

HISTORIC REGISTER NOMINATION

Spokane Register of Historic Places

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

1. HISTORIC NAME

Historic Name **LEROY & DENA ZABEL HOUSE**
Common Name

2. LOCATION

Street & Number 3124 S. Manito Boulevard
City, State, Zip Code Spokane, WA 99203
Parcel Number 35322.1204

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
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

4. OWNER OF PROPERTY

Name Daniel R. Edgar & Kristen Soo Hoo Edgar
Street & Number 3124 S. Manito Boulevard
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail soohook@gmail.com, 509-599-3886

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 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 Addition, Lot 5, Block 54.
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	November 15, 2017

13. Signature of Owner(s) Fabel House

[Handwritten signature]

14. For Official Use Only:

Date nomination application filed: 10/15/17

Date of Landmarks Commission hearing: 11/15/17

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 12/18/2017

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.

[Handwritten signature] 11/15/17
Megan Duvall Date

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

Attest: *[Handwritten signature]*
City Clerk (Acting)

Approved as to form: *[Handwritten signature]*
Assistant City Attorney





Zabel House in 2017

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1927 on South Manito Boulevard on Spokane, Washington's South Hill, the Leroy & Dena Zabel House is a fine example of the Craftsman style and bungalow house form. Defining Craftsman-style and bungalow-form features include the home's ground-hugging horizontal orientation, low-pitched roof, lower cross-gables, covered front porch, tapered wood porch pillars anchored to square brick porch piers, widely overhanging eaves with exposed rafters and purlins, narrow-width horizontal clapboard siding, and unembellished wide woodwork around windows and doors. The home's interior is distinguished with an open floor plan, smooth gumwood woodwork, oak floors, and built-in bookcases, china cabinet, and linen closets—all tenets of the Craftsman style. The property is in excellent condition and retains a high degree of integrity in original location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The Zabel House fronts east onto South Manito Boulevard and was built in the center of Lot 5 on Block 54 in the Manito Park Addition. Lot 5 is 50 feet wide, 142 feet deep, and has a level grade. The Zabel House was built with one- and one-half stories in the center of the lot, assumes an irregular footprint, and measures 30 feet wide and 40 feet deep.¹ The home is shaded by mature native pine trees, and is framed by manicured lawn and evergreen/deciduous shrubs and bushes. The Zabel House is surrounded by a gridwork of paved north-south and east-west city streets and a well-maintained historic residential neighborhood with single-family homes built from 1903 to the 1950s.²

House Exterior

The exterior of the Zabel House has a low-slung horizontal orientation, especially emphasized by an asymmetrical façade design, low-pitched side-gable roof with lower cross gables, widely overhanging eaves that cast wide horizontal shadows on the home's planar wall surfaces, and narrow-width horizontal clapboard siding. The roof is covered with composition asphalt shingles and supports one brick chimney with double flues on the north elevation of the house (fireplace and furnace). Windows are a combination of wood-sash double-hung and fixed-pane units and replacement double-hung wood windows in a dormer at the west rear of the house. An original decorative geometric design made of wood muntin/mullion bars in the upper half of each historic window is representative of influence from the Craftsman and Prairie styles. The foundation and basement are formed from a poured concrete foundation and concrete floor.

The front of the house faces east onto South Manito Boulevard, a narrow one-way-south paved street that separates the property from Manito Boulevard, a city-owned groomed central pedestrian parkscape. The east façade of the Zabel House has two projecting low-pitched cross-gables. The lower cross-gable covers a partial-width front porch at the north end of the east façade. The porch is 17 feet wide and seven feet deep, and is supported by tapered wood porch pillars anchored to square brick porch piers that extend from grade to a plain square porch rail. The roof of the house and porch is covered with composition asphalt shingles and is articulated with wide bargeboards that have pointed ends. Roof eaves are widely overhanging with exposed rafters and purlins. A wide, horizontal exposed beam supports the porch roof over the front porch. A decorative horizontal dentil course articulates the horizontal beam. The front of the house is clad with narrow-width horizontal wood clapboard siding, and has plain unembellished wide woodwork that surrounds doors and windows. A front door is located just north of center on the home's east face. An original fixed-pane window with a decorative geometric design is located adjacent north of the door, and an identical original window is located adjacent south of the front door.

¹ A new 18-foot-wide by 40-foot-deep, single-story tandem garage was erected in 2017 behind the house in the property's southwest corner. It has a gable-end roof at the east façade and west elevation, clapboard siding, and metal overhead garage doors (the 2017 garage replaced a damaged/deteriorated garage built in 1927).

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

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The south elevation of the Zabel House abuts the side of a paved driveway that leads from the street at Manito Boulevard and extends west to the rear of the property, which borders a graveled alley. The south elevation of the house reveals the home's one- and one-half story, low-pitched side-gable roof. A small, single-story projecting bay is located at the southeast corner of the house. Enclosing a first-floor breakfast nook, the small bay measures eight feet wide and two feet deep, and is covered with a lower gable-front roof. A center side door is located west of the bay at the first floor. Two original double-hung windows with geometric designs in the upper half of each window flank the east and west sides of the back door. A single window is located in the center of the gable peak. The back door, a concrete porch stoop, and concrete porch steps are covered by a front-facing lower-gabled porch roof supported by two square porch posts at the first floor. A continuation of the home's narrow-width horizontal clapboard siding clads the south elevation.

