

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 **HANAUER-COOK HOUSE**

2. Location

Street & Number 1121 West 6th Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35192.4802

3. Classification

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

4. Owner of Property

Name Marilyn S. McConaghy
Street & Number 1121 West 6th Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail jaxonriley@yahoo.com, smreed@pearsonpkg.com
953-8380 (Jaxon Riley) and 844-3021 (Scott Reed)

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 ___
Location of Survey Records Spokane Historic Preservation Office

Final draft approved by SHLC July 15, 2009

7. Description

Architectural Classification (see nomination, section 8)	Condition <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	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
--	--	---

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	Railroad Second Addition, Lots 1, 2, 3, Block 59
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
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	July 15, 2009

12. Additional Documentation

Map	City/County of Spokane current plat map.
Images	CD-ROM and black & white prints.

13. Signature of Owner(s)

Erin Reed



14. For Official Use Only:

Date Received: _____

Attest: Laura H. Gates

Date Heard: 8/3/09

City Clerk

Commission Decision: _____

Approved as to Form: Michael D. Pincus

Council/Board Action: Approved

Assistant City Attorney

Date: 8/3/09

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

Kristen Griffin

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

DESCRIPTION OF PROPERTY

Built in 1890, the Hanauer-Cook House is an eclectic interpretation of the Queen Anne tradition with Free Classic Queen Anne style and Tudor Revival-style influence. The historic property comprises three lots and commands a panoramic view of downtown Spokane, Washington from a prominent position atop a steep hillside site at the southeast corner of West Sixth Avenue and South Jefferson Street on Spokane's lower South Hill. The large two-story, 3100 square foot house¹ is a manifestation of typical Queen Anne style features which include an irregular hip roof with lower cross gables, an irregular footprint with both bowed and box bays, a brick and basalt rock foundation, a full-width covered front porch with a wrap-around corner porch, diamond-paned leaded-glass windows, tall 1/1 double-hung wood-sash windows, and a round turret at the second floor. Free Classic Queen Anne-style elements are illustrated by overhanging eaves with modillions, large square porch columns, a plain porch balustrade, a prominent porch cornice, and narrow-width horizontal wood clapboard siding. Tudor Revival-style influence is seen at the rear of the house which features two steeply pitched lower cross gables that are embellished with gable-field false half-timbering and stucco infill. The home's interior reveals spacious rooms with hardwood floors, ten-foot-high ceilings, painted woodwork and paneled pocket doors, a butler's pantry, and an original Gothic-arched fireplace. Two detached frame garages (circa 1900 and 1965) are located behind the house and are accessed from a graveled alley at the rear of the property. The home is in excellent condition and retains high exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in the late 1800s in Spokane.

CURRENT APPEARANCE & CONDITION*Site*

The Hanauer-Cook House is located on Lots 1-2-3 on Block 59 in the Railroad Second Addition on Spokane's lower South Hill. The consecutive lots together measure 150 feet wide and 142 feet deep and are bordered by Sixth Avenue to the north, Jefferson Street to the west, a 1978-built condominium to the east, and a graveled alley to the south. The grade at the south and east borders of the property are level while the west and north borders are distinguished by steep hillsides. The house comprises an irregular footprint which measures approximately 39 feet wide and 50 feet deep, and is framed by a manicured lawn and mature deciduous and evergreen trees. Located in the center of one of the city's oldest historic residential neighborhoods, the Hanauer-Cook House is surrounded by a mixture of historic homes built during the late 1890s and early 1900s and by infill apartment and condominium buildings built in the 1940s-1990s which replaced earlier historic homes, some of which were landmark examples.²

¹ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

² One such historic home, a landmark example of Queen Anne architecture, was the Munter-Happy Mansion which was located at 1206 W. Sixth Avenue, across the street from the Hanauer-Cook House. A black and white photograph of the house is archived on file at the Northwest Museum of Arts & Culture, Spokane, WA.

Garages (circa 1900 and 1965)

Two garages are located on the property behind the Hanauer-Cook House. Considered a non-historic non-contributing resource of the property, the two-car garage built in the extreme southeast corner of the property was erected in 1965³ and is a small frame building with a shallow pitched front gable roof which is covered with composition shingles. The exterior walls are clad with horizontal wood siding, and two individual metal roll-up garage doors open from the south façade of the garage. Built in the early 1900s, the second garage is considered an historic non-contributing resource and is located just northwest of the double-car garage. It is a single-car garage in very poor condition that is made of wood frame construction which is clad with remnants of mismatched recycled scrap punched tin ceiling panels. Although part of the property, the two garages are *not* being nominated to the Spokane Register of Historic Place.

House Exterior

The Hanauer-Cook House is a large two-story dwelling with an irregular hip roof and prominent cross gables. The roof is covered with composition shingles, the exterior walls are clad with a combination of narrow-width horizontal wood clapboard siding and false half-timbering with stucco infill, the foundation is made of red brick and basalt rock, and windows are mostly original 1/1 double-hung wood-sash units.

North Façade

Appearing quite tall due to a steeply graded site, the front of the house faces north onto West Sixth Avenue from the top of a very steep north-facing hillside. Twenty-six concrete steps rise from a public sidewalk at Sixth Avenue uphill through the front yard to the front porch of the house. Located at the first floor, a covered front porch extends across the entire width of the home and wraps around the northeast corner of the house where it is supported by square wood porch columns which are anchored to larger square brick porch piers. A brick foundation wall supports the porch deck which is made of concrete and red paving bricks. A thick plain wood balustrade protects the deck between the brick piers. Concrete steps that rise to the porch deck are flanked by brick walls with a stepped design. Molded concrete coping caps the stepped brick walls on either side of the concrete stairs. The ceiling of the porch is made of tongue-in-groove wood paneling and the edge of the roof is embellished with a prominent classic cornice. The north façade at the first floor is clad with narrow-width horizontal wood clapboard which is punctuated with a center front entrance door flanked by two large plate-glass picture windows (these windows appear to be replacement units, perhaps installed during the 1940s-1950s).⁴ At the east terminus of the front porch where it wraps around the northeast corner of the house, the wall of the house features a small partially bowed bay at the first floor. The bay is clad with wood shingles and has three curved 1/1 windows, two of which still retain original leaded-glass diamond-pattern divided lights. The front

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

⁴ The window at the west end of the north façade is temporarily covered at this time by plywood boards due to threat of vandalism.

porch is covered with a very shallow pitched hip roof which is covered with composition shingles. The second story at the north façade is distinguished with the home's most prominent focal point: a round porch turret at the northwest corner of the house. The turret has three original 1/1 double-hung windows with original curved glazing and is protected by a rectangular extension of the principal hip roof. Massive scroll-sawn brackets support the roof overhang on either side of the round turret. The roof eave at the turret and around the second floor has a deep unenclosed overhang which is accentuated with modillions. Like the first floor, the second floor is clad with narrow-width horizontal wood clapboard siding. A horizontal stringcourse at the top of the windows on the second floor accentuates a prominent cornice and forms a wide frieze band.

