

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 **FRANK & MAUDE TUELL HOUSE**

2. Location

Street & Number 416 West 22nd Avenue
 City, State, Zip Code Spokane, WA 99203-1956
 Parcel Number 35304.0826

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 Amy Marie Shook & Steven M. Korn
 Street & Number 416 West 22nd Avenue
 City, State, Zip Code Spokane, WA 99203-1956
 Telephone Number/E-mail 624-0759 (home) and 838-8139 (Amy's work)

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 nomination reviewed for listing by Landmarks Commission, January 18, 2006

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 _____
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8. Spokane Register Categories and Statement of Significance

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Cannon Hill Addition, Lot 34, Block 19
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.
UTM Coordinates	zone 11, 468639 easting, 5275791 northing

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lkyeomans1@aol.com
Date Final Nomination Heard	January 18, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	20 black & white photos and color digital photos

13. Signature of Owner(s)

Name Amy Marie Shook

Name John M. Shook

14. For Official Use Only

Date Received _____ Attest _____

Date Heard May 30, 2006 City Clerk Seri H. Foster

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael P. Piccolo

Council/Board Action Approved

Date May 30, 2006



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

DEPUTY MAYOR, City of Spokane
or
[Signature]

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]

OFFICER, Spokane City/County Historic Preservation Officer

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

NARRATIVE DESCRIPTION

Located in Cannon Hill Park, a National Register-eligible residential neighborhood on Spokane, Washington's South Hill, the Frank & Maude Tuell House was built in 1912 as a fine example of bungalow architecture embellished in the Craftsman style. The house is low-slung with a horizontal emphasis that is especially achieved through a very low-pitched roof; wide overhanging eaves; exposed rafter tails; decorative brackets; a covered front porch/*porte cochere*; narrow-width horizontal wood clapboard siding; and battered designs depicted in window/door surrounds, brick porch columns and exterior walls. The interior of the house reflects strong Craftsman details illustrated in an open floor plan with a spacious living and dining room, hand-polished honey-colored oak and maple floors, oak woodwork, and numerous built-ins, including inglenooks, a dining room buffet/hutch, and a unique combination clothes dresser/linen cupboard. The use of Craftsman-style "natural" building materials includes a basalt rock foundation, wood clapboard and coarse stucco siding, a combination of pressed and clinker brick chimney and porch columns, natural-finished interior woodwork, and hand-forged bronze hardware. The Tuell House is well preserved with few alterations. It retains excellent architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane, Washington.

CURRENT APPEARANCE & CONDITION***Site***

The Tuell House is sited on the north side of Twenty-Second Avenue on Lot 34, Block 19 in the Cannon Hill Park Addition. The nominated property is identified as Spokane County tax parcel number 35304.0826 and is built in the center of a rectangular-shaped lot which measures 50 feet wide and 107.5 feet deep. The property is located three blocks uphill and southeast of Cannon Hill Park and is surrounded by tree-lined streets and historic single-family homes built mostly from 1909 to about 1940.¹

Exterior

The footprint of the Tuell House forms an irregular rectangular shape and includes a covered front porch/*porte cochere*, multiple lower cross gables, and a single-car garage which was built onto the rear, northwest corner of the house in 1939. Excluding the attached garage, the dimensions of the house are 32 feet wide and 60 feet deep. The house features single-story wood platform frame construction with a basement and crawlspace built below grade. The roof has an unusually low-pitched multiple cross-gable design and is covered with composition shingles. Widely overhanging eaves with reveal depths of up to three feet accentuate the low pitch of the roof. Massive knee brace brackets and decorative exposed rafter tails embellish the eaves along with twelve-inch-wide wood bargeboards. Each bargeboard is distinguished with a cut-out key design at the end. The design for the exposed rafter tails mimics the design of the bargeboards: it appears that milled bargeboards were cut in half lengthwise and shortened to form decorative rafter tails with each rafter tail having only one-half of the cut-out key design.

¹ Spokane County assessor records. Spokane County Courthouse, Spokane, WA.

The house is covered with narrow-width horizontal wood clapboard siding on the first floor. Eight-inch-wide horizontal string courses separate a basalt rock foundation from the clapboard siding, and the clapboard siding from gable fields. The gable fields are clad with false half-timbering and coarse stucco infill. Except for one window on the east elevation and three windows on the north elevation (rear) of the house, fenestration is original and includes a combination of multi-paned fixed, double-hung, and casement units. Each window and door is defined with a unique wood surround which is articulated with a battered, stepped design.

South façade

The front of the house faces south along the north side of Twenty-Second Avenue. The home's primary focal point and strongest horizontal feature is a combination covered porch/*porte cochere* design which dominates the façade of the house. A partial-width porch extends west across the front of the house to a *porte cochere* at the southwest corner. The elongated horizontal span formed by the combination front porch/*porte cochere* measures 38 feet. The porch/*porte cochere* is covered by an extension of the principal roof and is supported by massive battered square brick columns which are made of a combination of pressed brick and textured clinker brick. The wider, lower base of the columns is covered with irregular, textured dark brown/black clinker bricks while the upper, tapered two-thirds of the columns are clad with smooth light brown/rust-colored pressed bricks. The covered porch has a poured concrete deck and a brick porch wall which is crowned with cast concrete coping. The poured concrete porch deck extends west to a wood deck which is covered by the *porte cochere* (although designed and built as a carport in 1912, the *porte cochere* is currently used as an extension of the front porch). A plain wood balustrade protects the south and west edges of the porch deck under the *porte cochere*. The north end of the *porte cochere* has two steps that descend to a brick-lined patio which is located alongside the west elevation of the house. Other defining features of the south-facing façade of the home include a very low-pitched, front-facing cross-gable with false half-timbering and stucco infill in the gable peak, massive knee brace brackets that extend past the bargeboard, and a large fixed picture window at the east end of the façade. The window is accentuated with a bracket-supported wood window box which was designed to hold potted plants. Narrow-width horizontal wood clapboard siding clads the first floor of the house, prominent wood stringcourses separate the basement and the gable fields from the first floor, and the exterior wall of the house is battered, flaring outward just above the foundation. The entire effect of the home's façade design renders an exaggerated horizontal emphasis that makes the house appear to "hug the ground" on which it is sited—a strong tenet of the Craftsman style.