The north elevation of the house reveals the home's side-gable roof, widely overhanging eaves, a continuation of narrow-width horizontal clapboard, and an asymmetrical arrangement of original double-hung wood-sash windows at the first floor, and one window in the gable peak. The geometric design in the upper half of original windows is repeated in the windows at the north elevation of the house. Plain, wide woodwork surrounds windows at the north elevation just as it does for the exterior of the entire home. As it is located five feet from a wood fence at the north border of the property, the north elevation of the Zabel House is not seen from the property's grounds or from any public right-of-way.

The west rear elevation of the house reveals the western slope of the home's side-gable roof, asphalt roof shingles, widely overhanging eaves, and narrow-width horizontal clapboard siding. Fenestration is asymmetrical at the first floor and includes two windows and one pair of contemporary sliding-glass doors. A wood patio deck built after 2008 abuts the sliding doors. A dormer was rebuilt in 2016 at the rear of the house and has a symmetrical pattern of four windows arranged in two groups of paired windows. The dormer is clad in a continuation of narrow-width horizontal wood clapboard, and the dormer roof is covered in a continuation of asphalt roof shingles that cover the house.

House Interior

The first floor of the house has 1,186 square feet of finished space, the second floor has 772 square feet of finished space, and the basement has 1,186 square feet of unfinished square feet.³ The front door is original, made of gumwood, and has a full-length center beveled plate-glass window. The front door opens into a large room that extends from the south end of the house to the north end of the house in the east half of the first floor. The south end of the room was designed as a dining room, and the north end of the room was designed as a living room. A wide, arched opening separates the dining room from the living room. Ceiling height is eight feet, floors are made of original golden-colored solid oak planks, and woodwork is smooth honey-hued gumwood. Woodwork includes

³ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

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six-inch-deep cove and floor molding, window and door surrounds, built-in bookcases, and a built-in china cupboard. The north wall of the combination living-dining room is articulated with a center fireplace flanked by two built-in gumwood bookcases, and is the focal point of the room. The bookcases are enclosed with gumwood and glass doors that repeat the same decorative geometric design as the original windows in the house. The fireplace is located between the bookcases, which are a few inches lower than the height of the center fireplace. A plain gumwood mantel with a gumwood apron protects the top of the fireplace. The fireplace surround and hearth is clad with matte-finish ceramic tiles in various square and rectangular shapes with shades of terra cotta and light blue hues. A large medallion tile with sculpted relief is located over the center of the fireplace opening and is flanked by two sculpted tiles set on either side of the fireplace.⁴ The dining room at the south end of the room is distinguished with a built-in china cupboard with glass and gumwood doors in the upper half, and a bank of drawers in the lower half of the cupboard. The glass doors reveal and repeat the same geometric design used in the home's windows.

The dining room opens west to a kitchen and family room. A small breakfast nook is located in the southeast corner of the kitchen, and a family room with a widened entry (was originally designed as a bedroom) is located in the rear southwest corner of the house. The kitchen, breakfast nook, and family room are finished with painted woodwork, eight-foot-high ceilings, and floors covered with a combination of ceramic tile and oak planks. The kitchen was remodeled in 2003-04 with built-in cupboards, cabinets, counter tops, sink/basin, and dishwasher. The family room was remodeled from a bedroom sometime before 2008. The family room retains the bedroom's original built-in linen/clothes closet and drawers. An exterior side door is located on the south wall between the kitchen and family room.

The kitchen opens to a center hallway that leads to two bedrooms, a bathroom, and an interior stairway. Like the kitchen, woodwork in the hallway, bedrooms, bathroom, and stairwell is painted, ceilings are eight feet in height, and floors are oak planks (except the bathroom). The bathroom was remodeled in 2016 and includes a period-appropriate hexagonal ceramic tile floor, new fixtures including a pedestal sink, and ceramic subway tile wainscoting and bathtub/shower enclosure. The interior stairway leads to a large second-floor multi-purpose room with a vaulted ceiling, painted woodwork, and a floor covered with wall-to-wall carpet. The large multi-purpose room leads through a door to a bathroom with a ceramic tile floor, painted woodwork, a built-in vanity with two wash basins, and a built-in shower stall.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Zabel House was built 90 years ago in 1927, and survives in excellent condition today in 2017. Modifications to the property include:

1940 A small gabled porch roof was installed over the back door and back steps.

⁴ It is not known what company made the ceramic tiles but they resemble those made by the Washington Brick, Lime and Sewer Pipe Company in Clayton, WA, and the Batchelder Tile Company in Pasadena, CA.

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2003-04 The kitchen was remodeled with new casework, fixtures, plumbing, electric wiring, and ceramic tile floor. An original bedroom on the first floor in the southwest corner was remodeled to accommodate a family room with a widened doorway to the kitchen and a contemporary sliding glass door that opens to a deck built at the back of the house.

2016 The bathroom on the first floor was remodeled with a ceramic tile floor, wainscoting, and shower walls as well as new fixtures and lighting. In 2015, severe damage was caused by a massive pine tree that fell through the second-floor dormer at the rear of the property. In 2016, a new dormer was rebuilt wider and larger, and part of the first floor was rehabilitated with repaired/repainted interior walls, ceilings, and rooms. The roof of the house was repaired, stabilized, and re-covered with asphalt shingles along with repairs to the brick chimney and repairs and repainting to roof eaves, woodwork, and exterior clapboard cladding.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1927</i>
<i>Built Date</i>	<i>1927</i>
<i>Builders</i>	<i>LeRoy & Dena Zabel (Zabel House homeowners)</i>

