

# FELTIS-STIMMEL HOUSE

1009 West 24<sup>th</sup> Avenue  
Spokane, WA 99203

Built by Spokane contractor, Clayton E. Feltis in 1914



*photo taken in 2004*

# 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 **HARRY & EVELYN STIMMEL HOUSE**

## 2. Location

Street & Number 1009 West 24<sup>th</sup> Avenue  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35303.2110

## 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 Robert S. and Kathleen R. Pate  
Street & Number 1009 West 24<sup>th</sup> Avenue  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 701-0998

## 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, 17 March 2004*

**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	Lot 10 in the combined Clifton Highland/Boston Heights Additions also known as Boston Heights Lots 1-2, Block 1 excluding west 13.1 feet, together with Clifton Highland Lots 1-2, Block 11.
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 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	17 March 2004

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	24 B&W prints, 16 color slides.

13. Signature of Owner(s)

Name Robert S. Galt

Name Kathleen R. Galt

14. For Official Use Only

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

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

Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney Richard W. Peacock

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

Date \_\_\_\_\_

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

\_\_\_\_\_  
CITY ADMINISTRATOR, City of Spokane  
or

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

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

Julia Brown  
\_\_\_\_\_  
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**

Built in 1914, the Harry & Evelyn Stimmel House is a fine example of Craftsman-style bungalow architecture. The property is sited on a deep lot, which fronts onto West 24<sup>th</sup> Avenue and backs onto West 25<sup>th</sup> Avenue in the Cannon Hill neighborhood in Spokane, Washington. Designed with a house form and lines that produce an exaggerated horizontal emphasis, the Stimmel House is very low-slung, seeming to hug the ground. The dwelling is built with natural materials, including rock, rough-textured clinker bricks, and wood, which, along with its low-slung form, render it organically integrated to its site. Illustrating Craftsman-style architectural elements, the one-story Stimmel House has a low-pitched front-facing, gable-end roof with a jerkinhead design; widely overhanging eaves with exposed rafter tails; a cantilevered façade pediment; a front porch terrace made of clinker brick; and clinker brick wall cladding on all four elevations. The interior of the house also reflects Craftsman-style features, including an open floor plan with spacious living and dining rooms, a large fireplace with a brick surround and tiled hearth, hand-rubbed solid oak woodwork, and built-in cabinetry. The house is surrounded by a manicured lawn, deciduous and evergreen shrubs and trees, and single-family homes built during the early 1900s. With only a few modifications over the last 90 years, the Stimmel House retains excellent exterior and interior historic and architectural integrity in location, design, materials, workmanship, and association as a single-family residence in Spokane.

*Site and Garage*

The Stimmel House is sited on Lot 10, which is located in two adjacent additions on Spokane's South Hill. The north half of Lot 10 is located on Block 11 in the Clifton Highland Addition while the south half of Lot 10 is located on Block 1 in the Boston Heights Addition. Both additions are located about two miles southwest of downtown Spokane in the Cannon Hill neighborhood, a middle-class residential area with 50-foot-wide lots and tree-lined streets. Surrounded by single-family homes built mostly between 1910 and 1935, the Stimmel House is built on the north end of Lot 10, which slopes slightly north down to the street from its southern boundary at 25<sup>th</sup> Avenue. According to Spokane County Tax Assessor records, Lot 10 measures 80 feet wide and 125 feet deep.

Built in 1989, a two-car, wood-frame garage is located behind the house in the southwest rear corner of the property. It has a low-pitched, front-facing, gable-end roof and is clad in vertical wood boards. The roof is covered in composition shingles. A paved driveway connects the garage to the street at 24<sup>th</sup> Avenue.

