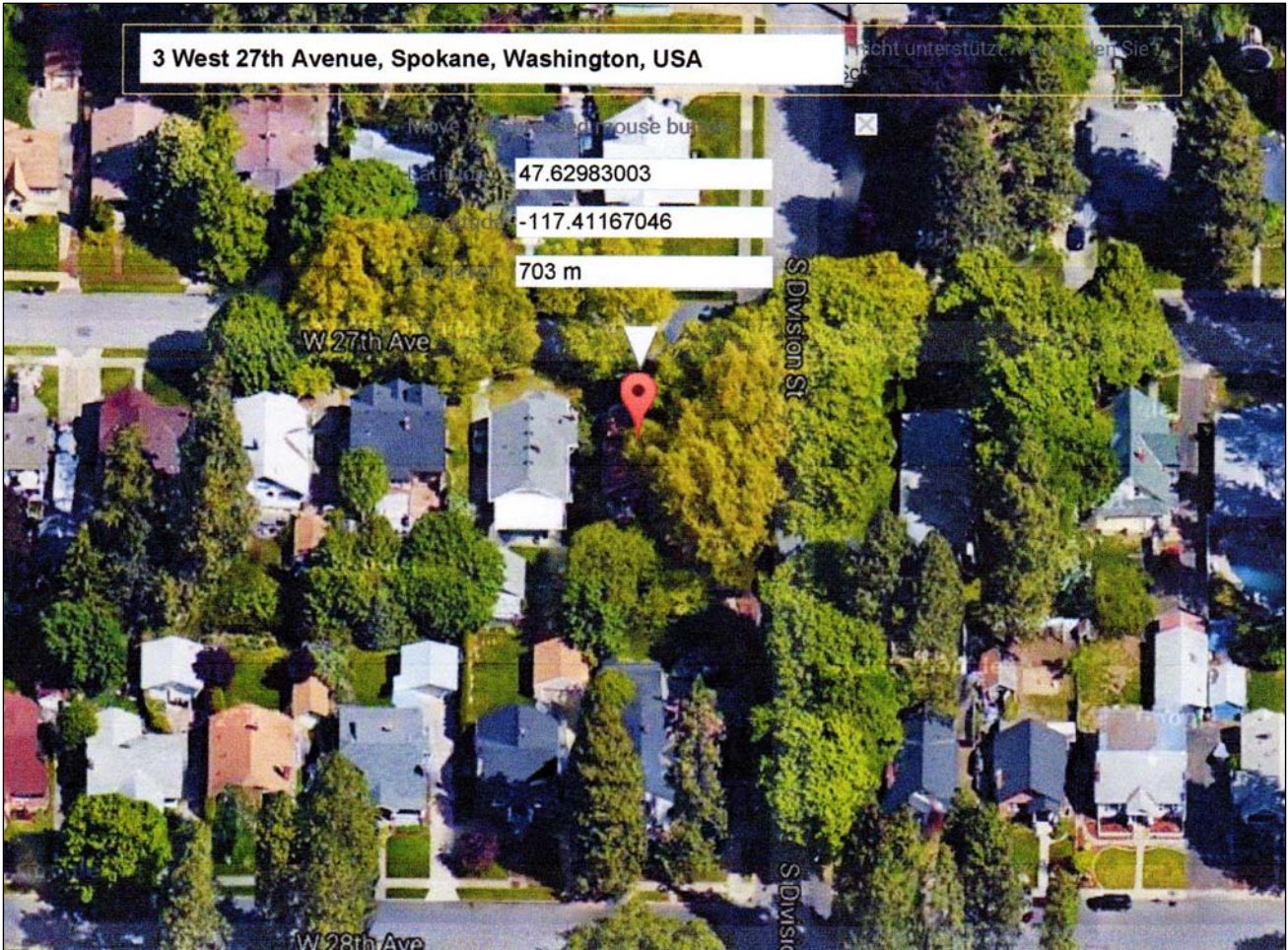
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ELMER & HESTER HUTSINPILLER HOUSE