Summary Statement

Architecturally significant, the Zabel House is eligible for listing on the Spokane Register of Historic Places under Category C. The home's period of significance is defined by the year it was built in 1927. An excellent representation of the Craftsman style and bungalow house form, the Zabel House was designed with a character-defining ground-hugging horizontal orientation achieved by a low-pitched roof, lower cross-gables, a covered front porch supported by brick piers and tapered wood pillars, narrow-width horizontal clapboard siding, and widely overhanging eaves that produce broad horizontal bands of shade across the home's planar wall surfaces. High artistic values associated with the Zabel House include an open floor plan with honey-colored gumwood woodwork, built-in furniture, and a focal-point living room fireplace clad with colored, matte-finish ceramic tiles and a tiled center medallion with sculpted relief. The property is a product of the home's builders and first residents, LeRoy & Dena Zabel. In addition to their own home, the Zabels erected at least five additional houses along South Manito Boulevard. Representative of various sizes, designs, materials, workmanship, and associative values popular during the time in which they were constructed, all six Zabel-built homes are well-preserved through nine decades of use, and continue to add to the popularity of the South Manito Boulevard community.

HISTORICAL CONTEXT

Manito Park Addition

Located atop the Manito Plateau on Spokane's South Hill between 14th and 33rd Avenues, and between Division Street and Hatch Road, the Manito Park Addition was platted in 1903⁵ before residential development and settlement of the plateau began. At that time, the area was characterized by natural, picturesque topography distinguished by an irregular hilly and rocky landscape with natural springs and wetland areas, spotty pine and cedar tree growth, native grasses and farmland, and a sprawling multi-acre green space and groomed parkland called Montrose Park (now named Manito Park). Except for the park, the surrounding Manito Park Addition was undeveloped and had great potential to be one of the finest residential neighborhoods in Spokane. A July 31, 1903 article in the local *Spokane Daily Chronicle* newspaper described future plans for the neighborhood and reported that "two main drives through the Addition will be Grand Street and [Manito] Boulevard, running parallel with each other north and

⁵ Spokane County Assessor's Plat Book. Spokane Courthouse, Spokane, WA.

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south...lengthwise through the tract... The boulevard will be 175 feet in width with a 77 foot [groomed] parking strip in the center.”⁶

In July 1911, the Spokane Parks Department developed planting plans for Manito Boulevard from Manito Place to nearly West 33rd Avenue. In 1912, Spokane City Council “adopted landscape plans for the central, 80-foot-wide treescaped, pedestrian-accessible parkway... The central area, then as today, features no prescribed paths: the arched curbs mark the north-south intersections, and ponderosa pines line the central landscape.”⁷ Influenced by Olmsted park designs,⁸ the plan for the boulevard with a center parkway provided an important community link, connecting Manito Park and the surrounding neighborhood.

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 and along with his brother, Spokane attorney 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 the City of Spokane’s if city coffers and contractors would pay for and install the needed infrastructure, specifically roads and underground fresh water lines. The deal was made and the name of the park was changed to Manito Park, which name was derived from an Algonquin Indian word that meant “spirit” and “supernatural force that pervades nature.”⁹ 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.¹⁰

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 residence sections of the city.” He applauded plans for the development of Manito Boulevard, “which is to be the show street of the city.”¹¹ Manito Boulevard, Manito

⁶ Bamonte, Tony & Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane’s Past*. Spokane: 1998.

⁷ Perrin, Natalie and Chrisanne Beckner and Lynn Mandyke. *National Register Manito Park & Boulevard Historic District, Spokane, WA*. 2016. Dept of Archaeology & Historic Preservation, Olympia, WA.

⁸ Although the nationally famous Olmsted Brothers Landscape Architectural firm of Massachusetts did not prepare formal plans for Manito Park, the designs for the park were *influenced* by the Olmsted firm, their 1907 report, and suggestions for Spokane parks along with their work in cities across America.

⁹ Bamonte, Tony & Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane’s Past*. Spokane: 1998.

¹⁰ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

¹¹ Bamonte, Tony & Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane’s Past*. Spokane: 1998.

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Park, the addition of city-financed infrastructure, and the high plateau site for the Manito Park Addition on Spokane's South Hill lured architects, builders, and prospective homebuyers to the area. Aware of the need for architectural compatibility and land use controls, Jay P. Graves, through his Spokane-Washington Improvement Company, initiated subdivision regulations as "binding covenants" which became a legal part of each property's warranty deed. Initially prepared over 100 years ago in 1903, the covenants were designed to run in perpetuity with the land as the property was developed for successive homeowners. The following covenant conditions were specified on warranty deeds for properties in the Manito Park Addition, including the Zabel House:

- 1. Any residence built on any lot facing Grand Boulevard, Manito Boulevard, or Manito Park shall not cost less than \$5,000.*
- 2. No residence built on any of the remaining lots in said addition shall cost less than \$1,500.*
- 3. All buildings shall be of modern style of architecture.*
- 4. No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house.*
- 5. No building erected on any of said lots shall be used for business purposes of any kind.¹²*

The covenants were put into place, and architects and builders got busy designing and building single-family homes for the next succeeding years from 1903 to the 1950s. Styles ranged from Colonial and Tudor Revival homes to large Arts & Crafts and smaller Craftsman, Prairie, and Minimal Traditional examples. Public schools were built, churches erected, park and landscaping work in Manito Park progressed, and by the 1950s, development and settlement in the Manito Park Addition was complete. Manito Park, treed-and-groomed Manito Boulevard, and South Manito Boulevard (the street along which the Zabel House is sited), have proved to be immensely popular amenities in the neighborhood. Together with protective covenants and well-preserved homes, the Manito Park Addition with South Manito Boulevard continue to be one of Spokane's finest residential sections and continually demand higher real estate values than other parts of the city.¹³

HISTORICAL SIGNIFICANCE

LeRoy & Dena Zabel

LeRoy Zabel married Dena Linge, and together, they raised two children—their daughter Jerry Zabel (married A.T. Siewert), and their son Carl L. Zabel. LeRoy was active in Spokane Masonic Lodge #246, and was a member of Westminster Congregational Church. He died in 1958. His wife, Dena Linge Zabel, was a member of Westminster Congregational Church and later Manito Presbyterian Church. She died in 1973 after a 47-year residency in Spokane.¹⁴

¹² Spokane County Warranty Deeds. Spokane County Courthouse, Spokane, WA.