*House Exterior*

Forming an irregular rectangular footprint that measures about 37 feet wide and 30 feet deep, the Stimmel House is a small one-story balloon-frame dwelling with a very low-pitched, front-facing, jerkinhead gable roof. The roof is covered with composition shingles and is accentuated with widely overhanging eaves. The eaves feature exposed rafter tails along the sides, and exposed purlins on the gable ends. The gable ends are

further embellished with wide bargeboards and massive wood brackets that penetrate the bargeboards. A large clinker brick chimney rises from the east slope of the roof. Except for the gable peaks, the house is completely clad in clinker face brick laid in stretcher bond. The rough-textured clinker brick is thrice-fired, producing a color palette of red, orange, brown, burgundy and black hues, and features an array of irregular clinkers that jut out from the planar wall surface of the house in random order (some of the largest clinkers are called “cobblestones” and resemble in color and texture bits and pieces of basalt rock, or basalt cobblestone). The irregular quality of the brick is further emphasized with pale gray grout that has been unevenly applied and is flush with the surface of the bricks. Located above the brick veneer, the home’s north gable peak and south gable peak are clad in six-inch-wide vertical wood boards. The lower edge of the boards are dog-eared, forming a scalloped design. Both gable fields are embellished with a wide horizontal multi-paned window. Inspired by the Swiss Chalet style, a small balconette, which is clad with the same scalloped, dog-eared vertical boards that clad the gable peaks, is located under each window. The scalloped vertical boards that cover the balconettes and gable peaks are repeated again on the house as a decorative frieze, which is located under the eaves along the east and west sides of the dwelling. Fenestration for the Stimmel House is original and features a symmetrical pattern with a combination of wood-framed, multi-paned, fixed, casement and double-hung windows. First-floor windows are anchored with brick window sills while the basement windows have wood window sills. The foundation of the house is constructed of irregular black basalt rock rubblemix and measures nearly two feet thick.

#### *Facade*

The home’s facade faces north and features a symmetrical design with a pediment and brick terrace, which are distinctive focal points of the house. The pediment is cantilevered and is comprised of a flat shed roof that projects out from the house five feet. It is supported by exposed rafter tails that rest on a massive horizontal beam, which is located above the front door. The front entrance and pediment are further embellished with a partial-width front porch terrace. The terrace is constructed of poured concrete and is surrounded on two sides by a one-foot-thick clinker brick porch wall. The wall is capped with molded concrete coping and is anchored on the outside corners by massive clinker brick porch piers that measure four feet wide and two feet thick. The east end of the terrace is open and features concrete steps that descend from the terrace to a curved concrete walkway. The walkway winds through plantings and across the front lawn to a concrete sidewalk, which runs parallel to a parking strip along the street at 24<sup>th</sup> Avenue.

#### *East, West, and South Elevations*

The *east elevation* of the house is dominated by clinker brick wall cladding, a scalloped wood frieze under wide eaves, and a massive clinker brick chimney which projects through the roof eave. Fenestration includes two casement windows with divided lights that flank the chimney, and a pair of 6/1 multi-paned double-hung windows next south. The windows each have frames, sashes, and muntin bars made of wood. With

exaggerated size, the muntin bars, which are made of oak, feature straight-cut edges and measure one inch wide by one inch deep. This Craftsman-style design is repeated on windows, doors, and built-ins throughout the house.

Like the east elevation, the *west elevation* of the house is also dominated by clinker brick wall cladding, a scalloped wood frieze, and wide eaves. An additional focal point of the west elevation is a small box bay that measures eight feet wide and four feet deep. The bay has multi-paned windows on its north side.

The *rear elevation* of the house faces south. A small enclosed, covered porch (fourteen feet wide and seven feet deep) is located in the center of the south elevation. A wood deck surrounds the porch. The deck is enclosed with six-inch-wide vertical wood boards with dog-eared edges that echo the vertical dog-eared boards featured in the gable peaks, balconettes, and frieze bands of the house. The porch is covered with a low-pitched shed roof. Adjacent west of the deck at the southwest corner of the house, concrete steps lead down to a basement door, which is located below grade.

#### *House Interior*

According to Spokane County Tax Assessor records, the interior of the Stimmel House comprises a total of 1,171 square feet on the first floor with an additional 1,147 square feet in the finished basement. An oversized 42-inch-wide front door opens from the home's north façade. The front door is original, made of solid oak, and is embellished with multiple lights that are divided by straight-cut muntin bars. The front door is protected by an original screen door, which is also made of oak. The door's screened upper leaf is divided horizontally by a thick muntin bar while the lower leaf is protected by a wood lattice guard. Like the muntin bars in the front door and the home's windows, the lattice is constructed of oversized straight-cut muntin bars that measure one inch wide and one inch thick.