East Elevation

The east elevation of the house is dominated by a full-height two-story bay with a hip roof and hip dormer, an extension of the front porch as it wraps around the northeast corner of the home, two lower cross gables with gable ends, an enclosed side porch at the first floor, and an unenclosed covered back porch at the southeast corner of the first floor of the house. The east elevation is clad with the same narrow-width horizontal wood clapboard siding the covers the rest of the house, the foundation is made of basalt rock and brick, the enclosed porch windows are multi-paned fixed units, and the unenclosed covered back porch is supported by a single square wood column. A plain wood balustrade protects the wood porch deck. A very shallow-pitched hip roof covers the enclosed and unenclosed porches. Three shed dormers of different sizes project from the roof at the east elevation at the second floor. They all contain 1/1 double-hung wood-sash windows and have widely overhanging eaves with modillions.

West Elevation

The west elevation of the house retains a plain design in contrast to the east elevation. It features a dominant centered red brick tapered chimney which pierces the roof eave at the second floor. The walls are clad with narrow-width horizontal wood siding, the windows are all 1/1 double-hung wood-sash units, and the foundation is basalt rock. A two-story box bay is located just south of the chimney. A prominent horizontal string course separates the first floor from the second floor. Another horizontal string course separates the second floor from the roof eave below a wide frieze band. A second back porch is located at the southwest corner of the house and is accessed by wood steps which rise to a narrow wood porch deck.

South Elevation

Located at the rear of the home, the south elevation is dominated by two lower projecting cross gables with gable ends that intersect the home's main hip roof. The cross gables are steeply pitched and are embellished with false half-timbering and stucco infill in the gable field. A shed roof extends west from the lower most-southern cross gable, forming a partially covered back porch at the southwest corner of the house. Except for the gable fields, the house at the south elevation is clad with narrow-width horizontal wood

clapboard siding. Windows are 1/1 double-hung wood-sash units. A tripartite window at the first floor, west end of the south elevation has a fan-shaped transom window.

House Interior

In excellent condition with original woodwork and features, the interior of the Hanauer-Cook House is designed with large and spacious proportions which are accentuated by very high ceilings at 10 feet. A front door at the center north façade (front porch) of the home opens into a formal center reception hall. The door is solid oak hardwood and is embellished with three curved divided lights that mimic the curve at the top of the door. A divided light transom is located above the door and further mimics the top curve of the door. The reception hall is wide with a prominent maple-finished wood staircase that rises a few steps to a landing, then turns and ascends to the second floor. The staircase has an open stringer, is four feet wide, features turned balusters, a beveled hand rail, square Newel posts with round knobs, and a round pendant drop. The reception hall has an oak floor and opens west into a formal living room, and southeast into a bedroom which is located at the east wall. Walls and ceiling in the reception hall are made of original lathe-and-plaster construction.

A paneled wood pocket door slides open from the reception hall to reveal a living room which extends at least half the depth of the house along the west wall. The large living room is appointed with an oak floor, white-painted woodwork which includes 8-inch-deep floor molding and 6-inch-deep crown molding, an antique brass and crystal chandelier, and a fireplace which is centered on the west wall. A focal point of the room, the fireplace has a deep white-painted wood mantel with classic molding. The surround is made of a combination of glazed matte-finish ceramic tile in shades of dark to light green and a painted wood over-surround with a Tudor arch. The firebox is rectangular and fronts a rectangular hearth which is made of the same green glazed ceramic tile as the firebox surround.

To the south, tall wood-paneled pocket doors slide open from the living into a formal dining room. The dining room has an oak floor, 10-foot-high ceiling, an antique brass chandelier, and a prominent plate rail which rings the perimeter of the room. The dining room opens east into an original butler's pantry which is lined with built-in cupboards and linen drawers. At the south wall, the dining room opens into a kitchen which is located in the southwest corner of the house. Recently remodeled in 2008, the kitchen features new built-in cupboards and cabinets, white marble countertops, a built-in gas range and exhaust hood, antique pendant drop lights and chandelier, and oak floor. French doors open from the west wall of the kitchen onto a small porch at the back southwest corner of the house. The kitchen opens into the butler's pantry at the north wall and onto the back porch at the southeast corner of the house. A narrow interior staircase just north of the back porch ascends to the second floor.

The bedroom on the first floor at the east wall is large and includes a small circular alcove at the northeast corner which is illuminated with original curved leaded-glass windows. The floor is made of oak, the walls and ceiling reveal original lathe and plaster construction, and the ceiling is 10 feet high. A small bathroom is located *en suite* just south of the bedroom and features original fixtures, including a pedestal-supported white ceramic oval washbasin, a ceramic-covered cast iron clawfoot bathtub, hexagonal glazed ceramic tile floor, and glazed ceramic “subway” tile wainscoting. A door in the bathroom opens onto an enclosed side porch along the east wall.⁵

The second floor features a 10-foot-high ceiling, original lathe-and-plaster construction, and a long center hallway that leads to a small sitting room/sewing room in the northeast corner, a bedroom in the turret in the northwest corner, a bedroom along the west wall, a bedroom along the east wall, a bedroom at the south wall, and two bathrooms along the west wall. The hallway floor is covered with maple while the bedroom floors are made of oak. Original wood-paneled doors with transoms open into each bedroom. Both bathrooms were remodeled in 2008. The basement is mostly unfinished except for one partially finished bedroom in the northwest corner. Heat is forced-air gas.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Although no Spokane building permits⁶ or historic photographs older than 1959 were found for the Hanauer-Cook House, recorded footprint drawings of the property were found in a series of Sanborn Fire Insurance maps published in 1891, 1902, 1910, and 1953. Drawn less than a year after the house was erected, an 1891 map pictured a footprint of the home in the center of Lots 1-2-3 on Block 59, Second Railroad Addition, with two single-story frame barns behind the house at the southwest corner of the property. The footprint of the house in 1891 was illustrated as a two-story dwelling with the existing original second-floor turret, original wrap-around front porch, original curved first-floor bay at the northeast corner of the house, and original lower one-and-1.5-story cross gables at the rear south elevation (at this time, the southern-most cross gable was a single story and lower than the northern-most cross gable which was 1.5 stories). By 1902, the home had a small side porch built at the rear southeast corner, and a small side porch at the rear southwest corner of the house. The barns had been enlarged and another small barn stood next east of the enlarged barns. The 1910 and 1953 maps pictured the property with *no* barns and the house with an enlarged back porch at the rear southwest corner. A notation written on the 1953 map indicated that by this time there were three apartments in the house (second floor).

⁵ The house with first-floor bathroom was built in 1890. The side porch was built onto the east elevation of the house next to the bathroom between 1891 and 1902 as pictured on fire insurance maps.

⁶ Research of Spokane city building permits found permits for all homes surrounding the Hanauer-Cook House but *no* permit record for the Hanauer-Cook House. It would seem that a record exists but has been lost or misfiled.