¹³ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

¹⁴ "Deaths: Lee Zabel." *Spokesman-Review*, 14 Jan 1958, and "Zabel, Dena L." *Spokane Daily Chronicle*, 4 March 1973.

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LeRoy & Dena Zabel built the Zabel House in 1927 and after 19 years, sold it in 1946 to Mrs. Justine McDonald. In 1948, Levi McCormack and Margaret (McDonald) McCormack purchased the property. Before and during the time he owned the property, Levi worked as a salesman for the Teters Motor Company and was a professional baseball player with the Spokane Indians for five years.¹⁵ In 1953, G. Frank & Mildred M. Zimmerman bought the property for \$13,250. Frank Zimmerman worked as a sales agent for the F. Ashley Company in Spokane with interests in “real estate, mortgages, home loans, and sales.” He later worked for Western Builders Real Estate Company, and Downriver Golf Course, located in northwest Spokane.¹⁶

In 1961, Edward F. & Hazel Cenis and their son and daughter-in-law, Edward N. & Elizabeth Cenis, purchased the property for \$13,400. In 1971, the Cenis family sold the property to their grandson and son, Daniel E. Cenis, and his wife, Joan Renee Cenis.¹⁷ In 2008, Daniel & Kristen Edgar purchased the historic Zabel House for \$363,000. Daniel Edgar is currently employed in 2017 as a banker, and Kristen works as a pharmacist at Sisters’ of Providence Sacred Heart Hospital.

The Zabel House

In 1906, the Northwestern Pacific Hypotheekbank (Northwestern & Pacific Mortgage Company) sold acreage platted as residential blocks and lots in the Manito Park Addition to the Spokane-Washington Improvement Corporation, a real estate development and insurance company. On September 4, 1926, William LeRoy Zabel and his wife, Dena Linge Zabel, bought Lots 5 and 6 on Block 54 in the Manito Park Addition for \$500, “the best sum bid” for that property received at a Spokane County Treasurer’s property sales auction.¹⁸ In order to render the real estate transaction legally complete, the Spokane-Washington Improvement Corporation quit claimed the property to the Zabels in March 1927. A few days later, acting as a speculative real estate developer/building contractor, LeRoy Zabel applied for a building permit from the City of Spokane to erect a single-family home for an estimated \$4,500, and a private single-car garage for an estimated \$100.¹⁹ He listed his name on the building permit as the owner and builder of the property, and signed his name to sewer, water, plumbing, and electrical permits. By the end of 1927, LeRoy & Dena Zabel had completed construction of their home, the Zabel House.

When LeRoy & Dena Zabel built their house on South Manito Boulevard, Dena was a young mother and LeRoy was employed as an insurance agent in a Spokane branch office of New York Life Insurance Company. In 1929 at the beginning of the Great Depression, the Zabel family relocated temporarily to an apartment at 1412 E. Third Avenue in Spokane. Instead of selling their South Manito Boulevard property, they

¹⁵ Interview in 2017 with Jim Price, retired *Spokesman-Review* sports writer.

¹⁶ Spokane County public records and warranty deeds. Spokane County Courthouse, Spokane, WA.

¹⁷ Spokane County Warranty Deed #571927C, 4 August 1971.

¹⁸ Spokane County Warranty Deed #863539, 4 September 1926.

¹⁹ Spokane building permit #29463-4, 29 March 1927.

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leased their new home to Sperry Flour Company field manager Alessandro Sumbardo in 1932, and in 1933, to Launce Macomber, a Milwaukee Railway Company clerk.

In 1934, the Zabels returned to their home as residents of their property. LeRoy listed himself at different times in city directories as a sales manager, house painter and engineer, and as a builder on construction permits and water/sewer/plumbing/electrical permits to the City of Spokane. Successful in erecting their own residence in 1927, LeRoy & Dena Zabel built five more houses in their neighborhood on South Manito Boulevard:

3121 S. Manito Boulevard	Built 1953	Building permit #B17051	Est. cost \$9,000
3124 S. Manito Boulevard (<i>Zabel House</i>)	Built 1927	Building Permit #29463-4	Est. cost \$4,500
3128 S. Manito Boulevard	Built 1938	Building Permit # unknown	Est. cost unknown
3132 S. Manito Boulevard	Built 1940	Building Permit #60425-26	Est. cost \$4,500
3210 S. Manito Boulevard	Built 1947	Building Permit #85635	Est. cost \$15,000
3214 S. Manito Boulevard	Built 1949	Building Permit #97721	Est. cost \$12,000

LeRoy & Dena Zabel listed themselves as owners and builders of each home except the house at 3132 S. Manito Boulevard, for which they listed Spokane building contractor Arne Strand as the builder of record.²⁰ The homes are approximately the same size at 1,800 to 2,000 square feet and one or one- and one-half stories in height. All of the houses are frame construction with a combination of wood clapboard and/or wood shingle siding, stucco cladding, and featured areas clad with brick. In contrast to their similarities, the six houses reflect a variety of different architectural styles and stylistic influences from Craftsman, Tudor Revival Cottage, and International traditions to Minimal Traditional examples popular during the time the houses were built from 1927 to 1953. Including the Zabel House, all six homes share their street appeal and their continually growing real estate values. Manito Boulevard, regarded a prominent groomed parkway with a desirable location on Spokane’s South Hill, together with the street, South Manito Boulevard, are popular residential areas of Spokane where single-family homes fronting the parkway are in high demand.²¹

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.” To be eligible under Category C, a property must meet at least one of the following requirements:²²

- Embody distinctive characteristics of a type, period, or method of construction
- Represent the work of a master
- Possess high artistic value

²⁰ Spokane building contractor Arne Strand was responsible for erecting homes in the National Register Rockwood Historic District. Reynolds, Sally. *National Register Rockwood Historic District*, 1997.