#### *Living Room*

The front door opens to the living room, which measures 23 feet wide and 15 feet deep, and is the largest room in the house. It is dominated by a fireplace, which is located on the east wall. The fireplace has a brick surround that extends to the ceiling, and a hearth made of textured, mottled reddish-brown ceramic tiles, which are glazed with a matte finish. The brick surround is made of striated, wire-cut brown-and-red bricks laid in stack bond. A thick oak mantel further embellishes the fireplace. Multi-paned casement windows flank the fireplace.

#### *Dining Room*

The south wall of the living room features a wide opening with a flat arch that opens to a formal dining room, which is located in the southeast corner of the house. The arch is made of solid, honey-colored, oak woodwork. Built-in oak bookcases with glass doors are located on the north side of the arched entrance. In addition to the built-in bookcases,

a focal point of the dining room is a built-in sideboard/buffet on the south wall. The built-in sideboard/buffet has a mirrored backsplash and is flanked by two built-in china cabinets with multi-paned glass doors. A wide plate-glass clerestory window is located above the buffet, illuminating the dining room. Paneled wood wainscoting, which is embellished with battens and a plate rail, encircles the dining room. The woodwork in the living room and dining room is constructed of the finest quality solid quarter-sawn oak, which has been hand-oiled to a golden patina during the last nine decades (unlike so many other homes built from 1905-1925, the woodwork in the Stimmel House is unique: it was *not* finished with multiple coats of lacquer or varnish, but rather was finished with the application of furniture or linseed oil, which was meant to be hand-rubbed into the oak on a regular basis. This application achieved a completely different look in contrast to the varnish or lacquer finish used in other homes). Pyramidal-shaped drawer pulls and knobs installed on the built-in cabinetry are indicative of the Craftsman style and the Arts & Crafts period, and are cast in solid brass. The floors in the living room and dining room are made of solid oak planks. The walls and ceiling are constructed of painted plaster-and-lathe; the ceiling height is low at seven and one-half feet.

#### *Kitchen, Bathroom, Bedrooms, Basement*

The kitchen is located in the southeast corner of the house. An enclosed back porch projects from the south wall of the kitchen. Two bedrooms, a bathroom, and a central hall are located on the west and northwest portions of the home's first floor. The floor in the hall and two bedrooms is a continuation of the oak floor in the living room. The woodwork is painted. Stairs from the central hall lead down to the basement, which is finished with a recreation room, a bedroom, bathroom, and furnace/laundry/storage areas. A forced-air, gas-fired furnace heats the house. Original multi-paned, wood-sash, fixed and casement basement windows remain intact.

#### **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

Except for the enclosed porch on the back of the home, the exterior of the Stimmel House retains its original location, design, materials, and workmanship found in its 1914 low-slung Craftsman-style design. Architectural integrity is evident in original features such as scalloped vertical wood boards in the gable peaks, wood bargeboards, widely overhanging eaves, multi-paned wood-sash windows, wood frame door with divided lights, wood screen door, clinker brick porch terrace and porch wall, clinker brick chimney, clinker brick wall cladding, and basalt rock rubblemix foundation. The interior of the house retains original features, including the open Craftsman-style floor plan, hand-rubbed solid oak woodwork, lathe-and-plaster walls and ceilings, oak floors, built-in cabinetry, and window/door/cabinetry hardware.

When the house was built, the roof was probably covered with wood shingles, which was a popular roofing material in 1914. During the last 90 years, the original roof was removed and composition shingles were installed, once in the 1940s-1950s and again in 1989.

Located in the center of the home's rear, south elevation, a small covered back porch with concrete steps was part of the original design for house. In 1989 the porch was enclosed. An exterior wood deck was built around the enclosed porch, providing outside living space. Wooden steps descend from the deck to the ground. The kitchen and bathroom were remodeled at the same time. The basement was finished in the 1990s.