East, west, and north elevations

The *east elevation* features a low-pitched side-gable roof and two lower cross gables. The roof and lower cross gables are supported by knee brace brackets and are embellished with wide bargeboards. The foundation is made of exposed basalt rock, the

first floor is clad in narrow-width horizontal wood clapboard siding, and gable peaks have false half-timbering with coarse infill. Fenestration is asymmetrical and features a combination of original casement and double-hung windows. As previously stated, the east elevation windows are original (except for one) and are accentuated with battered, stepped surrounds.²

The *west elevation* features a side gable roof with a very low pitch, widely overhanging eaves, decorative brackets, narrow-width horizontal wood clapboard siding, basalt rock foundation, brick chimney, and an inset side porch. A wood pergola covers the inset porch. Considered a focal point of the west elevation, the chimney has a tapered and battered, stepped design and is made of a combination of black basalt rock, clinker brick, and pressed brick. The lowest edge of the chimney at the base is made of black basalt on top of which is located textured clinker brick. Smooth, lighter-colored pressed bricks form the remaining three-quarters of the chimney's neck as it rises past the edge of the roof. An elevation view of the chimney reveals a tapered stepped design; a cross-section view reveals a battered design as the chimney's base flares outward from the planar wall surface of the house at the foundation.

The home's *north elevation* is at the rear of the house and faces a paved alley which runs east and west between Bernard and Howard Streets. The north elevation features two lower cross-gables with false half-timbering and stucco infill in the gable peaks. A back door is located in the center of the elevation and is flanked by two contemporary bay windows installed in the 1980s. A wood deck is attached to the rear of the house at the northeast corner, and a single-car garage is attached to the northwest corner. The garage has a nearly flat roof, one single accordion-fold wood garage door, and is clad in the same narrow-width wood horizontal siding as the house.

Interior

Regarded as a focal point and an excellent illustration of the Craftsman style, the front door of the Tuell House is located on the home's south façade and is pictured in the book, *Inside the Bungalow: America's Arts & Crafts Interior*. A caption in the book described the door, saying it "seems almost monumental, an impression emphasized by the elongated window openings and the extraordinary set of brass hardware, with its stylized oak leaf-and-acorn motif."³ The exterior design of the door features oak veneer panels that resemble vertical boards. Supported by chunky square corbels, the meeting rail is large and square and projects out four inches from the planar surface of the door. Twin multi-paned vertical windows above the meeting rail are separated by a wide muntin. Large custom-designed, hand-forged brass strap hinges are anchored to the hanging stile

² An original double-hung window on the east elevation (in the bathroom) was replaced with a contemporary aluminum sash window in the 1980s. The current owners plan to remove the contemporary window and restore the original window within the next year.

³ Duchscherer, Paul and Douglas Keister. *Inside the Bungalow: America's Arts & Crafts Interior*. New York: Penguin Publishers, 1997, p. 22.

and extend past the center of the door. The unique straps have tails that resemble oak leaves and acorns; a center door knocker and door handle are also made of brass with similar oak leaf-and-acorn motifs.

The front door opens to a small vestibule which opens to a spacious living room, dining room, and alcove with a fireplace and inglenook. The living room is 14.6 feet wide and 14.6 feet deep and has two focal points: a center fireplace/inglenook and a unique boxed beam ceiling design. The fireplace is located in a four-foot-deep alcove on the west wall. It has a decorative brick surround, brick hearth, and is flanked by twin built-in bookcases and bench seats. An oak mantel crowns the fireplace and extends over the top of the built-in bookcases that flank the fireplace. The bookcases have doors with decorative leaded-glass lights. Craftsman-style wall sconces illuminate the bench seats and bookcases in the inglenook. The fireplace, bookcases, and built-in bench seats were designed as a cozy retreat, which is called an “inglenook.”⁴

The other focal point of the living room is the boxed beam ceiling. The boxed beams are made of oak and form a geometric design with a small square centered diagonally within a larger square. A Craftsman-style chandelier hangs from the center of the small diagonal square.⁵ Because the boxed beams are prominent (measuring up to seven inches wide and eight inches deep), the ceiling appears to be lower than its true nine feet.

The living room flows north into the dining room (14.6 feet deep and 13.6 feet wide). A focal point of the dining room, a seven-foot-long built-in china buffet & hutch is located on the north wall. It is made of oak with a beveled mirror backsplash and decorative leaded-glass doors in the hutch. The hardware is original hand-forged brass. The living room and dining room floors are made of oak planks and are embellished with a double, linear walnut-inlay border. The woodwork in the vestibule, living room, and dining room is made of the finest quality honey-colored oak and includes floor and crown molding, picture rail molding, door and window surrounds, and built-ins. The woodwork was milled with generous proportions and plain square cuts, all revered elements of the Craftsman style.

A door on the east wall of the living room opens to a bedroom in the southeast corner of the house. The bedroom is dominated by a built-in clothes dresser/linen cupboard which is located on the east wall. It has a center beveled mirror which is flanked by twin 4/1 double-hung wood-sash windows, and is made of oak. The floor is made of oak with a single inlaid border of walnut that rings the perimeter of the room. The bedroom opens to a small closet which has an original wall-mounted curved, corner wash basin made of porcelain in the southeast corner of the closet. A modern toilet was installed in the closet in the 1980s.