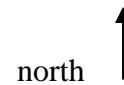
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*2015 Satellite Image*

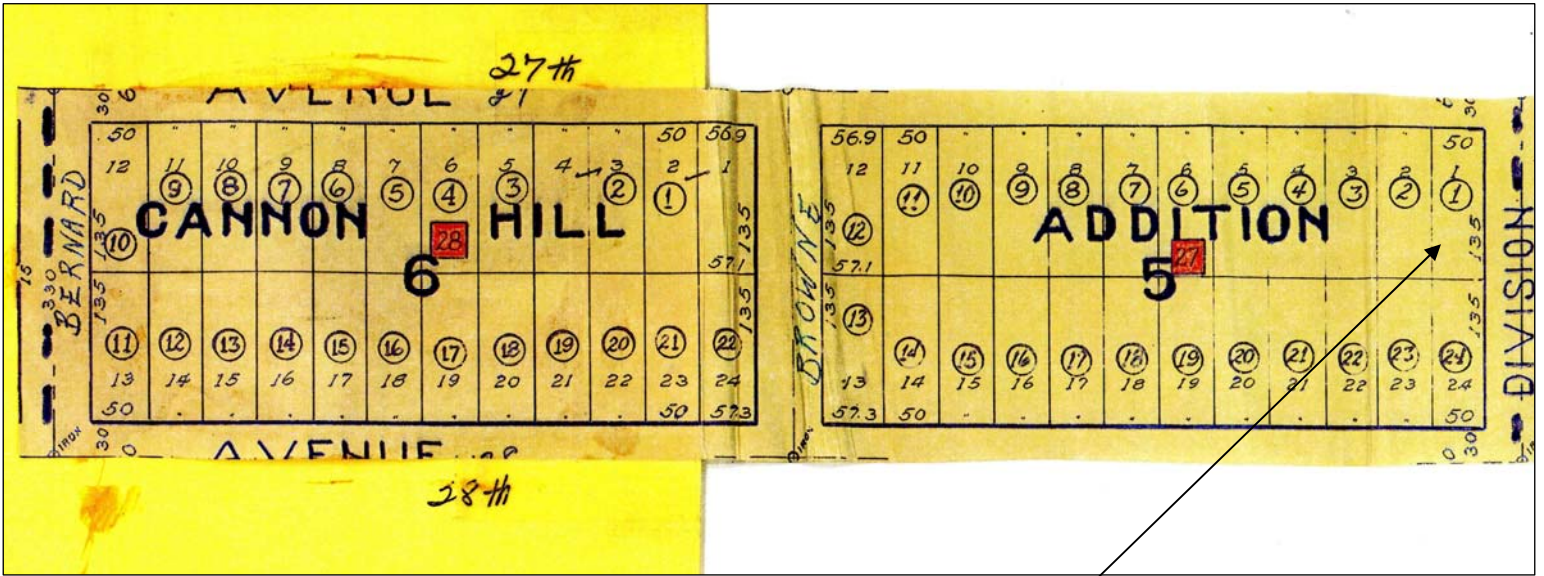
*Hutsinpiller House  
3 West 27<sup>th</sup> Avenue*