Areas of Significance	Architecture
Period of Significance	1914 to 1954
Significant/Specific Dates	1914
Architect/Designer	Clayton E. Feltis, Designer/Contractor

### **STATEMENT OF SIGNIFICANCE**

Built in 1914 during the height of the Arts & Crafts influence in America, the Harry & Evelyn Stimmel House is an excellent example of domestic bungalow architecture embellished in the Craftsman tradition. The dwelling's very low-slung design and construction materials were purposefully calculated to exaggerate the home's horizontal lines, organically integrating the dwelling to its natural surroundings and the site on which it was built. The Stimmel House was constructed by Spokane home designer/home builder, Clayton E. Feltis. Through his personal artistic interpretation and purist approach to the Craftsman style, Feltis manifested his skills as an accomplished artisan in the design and construction of the Stimmel House. To date, a total of ten houses built in Spokane have been attributed to Feltis. All ten homes retain an aesthetic quality that is different from other similarly styled bungalows built in the area. Representing the Craftsman style, the houses also illustrate strong influences that originated from architectural designs indigenous to Japan, Switzerland, and Pasadena, California. Especially during its period of significance from 1914 to 1954, the Stimmel House achieved significance in the area of "architecture." The property embodies distinctive characteristics of the Craftsman-style, the bungalow house form, and possesses high artistic values associated with the work of Clayton E. Feltis. Remarkably intact, the house retains a high degree of architectural integrity and is eligible for listing on the Spokane Register of Historic Places under Category C.

### **HISTORICAL CONTEXT**

#### *Cannon Hill Neighborhood*

Located in the southwest corner of the South Hill, which is a broad north-facing hillside located south of Spokane's downtown core, the Cannon Hill neighborhood is located in the vicinity of Cannon Hill Park. The park was developed in 1907 from plans drawn by the nationally famous architectural landscape firm, the Olmsted Brothers of Brookline, Massachusetts. Displaying an informal rustic design, including an irregular park outline, basalt rock bridges and storage bungalow, shallow ponds, arboreal landscape, and a plethora of waterfowl, Cannon Hill Park was the quintessential bucolic setting for residential development in this area of the city during the first half of the 20<sup>th</sup> century. After residential additions were platted in the neighborhood, city infrastructure was planned and eventually implemented. Roads were graded, sidewalks were poured, trees were planted, street lights were installed, and mixed-use development was integrated in the area. Wilson Elementary School was built in 1927 on 25<sup>th</sup> & Lincoln, and a "mom-&-pop" grocery market was erected on the corner of 25<sup>th</sup> & Monroe, across the street from the school. Single-family homes were built in the neighborhood as mostly large and small bungalows and cottages, and were embellished in a variety of architectural

expressions from vernacular interpretations to Colonial Revival, Spanish Eclectic, Craftsman, English Tudor Revival, and Storybook styles. One of these homes was the Stimmel House, which was built in 1914 and is well-preserved as one of the best original representations of the Craftsman style in the neighborhood

### *The Stimmel House*

In 1907 Spokane property developer Leo Brown, owner of the Leo Brown Real Estate Company, purchased Lots 1 and 2 in the Clifton Highlands Addition. Before he sold the lots for residential development, Brown wrote protective property covenants, which were designed to protect the neighborhood from unwanted construction and incompatible land use. The covenants stipulated that “no dwelling shall be placed upon said lots to cost less than \$3,000” and that the dwelling must be of “modern style of architecture.” The covenants also banned the construction of “shacks” on the property, which may have included any temporary buildings and unsightly or incompatible construction.

On November 12, 1913, Clayton E. Feltis bought Lots 1 and 2 in the Clifton Highland Addition for \$1,000 from Leo Brown (warranty deed #408261). Five days later Feltis applied for a Spokane city building permit to construct a “new residence” for a reported value of \$4,500 (permit #5121). He also applied for permission to connect an underground water pipe to the City of Spokane’s water main, which would provide fresh drinking water to the building site. Construction of the house commenced and was completed in the springtime of the following year. The estimated cost of the Stimmel House was \$4,500, a sum which exceeded the aforementioned covenant requirements by \$1,500. Embodying the original intent of the protective property covenants prepared by Leo Brown, the Stimmel House more than met the covenant’s requirements for construction cost and then-modern style of architecture.