⁴ Phillips, Steven J. *Old House Dictionary*. Washington DC: The Preservation Press, 1994, p. 99.

⁵ The chandelier was made in the 1990s in the Craftsman-style.

A door in the northwest corner of the dining room opens to a library/den which is located in the northwest corner of the house. Prominent features in the room include a brick fireplace on the east wall and a row of multi-paned casement “piano” windows on the west wall (the windows were designed to illuminate built-in bookshelves/desk which were located beneath the windows). Like the living room, dining room, and southeast bedroom, the floor in the library/den is made of oak.

Two other doors in the dining room open north to a kitchen at the back of the house (remodeled in 1980s) and east to a hallway that leads to a bathroom which is flanked by two bedrooms. The northeast corner bedroom has a walk-in closet and an alcove with a bay window and built-in bench seat along the north wall. The south side of the bathroom is flanked by a bedroom located at the east wall of the house. Bathroom fixtures include a circa 1930s porcelain bathtub and pedestal sink (original c. 1912 fixtures were replaced in 1939). A built-in linen closet made of painted pine is located in the hall. The floor in the kitchen, hallway, and bedrooms is made of narrow one-inch-wide solid maple planks, the bathroom floor is made of ceramic tile, the ceiling is nine feet high, and the woodwork in the hall, bathroom, kitchen and three bedrooms is painted pine.

The basement was partially finished with plastered walls, a poured concrete floor, a fruit room, laundry room, and unfinished storage areas. The original 1912 boiler still operates today (now gas-fired instead of coal-fired), heating water which is transported throughout the house via original cast-iron radiators.⁶

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

An anticipatory rendering of the Tuell House was pictured in the *Spokane Daily Chronicle* on January 31, 1912 before the house was built with the following caption:

[The]...bungalow...will contain seven rooms, all on one floor, and will be finished entirely in oak... In the big living room there will be an attractive tile fireplace with an inglenook with a tile floor. In the den there will be a fireplace and built-in seats, bookcases and a writing desk. The house will also have a built-in buffet and built-in dressers in the sleeping rooms, and a large sleeping porch in the rear of the house. The house will be equipped with a hot water heating plant. The exterior of the house will be made particularly attractive by the combination of clinker brick and rustic stone in the foundation and in the porch posts.⁷

Two more newspaper articles with photographs of the house were featured in 1912 in March and May after construction of the home was nearly complete. The photographs pictured the façade of the house as it looks today with two differences found in the

⁶ The boiler was originally fired by wood followed by coal and oil, and is now fired by natural gas.

⁷ “Spokane Man Commences Work on House on Twenty-Second Avenue.” *Spokane Daily Chronicle*, 31 January 1912.

following features: the exterior cladding color scheme and the *porte cochere* driveway design. The black-and-white newspaper photographs revealed an original dark stain or paint on the clapboard siding and white paint on the exterior trim. The home's exterior was repainted with a different color scheme in the 1980s.) Curiously, the *porte cochere* was pictured without a driveway. The photograph also revealed a poured concrete sidewalk in front of the house in the location where a driveway would have bisected the property and joined the street. In the 1980s, a wood deck was installed under the *porte cochere* as an extension of the poured concrete porch deck adjacent east. In 1998, a plain wood balustrade was installed at the southwest corner of the *porte cochere* around the wood deck. Two steps were installed at the north edge of the *porte cochere*, and descend to a brick-lined patio.

According to City of Spokane building permits, a single-car garage was built at the northwest rear corner of the house in 1939.⁸ The house was originally built with a glassed-in back porch at the north elevation but in the 1980s, the back porch was remodeled as part of the kitchen with a bay window and built-in window seat.⁹ A duplicate bay window was installed at the northeast corner of the house; a back door is located between the windows. The windows are non-compatible contemporary units with aluminum sashes and fixed panes. In the 1980s, a wood deck was built at the back, northeast corner of the house. A small window was installed in the bathroom on the east elevation. The window is a non-compatible contemporary aluminum-sash unit which replaced an original double-hung wood-sash window. The original roof of the house was probably covered with wood shingles as was the popular design and material of the day in 1912. In 1999, composition shingles were installed on the roof (it is believed the roof was recovered at least three times since 1912).

The aforementioned 1912 newspaper articles described a built-in desk, bench seats, and bookcases in the library/den in the northwest corner of the house. Sometime after the house was built, the built-in bookcase, bench seats, and desk which were located under a long row of casement windows on the west wall were removed, and the space on the wood floor where the built-ins had been anchored was filled with matching oak planks. At the same time the garage was built on the northwest corner of the house in 1939, the original 1912 bathroom fixtures were replaced with a porcelain pedestal sink and a porcelain bathtub.¹⁰

The 1912 newspaper articles also claimed the living room fireplace was embellished with a ceramic tile surround and hearth; the hearth and surround were finished with brick instead of tile. In the 1980s the interior of the house was repainted and the oak and maple floors and oak woodwork were refinished.

⁸ Spokane building permit #56000, dated 27 March 1939.

⁹ Ibid.

¹⁰ Ibid.

