

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name **JUDGE HENRY & ALICE CANFIELD HOUSE**

## 2. Location

Street & Number 628 West 21<sup>st</sup> Avenue  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35301.2702

## 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 Matthew Melcher & Juliet Sinisterra  
Street & Number 628 West 21<sup>st</sup> Avenue  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 456-6278

## 5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse  
Street Number 1116 West Broadway  
City, State, Zip Code Spokane, WA 99260  
County Spokane

## 6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_\_ State\_\_\_\_ County\_\_\_\_ Local 1979  
Location of Survey Records Spokane Historic Preservation Office

*Final nomination reviewed & recommended for listing on SRHP on April 19, 2006*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	<b>Check One</b> <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered  <b>Check One</b> <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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**8. Spokane Register Categories and Statement of Significance**

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method 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.

*Narrative statement of significance is found on one or more continuation sheets.*

**9. Major Bibliographical References**

*Bibliography is found on one or more continuation sheets.*

**10. Geographical Data**

Acreage of Property	Less than one acre.
Verbal Boundary Description	Cannon Hill Park Addition, West 12 feet of South 100 feet of Lot 4, all of Lot 20, Block 15
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	April 19, 2006

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	black & white prints, color digital prints on CD

13. Signature of Owner(s)

Name

Name

*[Handwritten signatures]*  
June 1 2006  
6.1.06

14. For Official Use Only

Date Received \_\_\_\_\_ Attest \_\_\_\_\_

Date Heard \_\_\_\_\_ City Clerk \_\_\_\_\_

Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney *[Handwritten Signature]*

Council/Board Action \_\_\_\_\_

Date \_\_\_\_\_

**We hereby certify that this property has been listed in the Spokane Register of Historic Places.**

\_\_\_\_\_  
DEPUTY MAYOR, City of Spokane  
or

\_\_\_\_\_  
CHAIR, Spokane County Commissioners

\_\_\_\_\_  
CHAIR, Spokane City/County Historic Landmarks Commission

*[Handwritten Signature]*  
\_\_\_\_\_

OFFICER, Spokane City/County Historic Preservation Officer  
Spokane City/County Historic Preservation Office  
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

**NARRATIVE DESCRIPTION**

Erected in 1911, the Judge Henry & Alice Canfield House is an excellent example of the Craftsman style expressed within the American Arts & Crafts tradition. The property is located in the Cannon Hill Park Addition, a well-preserved National Register-eligible residential neighborhood on Spokane, Washington's South Hill. The property faces south onto West 21<sup>st</sup> Avenue, a wide tree-lined boulevard and one of the neighborhood's most prominent streets. The large one-and-one-half-story house features a symmetrical façade with a side gable roof, twin gabled dormers, and a full-width front porch which is covered by an extension of the principal roof. The home's design reveals strong Craftsman elements found in widely overhanging eaves, exposed rafters and brackets, tapered horizontal stringcourses, natural building materials such as basalt rock, stucco, brick, and wood clapboard siding, and massive porch piers and pillars that support low-hung eaves over the front porch. The home is well-preserved and retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in one of Spokane's finest residential South Hill neighborhoods.

**CURRENT APPEARANCE & CONDITION***Site*

The Judge Henry & Alice Canfield House is located on the west 12 feet of the south 100 feet of Lot 4, and on all of Lot 20 in Block 15 in the Cannon Hill Park Addition of Spokane. The parcel is identified by Spokane County Tax Assessor records as #35301.2702, and measures 62 feet wide and 100 feet deep.<sup>1</sup> The house is sited on a shallow north-facing slope and is framed by mature landscaping which includes a manicured lawn, century-old sycamore trees, and evergreen shrubs and plantings. A 50-foot-long concrete driveway extends north along the east boundary of the property from 21<sup>st</sup> Avenue.<sup>2</sup> The home is fronted by a wide boulevard which serves as a public greenbelt in the center of West 21<sup>st</sup> Avenue, and is surrounded by tree-lined streets and historic single-family homes built from 1907 to 1940.

*Exterior of House*

The Canfield House follows an irregular rectangular footprint and measures 36 feet wide and 34 feet deep. The home is one-and-one-half stories high and has a pitched side gable roof with twin dormers on the south façade above a covered front porch. The roof is covered with composition shingles and has wide overhanging eaves with exposed rafters and decorative bargeboards. A brick chimney with a distinctive stepped design is located on the west elevation and projects through the eave overhang past the ridge crest of the roof. The foundation is made of 24-inch-thick black basalt rock and is exposed at three

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<sup>1</sup> Spokane County Assessor's Records, Spokane County Courthouse, Spokane, WA.

<sup>2</sup> According to Spokane County Tax Assessor records, a single-car garage/carriage house was built in 1911 along with the home and was located in the northwest corner of the lot. It was demolished sometime in the 1980s and was not rebuilt. In 2005, the current owners installed a concrete driveway only along the east boundary of the property.

and four feet above grade at the west, east, and north elevations. The house is clad in original narrow-width, horizontal wood clapboard siding on the first floor and wood false half-timbering with stucco infill at the second floor in the gable peaks and dormers. Except for basement replacements and two new kitchen windows (northeast rear of house), the home retains all of its original windows which are a combination of multi-paned casement units, plate-glass fixed units, and double-hung wood-sash units (6/1, 9/1, and 12/1 designs).

The *façade* of the house faces south onto West 21<sup>st</sup> Avenue and a park-like boulevard, and is distinguished as the home's focal point. It has a symmetrical design, twin gabled dormers, and an extension of the principal roof which covers a full-width front porch. The porch is supported by massive square porch piers made of cut basalt rock. Large square wood pillars are anchored to the basalt rock piers and extend to the roof eave. The eave on the porch forms a deep overhang and casts a prominent horizontal shadow across the face of the porch. An open gabled portico with applied trusswork marks the center of the porch and projects out four feet over the front steps. The portico has a very low-pitched front gable roof with decorative bargeboards and is supported by massive wood knee-brace brackets. The soffit is clad with painted tongue-in-groove wood paneling. The porch deck is made of wood and is eight feet deep. It is protected by a cut-post balustrade with balusters and railings that are distinctive for their chunky proportions. Two low-pitched gabled dormers are located above the porch on the second floor. They are embellished with decorative bargeboards and exposed rafter tails, and are clad with false half-timbering and stucco infill. Wide bargeboards articulate the roof eaves and feature exposed purlins that appear to penetrate the bargeboard, rendering a mortise-and-tenon design which is false and only decorative. The dormers retain original 9/1 and 12/1 multi-paned double-hung wood-sash windows arranged in a row of two (west dormer) and a row of three (east dormer). The west dormer is slightly smaller than the east dormer and features an inset balcony. The balcony is protected by a plain wood balustrade. The foundation for the house and porch is made of black basalt rock. The first floor is clad in original, painted, narrow-width horizontal wood clapboard siding. An eight-inch-deep wood watertable separates the basalt rock foundation from the wood cladding, and a tapered horizontal wood stringcourse separates the first-floor cladding from the second-floor half-timbering and stucco infill. Façade windows on the first floor include 1/1 single-hung wood-sash units and fixed-pane plate-glass units with decorative transoms. A fixed multi-paned half-round, wood-sash window is located in the basalt porch wall under the front porch at the east end. A duplicate window at the west end is missing and the space is enclosed with basalt rock and mortar.

Sited next to a large residence, the *east elevation* of the Canfield House features a pitched gable roof with exposed rafters and a wide bargeboard, a black basalt rock foundation, narrow-width horizontal wood clapboard siding at the first floor, false half-timbering and stucco infill in the gable peak at the second floor, original windows, and a small square bay on the first floor (which provides interior space in the dining room). The bay is

covered with a low-pitched hip roof and has exposed rafter tails. The north end of the rear elevation features a single new window and window pair that mimic the original configuration and dimensions of the home's existing original windows.

Similar in design and materials to the east elevation, the *west elevation* also features a pitched side gable roof with a wide bargeboard, basalt rock foundation, narrow-width horizontal wood clapboard siding at the first floor, false half-timbering with stucco infill in the second-floor gable peak, and original multi-paned windows. A distinctive feature of the west elevation is a pressed-brick chimney which has a stepped design at the first floor and projects through a widely overhanging roof eave at the second floor. Both the west and east elevations are embellished with an eight-inch-deep horizontal band (watertable or dripcourse) which separates the foundation from the first floor, and a ten-inch-deep tapered wood horizontal stringcourse which separates the first floor from the second floor.

The *north, rear elevation* of the house features a wide center shed roof dormer with a ribbon of multi-paned casement windows, an enclosed back porch at the first floor, and a basalt rock foundation except for the porch which has a poured concrete foundation. Like the rest of the house, the first floor at the north elevation is clad in original narrow-width horizontal wood clapboard siding, the second floor dormer is clad in false half-timbering with stucco infill, and the roof has widely overhanging eaves with decorative bargeboards and a plain fascia board. The enclosed porch has a low-pitched shed roof and a concrete foundation wall which is partially covered with beveled wood drop siding. A single back door is located on the north elevation of the back porch.