A curious feature of the house is the current existence of an enclosed stairway at the back of the house with an exterior window located above the stairs on an inside wall and a remnant of an original lower gable end roof below the stairs. The stairway, window, and roof remnant are located at the rear of the house in the southern-most lower cross gable. When the house was built in 1890, the rear south elevation at the back of the house was dominated by two cross gables: The northern-most cross gable was 1.5-stories high and projected from the back of the home's two-story hip roof while the lower southern-most cross gable was just one story high and projected outward from the south elevation of the first cross gable. As described in the previous paragraph, side porches at the southeast and southwest corners of the house were built between 1891 and 1902 just after the home was erected, giving access into the home. In the 1930s, the house was modified to accommodate three apartments on the second floor.⁷ The roof at the gable end of the southern-most lower cross gable was raised to accommodate apartment living space at the level of the second floor under the eaves of the enlarged cross gable. At the same time, a shed roof dormer was built on the east roof slope of the cross gable to enlarge living space in the apartment, and a shed dormer was built on the west roof slope of the cross gable, forming a bathroom. To gain access to the second-floor apartment and bathroom, an interior staircase from the back porch at the southeast corner of the house was built after the roof was raised, rendering the placement of an original c. 1890 exterior window at the second floor, the window now enclosed within the stairwell. Next to the window, a door was installed which opened into the original hallway at the second floor.

At this time, a shed dormer was built on the east slope of the hip roof which enlarged an existing bathroom on the second floor, east wall. To further accommodate apartment living, the bathroom was further remodeled for use as a kitchenette, and a door was installed in the kitchenette which opened north into the adjacent east wall bedroom. The bedroom and kitchenette were considered one apartment.

After the loss of the bathroom on the east wall, a bathroom was built into a small nursery adjacent next south of a bedroom on the west wall. To allow for the bathroom, a shed dormer was built on the west slope of the hip roof. An interior door was installed on the north wall of the west bedroom; this door opened north into a bedroom in the turret at the northwest corner of the house.

To summarize, apartments on the second floor included the northwest turret/west bedroom apartment with *en suite* bathroom, the east wall apartment with kitchenette, and the south apartment at the rear of the house. The southwest corner bathroom was used by both the east and south apartments, and all three apartments used the c. 1930 interior staircase which accessed the back porch at the southeast corner of the house. The first floor of the house was reserved for the property owners and included a north-facade front

⁷ City directories beginning in 1935 indicate renters lived in the house as well as the property owners. Some apartment accommodations still exist today on the second floor of the house.

entry, reception hall, living room, dining room, kitchen, bedroom/bathroom, and back porch access at the rear southwest corner of the house.

Currently the exterior of the house retains in excellent condition the home's original 1890 hip roof and 1890 and 1930s lower cross gable design, the original 1890 second-floor turret, original 1890 1/1 double-hung wood-sash windows, original 1890 curved glass turret windows on second floor, original 1890 leaded-glass windows (first floor northeast corner), original 1890 front door, original 1890 covered front porch design, original 1890 brick porch foundation wall, original 1890 concrete and brick staircase down to sidewalk in front of house, original 1890 narrow-width horizontal clapboard siding, original 1890 tongue-in-groove soffits and porch ceiling, original 1890 modillion courses, original 1890 turret brackets, and original 1891-1910 locations for side and back porches. The term "original" in this context refers to the house as it was built in 1890 followed by historic modifications completed more than 74 years ago that include side and back porches added and enlarged from 1891 to 1910, and the southern-most lower cross gable enlarged before 1935.

Modifications to the house in chronological order include:

- | | |
|--------------------|--|
| <i>1891-1902</i> | Side and back porches added to southeast and southwest corners of house at first floor. |
| <i>1902-1910</i> | Back porch at southwest corner enlarged. |
| <i>Before 1935</i> | East elevation side porch enclosed by back porch, southern-most cross gable at south elevation enlarged from single-story gable end roof to 1.5-story gable end roof with finished bedroom/apartment under eaves. Shed dormers built at east and west elevations to accommodate apartments. |
| <i>1950-1970s</i> | North façade, first-floor window in living room replaced with plate-glass picture window. Kitchen and second-floor bathrooms remodeled. Concrete slip applied over basalt rock foundation at exterior. |
| <i>2004</i> | Composition roof installed (other roofs may have been installed over original wood shingle roof at different times before 2004). |
| <i>2007-2008</i> | Interior and exterior of house repainted. Kitchen and back porch at southwest corner remodeled. Second-floor bathrooms remodeled. New 1/1 double-hung wood-sash windows that match original 1/1 double-hung wood-sash windows were installed in the kitchen and bathroom remodels and throughout the house (LR west wall, DR |

west wall, kitchen south wall, first-floor bedroom east wall, second-floor northeast sitting/sewing room east wall, northwest turret room west wall, west bedroom west wall, and south bedroom south wall for a total of 20 new windows)⁸

To summarize, the Hanauer-Cook House has undergone some modifications during the last 119 years, most of which were done from just after it was built to before 1935. Those modifications are more than 74 years old and have gained historic significance which is associated with the home and its style, neighborhood development, and subsequent settlement. New modifications include interior remodels and an exterior remodel to the back porch at the southwest corner of the house. This porch was remodeled several times before 1935 and once again in 2008. Due to the home's elevated hilltop position which is dramatically higher than the level of the street, a six-foot-high wood privacy fence, and mature shrubs and trees, most of the west and south elevations of the house are hidden from view at Jefferson Street, a public right-of-way. From Jefferson Street and Sixth Avenue, part of the north façade of the house is visible, and from Sixth Avenue (a public right-of-way), looking south, nearly all of the north façade of the house is visible. Completely hidden by hillside, fence, and foliage, the east elevation is not visible from any public right-of-way. Although modifications have occurred, the Hanauer-Cook House retains high exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in 1890 in Spokane, and readily conveys late 19th-century and early 20th-century building practices, materials, and popular designs of that time.

⁸ There are 45-50 windows in the house, including units on the first and second floors and the enclosed east elevation side porch. Of the total windows, 20 were replaced in 2007-2008 with appropriate 1/1 double-hung wood-sash units that are similar to the home's original 1/1 double-hung wood-sash windows.