On April 2, 1914 Feltis sold the property, along with an existing mortgage valued at \$2,000, to property investors Samuel E. Gates and his wife, Louise Niles Gates. Six months later on October 1, 1914, the Gates sold the property to prominent Spokane real estate agent/investor/developer/leasing agent, Robert W. Grinnell, and his wife, Mignon Grinnell. Robert Grinnell was vice president of the Fred Grinnell Real Estate Company.

On December 21, 1914 Harry A. Stimmel and his wife, Evelyn Stimmel, purchased the property. A *Spokesman-Review* newspaper article, which was dated January 10, 1915, reported the transaction:

#### H. A. STIMMEL BUYS BUNGALOW

H. A. Stimmel, employed at Pacific Telegraph & Telephone Company, has purchased...a modern Cannon Hill Park house for \$5,000.

Mr. Stimmel purchased the property for a home, and has taken possession.

Moving from their residence at 1514 W. Mallon, the Stimmels were the first property owners to live in the Stimmel House. According to Spokane city directories, Harry Stimmel worked as a “toll engineer” for the Pacific Telegraph & Telephone Company, which was later called the Home Telegraph & Telephone Company.

#### *Subsequent Property Owners*

Frank J. and Selma Lorenz bought the house in 1916. An article dated April 30, 1916 in the *Spokesman-Review* described the real estate sale:

JOHN C. PARSONS SELLS TWO HIGH-CLASS DWELLINGS IN A DAY,  
ONE TO FRANK LORENZ

According to the newspaper article, “the purchase price was \$5,000 cash.” Frank Lorenz is listed in Spokane city directories as a “traveling salesman.” The newspaper article reported his employment status as “a member of the Withers & Whitman Company, commission merchants.”

Frank and Selma Lorenz sold the property in 1918 to farmer and part-time real estate investor, Albert Crisp and his wife, Madge. The Crisps sold the house to Charles W. Lownsbury in 1927. In 1930 Lownsbury and his wife, Rhoda Lownsbury, bought Lots 1 and 2 on Block 1 in the Boston Heights Addition, which was a small piece of undeveloped land located adjacent south of the parcel on which the house was built. Upon completion of the transaction, the entire property associated with the Stimmel House extended south through the block from 24<sup>th</sup> Avenue to 25<sup>th</sup> Avenue. This resulted in a spacious back yard, which was located behind the dwelling.

As an investment, Arthur and Eva Townsend bought the property in 1932 (which included the additional lots) and sold it a few months later to M. C. and Ida McCandless. The McCandlesses never lived in the house, but instead leased it for the next 35 years at different times to four separate tenants and their families. In 1968 Bernard Navratil, an estimator for American Sign & Indicator Company, and his wife, Gladys, purchased the property. They sold it to Michael and Dorothy Gonnella in 1992 for \$120,000. Albert and Andera Wilhelm bought the property in 1997 for \$147,000, and sold it to Robert and Kathleen Pate in 2000 for \$150,000. Robert Pate is employed in the insurance industry, and his wife, Kathleen, is a real estate agent for the Windermere Manito Real Estate Company in Spokane.

## **ARCHITECTURAL SIGNIFICANCE**

### *Category C*

The Stimmel House is architecturally significant as an excellent example of Craftsman-style bungalow architecture attributed to accomplished Spokane builder, Clayton Feltis. As described in Section 7 of this document, the Stimmel House is a text-book example of the Craftsman style and further illustrates specific design influences that developed in

California in the early 20<sup>th</sup>-century. In 1915 the home's striking design, so different from Spokane's tall Queen Anne and classic Colonial Revival styles, attracted attention and was described in a January 10, 1915 *Spokesman-Review* newspaper article with the following descriptions:

SOUTH HILL HOME: \$5,000

H. A. Stimmel Buys Bungalow From S. E. Gates

The house is a *strictly modern* six-room bungalow at W. 1009 Twenty-Fourth Avenue near Cannon Hill Park.