### ***Interior of House***

Flanked by original beveled glass sidelights, an oak door with leaded stained-glass lights opens from the center front entrance of the house at the front porch into a small center reception hall. The reception hall opens west into a living room, east to a media room, up a quarter-sawn oak staircase to the second floor, and back to the rear of house on the first floor via a narrow hallway. The living room is located in the southwest corner at the front of the house and features an original box beam ceiling, white painted woodwork, lathe-and-plaster walls and ceilings, oak plank flooring, and a fireplace which is centered on the west wall. Original matte-finish mottled green and brown glazed ceramic tiles surround the firebox and clad the hearth. A plain white-painted mantel outlines the fireplace. The media room, which was originally designed as the home's formal dining room, is located in the southeast corner at the front of the house. Like the living room, it has a box beam ceiling, painted woodwork and wainscoting with a bracketed plate rail, and a built-in media center on the east wall (the built-in fits into a small square alcove which originally held a dining room sideboard/china cabinet). The reception hall and hallway lead back to the rear of the house where the kitchen and breakfast room are located. The breakfast room and part of the kitchen are located in an enclosed back porch. On the first floor of the house, the ceilings measure nine feet high, the woodwork

is painted white, and the floor is made of solid quarter-sawn oak planks which are embellished with one-inch-wide strips of ebony-colored walnut inlay that ring the perimeter of the room in the living room and dining room.

The second floor is finished with three bedrooms, two bathrooms, and a laundry room. The floor is maple plank, the walls and ceilings are a combination of original lathe-and-plaster and new sheetrock, and the ceiling is eight feet high. The basement is unfinished with exposed black basalt rock walls, a poured concrete floor, and mechanical and storage rooms. A gas-fired boiler produces hot water heat which is dispersed through original radiators that are located throughout the house.

## ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

### *Original Appearance*

The Canfield House retains its original location, design, materials, workmanship, and association as a single-family home built in 1911. This is depicted in its original form, plan, footprint, wide overhanging eaves with exposed rafters and brackets, wide bargeboards, wood siding, false half-timbering and stucco infill, basalt rock foundation and porch piers, front porch design, tongue-in-groove beadboard soffits, original windows and storm windows, beveled leaded-glass sidelights, horizontal banding and tapered stringcourses, and a brick chimney with a distinctive stepped design. The interior includes most of the original plan, original oak and maple flooring, eight and nine-foot-high ceilings, box ceilings beams, white painted woodwork, tiled fireplace hearth and surround, and original wood paneled wainscot and plate rail.

### *Modifications*

According to Spokane County assessor records and Spokane building permits, there were no known modifications (except for plumbing and wiring updates) from the time the house was built in 1911 until 1965. At that time the dining room, bathrooms, kitchen, and back porch were remodeled. The original screened back porch (18 feet wide by seven feet deep) at the rear of the house was enclosed and remodeled as part of the kitchen except for a six-foot-wide section at the northeast corner. Original 1/1, wood-sash windows at the northwest corner of the original kitchen were installed at the northwest corner of the remodeled back porch. A poured concrete foundation wall was installed under the porch and covered with beveled wood drop siding. The small wood screened porch in the northeast corner faced east and was protected with a small open-gable portico that hung over wood steps which descended to grade. In addition to the porch remodel, the original front door was replaced in 1965 with a contemporary hollow-core door, and a half-round window at the west end of the basalt front porch foundation was either removed or covered with basalt rock and mortar sometime before 2004. The original wood shingle roof<sup>3</sup> was recovered with composition shingles at least twice from the 1940s to the 1980s.

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<sup>3</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

From June 2004 through March 2006, the current owners carefully repaired and restored the property in addition to making the following modifications:

- *Exterior paint*—exterior of house was repaired and repainted.
- *Back porch*—the small six-foot-wide screened back porch at the northeast corner of the house was remodeled as part of the kitchen.
- *Brickwork*—chimney bricks re-pointed and repaired with mortar and mortar widths and profiles that duplicate the original.
- *Front porch*—structural bracing installed at front portico brackets.
- *Fenestration*—new windows were installed at the north end of the east elevation as 1/1, wood-sash units that mimic the configuration and dimensions of original existing 1/1 windows in the house. Basement windows were replaced with 1/1 vinyl-sash units (at least two original basement windows were retained on the east elevation—vinyl sash units were installed in front of the exterior surface of the existing windows). The c. 1965 hollow core front door was replaced with a new, period-appropriate solid oak wood front door with leaded-glass lights in the upper leaf. A damaged wood back door was replaced with a similar wood back door. All existing original wood windows and wood storm windows were repaired, re-caulked, repainted, and restored.
- *Interior remodels*—first-floor stairwell, dining room, kitchen/breakfast room remodeled, second-floor hallway, bathrooms remodeled; new upgraded wiring installed to current building codes; new plumbing systems upgraded and installed to current building codes; wood floors refinished; interior of home completely repainted; antique or period-appropriate light fixtures installed along with contemporary fixtures (no original light fixtures existed in the house when the current owner purchased the property in 2004).

### ***Conclusion***

Although the Canfield House has received some exterior modifications at the rear of the property, it continues to retain excellent integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane, WA. The property easily conveys its original Craftsman design, materials, and construction techniques popularized in 1911 when the house was built, and the home's documented history illustrates its architectural and historical significance in the context of single-family residential homes built in the Cannon Hill Park neighborhood on Spokane's South Hill.

Areas of Significance	Architecture, Community Planning & Design
Period of Significance	1911 to 1937
Significant Date	1911
Architect	Unknown
Builders	Gus Bostrom, general contractor W. Gus Smith, sub-contractor

### STATEMENT OF SIGNIFICANCE

Built in 1911 in the Cannon Hill Park Addition in Spokane, Washington, the Judge Henry & Alice Canfield House is a fine representation of the Craftsman style expressed in the American Arts & Crafts tradition. The property reflects Craftsman-style details such as a side-gable roof, a full-width front porch covered by an extension of the principal roof and supported by massive porch piers and pillars, false half-timbering with stucco infill in the gable peaks (a Tudor Revival style influence), and use of natural organic building materials found in wood, stucco, brick, and indigenous black basalt rock. A May 21, 1911 *Spokesman-Review* newspaper article reported that “on Twenty-first Avenue boulevard, facing Wall Street, [general building contractor] Gus Bostrom is finishing a seven-room, two-story house that will cost approximately \$7,500” when completed.<sup>4</sup> Responsible for numerous large “spec houses” in the Cannon Hill Park Addition, Gus Bostrom was an accomplished builder, and the Canfield House is a good example of his work. It was built for Superior Court Judge Henry Ward Canfield and his wife, Alice Ferrington Canfield, who owned the property for more than 25 years from 1911 to 1937. A prominent practitioner and teacher of constitutional law, Judge Canfield was professionally praised and respected for “his [legal] opinions” which were venerated as “models of judicial soundness.”<sup>5</sup> During its period of significance from 1911 to 1937, the Canfield House gained importance in the areas of significance, “architecture” and “community planning & design” as 1) a fine example of the Arts & Crafts tradition, 2) a product of general contractor, Gus Bostrom, and 3) an example of the prescribed subdivision covenants which were written expressly to ensure successful and architecturally compatible residential development in the Cannon Hill Park Addition. Historically and architecturally significant, the Judge Henry & Alice Canfield House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.<sup>6</sup>

### HISTORICAL CONTEXT

#### *The Cannon Hill Park Addition*

Before it was platted in 1887, the Cannon Hill Park Addition (West 16<sup>th</sup> Avenue to West 29<sup>th</sup> Avenue between South Bernard Street and South Monroe Street) was an undeveloped north-facing hillside on which grew thick stands of native pine and fir trees,

<sup>4</sup> *Spokesman-Review*, 21 May 1911.

<sup>5</sup> Durham, N. W. *History of the County of Spokane and Spokane Country, Washington, Vol. 2*. Spokane: S. J. Clarke Company, 1912, pp. 778-779.

<sup>6</sup> The house is being nominated for listing to the Spokane Register of Historic Places. Although eligible, the garage is *not* being nominated at this time.

shrubs, wild grasses, and wild flowers. A natural swale and wetland area with a natural claybed were located in a shallow trough between West 19<sup>th</sup> Avenue and Shoshone Avenue at Lincoln and Stevens Streets. The trough and claybed were developed as a brickyard in the 1880s, and manufactured “many of the bricks” which were used in the construction of brick buildings in downtown Spokane prior to the Spokane Fire of 1889.<sup>7</sup> A few years later the clay deposits were depleted and the brickyard was abandoned. It sat vacant until 1907, when the Olmsted Brothers proposed a city park plan to Spokane’s Board of Park Commissioners. The plan was adopted and Cannon Hill Park was developed at the abandoned brickyard site.

Cannon Hill Park was designed by the Olmsted Brothers, the nationally acclaimed architectural landscape firm that was responsible for designing New York City’s Central Park and Boston’s “Emerald Necklace” public park system. With thoughts new to many urban dwellers and city planners, the Olmsted Brothers espoused ideals that linked clean, fresh air to renewed, invigorated health. They promoted city-owned public parks, greenbelts, and natural greenspace instead of cemeteries as “one of the best means” of drawing city dwellers out of doors. They argued that public parks were aesthetically necessary to cities, a way to “provide and preserve landscape for the enjoyment of [all] people.”<sup>8</sup>

Originally called Adams Park after United States President John Quincy Adams, Cannon Hill Park was named in 1907 after the Cannon Hill Park Addition in which it is sited. The small, low-lying wetland on the 15-acre park site was rebuilt as two shallow ponds surrounded by manicured lawn, indigenous plantings, and gracefully arched bridges constructed of native black basalt rock. With aesthetic appeal and close proximity to Spokane’s central business district (1.5 miles north down the South Hill), Cannon Hill Park proved a significant anchor and catalyst for the design, development, and subsequent residential settlement of the Cannon Hill Park Addition.