Areas of Significance	Architecture, Community Development
Period of Significance	1890-1959
Built Date	1890
Architect	Unknown
Real Estate Developer	Adolf Munter

STATEMENT OF SIGNIFICANCE

Built in 1890, the Hanauer-Cook House is a fine example of the Queen Anne style with Free Classic Queen Anne and Tudor Revival influence. Queen Anne-style elements include the home's built date, two-story irregular form, steeply pitched hip roof with multiple cross gables, box and bow bays, 1/1 and diamond-paned leaded-glass windows, and two distinguishing focal points: a full-width covered wrap-around front porch and a uniquely designed second-floor corner turret with curved glazing, rectangular roof eaves, and massive flanking brackets. Free Classic details are illustrated by narrow-width horizontal wood clapboard siding, square porch columns, prominent cornice, and modillions. Tudor Revival influence is seen in a Tudor-arched fireplace surround and a gable peak with false half-timbering and stucco infill. The large 3,100 square-foot-house was built by Spokane judge, lawyer, and real estate developer, Adolf Munter, who speculatively purchased all twelve lots on Block 59 in the Second Railroad Addition from the Northern Pacific Railway Company. Just after construction of the house was completed, Munter sold it to the home's first resident owners, Nettie & Joseph Hanauer, a prominent clothier and Hanauer brother who was a member of Hanauer Brothers IXL Clothing Company in downtown Spokane. The historic name of the Hanauer-Cook House also includes prominent owner, Harl J. Cook and his wife, Maria Cook. A prolific writer, pioneer newspaper man, museum supporter/founder, and prosperous real estate investor/developer, Harl J. Cook managed and expanded the *Spokane Chronicle* from a weekly to a daily newspaper, helped established a public museum in Spokane, and founded Cook-Clark Real Estate & Development Company. Cook was praised in a Spokane promotional publication as a well-known businessman and "writer of more than ordinary ability,"⁹ and through his real estate development company, was said to have represented in Spokane "some of the very best insurance and loan companies."¹⁰ His real estate activities extended to the residential development of the Cliff Park neighborhood, a National Register historic district and one of Spokane's most architecturally and socially prominent neighborhoods. The Hanauer-Cook House achieved importance during a period of significance from 1890-1959 in the areas of significance, "architecture" and "community development." Architecturally significant, the Hanauer-Cook is well-preserved and well represents the Queen Anne style. Historically significant in the context of community development around West Sixth Avenue and Jefferson Street on Spokane's lower South Hill, the house is the first built and oldest home on its block at Sixth Avenue and set the stage for subsequent, prominent architectural residential development in the neighborhood. The home is further associated with a city-wide trend

⁹ Hook, Harry H. and Francis J. McGuire. *Spokane Falls Illustrated*, p. 20.

¹⁰ Ibid.

Which occurred around the time of World War II that promoted the conversion of large single-family homes to multi-family apartments. The Hanauer-Cook House well represented this trend when it was somewhat modified to accommodate three apartments which were leased from 1935 to 1959. The Hanauer-Cook House is nominated to the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Spokane, Washington

Spokane is the commercial center of an area approximately 200 miles in diameter known as the Inland Empire in Eastern Washington. Ancient cataclysmic events produced the scenic beauty of the area's rugged topography which is displayed in rocky outcroppings, basalt bluffs, and naturally terraced hillsides which overlook Spokane and the Spokane River. The city is sheltered by mountain ranges to the north and northeast, and is bisected by a river and a series of waterfalls. Before 1870, Spokane was a favorite fishing site for various Indian tribes and takes its meaning from the Indian word *spokan*, which loosely translates to "children of the sun." Drawn by the area's irregular natural beauty and untapped resources, farmers, fur traders, pioneers, and entrepreneurs settled along the Spokane River, and by 1880, Spokane boasted a population of 500. The city grew steadily as it gained recognition as a center for mining, lumber, agriculture, and water power. At the arrival of transcontinental railroad lines in the late 1880s and with growing utilization of the area's natural resources, Spokane experienced a period of fantastic fortune, city boosterism, and unprecedented growth with a population exceeding 100,000 by 1910. During this time, ambitious investors developed residential neighborhoods, and prosperous Spokane property owners commissioned architects and builders to design and build custom homes for them throughout the city. A diverse array of architectural styles were constructed, ranging from large, imposing and sometimes pretentious Queen Anne, Neoclassical, Colonial and Tudor Revival-style mansions to mid-sized American Foursquare, Swiss Chalet, and Craftsman-style bungalows.

In the 1880s-1890s, Browne's Addition, which was located just one mile west of downtown Spokane, was being developed with lavish and expensive mansions and homes custom-designed for some of the town's wealthiest citizens. This "Age of Elegance," as it was later called, spurred further residential growth, development and settlement among the city's wealthy elite, and spread south past Browne's Addition uphill to Spokane's lower South Hill area at West Fifth, Sixth, and Seventh Avenues. Characterized by steeply wooded hillsides, natural terraces, and basalt bluffs, the undeveloped hillside offered tremendous views of Spokane.

Railroad Second Addition

In 1883,¹¹ the lower South Hill hillside area in the vicinity of Sixth and Jefferson was platted as the Railroad Second Addition to Spokane and was opened for residential

¹¹ Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

development and expansion. Starting with the grading of roads, incremental planning ensued with the construction of brick-paved streets arranged in a directionally correct grid pattern, concrete sidewalks, underground sewer systems, pumped/piped fresh drinking water to each residential lot, and electricity for lighting and electric public transportation trolley cars. While the aforementioned infrastructure was being built and installed, residential lots were being sold to real estate developers, architects, builders, and private property owners. Many hillside sites offered spectacular views of the city, and these lots were purchased by wealthy mining men, lumber barons, railroad tycoons, businessmen and bankers, and successful merchants who could afford to build extravagant homes on multiple view lots. One of these men was Adolf Munter, a well-known Spokane judge, lawyer, and real estate developer who purchased all twelve lots in Block 59 in the Railroad Second Addition around Sixth Avenue and Jefferson Street. The cost of the transaction was \$2,783 and was finalized in 1888 between Munter and the Northern Pacific Railway Company, the seller.¹² Adolf Munter resided in a grand Queen Anne-style mansion of palatial proportions on three adjoining lots at the northwest corner of Sixth and Jefferson at 1206 W. Sixth Avenue, just across the street from Block 59 and the soon-to-be-built Hanauer-Cook House. As documented by an 1891 Sanborn Fire Insurance map, very few homes had been built in the neighborhood at that time and none as large and extravagant as Adolf Munter's.

In 1890, Munter developed the three adjoining view lots at the southeast corner of Sixth and Jefferson at 1121 W. Sixth Avenue, diagonally across the street from his mansion. He constructed a large two-story, 3100 square foot, Queen Anne-style home, complete with a turret and wrap-around porch, on top of the very steep hillside on the intersection's southeast corner. Because of its steep north-facing hillside site, the home from the street appeared very tall and large, and commanded a breathtaking view of Spokane and distant mountain peaks. By November 1890, construction was completed, and Munter sold the property for \$10,000 to mining magnate/real estate investor, George Spoor, who immediately sold the property the very next day to Joseph & Nettie Hanauer. With a price tag reserved for the town's most affluent homebuyers, the property sold for \$10,000—an astronomical sum which at that time was more than ten times the cost of average Spokane home prices of \$1,000 or less.

The Hanauer-Cook House

Joseph & Nettie Hanauer

A successful clothier, Joseph Hanauer was a member of the prominent Spokane Hanauer family who owned and managed a fashionable men's clothing store in downtown Spokane. In 1887, the business was called Hanauer & Martindale IXL Clothing, specializing in "clothing & furnishing goods, boots & shoes."¹³ In 1888, the name was changed to Hanauer Brothers IXL Clothing Company with showrooms on Riverside

¹² Spokane County Warranty Deed 31 Dec 1888, Book M, page 158. Spokane County Courthouse, Spokane, WA.