The residence is one of the *extreme bungalow types*, with hardwood floors and complete electrical equipment. The fixtures are of special design and the home is equipped with an electric range and other electrical devices (author's italics).

One year later another article appeared in the *Spokesman-Review* on April 30, 1916. It described the Stimmel House in the following headlines and column:

BUYS ATTRACTIVE HOMES

John C. Parsons Sells Two High Class Dwellings in a Day, One to Frank Lorenz

The same day, Mr. Parsons sold an especially *appealing bungalow* in the Cannon Hill Park section [of the city] to Frank Lorenz, a member of the Withers & Whitman Company, commission merchants. The property is at W. 1009 Twenty-Fourth Avenue. Of a *strictly California type*, it is a product of *Clayton E. Feltis*, whose ideas in architecture have been given permanent expression in many popular residential sections [of Spokane]. The house has six rooms. Its floors, closets, trimmings, and finish are of oak. It has a fireplace, bookcases, a hot water heating plant, a buffet dining room, and a divided basement. The exterior is featured by clinker brick (author's italics).

As noted in both of the above-referenced newspaper articles, the Stimmel House was described as an "extreme bungalow" executed as a "strictly modern" "California type." These adjectives alluded to some of America's first Craftsman-style bungalows, which were built from 1900 to 1930 in California. So different in design from the vertical Victorian house styles that preceded them, the California-built bungalows caused an uproar in domestic architectural practices and were catalysts for the pervasive popularity of Craftsman-style bungalows built throughout the United States. In his book, *The Bungalow: America's Arts & Crafts Home*, Paul Duchscherer explained that the term

“California bungalow” was coined because of “the bungalow’s strong early links to the state” and most particularly to the Pasadena area, which is commonly called the birthplace of the American bungalow (p. 38). With its very low-pitched roof, low-slung form, and irregular clinker brick wall cladding, the Stimmel House typifies Craftsman-style bungalows built in Southern California.

*Clayton E. Feltis*

According to his February 22, 1953 obituary printed in the *Seattle Times*, Clayton E. Feltis was born in 1884 in Caldwell County, Missouri and “moved to Spokane in 1906” where he was “active there for 20 years in the real estate and construction business.” A listing for him first appeared in a *1909 Spokane City Directory*, which described his occupation as a “solicitor,” an early word that sometimes meant “sales agent.” From 1910 to 1918, Feltis was listed in the directories as a real estate agent for the Thompson-Gillis Real Estate Investment Company, and from 1919-1921, he owned the Feltis Mercantile Company, which was located at 607 North Market Street. He was also a member of the Independent Order of Odd Fellows in Mead, Washington. In 1926 Feltis and his family moved to Seattle where he built the Carol Apartments and the Roberta Apartments (1115 and 1119 E. 43<sup>rd</sup>), named after his two daughters. In addition to his work as a general contractor, Feltis opened a grocery-and-feed business in Lake City in 1935 and operated it for seven years. He retired in 1947. Feltis and his wife, Grace Feltis, raised two sons, Hugh and John Feltis, and two daughters, Carol Feltis Krachunis and Roberta Feltis Kinison.

While he lived in Spokane from 1906 to 1926, Clayton Feltis was busy building homes and making a name for himself. Numerous newspaper articles reported and applauded his work. The *Spokane Daily Chronicle* stated on August 31, 1911 that “C. E. Feltis has taken out a building permit for the erection of a fine modern residence at S. 1209 Grove Street in Cliff Park. The house will be a one and one-half story frame residence to cost \$4,000.” An October 17, 1912 *Spokesman-Review* article reported that “for \$28,000 F. H. Mason, president of the Holley-Mason Hardware Company, has purchased from C. E. Feltis, a residence recently completed by him on 214 E. Thirteenth Avenue, between Grand Boulevard and the brow of the hill.” Two articles printed on January 10, 1915 and on April 30, 1916 in the *Spokesman-Review* described architectural details of the Stimmel House and the home’s unique design. When Dr. Brazeau bought a house located at 428 West 21<sup>st</sup> Avenue, a *Spokesman-Review* article commended the residence as the work of Clayton Feltis for whom “electric fixtures were especially designed and manufactured in Chicago” (20 Ap 1917).