Even with modifications, the Tuell House retains excellent interior and exterior architectural integrity and retains its original location, Craftsman-style design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1912-1929
Significant Date	1912
Architect	William J. Ballard, Ballard Plannary Company, architectural firm
Builders	Thomas & Jordan General Contractors

STATEMENT OF SIGNIFICANCE

Built in 1912, the Tuell House is a hallmark example of the Craftsman style and the domestic building type, “bungalow.” It was designed by William J. Ballard, founder of the Ballard Plannary Company, a prominent Spokane architectural firm. Featured in several newspaper articles in 1912 and 1913, the house was described as “artistic” and “beautiful,” a “bungalow” built in the “California design.” Regarded as contemporary and modern for its time, the home was constructed as a “spec house” by Spokane carpenters and building contractors, Thomas & Jordan, and was reported to cost between \$5,500 and \$8,000.¹¹ The property was purchased before it was completed by Spokane pharmacist, Frank Tuell and his wife, Maude Tuell, who made it their home for 17 years. During its period of significance from 1912 to 1929, the property achieved importance in the areas of significance, “architecture” and “community planning & development” as a product of accomplished architect, William Ballard, and as an example of the type and quality of dwelling specifically planned and prescribed through neighborhood design covenants for the Cannon Hill Park Addition. Like the Tuell House, the homes that were built in the area, along with the restrictive design covenants that were created to guide the area’s domestic architecture, demonstrate broad trends and patterns associated with the early 20th-century planned urban development of the Cannon Hill Park neighborhood and surrounding residential neighborhoods located on Spokane’s South Hill. Architecturally and historically significant, the Frank & Maude Tuell House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Cannon Hill Park Neighborhood

Before it was platted in 1887,¹² the area known as the Cannon Hill Park neighborhood was a heavily forested, north-facing rocky hillside located roughly between South Bernard and Monroe Streets, and between West Sixteenth and Twenty-Ninth Avenues on Spokane’s South Hill. The hillside from Twenty-Ninth Avenue gently descended north into a natural wetland and drainage swale which was located just north of Twentieth Avenue. The wetland site contained standing shallow water and rich beds of fine, smooth

¹¹ “Spokane Man Commences Work on House on Twenty-Second Avenue.” *Spokane Daily Chronicle*, 31 January 1912;

“\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: Interesting Notes on Features in New Houses in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912;

“Cannon Hill Park Homes Near Completion: Are Artistic—Park Residences Near Completion.” *Spokesman-Review*, 12 May 1912, p. 1.

¹² Spokane County tax assessor records and plat books. Spokane County Courthouse, Spokane, WA.

clay. Local quarryman and brickmaker, J. T. Davis, saw business opportunities afforded by the clay deposits and built one of Spokane's first brickyards in the area.¹³ The brickyard came to be associated with the Washington Brick, Lime & Sewer Pipe Company which manufactured thousands of bricks used in the construction of homes and commercial buildings throughout Spokane. By 1907, the clay deposits were exhausted and the brickyard was abandoned and demolished.

Occurring about the same time in 1907, the nationally renowned Olmsted Brothers Landscape Architecture firm from Brookline, Massachusetts arrived in Spokane at the invitation of the Spokane Park Board. The firm proposed a comprehensive park plan for the entire city that included a small 15-acre park at the abandoned brickyard site. Famous for their park designs of New York's Central Park and Boston's "Emerald Necklace" park system, the Olmsted Brothers espoused ideals that linked clean, fresh air to renewed, invigorated health. They promoted city parks as "one of the best means" of drawing urban residents out of doors. In addition, they argued that parks were aesthetically necessary to cities—a way to "provide and preserve landscape for the enjoyment of [all] people."¹⁴

The Olmsted's design for Cannon Hill Park, which was originally called Adams Park in honor of U. S. President John Quincy Adams, was adopted, and construction commenced in 1908 under the supervision of park superintendent, John W. Duncan. The small, low-lying wetland at the park site was restored with two shallow ponds surrounded by manicured lawn, indigenous plantings, and gracefully arched pedestrian bridges made of native basalt rock. With aesthetic appeal and close proximity to Spokane's downtown central business district (1.5 miles), Cannon Hill Park, with its beautiful lawns, ponds, and bridges, became the anchor and catalyst for much of the design, development, and subsequent successful settlement of the Cannon Hill Park neighborhood.

Arthur D. Jones & Company

Seizing their chance for speculative success, the Arthur D. Jones Company, a prominent Spokane real estate development firm, purchased the land around the park from roughly West Sixteenth Avenue to Twenty-Ninth Avenue, and from South Monroe to Bernard Street. The area was platted with 50-foot wide lots and a blend of curvilinear, diagonal, and straight streets. The area was called the Cannon Hill Park Addition.

Beginning in 1909, the Arthur D. Jones Company (doing business in the area as the Cannon Hill Park Company) expended more than a quarter of a million dollars for much-needed infrastructure in order to develop the area and entice prospective buyers.¹⁵ A

¹³ "Cannon Hill Area Has Rich History." *Spokesman-Review*, 21 July 1988, p. S-9.

¹⁴ Olmsted Brothers Landscape Architects. *Proposal to Spokane Board of Park Commissioners, 1907-1913*.

¹⁵ "In Nine Days, Man and Wife Won Beautiful \$6,000 Home in Cannon Hill Park Addition." *Spokesman-Review*, 12 March 1911, p. 4:1.

large promotional ad in the *Spokesman-Review* appeared on April 4, 1909, listing the amenities provided by the development company and extolling the new Cannon Hill Park neighborhood's many virtues:

“CANNON HILL PARK”

“On the Crest of the Upper Cannon Hill”

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

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

14 acres of park with large lake to be developed under the direction of Olmsted Brothers of Boston.

100-foot boulevard through the center of the addition.

A distinctly high-grade residence district.

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

Every house must sit back 30 feet from the street.

The property is yet in a raw state,
but contracts for improvements are now being let.¹⁶

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

“Cannon Hill Park, with its building restrictions and uniform improvements, is becoming one of the most picturesque residence sections of the city.”¹⁷

A 1912 newspaper article reported that “what was only a big tract of undeveloped woodland only three years ago...has been developed... [Around] Cannon Hill Park” and is “one of the prettiest and most picturesque residence sections of the city, with already more than five miles of paved streets, a 15-acre park, and a parkway boulevard that cuts through the center of the addition connecting the two [public street] car lines.” It continued to say that “with more than 60 substantial modern residences having a collective value of more than \$400,000, and with plans in preparation for many more attractive new dwellings, midsummer will see Cannon Hill Park [Addition] improved with...more...homes, aggregating to value approximately \$600,000.”¹⁸

¹⁶ “Cannon Hill Park: On the Crest of the Upper Cannon Hill.” *Spokesman-Review*, 4 April 1909.