¹³ *Directory of the City of Spokane Falls 1887.*

Avenue in the Mohawk Block. In 1890 when Joseph Hanauer bought the Hanauer-Cook House at 1121 W. Sixth Avenue, the clothing store had expanded to even larger showrooms in the Mohawk Block, and Joseph Hanauer specifically listed himself in city directories as the shop's sales clerk.

Soon after Joseph & Nettie Hanauer purchased the home at 1121 W. Sixth Avenue in 1890, they sold it the following year for \$14,000 to Phocion M. Daniel, a successful and wealthy entrepreneur who listed himself in city directories as a "capitalist." Unfortunately, a severe economic depression hit the United States, including Spokane, in 1893, and P. M. Daniel eventually lost the property through foreclosure. The house sat vacant until 1899 when a Spokane County sheriff's sale recorded the property conveyed through purchase to real estate investor/speculator, Zerviah Dane, for \$6,366.

Harl J. & Maria Cook

Holding the property's deed and mortgage, Zerviah Dane offered the home through a purchase agreement to Harl J. & Maria Cook who then resided at the property for eight years from 1899 through the first half of 1907. Harl J. Cook, prominent pioneer newspaper man, writer, museum founder, and real estate developer, arrived in Spokane in 1885 when the fledgling town was just 13 years old and had a population of about 1,500. With experience as a typesetter, printer, and editor in the newspaper business, Cook was hired by the weekly *Spokane Chronicle* newspaper as a news gatherer and editor, and was soon promoted to the company's business manager. Cook had vision, expanded and promoted the newspaper, and "was instrumental in the *Chronicle* becoming a daily" rather than a weekly paper.¹⁴ When he helped change the newspaper's circulation from weekly to daily, Cook recalled that he saw an increase from 600 newspapers sold to more than 1000 newspapers sold per week, which amounted to what he remembered was "about 50% of the population [of Spokane] taking our paper."¹⁵ Cook said he "enjoyed newspaper work very much" but explained, "I got a notion in my head [that] I could do better in the real estate business, so I left the paper after a few years."¹⁶ Cook made good on his notion, and was said to have become "one of the best informed men in Spokane on...Inland Empire and Eastern Washington" real estate development for which he maintained an office in Spokane until his death in 1925.¹⁷ In 1906 when he lived in the Hanauer-Cook House, Cook and his business partner, Charles W. Clark, advertised their real estate enterprise as the Cook-Clark Real Estate Company, specializing in "real estate, loans, insurance, and rentals."¹⁸ They developed many middle-class to affluent residential neighborhoods in Spokane, including Cook & Byers Addition around Grant Park in East Central Spokane, and the architecturally and socially prominent Resurveyed Cliff Park

¹⁴ "Harl J. Cook, Pioneer Spokane Realty Man, Recalls When He Served as News Gatherer for Chronicle— Was Business Manager Early Days Paper." *Spokane Daily Chronicle*, 21 Sept 1926.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ *Polk's Spokane City Directory 1906*, p. 289.

Addition around Cliff Park and Sumner Avenue on Spokane's South Hill. In addition to his newspaper and real estate activities, Cook helped spearhead the establishment of the New Spokane Museum in 1918, a publicly-funded facility, and was named the museum's supervisor.¹⁹ After a 40-year-long career which was distinguished with significant contributions to Spokane's early newspaper industry, the Eastern Washington State Historical Society, the New Spokane Museum, and residential neighborhood development and settlement, Harl J. Cook met an untimely death when he was killed in an automobile accident in 1925 at the age of 68.

Subsequent Homeowners

In July 1907, Benjamin & Laura Burch purchased the Hanauer-Cook House for \$6,500. Dr. Burch came to Spokane in 1882 as a physician, set up a medical practice, and began buying real estate in downtown Spokane. He eventually gave up his medical practice and "commenced to dabble in Spokane real estate" where "at one time or another" he recalled that he "owned most of the best business property in Spokane."²⁰ As members of Spokane's social elite, Dr. Burch and his wife, Laura Havermale Burch, were listed on page 118 in *The Spokane Blue Book 1909*, a prominent Spokane social register, which gave the address of their Spokane home as 1121 W. Sixth Avenue.

In June 1909, the Burch's sold the property for \$16,000 to Estella & Burton Onstine, a lawyer with the firm Roche & Onstine, which maintained law offices in the Ziegler Building from 1899 to 1952 in downtown Spokane. After sixteen years of residency, the Onstines sold the Hanauer-Cook House in 1925 to Spokane engineer, Sidney Perry, and his wife Ella Perry, who lived in the house for only a year.

From 1926 to 1933, the house changed ownership several times as an investment property. During this time, Spokane music teachers, Arthur & Ella Bittner, leased the house as their residence and place of business from which they gave music instruction to various students in Spokane.²¹ The Bittners were finally able to purchase the property in 1933 and at that time enlarged the rear lower cross gable and rooms on the second floor to accommodate three apartments. They lived on the first floor and rented the second-floor rooms to various residents from 1935 through 1959. As listed in city directories, some of the Bittner's renters at different times included widowed and unmarried women, married couples who held jobs from welder and car salesman to accountant, and to single men such as Guy Burgess (1936) who worked as a painter.

After Arthur Bittner's death in 1950, his widow, Ella Bittner, stayed in the home for nine more years, and then sold it in 1959 to Constance & George Finney, a carpenter. After George Finney's death, Constance Finney sold the property in 2004 for \$175,000 to Marilyn S. McConaghy, an active and busy woman who at different times taught Political

¹⁹ "Public Service: The Importance of a Public Museum." *Spokane Daily Chronicle*, 19 Dec 1918.

²⁰ "Quit Medicine to Dicker in Spokane Real Estate." *Spokesman-Review*, 16 August 1925.

²¹ Personal interview with Hanauer-Cook House homeowner, Marilyn McConaghy, in October 2008.

Sociology at Spokane Falls Community College, sold and developed real estate, traveled extensively, supported the arts community in Spokane, and was a devoted mother who raised five children. As a real estate agent for Tomlinson South, Inc. in Spokane, Marilyn had “an eye for good deals and...had the most fun buying and rehabilitating old homes,” the last of which was the Hanauer-Cook House.²² While in the prime of her life, Marilyn McConaghy unexpectedly passed away a few months ago in December 2008.

HISTORIC SIGNIFICANCE

(Category A)

As defined in National Register Bulletin 15, which details guidelines and standards adopted by the Spokane Register, a property must be associated with one or more events important in a defined historic context to be considered for listing under Category A. Bulletin 15 states that Category A:

...recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends... The event or trends, however, must clearly be important within the associated context: settlement in the case of a town, or development of a community... Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity.²³

One of the first homes erected on Spokane’s lower South Hill, the Hanauer-Cook House is nominated to the Spokane Register of Historic Places under Category A for its significance as the very first home built on Block 59 along West Sixth Avenue in the Second Railroad Addition, and for its association with the broad patterns and events that led to the subsequent and prominent late 19th-century and early 20th-century residential development and settlement of Spokane’s lower South Hill around the vicinity of Sixth Avenue and Jefferson Street. It is further historically significant as part of a city-wide trend that saw large residences and mansions modified for use as apartment homes to help house an influx of servicemen, servicewomen, and other people who were stationed in Spokane before, during, and after World War II.