Documented in newspaper articles, building permits, and warranty deeds recorded between 1910 and 1917, Clayton Feltis designed and built at least ten homes in Spokane:

- West 303-18<sup>th</sup> Avenue            built in 1910
- East 1021-32<sup>nd</sup> Avenue        built in 1911

- South 1209 Grove Street built in 1912
- East 214-13<sup>th</sup> Avenue built in 1912
- West 318-20<sup>th</sup> Avenue built in 1913
- West 117-15<sup>th</sup> Avenue built in 1913
- West 303-13<sup>th</sup> Avenue built in 1914
- West 1009-24<sup>th</sup> Avenue built in 1914
- West 921-17<sup>th</sup> Avenue built in 1914
- West 428-21<sup>st</sup> Avenue built in 1917

All of the houses exhibit similarities in style, materials, design, and individual architectural elements. Architectural elements include strong horizontal lines achieved through design exaggerations such as low-pitched and flat roofs, widely overhanging eaves, exposed rafter tails and gable peak brackets, and rows of multiple windows with true divided lights. Pushing the envelope of horizontal emphasis to the extreme, at least one house as a flat roof (917 W. 17<sup>th</sup> Avenue), and the overhanging eaves of two of the homes measure from four to six feet in depth (214 E. 13<sup>th</sup> and 303 W. 13<sup>th</sup> Avenue).

A design feature that seems particularly reflective of the work of Clayton Feltis is the use of over-sized wood muntin bars. Made of oak in all ten houses, the muntin bars measure one inch wide and one inch deep, and are clean cut with no embellishment. The plain design is straightforward and gives the appearance of being handmade, one of the most significant aesthetics that helped drive the Arts & Crafts Movement and the Craftsman style. This pure Craftsman design used by Feltis is in contrast to the molded edges and incised surfaces that were used on windows and doors in so many Craftsman-style bungalows in Spokane.

Another striking feature in homes built by Feltis is his choice of finish for interior woodwork. Unlike the high-gloss lacquer and shellac finishes applied to woodwork in numerous homes built during the early 1900s in Spokane, the houses built by Feltis exhibit a “natural” look. This natural look is achieved through medium to dark stains and regular applications of furniture or linseed oil that is hand-rubbed into the wood with fine-grade steel wool or soft cloth. The effect gives the wood a more “natural” and “handcrafted” look. The hand-rubbed oil finish is particularly evident on the oak woodwork in the Stimmel House and in the homes located at 214 E. 13<sup>th</sup> and 117 W. 15<sup>th</sup> Avenue. Combined with the straight cuts specified by Feltis and the finest quality quarter-sawn oak, the hand-rubbed oiled woodwork and built-ins constructed in homes built by Feltis are an excellent expression of the pure Craftsman ethic espoused by Gustav Stickley (especially seen in the quality of his furniture) and the Green brothers of Pasadena, California.

All of the homes built by Feltis exhibit organic building materials that embrace and represent Nature. These materials include stucco, wood shingle and vertical board cladding; oak woodwork; basalt rock; and clinker brick. All ten houses built by Feltis

incorporate clinker brick, which was used in fireplace surrounds, chimneys, porches, and wall cladding. Of the ten homes, the Stimmel House stands out as the only one which (except for the gable peaks) is completely covered in clinker brick. For his homes, Feltis chose specific clinker bricks that spanned the color spectrum from bright orange to red, pink, plum, brown, and black. Besides the Stimmel House, the most striking use of the brick is exhibited on the homes built at 214 E. 13<sup>th</sup>, 303 W. 13<sup>th</sup>, and 917 W. 17<sup>th</sup>, where the clinker brick is predominantly black, resembling pieces of black basalt rock. Author Paul Duchscherer describes clinker brick as “craggy” and applauds the unusual tactile quality and deep color of the brick. As pictured in his book, *The Bungalow, America's Arts & Crafts Home*, Duchscherer reports that clinker brick was a revered building material of designers and builders who followed the Craftsman aesthetic and was “the kind of brick most seen in Craftsman-style architecture” (p. 40).