¹⁷ “Some High-Class Improvements Which So-Called ‘Real Estate Promotion’ Made in Cannon Hill Park.” *Spokesman-Review*, 11 June 1911.

¹⁸ “\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: New Residences to Cost \$200,000 Under Way in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.

By 1940, nearly all of the planned residential construction in the Cannon Hill Park Addition was completed. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along the boulevard that divides the center of Twenty-First Avenue.¹⁹ Single-family homes were built according to the neighborhood's restrictive design covenants and subdivision regulations, and Cannon Hill Park and the surrounding neighborhood were regarded then and now as one of the most desirable residential areas in Spokane. More than 80 years after development began; a real estate agent in 1990 described the Cannon Hill Park neighborhood and some of its virtues:

People who buy here have traditional values; they like the vintage charm. They like living in a neighborhood where all the houses are unique. They are really excited about living in an area with so much visual beauty... There's a real community feeling among the people.²⁰

The Frank & Maude Tuell House

One of the first homes built in the Cannon Hill Park neighborhood was the Tuell House. In December 1910, the Cannon Hill Company (*aka* Arthur D. Jones Company) sold Lot 34 on Block 19 in the Cannon Hill Park Addition to Spokane plasterer, Michael Endres, for \$850. One year later, Endres sold the property to carpenters and sometime-real estate investors, John T. Thomas and Frank Jordan,²¹ who founded and managed the general contracting firm, Thomas & Jordan.

With the developer's specific design covenants in hand and a set of house plans and architectural specifications from the Ballard Plannary Company, Thomas & Jordan commenced construction of a seven-room bungalow along the north side of Twenty-Second Avenue, just a few blocks southeast of Cannon Hill Park, a then newly developed public parkland. An anticipatory article in the January 31, 1912 edition of the *Spokane Daily Chronicle* featured an artist's rendering of the house and the following commentary:

J. T. Thomas has commenced work on the erection of a seven-room bungalow on Twenty-Second Avenue, near Bernard Street, to cost \$5,500. It will contain seven rooms, all on one floor, and will be finished entirely in oak... The exterior of the house will be made particularly attractive by the combination of clinker brick and rustic stone in the foundation and in the porch posts. The plans for the residence were prepared by the Ballard Plannary Company.²²

¹⁹ "Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park." *Spokesman-Review*, 15 August 1909.

²⁰ "Cannon Hill Boasts Great Visual Beauty and Vintage Charm." *Spokesman-Review*, 11 March 1990.

²¹ Spokane County warranty deeds. Spokane County Courthouse, Spokane, WA.

²² "Spokane Man Commences Work on House on Twenty-Second Avenue." *Spokane Daily Chronicle*, 31 January 1912.

Two months later on March 24th, the *Spokesman-Review* pictured a photograph of the house with a progress report of the home's construction:²³

A seven-room bungalow of California design with pergola porch and *porte cochere* is being completed on Twenty-Second Avenue... It will have hardwood interior as to main rooms with white enamel woodwork in bedrooms and kitchen. A feature of this house is a den with fireplace... A hot water heating plant is installed in the basement which is [partially] partitioned and plastered. The cost is about \$7,500.

Two months later in May 1912, construction of the Tuell House was almost completed. A newspaper article—the third of three to feature the property in less than six months—pictured the home on the front page of the real estate section in the May 12, 1912 edition of the *Spokesman-Review* with the following headlines and summary:

“PARK RESIDENCES NEAR COMPLETION”

“*Three Attractive Cannon Hill Homes Soon to Be Occupied*”

“*Bungalow [Design] Figures*”

“*New Dwellings Costing More Than \$24,000 Have Many Features*”

Many beautiful homes are rapidly nearing completion in the Cannon Hill Park district, and the home sites on Twenty-First, Twenty-Second, and Twenty-Third Avenues are rapidly building up with attractive residences. Thomas & Jordan have nearly completed a seven-room bungalow on Twenty-Second Avenue... Particular attention has been paid to the original exterior and to an artistic interior. Living room, dining room, and den are finished in white oak and have polished oak floors. A massive brick mantel fireplace with inglenook, wide seats, and bookcases is a feature of the living room... The bedrooms are finished in white enamel with large closets and maple floors. The kitchen, in white enamel, has all the modern conveniences... The cost of this home was \$8,000.²⁴

By the end of the year, erection of the Tuell House was completed, the construction price had escalated from a reported \$5,500 to \$8,000, and the property was listed in yet another newspaper article that recapped Cannon Hill Park neighborhood home construction for 1912:

²³ “\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: Interesting Notes on Features in New Houses in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.

²⁴ “Cannon Hill Park Homes Near Completion: Are Artistic—Park Residences Near Completion.” *Spokesman-Review*, 12 May 1912, p. 1, real estate section.

One of the best building years in the history of the Cannon Hill Park district has just closed, the total valuation of buildings constructed during 1912 reaching figures of more than a third of a million [dollars]. Many of the new residences of the section are of the bungalow type and all combine in an unusual degree the beautiful and the convenient, the comfortable and artistic.

Frank & Maude Tuell

On August 6, 1912, a real estate contract was signed by general contractors, Thomas & Jordan, who sold the house they built at 416 West Twenty-Second Avenue to Maude & Frank Tuell, a registered pharmacist who owned and operated Tuell Drugstore at 201 South Howard in downtown Spokane. The cost of the real estate transaction was \$8,000 with a mortgage valued at \$3,650. Payments of \$50 were to be made each month with interest accruing at seven percent.²⁵ A New York State native, Frank Tuell and his wife, Maude Tuell, raised one daughter, Gladys, and lived in the house for 17 years until Frank's death in 1929.