As previously stated in this nomination, residential neighborhoods on Spokane’s lower South Hill were first platted and developed, beginning in the 1880s and 1890s. This included the Second Railroad Addition in which the Hanauer-Cook House is located. Block 59 in the Addition was an undeveloped, very steeply wooded rocky hillside when the Hanauer-Cook House was built in 1890. Erected in the center of three lots located at the crest of a steep hill, the house faced north along West Sixth Avenue and west along South Jefferson Street and was the first house built on Block 59 along Sixth Avenue.²⁴

²² “McConaghy, Marilyn S.

²³ *National Register Bulletin 15*, p. 12.

²⁴ *Sanborn Fire Insurance Map 1891*.

From its lofty hillside perch, it afforded wide vistas and panoramic views of Spokane, and looked north, down and on two homes built across the street which were not located in Block 59. One house was a small-to-medium-size dwelling at 1113 W. Fifth Avenue, which fronted Fifth Avenue instead of Sixth Avenue, and was less than half the size of the Hanauer-Cook House. The other home was the historic Munter-Happy Mansion, a sprawling high-style, landmark-quality Queen Anne-style dwelling located at 1206 W. Sixth, diagonally across the street northwest from the Hanauer-Cook House.²⁵ As pictured in a circa 1900 photograph, the Munter-Happy Mansion, like the Hanauer-Cook House, was also built on three adjoining view lots and was an excellent example of the Queen Anne style.

When it was built in 1890, the Hanauer-Cook House helped set the stage for a pattern of architecturally prominent residential development and subsequent settlement that took place around the vicinity of Sixth and Jefferson. It helped set architectural parameters that included bulk and size rather than the proportions defined by the Munter-Happy Mansion, one of the largest and most sprawling mansions ever built in Spokane. Due to a disastrous nationwide event, residential development did not commence at Sixth and Jefferson until a decade had passed after the Hanauer-Cook House was built. The Panic of 1893, an economic depression that spread throughout the country, including Spokane, reversed many Spokane fortunes and brought residential development on Spokane's lower South Hill to a halt. By 1900, however, the economy recovered and residential development ensued.

A study of West Sixth Avenue from Adams Street east to Jefferson, Madison (vacated), and Monroe Streets revealed that the Munter-Happy Mansion and the Hanauer-Cook House were the two largest homes built along the street in 1890.²⁶ The first home built after the Panic of 1893 on Sixth Avenue from Adams to Monroe was a prominent two-story Arts & Crafts residence built in 1900 at 1023 W. Sixth Avenue, six lots east of the Hanauer-Cook House on the same rocky hillside on the same south side of the street. A circa 1906 photograph pictured the home with a full-width front porch perched atop a high ridge around which grew wild grasses, shrubs and a few trees.²⁷ At the time it was built, the view from this home would have been spectacular just like the view from the Hanauer-Cook House. By 1915, eleven more buildings had been built along Sixth Avenue from Adams to Monroe. Nine of the buildings were large architecturally prominent single-family homes which were designed in styles ranging from Neoclassical and Colonial Revival to Tudor Revival and Craftsman, and like the Hanauer-Cook House, were all built on view lots on the hillside at the south side of Sixth Avenue. In contrast to the single-family homes, a building at 1220 W. Sixth Avenue was erected on the north side of the street in 1915 as one of the first multi-family apartment blocks in the

²⁵ Ibid.

²⁶ The 1891 Sanborn Fire Insurance Map pictures smaller residences built on Blocks 53 and 54 across the street from the Hanauer-Cook House.

²⁷ Northwest Museum of Arts & Culture photo archives. Spokane, WA.

area. Another building at 1124-26 W. Sixth Avenue, just across the street from the Hanauer-Cook House, was designed and erected in 1913 as a Craftsman-style bungalow but was in fact built for use by and for an ecclesiastical organization called the Church of Truth. The bungalow housed parsonage quarters as well as a church sanctuary.²⁸

Residential development along West Sixth Avenue changed in appearance after World War I. In contrast to the architectural prominence of the large homes already fronting Sixth Avenue, the next two dwellings which were erected revealed a stark contrast in size and bulk. In 1927, Spokane builder Erick Benson constructed a small frame bungalow at 1111 W. Sixth Avenue for \$4,000—less than half the cost of the Hanauer-Cook House which cost \$10,000 37 years before. In 1936, a small Tudor Revival-style cottage was erected at 1003 W. Sixth Avenue at the east end of Sixth Avenue where it intersects with Monroe Street. While good examples of their types, both the bungalow and cottage were only half the size and architectural prominence of the previously built surrounding homes.

The 1930s and 1940s ushered in another housing trend in the neighborhood. Like the Hanauer-Cook House which had three apartments on the second floor during the 1930s-1950s, many of the large homes built on Sixth Avenue in the early 1900s were modified to accommodate multi-family apartments. This trend for apartment construction was a result of World War II and the influx of servicemen and women who were stationed in Spokane at Galena, Geiger Air Field, Fairchild Air Force Base, and Fort Wright Army Base before, during, and after the war. Housing at that time was scarce so large homes were modified into duplexes and apartment houses.

In addition to apartment modifications in existing homes at that time, new apartment buildings were also built in the neighborhood which encroached on fine properties and resulted in their demolition. In 1948, an apartment complex with eight apartment units was built on the north side of the street at 1106 W. Sixth Avenue, followed by a multi-family apartment building erected in 1958 at 604 S. Jefferson across the street from the Hanauer-Cook House. Most regrettably, the historic high-style, landmark-quality Munter-Happy Mansion at 1206 W. Sixth Avenue, diagonally across the street from the Hanauer-Cook House, was demolished in 1974 to make way for the construction of a sprawling multi-family apartment complex called the Bishop Terrace Apartments. Three years later, two homes adjacent next east of the Hanauer-Cook House were also razed and replaced by the Madison Terrace Condominiums, built in 1978.

In summary, the Hanauer-Cook House was prominently associated with residential development and housing trends which occurred along West Sixth Avenue on Spokane's lower South Hill during the late 1890s and the first half of the 20th century. The Hanauer-Cook House was the first home built along West Sixth Avenue on Block 59 in the Second Railroad. Its social and architectural prominence helped promote subsequent

²⁸ Ibid.

construction of architecturally prominent homes which were built along the steep hillside ridge at the south side of Sixth Avenue from Adams to Monroe Street. Along with the Munter-Happy Mansion, the Hanauer-Cook House was the only Queen Anne-style home that ever fronted West Sixth Avenue between Adams and Monroe Street. The architecturally prominent homes that were built after the Hanauer-Cook House depicted other traditions that helped form a neighborhood with a pleasing and diverse array of architectural styles. Like the Hanauer-Cook House, these large homes followed a city-wide trend in residential housing where the interiors were eventually modified for use as apartments to offset a housing shortage which developed during the 1930s-1950s in Spokane. In contrast to the Hanauer-Cook House, however, all but three of these homes were significantly altered at the exterior to such a degree that they have lost their architectural integrity. In addition, four homes were demolished and replaced by the encroachment and construction of contemporary and architecturally incompatible multi-family apartment blocks and condominiums. Even though it was modified to accommodate three apartments, the Hanauer-Cook House somehow escaped the radical exterior alterations and ubiquitous wrecking ball that befell the other properties, and now stands out as the oldest surviving example of the prominent late 19th and early 20th-century architectural development which occurred along West Sixth Avenue.