²¹ Spokane County public records. Spokane County Courthouse, Spokane, WA.

²² *National Register Bulletin #15*. Secretary of the Interior, National Park Service. Washington DC: 1995.

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Architecturally significant, the Zabel House is an excellent example of the bungalow house form embellished in the Craftsman style. The property meets two requirements for architectural significance: the Zabel House embodies distinctive characteristics of the Craftsman bungalow type, and possesses high artistic values.

Bungalow House Form

In her book, *Bungalow: American Restoration Style*, architectural historian, Jan Cigliano, wrote that “*bungalow* is a form of house, a type of structure designed in a number of architectural styles; *style* by contrast, is a particular period and genre of design.” She further explained that “the bungalow house type is a single-family residence, one or one-and one-half stories high, and designed in elevation, plan, and roofline to achieve a horizontal and rectangular emphasis.” The word *Craftsman* refers to an architectural style that may embellish a bungalow form.²³

The American word *bungalow* was derived from the British and East Indian word *bangle*, which referred to low, one-story thatched huts with wide verandahs built in Hindi East India during British occupation. The 19th-century bungalow became popular with the British and was eventually built around seaside resorts in England. The appeal of the bungalow house form and its more affordable construction cost grew tremendously during both the English and American Arts & Crafts periods in the late 1800s and early 1900s, and was described by Gustav Stickley, a prominent voice in the American Arts & Crafts movement, as “a house reduced to its simplest form which never fails to harmonize with its surroundings...”²⁴ Ideal values attributed to bungalows were described as simple, comfortable, nature’s materials/colors/forms, modest, crafted by artisans, integrated with the natural environment, affordable, and art in form and function.²⁵ The bungalow house form was particularly popular in the United States, especially along the West Coast in areas like Pasadena, California. Along with the Craftsman style that was applied to so many west-coast bungalows, the bungalow house form was sometimes called a “Craftsman bungalow,” a “California bungalow” and/or a “Pasadena bungalow.”²⁶

The Craftsman Style

Applauding aesthetics of the simple life and the mantra “Back to Nature,” the Craftsman style enjoyed huge nation-wide popularity in America from 1900 to 1930. Natural materials were revered such as indigenous river rocks or field stones, all kinds of brick (especially textured and/or cobbled clinker brick), hand-split wood shingles, horizontal narrow-width wood clapboard siding, coarse to fine-textured stucco, double-hung and fixed-pane windows, decorative leaded-glass windows, burnished copper and brass, and hand-forged wrought iron.

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

²⁴ Ibid.

²⁵ Ibid.

²⁶ Duchscherer, Paul. *The Bungalow: America’s Arts & Crafts Home*. New York: Penguin Publishers, 1995.

In contrast to vertical house forms of the former Victorian Age, the Craftsman style emphasized horizontal prominence. Designers and architects plied their “tricks of the trade” in achieving this emphasis. Creative designs included the application of architectural forms and elements such as ground-hugging one- and one-half-story bungalow house forms, low-pitched roofs with lower cross-gables, widely overhanging eaves with exposed rafters, wide decorative bargeboards with tapered or cut-out ends, numerous horizontal bands and string/belt courses that separated siding treatments or the juncture between stories, horizontal rows of windows, partial or full-width covered front porches (sometimes called “outdoor living rooms”), solid porch walls, straight and tapered porch supports, sleeping porches (fresh air bedrooms), wide and plain exterior woodwork (sometimes tapered), and attached single-story *porte cocheres* (carports). These architectural details all worked together to accentuate the home’s “natural” materials and strong horizontal emphasis.

Within the interiors of Craftsman-style homes, the liberal use of natural woodwork hand-rubbed to a rich patina was paramount and included such woods as oak, ash, walnut, chestnut, tamarack, fir, cedar, mahogany, and smooth-grained gumwood (popular in the 1920s). Built-in furniture such as bench seats, bookcases, china cupboards, linen closets/drawers, beds and desks were made of natural unpainted wood with burnished finishes. The built-in furniture reinforced open floor plans that blended living, dining and reception areas, and reduced the need for furnishings. If furnishings were needed, answers could be found in mail-order house plan books and magazines, and in acclaimed American furniture-maker Gustav Stickley’s furniture and home design periodical, “*The Craftsman*,” published from 1901 through 1916. He advocated “simple blocky furniture with good proportions and solid construction” and “hoped that...furnishings would lead to simpler values and a happier life for the common man.”²⁷

Architectural historians James C. Massey and Shirley Maxwell (*Old House Journal*) summarize that “the Craftsman house had to be perfectly suited to the use for which it was intended. The exterior design followed as a matter of course and was always simple, appropriate to its suburban or rural setting, and honest in its use of materials. The small amount of decoration that was used expressed structural consideration. Exposed rafter ends were almost a Craftsman trademark. Symmetry for symmetry’s sake was encouraged. Enormous stone or brick exterior chimneys suggested a broad hearth and a warm and happy family life within—very, very successful Craftsman!”²⁸

The Zabel House and Its Craftsman Bungalow Features

- 1927 Zabel House building date corresponds to 1900-1930 characteristic time period for the bungalow form and Craftsman style
- Asymmetrical exterior design
- Low-pitched gable-end roof with front-facing gables and lower cross-gables, dormers

²⁷ Massey, James C. and Shirley Maxwell. “Arts & Crafts Houses.” *Old House Journal*. May/June 1990.