In 1908, prominent Spokane real estate developer, Arthur D. Jones and his development company, purchased the land that surrounded the park from West 18<sup>th</sup> to West 21<sup>st</sup> Avenue.

In 1909, development was undertaken and formed as important a project of city building as Spokane has seen. Streets were cut through the timber, curbed with cement and graded. It was the intent of the promoters to accomplish their plans with as little disfigurement to the natural beauty of the wooded slope as possible. The site of the brickyard with its small natural lake...was rapidly converted into a delightful park with green slopes rising from the old [clay] pits [which had] now become miniature lakes.

<sup>7</sup> “Present Beauty Spot Once Brickyard.” *Spokesman-Review*, 2 March 1919.

<sup>8</sup> Olmsted Brothers Landscape Architects. *Proposal to Spokane Board of Park Commissioners, 1907-1913*. Spokane Parks & Recreation Dept, Spokane City Hall, Spokane, WA.

Homebuilders were attracted by the beauty of the park, the splendid pines, and the gentle slopes...[and]...houses sprang up about the park...<sup>9</sup>

Arthur D. Jones & Company planned for the development of a successful, “high-grade” residential neighborhood when they purchased the land around the park.<sup>10</sup> The area was platted with 50-foot-wide lots and a blend of curvilinear, diagonal, and straight streets, but it needed infrastructure like paved roads and sidewalks, street trees and street lights, underground sewer, fresh drinking water, and wire that would provide electricity and telephone service to each residential building site. With the pressing need for infrastructure, the Arthur D. Jones Company took a risk and expended more than \$250,000 to help offset the need. To entice would-be homebuilders to his residential development around Cannon Hill Park, Jones placed large-size promotional advertisements in Spokane newspapers which listed a variety of amenities provided by the development company. This ad appeared in the *Spokesman-Review* in 1909:

*CANNON HILL PARK*  
*On the Crest of the Upper Cannon Hill*

Street grade, cement sidewalk, wide parking, cement curb, steel water mains and sewer furnished for every lot.

Uniform shade trees planted in the street parking throughout the addition.

14 acres of park with large lake...developed [by] the Olmsted Brothers of Boston.

100-foot boulevard through the center of the addition.

A distinctly high-grade residence district.

Building restrictions prohibit the erection of dwellings costing less than \$3,000 to \$4,000, and prohibit stores or apartments.

Every house must sit back 30 feet from the street.

The property is yet in a raw state, but contracts for improvements are now being let.<sup>11</sup>

The company’s commitment to the implementation of necessary infrastructure paid off. Lot sales and construction of homes were steady if not robust. A June 11, 1911 progress report in the *Spokesman-Review* made the following declaration:

Cannon Hill Park, with its building restrictions and uniform improvements, is becoming one of the most picturesque residence sections of the city.<sup>12</sup>

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<sup>9</sup> Ibid.

<sup>10</sup> “Cannon Hill Park: On the Crest of the Upper Cannon Hill.” *Spokesman-Review*, 4 April 1909.

<sup>11</sup> Ibid.

<sup>12</sup> “Some High-Class Improvements Which So-Called ‘Real Estate Promotion’ Made in Cannon Hill Park.” *Spokesman-Review*, 11 June 1911.

A 1912 newspaper article reported that “what was only a big tract of undeveloped woodland only three years ago...has been developed... [around] Cannon Hill Park” and is “one of the prettiest and most picturesque residence sections of the city, with already more than five miles of paved streets, a 15-acre park, and a parkway boulevard that cuts through the center of the addition...”<sup>13</sup>

By 1945, nearly all of the planned residential construction in the Cannon Hill Park Addition was complete. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along the boulevard that divides West 21<sup>st</sup> Avenue.<sup>14</sup> Single-family homes were built according to the neighborhood’s restrictive covenants and subdivision regulations, and Cannon Hill Park became one of the city’s most beautiful public parks. A Spokane real estate agent described the neighborhood 80 years later in 1990:

People who buy here have traditional values; they like the vintage charm. They like living in a neighborhood where all the houses are unique. They are really excited about living in an area with so much visual beauty... There’s a real community feeling among the people.<sup>15</sup>

### ***Judge Henry Ward Canfield & Alice Ferrington Canfield***

The Canfield House was one of the homes built during the first development phase (1909-1915) of the Cannon Hill Park neighborhood. In August 1911, Spokane building contractor, Gus Bostrom, and his wife, Alfreda Bostrom, purchased Lot 20 on Block 15 in the Cannon Hill Park Addition. Gus Bostrom then hired building sub-contractor, W. Gus Smith, to help him build a single-family home on the property. Three months later, Judge Henry Ward Canfield and his wife, Alice Ferrington Canfield, purchased the property for \$7,800.<sup>16</sup>

Born in 1867 in Scotch Ridge, Ohio, Henry Ward Canfield graduated from the University of Michigan “as a doctor of laws in 1890.”<sup>17</sup> He came to Colfax, Washington, which at that time was a federal center for registering and recording United States government land grants and property conveyances. He rendezvoused with his fiancée, Alice Ferrington of Detroit, and married her in Spokane at the Spokane Hotel. While in Colfax, Henry Canfield worked as a prosecuting attorney and was elected to the bench as a Whitman County Superior Court Judge. In addition, he was a founding regent of

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<sup>13</sup> “New Residences to Cost \$200,000 Underway in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.

<sup>14</sup> “Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park.” *Spokesman-Review*, 15 August 1909.

<sup>15</sup> “Cannon Hill Boasts Great Visual Beauty and Vintage Charm.” *Spokesman-Review*, 11 March 1990.

<sup>16</sup> Spokane County Warranty Deeds. Spokane County Courthouse, Spokane, WA.

<sup>17</sup> “Judge Canfield Rites Saturday.” *Spokesman-Review*, 11 Jan 1929, p. 9.

Washington State College in 1897 (now called Washington State University) in Pullman, WA.<sup>18</sup>

In 1911, Judge Canfield and his family moved to Spokane where he formed a law partnership with fellow lawyer, Reece Voorhees. Their firm was called Voorhees & Canfield and was located in professional offices on West Riverside Avenue in downtown Spokane in the Trader's Bank Building. Canfield was a popular Spokane lawyer whose colleagues praised his legal opinions as "models of judicial soundness." As one Spokane historian concluded, "his personal characteristics" won him "popularity," and "his power of analysis and logical deduction, combined with [the] ability to clearly and concisely present his cause, have constituted the salient features which have gained for him an enviable position at the bar."<sup>19</sup>

Heartily committed to constitutional law, Canfield became a law instructor at Gonzaga University while he lived in Spokane. His obituary recalled that "for years he gave his untiring and devoted attention, *gratis*."

In his mind it was a duty that he owed to his profession, and it was an especially welcome servitude because he was passionately devoted to the ancient landmarks of the American constitution... He felt it [was] an opportunity as well as an obligation to anchor the students in the principles of American law.<sup>20</sup>

During his life in Spokane, Judge Henry Canfield lived in the Canfield House from 1911 to 1929. After his death in 1929, his wife, Alice Canfield, continued to reside in the house until 1934. Mrs. Canfield then moved into Apartment "H" at 507 South Howard Street, and rented the house on West 21<sup>st</sup> Avenue in 1935 to Howard & Elsie Jones (manager of the Conrad-Bruce Company), and in 1936 and 1937, to Robert Weinstein, a Spokane lawyer.

### ***Subsequent Homeowners***

In 1937, Willard & Charlotte Duffy bought the Canfield House for \$4,250. The Duffys owned and operated Duffy Lumber Company, a wholesale lumber supplier and distributor in Spokane. They lived in the house until 1955, at which time they leased the property to Dr. John Siverts, an anesthesiologist with Associated Anesthesiologists in Spokane, and his wife, Constance Siverts.

In 1956, Robert Cary Smith and his wife, Virginia Smith, purchased the property. Robert Cary Smith was employed as an insurance agent for California Western States Life Insurance Company in Spokane. In December 1961, Spokane public school mathematics

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<sup>18</sup> "Judge Canfield Rites Saturday." *Spokesman-Review*, 11 Jan 1929, p. 9.

<sup>19</sup> Durham, N. W.

<sup>20</sup> "Judge Canfield Rites Saturday." *Spokesman-Review*, 11 Jan 1929, p. 9.

teacher, William B. Niggemeyer, and his wife, Joan Niggemeyer, bought the Canfield House. After 43 years, William Niggemeyer sold the Canfield House in 2004 to the current owners, Matthew Melcher & Juliet Sinisterra, professional Spokane architects.