*Source: Google Maps 2015*





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*Spokane County Plat Map*

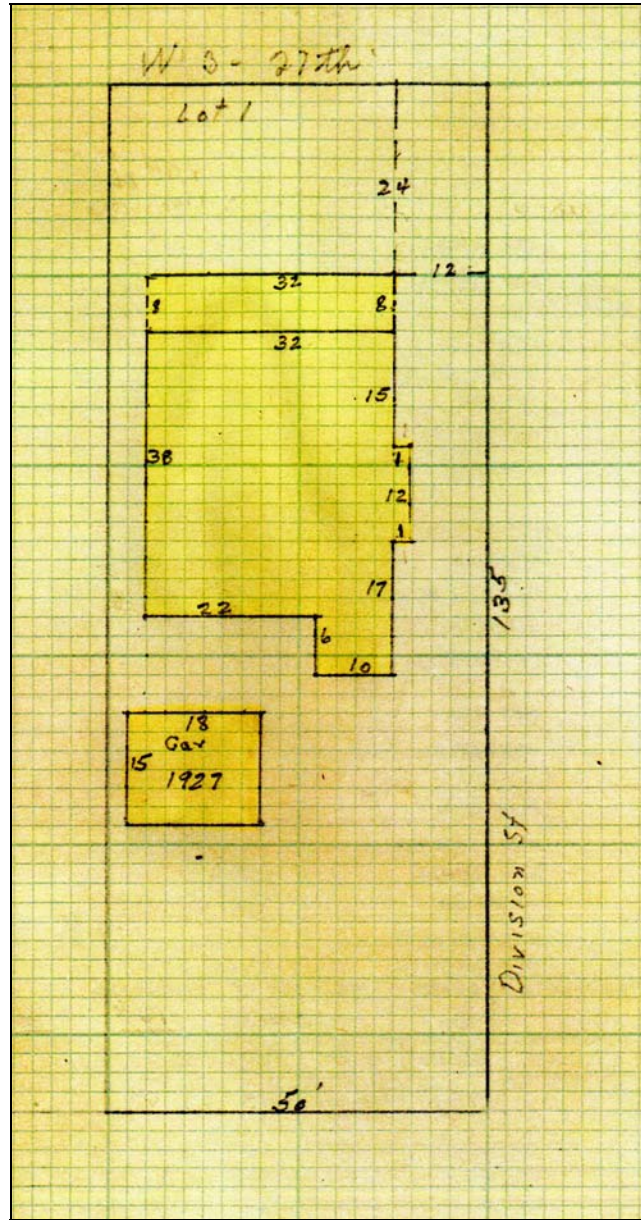
*Hutsinpiller House  
3 West 27<sup>th</sup> Avenue*

*Source: Spokane County Assessor  
2015*





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*Site Plan*

*Hutsinpiller House*  
*3 West 27<sup>th</sup> Avenue*

*Source: Spokane County Tax Assessor*

north ↑

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ELMER & HESTER HUTSINPILLER HOUSE

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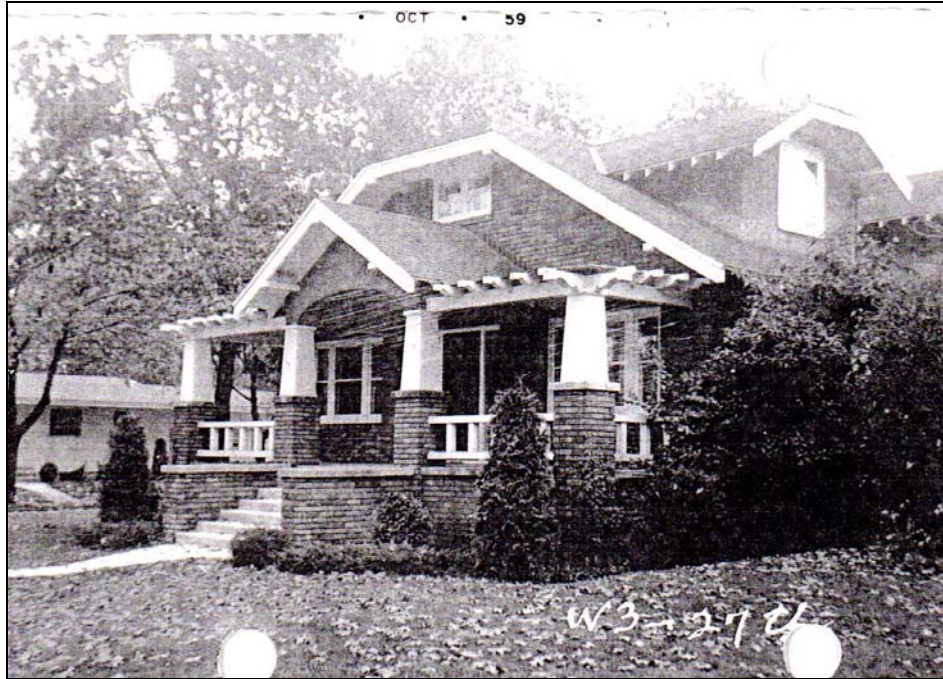
*1926 photo taken by Charles Libby, Libby Studios*