²⁸ Ibid.

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ZABEL HOUSE**

- Wide and deep bargeboards, sometimes decorative with pointed ends
- Widely overhanging eaves with exposed rafters and purlins that cast horizontal shadows on planar wall surfaces of house
- Front porches, full- or partial-widths covered with principal roof extensions or a lower front-facing gable roof
- Front porches can be deep and wide, called “outdoor living rooms”, sometimes integrated with pergolas, wood or concrete porch decks and steps
- Porch supports as thick posts or piers (usually brick or stone), tapered pillars and/or piers, usually made of brick and wood, sometimes stone and cobbled clinker brick
- Chimneys made of brick, stone, combination of brick and stone—large, tapered, stepped
- Cladding is wood, horizontal narrow-width clapboard and/or cedar wood shingles
- Exposed structure supports such as horizontal porch beams, post and beam joinery
- Horizontal window boxes made of usually painted wood
- Double-hung and fixed-pane windows with wood muntins/mullions, or decorative leaded-glass
- Wide, plain, painted exterior woodwork and window/door surrounds
- Stone or concrete foundations
- Open floor plans—reception, living, and dining areas all open
- Built-in furniture: bookcases, china cabinet/cupboard, linen closet/drawers
- Gumwood woodwork finished in a smooth, gleaming honey-colored patina, 4- to 6-inches deep
- Oak floors
- Breakfast room/nook
- Open multi-purpose room on second floor

As public records reveal, LeRoy & Dena Zable built their home at 3124 S. Manito Boulevard and five other homes along the street. As the Zabels were not recorded, listed, or licensed as professional building contractors, they may have erected the houses by hiring carpenters and builders in Spokane to build them from designs rendered by local house designers or from plans in house plan books and magazines. The house at 3132 S. Manito Boulevard was built by Spokane contractor Arne Strand as stated on a 1940 Spokane building permit (see list above).

In addition to plan book houses, LeRoy & Dena Zabel may have chosen to purchase “pre-cut” homes, and may have hired local carpenters, builders, and/or “day labor” to assemble and erect the pre-cut catalogue houses. The November-December 1990 edition of the *Old House Journal* explained that “pre-cut (or in the marketing lingo of the times, ‘ready-cut’) houses flourished from about 1900 to 1940. These were ready-to-build houses in kit form—complete to the last windowpane and can of paint—that were shipped by rail and truck to their new addresses. The pre-cut housing industry had a novel solution: cut the lumber in advance and cut out the middlemen. This way, there

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were no private architects, no lumberyards, no carpenters to deal with—and no unhappy surprises when the bills came in.”²⁹

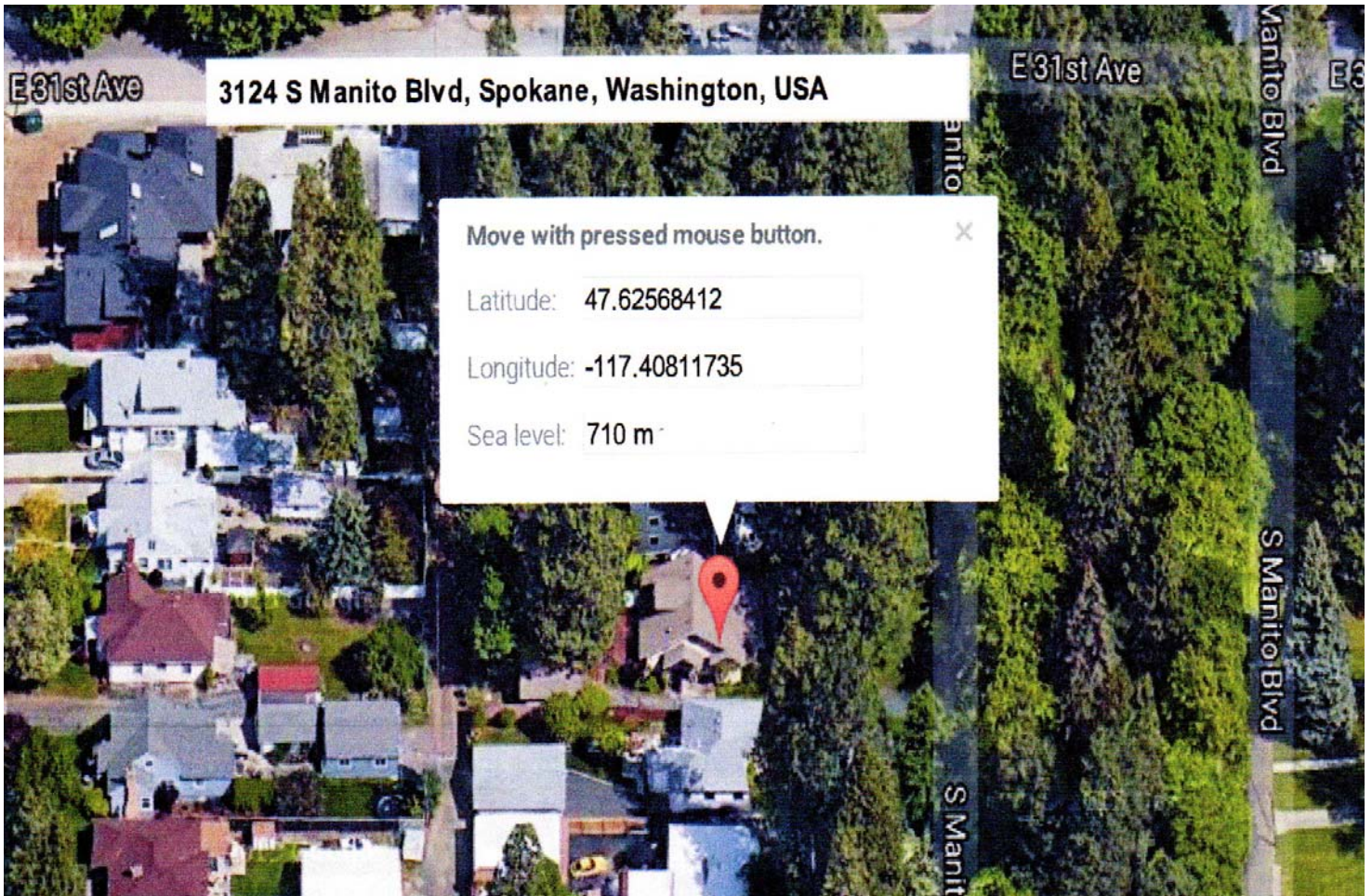
²⁹ Massey James C. and Shirley Maxwell. “Pre-Cut Houses, Catalogue Homes.” *Old House Journal*. November-December 1990.