Subsequent Owners

After her husband's death, Maude Tuell sold the property to the Spokane Savings & Loan Society which leased the house to Faith & W. L. Hill, president/manager of the Spokane Independent Garage Company. In 1930, Paul Schedler, president and real estate investor for Schedler Investment Company, and his wife, Lelia, purchased the property. Two months later they sold it to a Spokane property management group, Modern Homes & Finance Incorporated.

Robert Owen, an auditor for the Coeur d'Alene Hotel in downtown Spokane, and his wife, Nellie McColl Owen, bought the house in January 1931. They resided in the home for 15 years during which time they converted the boiler from coal-fired to oil-fired hot water heat, built an attached garage onto the northwest rear corner of the house, and remodeled the bathroom. From 1947 to 1955, the house was leased to various renters, and in 1955, was sold to Jeanette Rice Jones, secretary/treasurer for Good Business Forms, and widow, Edith June MacTavish, for \$12,500.

Virginia Somers bought the property in March 1974 for \$24,000, and sold it in 1996 to Gerald R. Peters for \$149,000. In 1998, Alan & Rebecca Brislain purchased the house for \$177,400. Four years later, Rodney Kreps and his wife, Julia Goforth, bought the property for \$208,500. In 2003, Steven Korn, a railroad engineer for the BNSF Railway, and his wife, Amy Marie Shook, an elementary education teacher, purchased the property for \$229,950. Korn and Shook continue to maintain the property today.

²⁵ Spokane County real estate contract and warranty deed. Spokane County Courthouse, Spokane, WA.

SIGNIFICANCE***Category A (historical significance)***

During its period of significance from 1912 to 1929, the Tuell House gained historic importance in the area of significance, “community planning & development,” as a tangible demonstration of the type, style, cost, and quality prescribed for single-family homes that were built in the Cannon Hill Park Addition on Spokane’s South Hill. The guidelines and subdivision covenants were written by the Arthur D. Jones Development Company, the company responsible for developing the Cannon Hill Park neighborhood. Filed by the developer on December 9, 1911, the covenants were created to run in perpetuity with the deed of title for each property in the Cannon Hill Park Addition and demonstrated the developer’s attempt to control building quality, setback, land use, architectural design, and future development of the neighborhood to ensure that no unsightly or incompatible architectural design, materials, or workmanship would occur. When written in 1911, the covenants mandated the following requirements:

- No building of any kind shall be erected or maintained on said lands within 30 feet of the street line in front of said land or within 25 feet of the side street...
- No apartment house, store or business structure of any kind shall be erected or maintained on said lands,
- No dwelling shall ever be erected or permitted to remain on said land of less value than \$3,000,
- All buildings of every kind on said lots must be painted with at least two coats of paint,
- The above conditions and covenants shall run with the land, and compliance with the same may be enforced by injunction.²⁶

The Tuell House well illustrates the developer’s prescribed intentions for the type, style, and quality of single-family homes expected for the Cannon Hill Park neighborhood. The Tuell House was featured in four newspaper articles during 1912 and 1913, and was applauded for its “California design,” its “modern conveniences,” and its contribution to the Cannon Hill Park neighborhood as one of the “bungalow types” that combined “in an unusual degree the beautiful and the convenient, the comfortable and artistic.”²⁷ Alluding to its fine quality, the final \$8,000 construction cost of the home exceeded the minimum \$3,000 covenant requirement by 62 percent.

Category C (architectural significance)

The Tuell House is significant in the area of “architecture” as an excellent example of the domestic bungalow building type, the Craftsman style, and the work of William J. Ballard, an accomplished architect.

²⁶ Spokane County warranty deed 343257, page 342, dated November 1911.

²⁷ *Spokane Daily Chronicle*, 31 January 1912, and *Spokesman-Review*, 24 Mar 1912, 12 May 1912, 26 Jan 1913.

Bungalow Form & the Craftsman Style

The bungalow building type is described as a “*form* of house, a type of structure designed in a number of architectural styles; *style* by contrast, is a particular period and genre of design. The bungalow house type is a single-family residence, one or one and one-half stories high, and designed in elevation, plan, and roofline to achieve a horizontal and rectangular emphasis.”²⁸

The American word “bungalow” was derived from the British and East Indian word “bangla” which referred to low, one-story thatched huts with wide verandahs that were built in Hindi East India during British occupation. The 19th-century bungalow became popular with the British and was eventually built around seaside resorts in England. The appeal of the bungalow house form and its more affordable construction cost grew tremendously during both the English and American Arts & Crafts periods in the late 1800s and early 1900s, and was described by Gustav Stickley, a prominent voice in the American Arts & Crafts movement, as “a house reduced to its simplest form which never fails to harmonize with its surroundings...”²⁹ Ideal values attributed to bungalows afforded descriptive adjectives such as “simple, comfortable, nature’s materials-colors-forms, modest, crafted by artisans, integrated with the natural environment, affordable, and art in form and function.”³⁰ The bungalow house form was particularly popular in the United States, especially along the West Coast in areas like Pasadena, California. Along with the Craftsman style that was applied to so many bungalows in this trend-setting area along the West Coast, the bungalow house form was sometimes called a “California bungalow” or a “Pasadena bungalow.”³¹

The Craftsman style has its roots in nature. Natural materials were revered such as indigenous river rocks or field stones, brick (especially clinker brick), hand-split wood shingles, wood clapboard siding, coarse to fine stucco, leaded-glass windows, burnished copper and brass, and hand-forged wrought iron. The liberal use of natural woodwork hand-rubbed to a rich patina was paramount for interior treatments and included oak, ash, walnut, chestnut, tamarack, fir, cedar, mahogany, and other woods. Along with natural building materials, the Craftsman style emphasized horizontal prominence, and designers and architects plied their “tricks of the trade” in achieving this emphasis. Some of these design tricks included the application of architectural forms and elements such as one-and-one-half-story bungalow house forms, low-pitched roofs with widely overhanging eaves, wide bargeboards with tapered or cut-out tails, exposed/extended rafter tails, numerous horizontal bands and string and belt courses that separated siding treatments or the juncture between floors, horizontal rows of windows, solid porch walls, battered

²⁸ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith Publishers, 1998, pp. 10-11.