### **HISTORIC SIGNIFICANCE** (*Category A*)

The Canfield House gained historic importance in the area of significance, “community planning & design,” during a period of significance defined as the time the house was built in 1911, and the period of time the Canfield family owned the property from 1911 to 1937. The Canfield House is an excellent example of the use, type, and quality of dwelling planned by the Arthur D. Jones Company, the company that developed the Cannon Hill Park neighborhood. The development company’s requirements for residential architecture were specifically spelled out in restrictive covenants that were tied in perpetuity to the deed of trust for each property in the neighborhood. Adopted in 1911, the covenants stipulated the following requirements for homes built along West 21<sup>st</sup> Avenue in Block 15 in the Cannon Hill Park Addition:

- No building of any kind shall be erected or maintained on said lands within 30 feet of the street line in front of said land...
- No apartment house, store, or business structure of any kind shall be erected or maintained on said lands...
- No dwelling shall be erected or permitted to remain on said land of less value than \$4,000...
- All buildings of every kind on said lots must be painted with at least two coats of paint...

The above conditions and covenants shall run with the land, and compliance with the same may be enforced by injunction.<sup>21</sup>

The Arthur D. Jones Company explained their interest in the planning process which included their distaste of unplanned sprawl and their commitment to the mantra, “plan & purpose vs time & chance,” in the following 1910 newspaper article:

A fine residence district can no more be built without a definite plan than a fine building can. Localities that just grow always look the part no matter how great an effort is made to dress them up afterward.

Cannon Hill Park [Addition] is planned—the whole plan was worked out in detail before a shovelful of earth was turned in it. Its graceful streets; the uniformity of clean-cut cement work; its paved roadways; its elaborate system of tree planting; the general tone of the district as a whole are things Cannon Hill has never before seen.<sup>22</sup>

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<sup>21</sup> Spokane County Warranty Deed, #332686, book 281, page 350. Spokane County Courthouse, Spokane, WA.

The subdivision covenants implemented by the Arthur D. Jones Company were part of a larger development trend that occurred in the early 1900s throughout Spokane. The trend towards establishing neighborhood covenants helped lead to successful settlement in the Cannon Hill Park neighborhood, the Manito Park neighborhood, the Rockwood National Register Historic District, and other residential areas throughout Spokane.

The Canfield House is an excellent example of the prescribed home type and quality advocated by the developers of the Cannon Hill Park neighborhood. The home's type is depicted in its historic and current use as a single-family home and in its high-style Craftsman design which became one of the most popular housing styles in America during the first two-and-a-half decades of the 20<sup>th</sup> century.<sup>23</sup> The home's quality was evidenced by its reported construction cost of \$7,500<sup>24</sup> which exceeded the \$4,000 covenant requirement by almost twice.

### **ARCHITECTURAL SIGNIFICANCE (Category C)**

#### ***The American Arts & Crafts Movement***

The American Arts & Crafts movement started in the United States around 1900. It was inspired by the English Arts & Crafts movement which began in rebellion to the mass-produced furniture and homebuilding materials manufactured by the Industrial Revolution, and to the thoughts and way of life that prospered them. The American Arts & Crafts movement was inspired by Great Britain's William Morris (1834-1896), and America's Gustav Stickley (1858-1942) and Elbert Hubbard (1856-1915), who were all proponents of a more socialistic type of government and a "back to nature" type of existence. Architectural historian, Paul Duchscherer, explained the following in his book, *Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition*:

The Arts & Crafts movement took a uniquely American turn. While most of its lofty idealism...met lukewarm receptions here, its elegantly spare aesthetics struck a timely chord, and the canny American sense of business opportunity began to develop around it. What did survive from England, however, was the movement's basic tenet of design restraint, using honest natural materials as well as forms appropriate to a specified function, whether applied to objects, furniture, interiors, or entire buildings.<sup>25</sup>

The American Arts & Crafts tradition includes all things *bungalow*, the term used for a single-family house form defined as one or one-and-one-half stories with a partial or full-width covered porch. In addition to a covered front porch, "there is general agreement

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<sup>22</sup> "Un-Answerable Reasons Why You Should Buy in Cannon Hill Park." *Spokesman-Review*, 30 October 1910.

<sup>23</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, p. 454.

<sup>24</sup> *Spokesman-Review*, 21 May 1911.

<sup>25</sup> Duchscherer, Paul. *Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition*. Salt Lake City: Gibbs Smith Publisher, 2005, p. 15.

today that...bungalows must have most...bedrooms on the first floor, along with the other primary living spaces. This issue of bedroom location seems to persist as the most technically defining factor of a true bungalow.”<sup>26</sup> Other defining elements of bungalows include built dates from 1900-1935, low house forms, the use of organic and/or natural building materials such as indigenous rock, pressed and clinker brick, fine and coarse stucco, natural woods, ceramic tile, and hand-forged wrought iron and/or brass.

### *The Craftsman Style*

Bungalow house forms were embellished in styles from Craftsman and Prairie School to revisited traditions such as Colonial, Tudor, and Mediterranean revival styles. In addition to one or one-and-one-half story bungalows, larger (sometimes two stories) homes were built and were embellished in the same styles. Due to the stylistic influence of designs rendered by the Greene Brothers in Pasadena, California (Gamble House), most of the larger homes were designed in the Craftsman style with influences borrowed from Tudor Revival, Colonial Revival, and Mediterranean traditions. The Canfield House is an excellent example of a Craftsman-style home built in the Arts & Crafts tradition with influences from Tudor and Colonial Revival styles.

Craftsman style elements found on the Canfield House are depicted in the home's side gable roof, full-width front porch which is covered by an extension of the principal roof, massive basalt rock porch piers and square wood pillars, widely overhanging eaves with exposed rafters and knee-brace brackets, basalt stone foundation, narrow-width horizontal wood clapboard siding, horizontal banding (watertable and stringcourses), and horizontal rows of multi-paned windows. Tudor Revival-style influence is found in false half-timbering in the gable peaks, and Colonial Revival-style influence is seen in the chunky cut-post balustrade at the front porch. The overall design emphasis was committed to making the house appear low to the ground and smaller, like a bungalow, by using architectural elements that produced strong horizontality and organic materials that caused the dwelling to be organically integrated to its building site. Although all of the bedrooms were located on the second floor of the Canfield House, horizontal lines and organic building materials achieved through a careful Craftsman-style design rendered the home ground-hugging and bungalow-like in appearance.

### *Gus Bostrom, General Contractor*

The architect responsible for the design of the Canfield House remains unknown although the home's design is very similar to those rendered by the Ballard Plannary, an architectural firm that practiced in Spokane from 1910 to 1925. The Spokane general contractor who was responsible for building the house was Gus Bostrom. He built at least two other homes in the Cannon Hill Park neighborhood: the Arts & Crafts-inspired house next west of the Canfield House and the A. L. Porter House (725 West 20<sup>th</sup> Avenue), a regionally rare and exceptional example of the Italian Renaissance style and

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<sup>26</sup> Ibid, p. 12.

one of the largest and most prominent homes in the Cannon Hill Park neighborhood.<sup>27</sup> All three homes are large dwellings with spacious floor plans and interior rooms, natural finish or painted woodwork, oak floors, and depict strong stylistic, architectural details, especially at the exterior. As evidenced by the construction of the three homes, Gus Bostrom was an experienced contractor in Spokane. It is not known how many homes he built, but according to city directories, Bostrom worked in the Spokane area from the early 1900s through the 1920s (in the 1920s his company was listed as Bostrom & Son, general contractors).<sup>28</sup> The well-preserved Canfield House is a good example of his expertise.

### ***Conclusion***

The Judge Henry & Alice Canfield House is individually worthy of inclusion on the Spokane Register of Historic Places for its historic significance associated with the residential development and subsequent settlement of the Cannon Hill Park Addition, and for its architectural significance as an excellent example of the Craftsman style and as an example of the work of Gus Bostrom, Spokane general contractor. The Canfield House is individually eligible for listing on the Spokane Register of Historic Places under Categories A and C.

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<sup>27</sup> Yeomans, Linda. *Spokane Register of Historic Places Nomination for the A. L. Porter House, 1999*. Spokane Historic Preservation Office, Spokane, WA.

<sup>28</sup> "Buys Attractive South Side Bungalow." *Spokesman-Review*, 8 April 1923.