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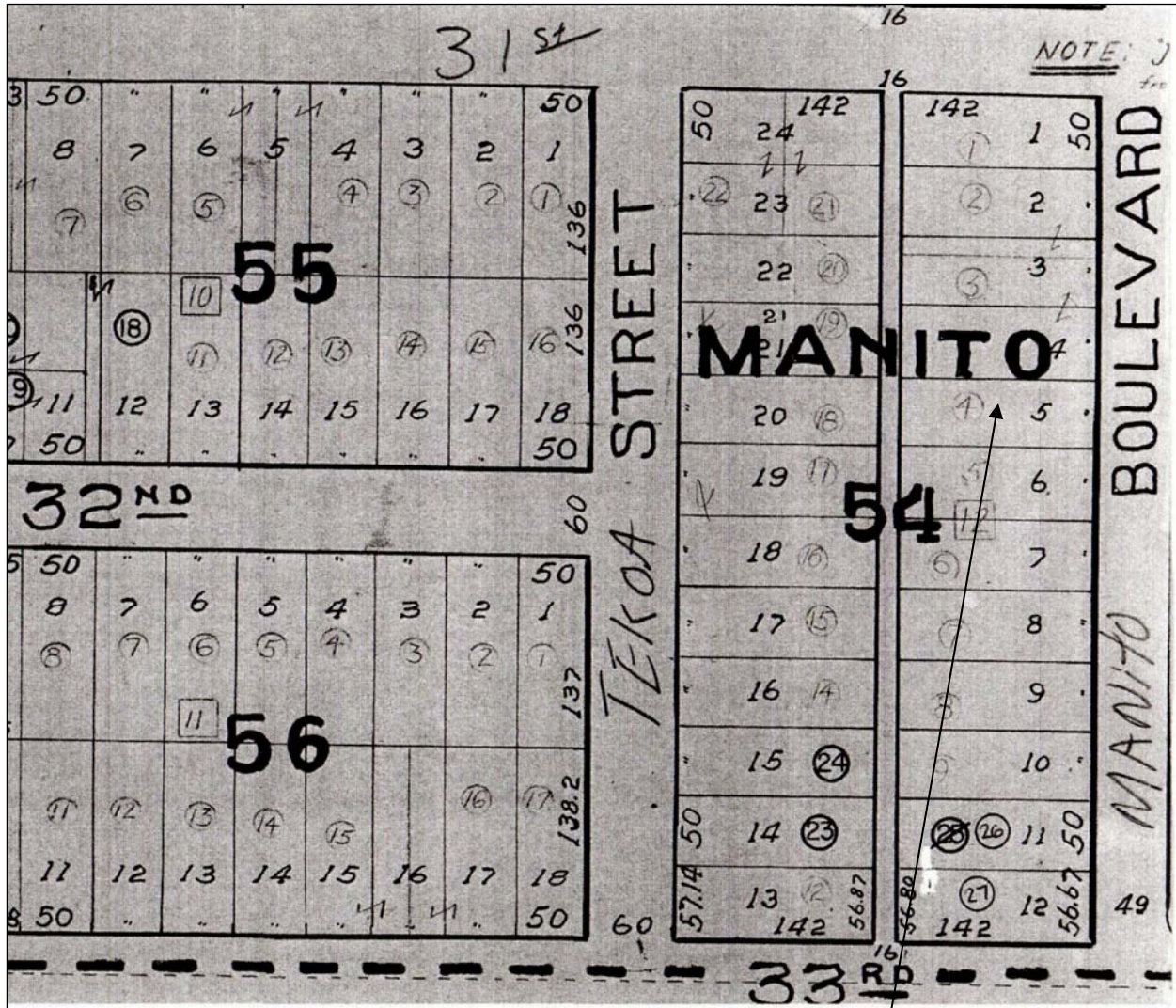


*2017 Aerial Photograph
of
S. 3124 Manito Boulevard
Spokane, WA*

Source: Google 2017

North ↑

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2017 Spokane County Plat Map