²⁹ Ibid, p. 12.

³⁰ Ibid, p. 13.

³¹ Duchscherer, Paul. *The Bungalow: America’s Arts & Crafts Home*. New York: Penguin Publishers, 1995.

walls and porch supports, battered fenestration surrounds, and partial or full-width covered front porches and *porte cocheres*. These architectural details all worked together to accentuate the horizontal emphasis of the house.

Identifying features of the Craftsman style include a bungalow house form, a low-pitched roof, prominent bargeboards, widely overhanging eaves, exposed/extended rafter tails and purlins, decorative brackets, battered walls and fenestration surrounds, covered porches supported by battered or square columns, and large porch piers made of wood, brick or stone. Interior features include open floor plans with built-in inglenooks, bench seats, sideboards, cupboards, closets, bookcases, and fireplaces. Natural finished woodwork such as golden or ebony-colored oak or fir is emphasized. Brick, stone, stucco, and wood are used both inside and out.³²

With an exaggerated low-slung design that seems to hug the ground, and with clinker brick, basalt stone, natural wood, hand-forged brass, and coarse stucco building materials that further integrate the home to its natural environment, the Tuell House is a fine example of a bungalow house form embellished in the Craftsman style as described in detail in Section 7 of this document. An outstanding Craftsman-style feature of the Tuell House is its front door. Architectural historian and author, Paul Duchscherer, explains in his book, *Inside the Bungalow: America's Arts & Crafts Interior*, that “the emphasis given to the front door of a bungalow is significant.”

When in harmony with the overall design of the house, it [front door] visually rewards both visitors and occupants on a daily basis. As every home's ceremonial entry, the purpose of the front door is to accomplish an effective balance between the home's basic security and an aesthetically pleasing appearance... Many doorways were unusually wide, and their broadness enhanced the feeling of welcome that greeted visitors.³³

Duchscherer included a color photograph of the front door of the Tuell House with the following caption:

This example of design bravado is found on a very modest but thoughtfully detailed bungalow, and serves to flaunt its front door like a beacon to the passerby. Belying its size, the door seems almost monumental, an impression emphasized by the elongated window openings and the extraordinary set of brass hardware with its stylized oak leaf-and-acorn motif. This home is located in Spokane's South Hill neighborhood which is especially rich in bungalow architecture.

³² Created with different properties, *stucco* is an exterior finish while *plaster* is an interior finish.

³³ Duchscherer, Paul & Douglas Keister. *Inside the Bungalow: America's Arts & Crafts Interior*. New York: Penguin Publishers, 1997, pp. 17-22.

The Tuell House is well preserved and conveys materials and construction practices that were popular in Spokane in the early 1900s.

William Ballard & the Ballard Plannary Company

The Tuell House is a product of William J. Ballard, architect and founder of the Ballard Plannary Company, a noted architectural firm that practiced in Spokane from 1908 to 1925. Ballard was born in 1871 in Plainfield, Illinois and became interested in design and construction, being influenced by his father who was a general contractor. With an interest in architecture, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of California at Berkeley followed by studies at the Troop Institute in Pasadena. After his education in architecture was completed, he began practicing in Los Angeles but “thinking that better business opportunities might be secured in the northern district, Ballard came to Spokane in 1902,” remaining one year in the area.³⁴ During that time he was employed as a building superintendent by the Chamberlain Real Estate & Improvement Company which was responsible for the design and construction of numerous homes in Nettleton’s Addition in the west central neighborhood in Spokane. In 1903, Ballard returned to California, specifically Pasadena, where he practiced architecture, “devoting the greater part of his time to bungalow and cottage construction...the favorite style of building” in the Pasadena area.³⁵

In 1905, Ballard married Ina L. Chamberlain, the daughter of G. L. Chamberlain, owner of the Chamberlain Real Estate & Improvement Company—the same company at which Ballard was employed in 1902 while he was in Spokane. In 1908, William and Ina Ballard moved to Spokane where William worked as an architect for the Western Retail Lumber Dealers Association. During that time, he secured offices in the Kuhn Building in downtown Spokane, hired architectural students, and founded the Ballard Plannary Architectural Company, Inc. In 1910-11, he published a book of house plans which was called *The Modern Bungalow*. The plan book pictured photographs and plans of homes that were built in Spokane and Eastern Washington as well as proposed drawings and plans of homes that could be built. In 1912, Ballard’s house plan book was “on sale at all leading book stores” in Spokane and was “in great demand by prospective builders both in the city and country.”³⁶

The History of the City of Spokane and Spokane Country, Volume 2, was published in 1912 and described William Ballard and his work in Spokane at that time:

He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses,

³⁴ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing, 1912, pp. 604-08.

³⁵ Ibid.