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**Newspaper Articles**

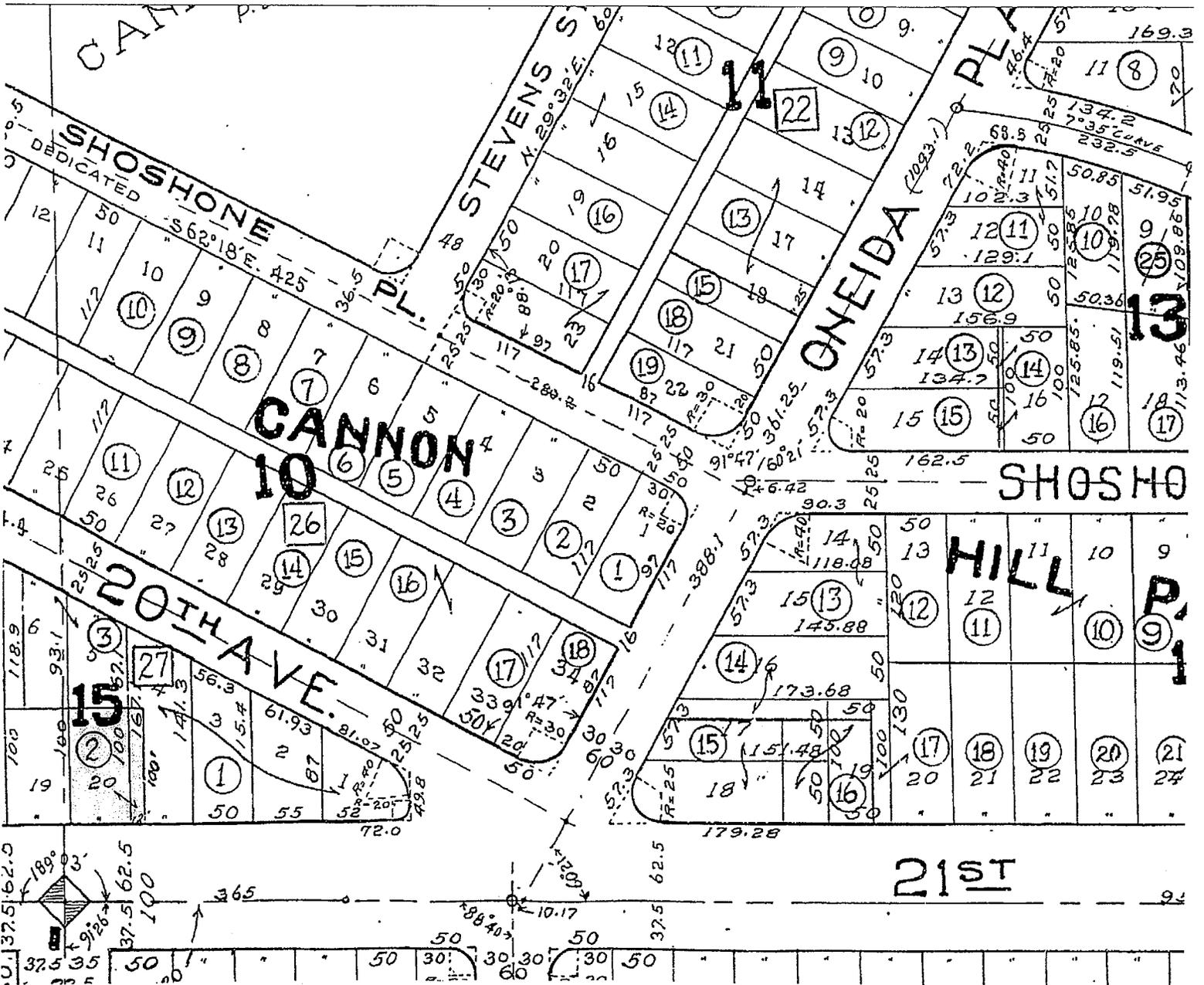
- “Buys Attractive South Side Bungalow.” *Spokesman-Review*, 8 April 1923.
- “Cannon Hill Boasts Great Visual Beauty & Vintage Charm.” *Spokesman-Review*, 11 Mar 1990.
- “Cannon Hill Park: On the Crest of the Upper Cannon Hill.” *Spokesman-Review*, 4 April 1909.
- “Judge Canfield Rites Saturday.” *Spokesman-Review*, 11 Jan 1929.
- “New Residences to Cost \$200,000 Underway in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.
- “Over Eight Miles of Shade Trees Will Be Planted Along the Street of Cannon Hill Park.” *Spokesman-Review*, 15 August 1909.
- “Present Beauty Spot Once Brickyard.” *Spokesman-Review*, 2 Mar 1919.
- “Some High-Class Improvements Which So-Called ‘Real Estate Promotion’ Made in Cannon Hill Park.” *Spokesman-Review*, 11 June 1911.
- Spokesman-Review*, 21 May 1911.
- “Un-Answerable Reasons Why You Should Buy in Cannon Hill Park.” *Spokesman-Review*, 30 Oct 1910.

Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

**Section 10**

Spokane Plat Map

Property highlighted in yellow.



Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

**Section 10**

Photos 1 and 2

South façade and west elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE** **Section 10**

Photo 3

South elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

**Section 10**

Photos 6 and 7

Front porch, looking southwest from front porch in 2006.



Photos 4 and 5

Porch roof detail; porch balustrade detail in 2006.