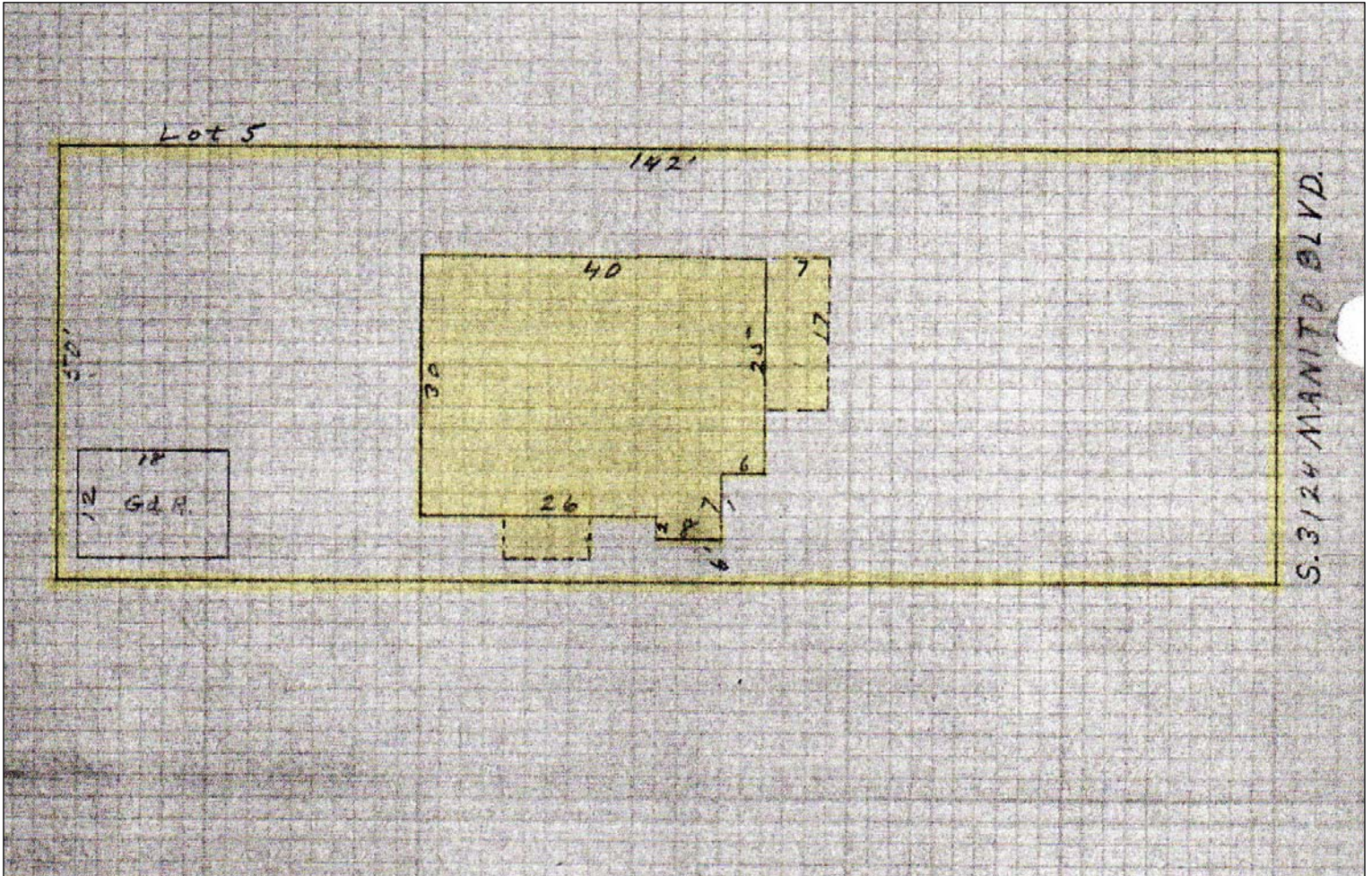
Manito Park Addition, Block 54, Lot 5
S. 3124 Manito Boulevard

Source: Spokane County Tax Assessor Plat Maps



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North



2017 Site Plan

*S. 3124 Manito Boulevard
Spokane, WA*

Source: Spokane County Tax Assessor 2017

North ↑

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1960 Photograph of East Facade

*S. 3124 Manito Boulevard
Spokane, WA*

Source: Spokane County Tax Assessor 2017

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S. 3124 Manito Boulevard

East façade, looking west in 2017

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East façade front entry porch in 2017

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East façade front entry porch in 2017

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East façade front entry porch in 2017

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South side view of front porch in 2017



South side of house with side entrance in 2017

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West rear of house in 2017, looking east



North face of house in 2017

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Living room and fireplace in northeast corner of house in 2017, looking east



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Built-in bookcase west of fireplace in 2017 in living room

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Living room, looking north in 2017



Dining room, looking south in 2017 (opposite end of living room)

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Built-in china cupboard in dining room, looking west in 2017

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Kitchen in southeast corner of house, looking east in 2017

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Photo taken from family room at west end of house, looking east into kitchen in 2017

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Master bedroom in 2017 on first floor

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2nd bedroom on main floor in 2017

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Main-floor bathroom in 2017

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2nd floor multi-purpose room in 2017, looking north and northeast

Spokane City/County Register of Historic Places Nomination
ZABEL HOUSE



2nd floor multi-purpose room in 2017, looking south and southeast

Spokane City/County Register of Historic Places Nomination
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2nd floor bathroom in 2017

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First-floor hall to bathroom and bedrooms from dining room