ARCHITECTURAL SIGNIFICANCE

Category C

As outlined in *National Register Bulletin 15*, registration requirements for Category C of the Spokane Register apply to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”²⁹ To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”³⁰

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.³¹

The Hanauer-Cook House is nominated under above-stated requirement #1 because it “embodies distinctive characteristics of a type, period, or method of construction” and “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”³²

Distinctive characteristics are the physical features or traits that

²⁹ *National Register Bulletin 15*, page 17

³⁰ *Ibid*, p. 17

³¹ *Ibid*, p. 17

³² *Ibid*, p. 17

commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.³³

In Spokane, the Hanauer-Cook House is a particularly fine example of the Queen Anne style because it retains and displays multiple distinctive and stylistic characteristics and architectural features of the Queen Anne tradition which are prominently displayed in the home's well-preserved quality, craftsmanship, and architectural integrity of original location, design, materials, workmanship, and association as an early 19th-century single-family residence.³⁴

The Queen Anne Style

Identifying features of the Queen Anne style include built dates between 1880 and 1910, an irregular house form with usually more than one story; a steeply pitched irregular roof with multiple cross gables; combinations of exterior cladding materials such as clapboard siding, wood shingles, stucco, stone and brick masonry; vertical windows which are usually 1/1 double-hung sash; stained and leaded-glass windows; windows with curved glazing; cut-away corner windows; horizontal stringcourses and water tables; prominent cornices, recessed porches, bays, oriels, overhangs and any other device that avoids a smooth-walled surface; asymmetrical façade; and partial or full-width front porches at the first floor. Three focal-point features of the Queen Anne style are towers, turrets, and wrap-around porches—all designed to decorate and visually interrupt a symmetrical plan and a plain wall surface.³⁵

The Hanauer-Cook House is a prime example of the Queen Anne style and the style's aforementioned identifying features. Defining features of the Queen Anne style found at the Hanauer-Cook House include the following:

- Built date 1890
- Irregular footprint
- Two stories with a steeply pitched irregular roof and multiple cross gables
- Full-width front porch at the first floor with a wrap-around corner
- Second-floor round turret
- Vertical 1/1 double-hung windows, leaded-glass windows, and curved-glass windows

³³ Ibid, p. 18

³⁴ Ibid, p. 17.

³⁵ McAlester, Lee & Virginia. *A Field Guide to American Houses*, pp. 262-287.

- Boxed and bow bays
- Horizontal stringcourses
- Prominent cornice and frieze
- Exterior materials that interrupt a smooth-walled surface: narrow-width clapboard siding, wood shingle siding, false half-timbering with stucco infill, basalt and brick foundations
- Brick porch piers and foundation
- Wide eaves with modillion course
- Ten-foot-high ceilings
- Extensive interior woodwork, paneled pocket doors, and hardwood floors

In addition to the Queen Anne tradition, the Hanauer-Cook House is distinguished with stylistic influences from the Free Classic Queen Anne style and the Tudor Revival style. Architectural historians Lee & Virginia McAlester wrote that “in the 1890s the Free Classic adaptation, [a subtype of the Queen Anne style,] became widespread.”³⁶ Free Classic details were based on Classic Colonial precedents like prominent cornices and cornice returns, modillion and dentil courses, round and square porch columns, plain porch balustrades, and narrow-width clapboard cladding. Free Classic elements at the Hanauer-Cook House include the home’s narrow-width horizontal wood clapboard siding, prominent cornice and modillion course, covered front porch with square wood porch columns, and a plain balustrade. Tudor Revival-style influence is seen in false half-timbering with stucco infill in a gable peak at the rear of the house, a red brick porch foundation and brick porch deck, and a living room fireplace with a Tudor arch.

The developer of the Hanauer-Cook House was Adolf Munter, a Spokane judge, lawyer, and real estate investor/developer. He commissioned an architect to design the house which was built in 1890, and completed in November of that year. After exhaustive research, the name of the architect who designed the house unfortunately remains unknown. Munter had the means to hire a well-known architect and may have commissioned one of the following professional architects who were working in Spokane at that time: Boardman, Cutter, Dow, Finch, Grove, Guenther, Held, Helmle, Preusse, Rand, Ritchie, Seaton, Timewell & Bakker, and Francis Wilson. The Hanauer-Cook House is a one-of-a-kind, custom-designed home. While its windows, porch, and cladding are similar to other Spokane homes, no other house in Spokane has been found that resembles the unique design of the Hanauer-Cook House, which is especially distinguished with an unusual round turret that is protected by a rectangular roof with wide eaves and massive turret-flanking brackets.

³⁶ Ibid, p. 268.

Summary

The Hanauer-Cook House is nominated to the Spokane Register of Historic Places under Categories A and C for its historical and architectural significance. This is based on the property's fine representation of the Queen Anne style and its association with late 19th and early 20th-century residential development and housing trends on Spokane's lower South Hill in the vicinity of West Sixth Avenue and South Jefferson Street, and its association with the city-wide, house-to-apartments conversion pattern that peaked around World War II. In addition, the Hanauer-Cook House is in excellent condition and retains a high degree all five aspects of exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family house built in the late 1800s in Spokane, Washington.

BIBLIOGRAPHY

Eastern Washington State Historical Society. Historic photographs. Northwest Museum of Arts & Culture, Spokane, WA.

Hook, Harry H. and Francis J. McGuire. *Spokane Falls Illustrated*. Minneapolis: F. L. Thresher, Publisher. 1 August 1889.

McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989.

National Register Bulletin 15. Washington DC: Department of the Interior, 1995.

Polk, R. L. *The Spokane Blue Book 1909*.

Polk, R. L. *Spokane City Directories 1889-2009*.

Sanborn Fire Insurance Maps 1890-1953.

Spokane County Public Records. Spokane County Courthouse, Spokane, WA.

Newspaper Articles

“Auto Runs Over Harl J. Cook.” *Spokesman-Review*, 11 Sept 1925.

“Death Claims B. J. Onstine.” *Spokane Daily Chronicle*, 21 April 1960.

“Discoveries Add Evidence to Harl J. Cook’s Theory.” *Spokesman-Review*, 18 Mar 1925.

“Harl J. Cook, Pioneer Spokane Realty Man, Recalls When He Served as News Gatherer for Chronicle—Was Business Manager for Early Days Paper.” *Spokane Daily Chronicle*, 21 Sept 1926.