Feltis used similar features and building materials among the designs for his homes. Four of the ten houses have sections of stucco wall cladding, and five of the homes feature wood shingles or vertical wood boards. It appears that the same exterior design, or a variation of the same design, was used for the houses built at 1209 S. Grove, 303 W. 18<sup>th</sup>, and 1021 W. 32<sup>nd</sup> Avenue. The dog-eared vertical wood boards that clad the gable peaks and frieze bands of the Stimmel House are also present on homes located at 117 W. 15<sup>th</sup>, 1209 S. Grove, 303 W. 18<sup>th</sup>, and 1021 E. 32<sup>nd</sup> Avenue.

All ten homes reveal stylistic influences derived from other traditions, states, and countries. The Stimmel House and the homes located at 117 W. 15<sup>th</sup>, 303 W. 18<sup>th</sup>, and 1021 W. 32<sup>nd</sup> feature Swiss Chalet-style elements found in prominent exposed timber-work, brackets, and scalloped-wood balconettes. The design for the home located at 428 W. 21<sup>st</sup> Avenue is reminiscent of thatch-roofed English cottages. The houses built at 214 E. 13<sup>th</sup> and 917 W. 17<sup>th</sup> feature pronounced Japanese influence. The home on East 13<sup>th</sup> features a hipped roof with flared eaves, a decorative horizontal band of Japanese-style lattice-work which is attached to the exterior stucco cladding on the second story, and second-floor windows that reveal Japanese influence in unique muntin bar designs. The home's most unusual design element, however, is the broad cantilevered second-story overhang, which is supported by massive brackets. The curved brackets are carved replicas of Japanese sea dragons; each dragon mouth holds a metal chain from which a Craftsman-style lantern is suspended. The house at 917 W. 17<sup>th</sup> has a flat roof with very wide overhanging eaves, multiple rows of windows, and a stucco-and-stick-work design applied to the exterior of the house that is similar to decorative Japanese folding panels. The stick-work is straight-cut and is accentuated with Japanese-influenced mortise-and-tenon joinery. Lastly, the homes built at 303 W. 13<sup>th</sup> and 318 W. 20<sup>th</sup> Avenue, and the Stimmel House mimic both large and small bungalow designs that were especially popular in the Pasadena, California area.

In summary, the design features and materials used in all ten houses built by Clayton Feltis exhibit a strict adherence to pure Craftsman traditions espoused by followers of the

Arts & Crafts Movement. Decorative details are reduced to the simplest form or to the actual structural members used on the house. Homes built by Feltis include straight-cut woodwork and built-ins, simple finishes (hand-rubbed oiled woodwork), exaggerated horizontal lines, and “natural” building materials (especially seen in the use of wood shingles, basalt rock, and clinker brick). Examples of this same Craftsman-style aesthetic are seen in bungalows (mostly in California) which are featured in Paul Duchscherer’s book, *The Bungalow: America’s Art & Crafts Homes*, and in furniture and built-ins associated with Gustav Stickley.

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Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 1 and 2      View of north façade of house in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 3 and 4 North façade of house; photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 5 and 6 North façade of house; photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 7 and 8 North façade of house, porch detail; photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 9 and 10 North façade of house: brick wall and gable peak details. Photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 11 and 12 North façade of house: porch roof and basement window details.  
Photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 13 and 14 East elevation of house. Photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 15 and 16 West elevation of house. Photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photos 17 and 18 Rear, south elevation of house. Photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE**

**Section 9**

Photos 19 and 20 South elevation of house at rear picturing shed-roof addition and access to basement door which is below grade. Photos taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photo 21  
Photo 22

Front door of house on north façade. Photo taken in 2004.  
Fireplace in living room, east wall. Photo taken in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**FELTIS-STIMMEL HOUSE** **Section 9**

Photo 23 Living room, southeast corner, which features built-in bookcase.  
Photo 24 Living room, south wall looking into dining room. 2004 photos.