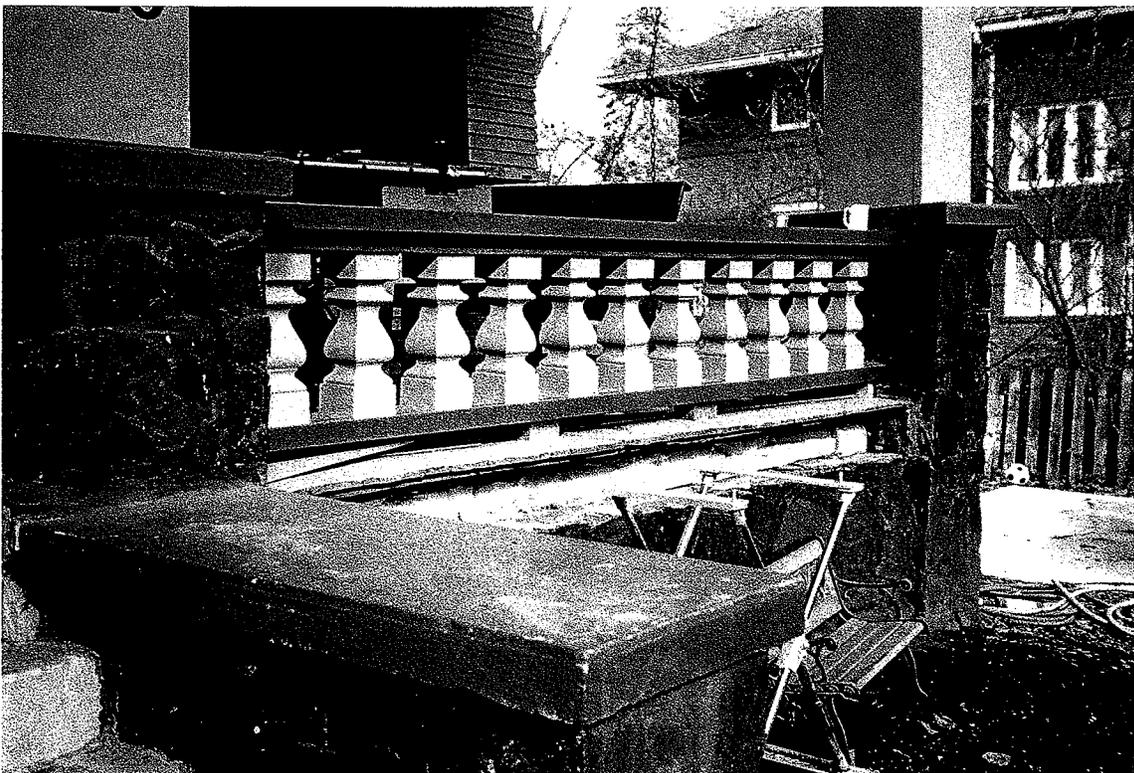


Photo 8

East elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

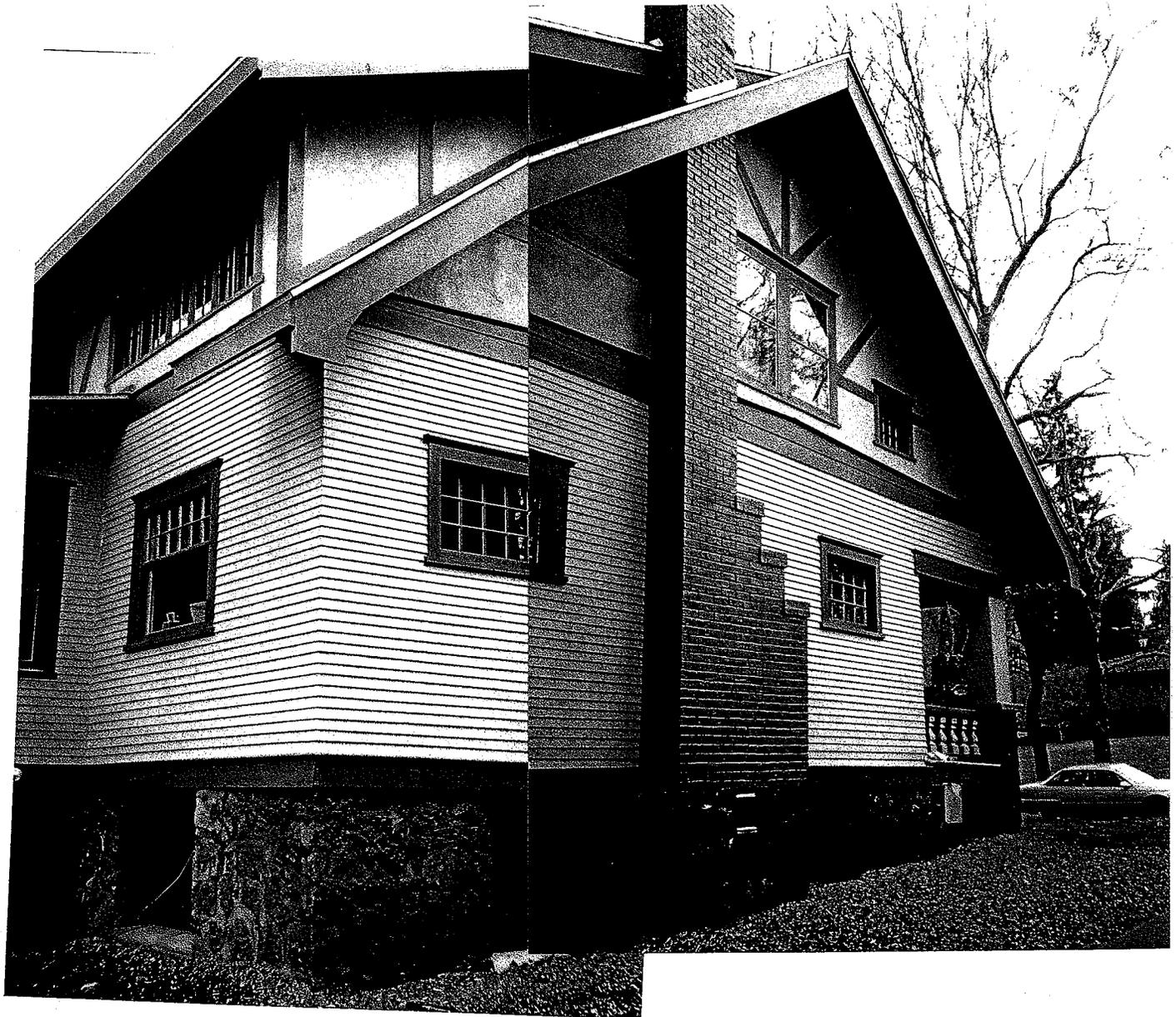
**Section 10**

Photos 9 and 10

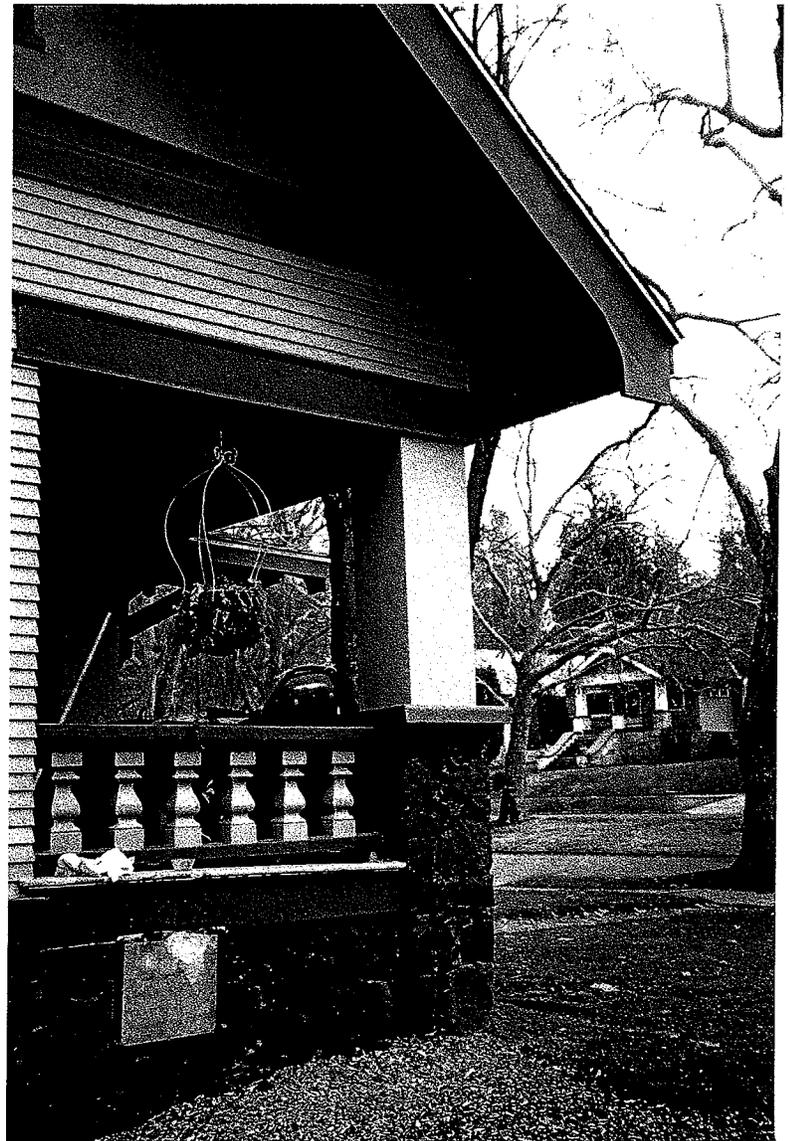
North, rear elevation of house in 2006.



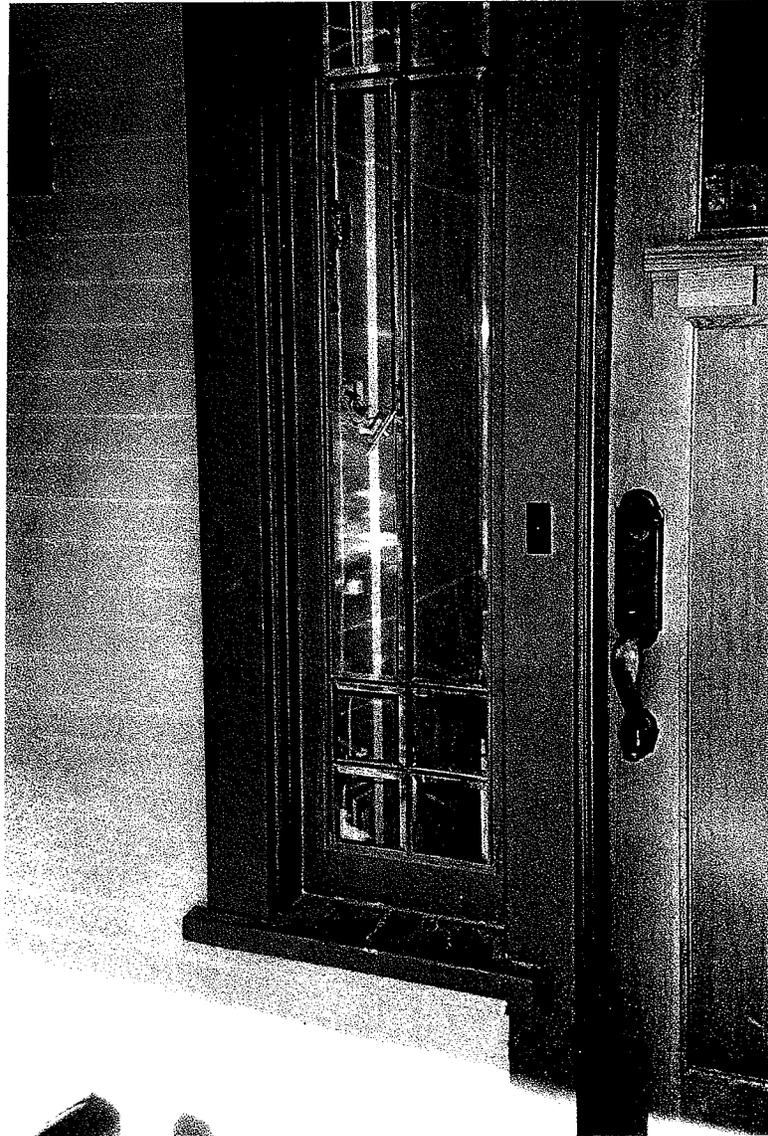
Photos 11 and 12 Northwest rear corner of house and west elevation in 2006.



Photos 13 and 14 West elevation of house in 2006.