*Hutsinpiller House  
3 West 27<sup>th</sup> Avenue  
Spokane, WA*

*Source: MAC photo archive L87-1.31-32-26  
Northwest Museum of Arts & Culture, Spokane, WA*

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*1959 Spokane County Tax Assessor Photo*

*Hutsinpiller House  
3 West 27<sup>th</sup> Avenue  
Spokane, WA*

*Source: Spokane County Tax Assessor*



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*Looking at northeast corner of house from intersection of 27<sup>th</sup> Avenue and Division Street in 2015*



*North façade of house in 2015*

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*South façade and front porch of house in 2015*



*West side of house in 2015*



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*East side of house in 2015*



*East side of house in 2015*

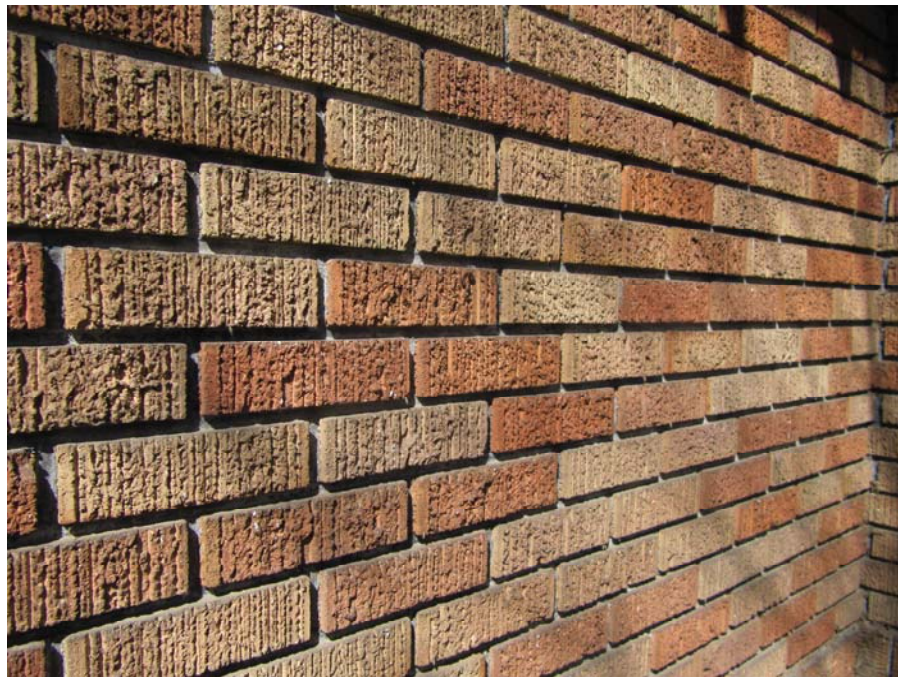


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*South rear of house in 2015*



*Raked brick cladding in 2015*

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*Dining room window on east side of house in 2015*



*Living room in 2015, looking northwest at front door*



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*Living room in 2015, looking east*



*Fireplace wall in 2015, looking northeast*

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*Dining room in 2015, looking southeast*



*Kitchen in 2015, looking southeast*

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*Family room-bedroom in 2015, looking southeast*



*Bathroom with original terrazzo floor in 2015*



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*First floor bathroom in 2015, looking west*

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*Basement fireplace in 2015*



*Original boiler in basement in 2015*