“Munter Services Monday.” *Spokane Daily Chronicle*, 28 Sept 1973.

“McConaghy, Marilyn S. Obituary.” *Spokesman-Review*, 28 Dec 2008.

“Public Service: The Importance of a Public Museum.” *Spokane Daily Chronicle*, 19 Dec 1918.

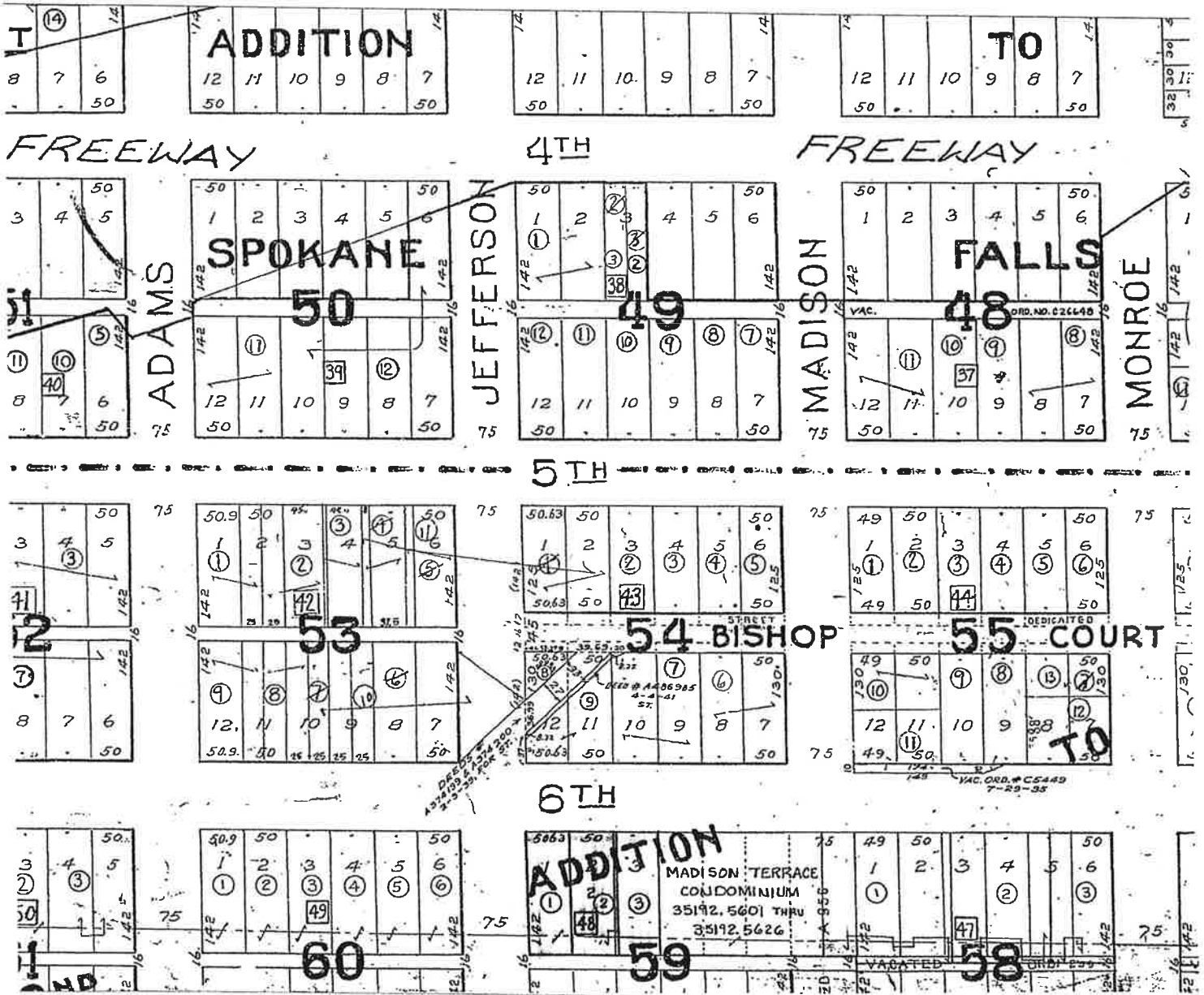
“Quit Medicine to Dicker in Spokane Real Estate.” *Spokesman-Review*, 16 Aug 1925.

“Spokane Men Lost in Wilds.” *Spokesman-Review*, 6 July 1919.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
HANAUER-COOK HOUSE **Section 10**

PLAT MAP

City of Spokane plat map, 2009



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HANAUER-COOK HOUSE **Section 10**

SITE PLAN

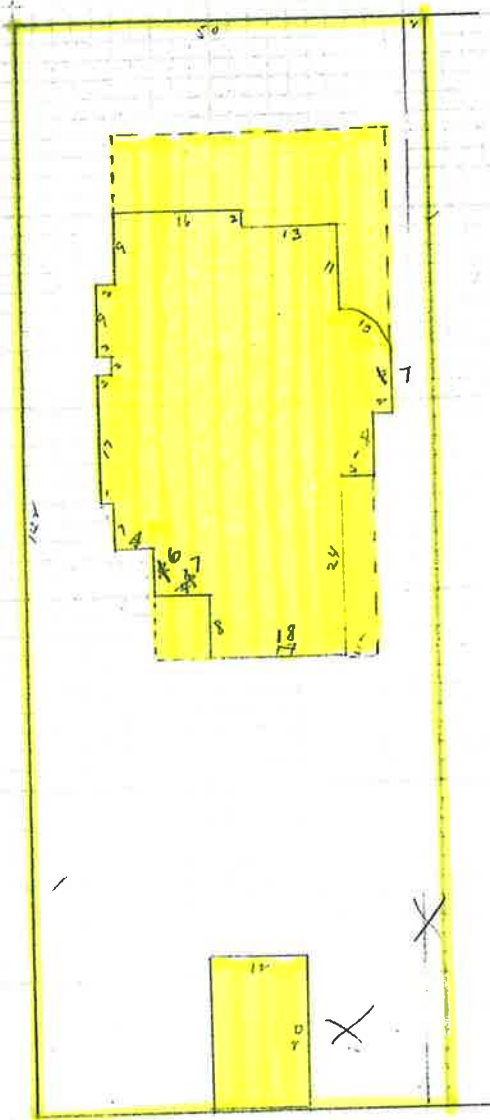
Spokane County Assessor's Records

SOLD- \$ 8500
DATE 5-60
Receipt # 129975

SIXTH-AVE

50 x 140

JEFFERSON ST.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HANAUER-COOK HOUSE **Section 10**

PHOTOS 1 and 2

North façade of house in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HANAUER-COOK HOUSE **Section 10**

PHOTOS 3 and 4 West elevation (top photo) and east elevation in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HANAUER-COOK HOUSE **Section 10**

PHOTOS 5 and 6 South rear elevation of house and detached garage in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HANAUER-COOK HOUSE **Section 10**

PHOTO 7
PHOTO 8

Front reception hall in 2009.
Living room, looking north, in 2009.