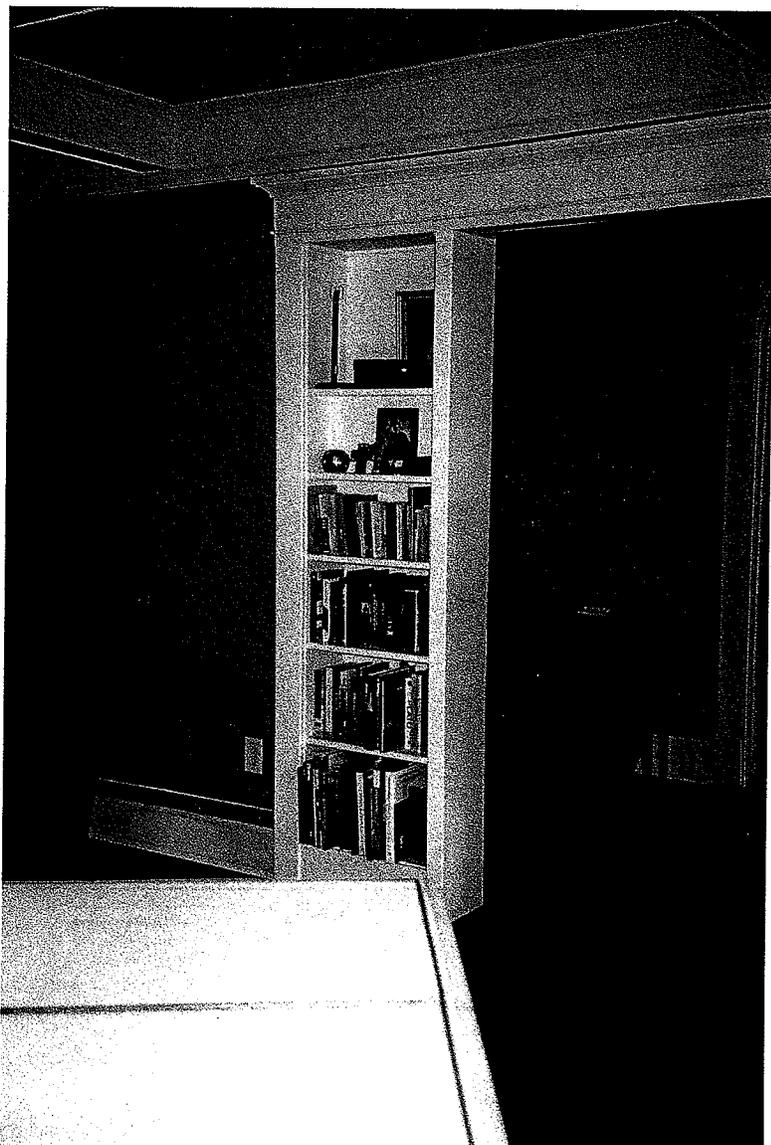
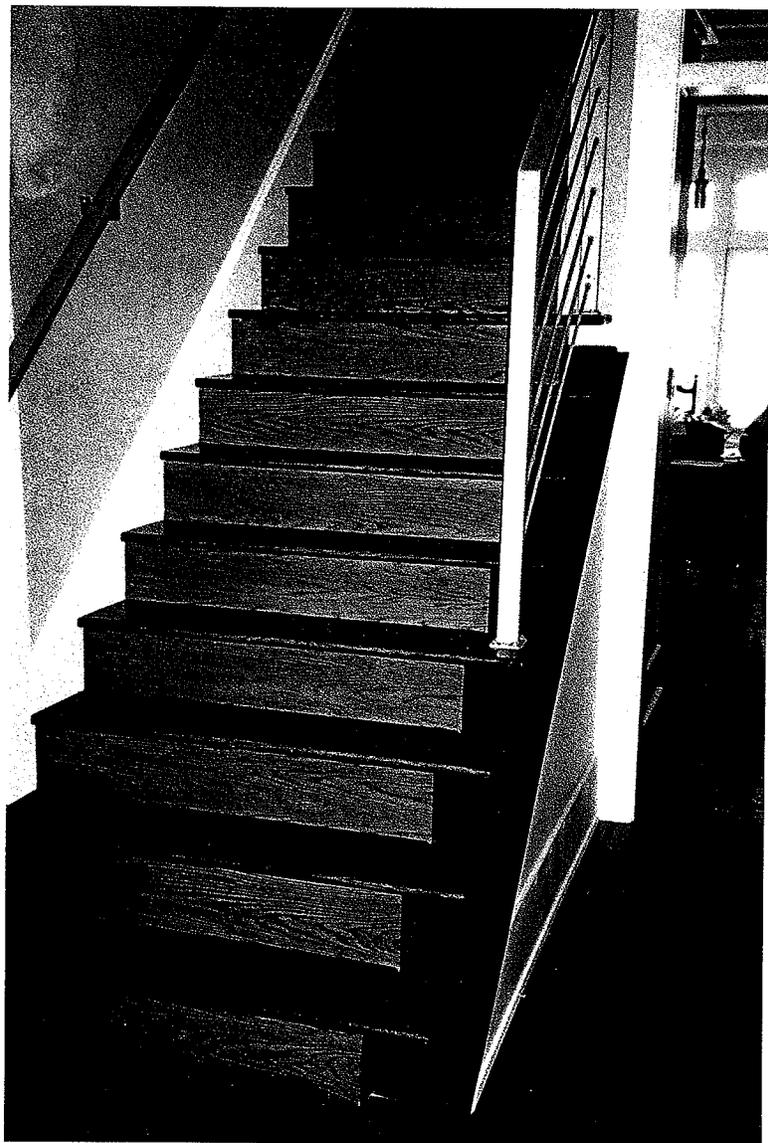
Photos 15 and 16 Front door of house on south façade in 2006.



Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

**Section 10**

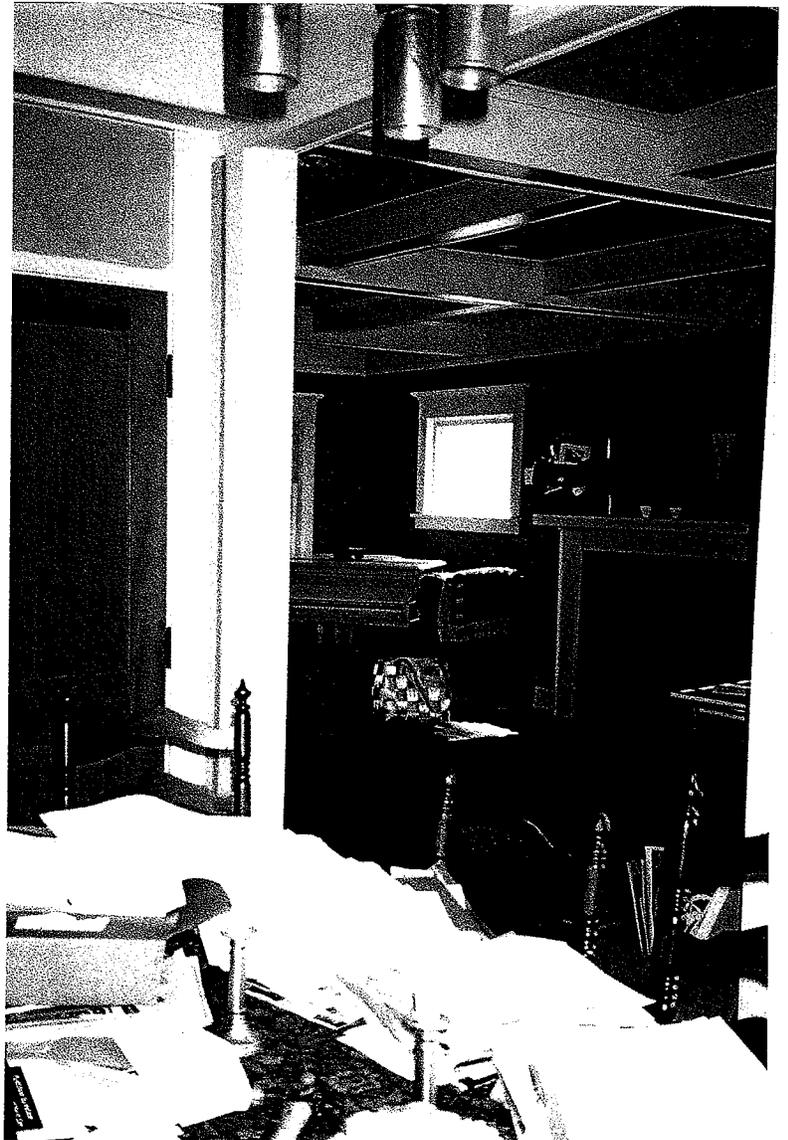
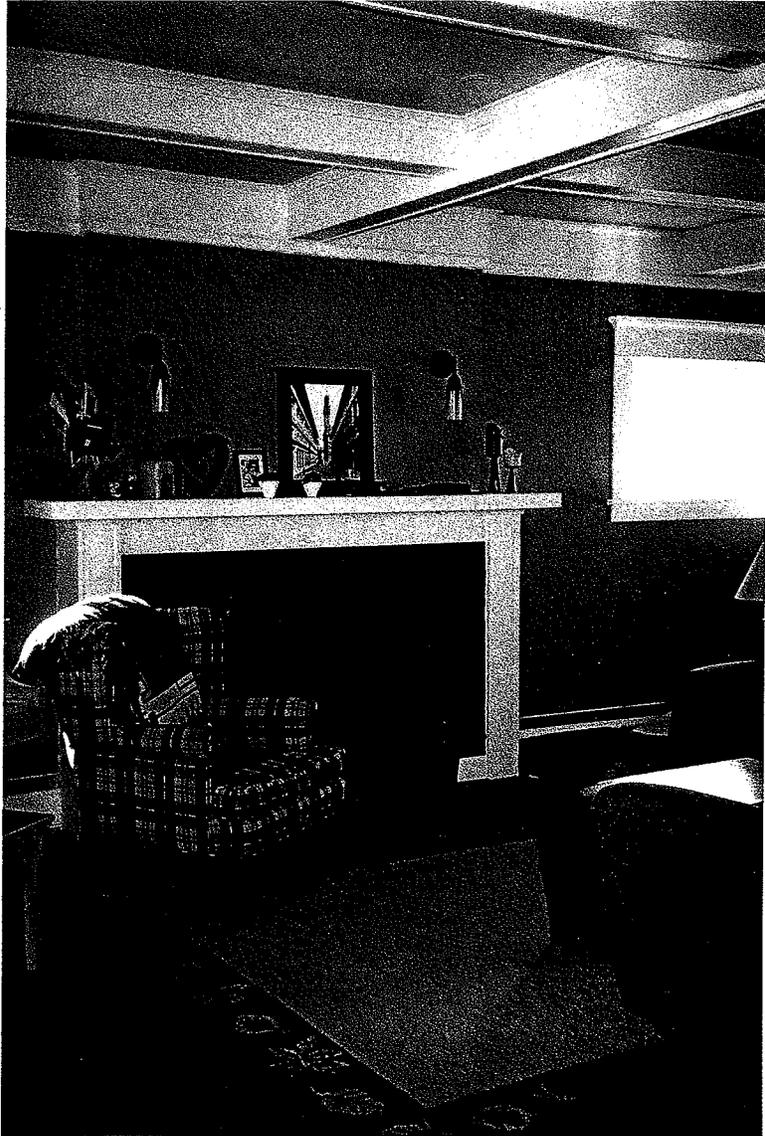
Photos 17 and 18      Front entry stairs, looking north; and bookcase in LR, looking east.



Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

**Section 10**

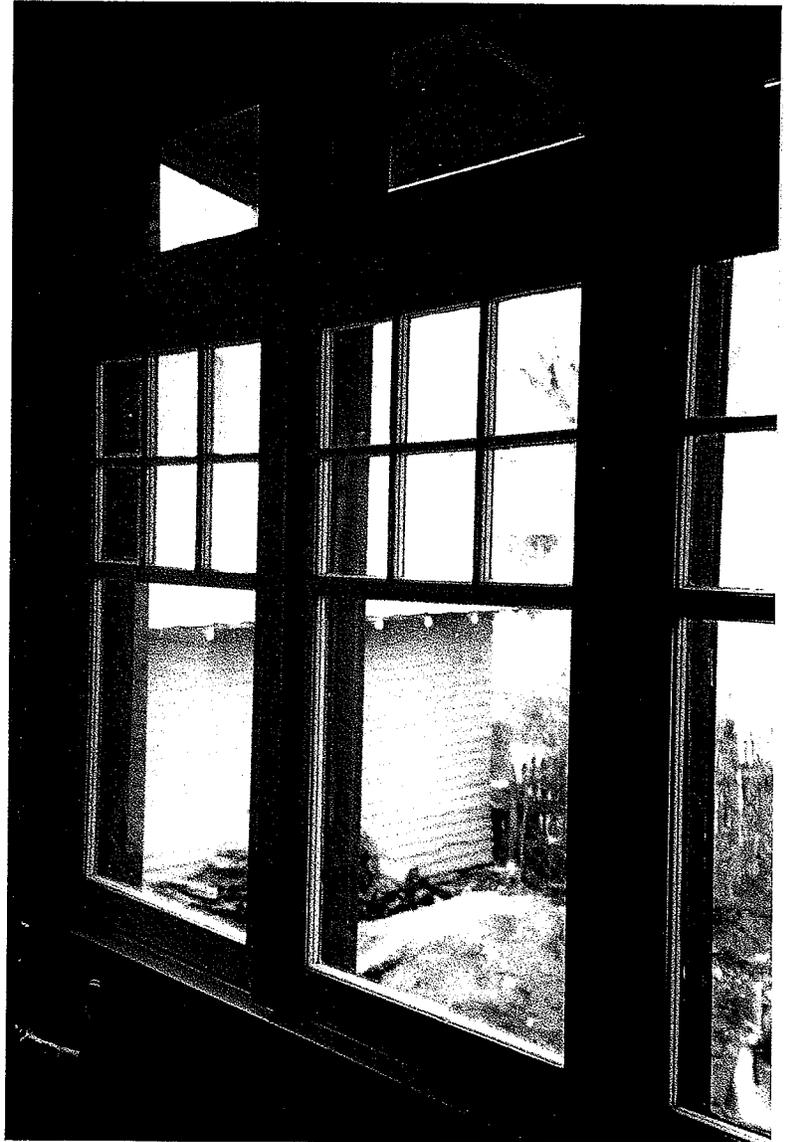
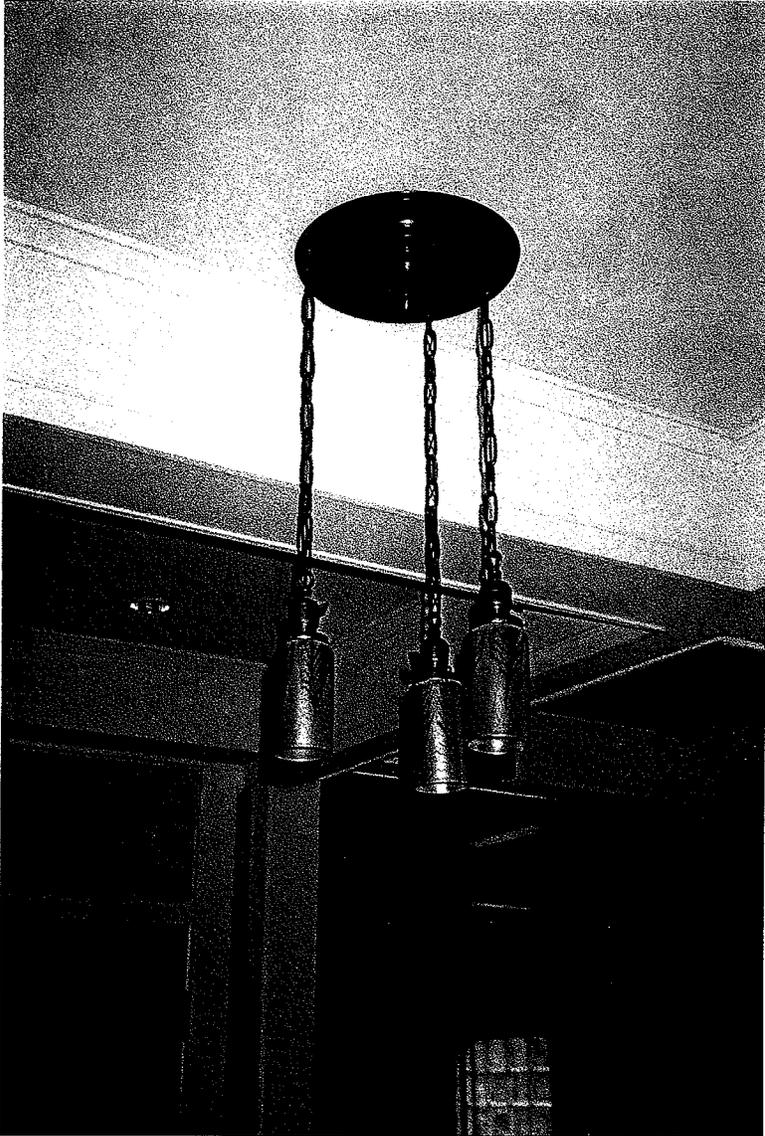
Photos 19 and 20 LR in southwest corner of house; looking southwest from DR into LR.



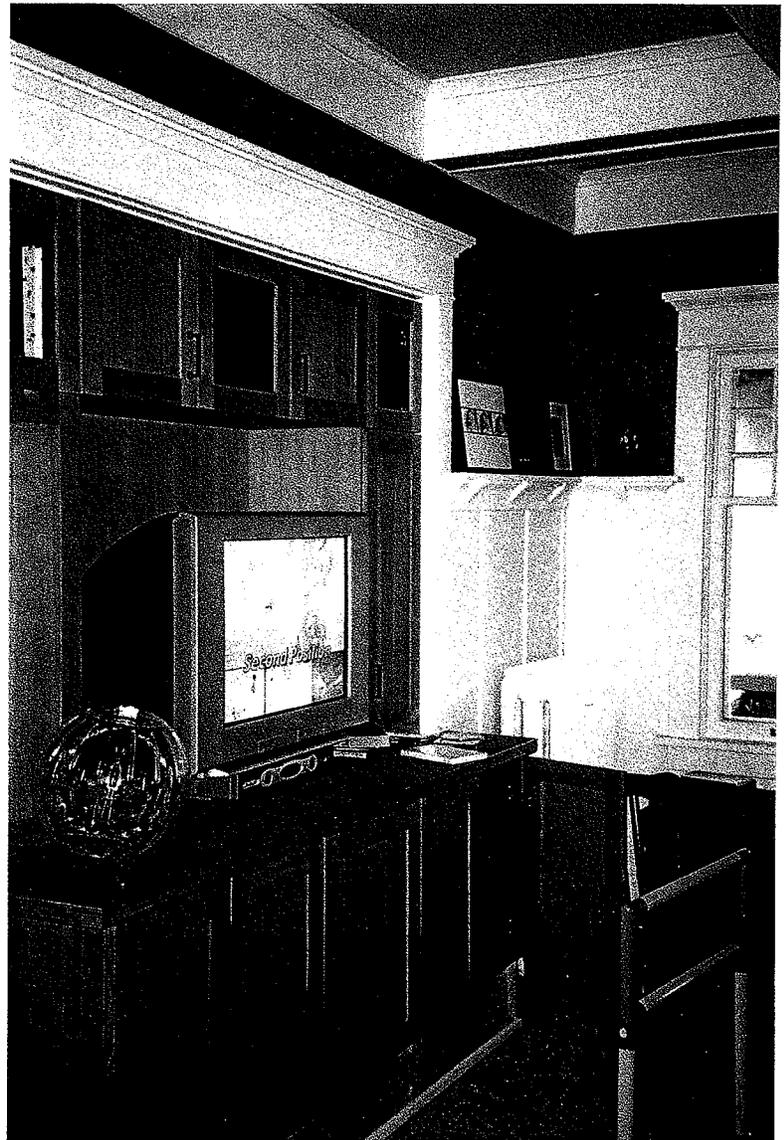
Spokane City/County Register of Historic Places Continuation Form  
**JUDGE HENRY & ALICE CANFIELD HOUSE**

**Section 10**

Photos 21 and 22     Antique chandelier and original windows in DR.



Photos 23 and 24      Media room (was original dining room) in southeast corner of first floor of house in 2006.



Photos 25 and 26 Kitchen in 2006.