³⁶ Ibid.

and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.³⁷

At least eight homes in Spokane and one home in Tekoa, Washington are documented as designs rendered by Ballard and the Ballard Plannary Company:

- South 1248 Wall Street built in 1909
- South 1243 Wall Street built in 1909
- West 614 Thirteenth Avenue built in 1910
- South 2504 Lamonte Street built in 1911
- East 1214 Fourteenth Avenue built in 1912
- West 416 Twenty-Second Avenue built in 1912
- South 2624 Lamonte Street built in 1913
- South 2627 Manito Boulevard built in 1916
- 210 Broadway, Tekoa, WA built in 1917

Well-preserved, all nine homes retain excellent integrity in original design with superior workmanship. As good representations of the Arts & Crafts tradition, Craftsman style, and the Colonial Revival style, the homes reflect Ballard's discriminating eye for detail and design. In addition to residential designs, William Ballard also gained notoriety for the "Ballard Barn & Silo,"³⁸ agricultural construction which was built throughout Eastern Washington. In 1925, the Ballards moved to the Los Angeles area where William continued to practice, designing "more than 400 homes..."³⁹

In summary, William Ballard's impact on Spokane was great. He founded an architectural firm that employed numerous people for 15 years. He designed and built hundreds of homes and buildings throughout Spokane and Eastern Washington and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. As a tribute to his professional accomplishments, William Ballard was venerated for his contributions which were described as "wide and varied" and which "had a direct result upon Spokane's welfare and improvement."⁴⁰

While he has contributed largely to the attractive appearance of the city, he has also been the architect of his own fortune... He has ever been imbued with the laudable ambition of making his work equal if not excel that of other architects, and in designing and building has made a close study of the substantial qualities, conveniences, and decorative effects. No

³⁷ Ibid.

³⁸ "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

³⁹ Ibid.

⁴⁰ Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2. Spokane: Clarke Publishing, 1912, p. 608.

stronger testimony of his skill and ability in this direction can be given than is to be found in his work which is seen throughout Spokane” and Eastern Washington.⁴¹

The Tuell House well illustrates the work of William Ballard and the Ballard Plannary Company. It also represents Ballard’s appreciation of the Craftsman style as interpreted for the “California bungalow” which started with homes that were designed and built in Pasadena, California in the early 1900s—the place where Ballard lived, studied, and worked before coming to Spokane. It is also an example of the work of local Spokane builders, John Thomas and Frank Jordan. To summarize, the Tuell House is a fine example of the bungalow house type, the Craftsman style, and the Ballard Plannary Architectural Company.

⁴¹ Ibid.

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FRANK & MAUDE TUELL HOUSE
416 West 22nd Avenue
Spokane, WA 99203

Ogle, George A. & Company. Spokane County Map.
Cannon Hill Park Addition, Spokane, WA, 1912.



















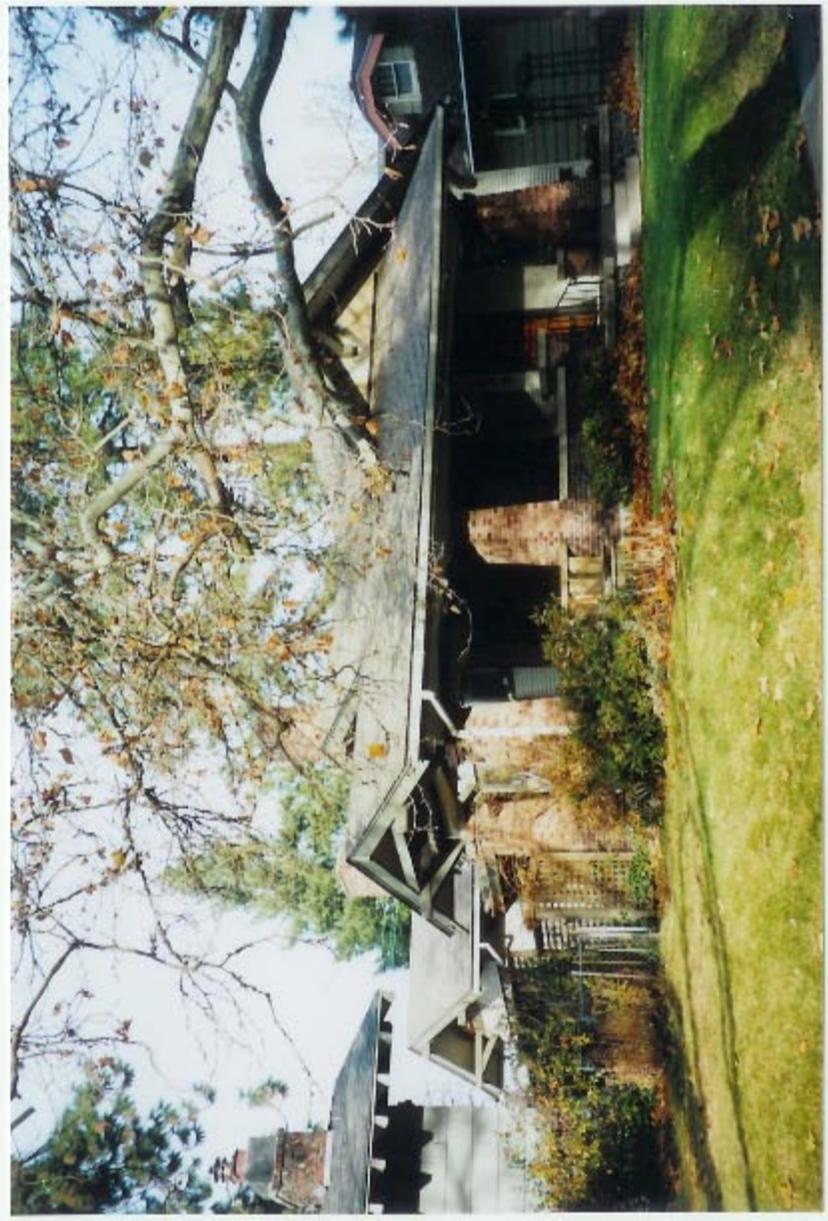




FRANK & MAUDE JUELL HOUSE

416 West 22nd Avenue
Spokane, WA 99203

2005 photographs







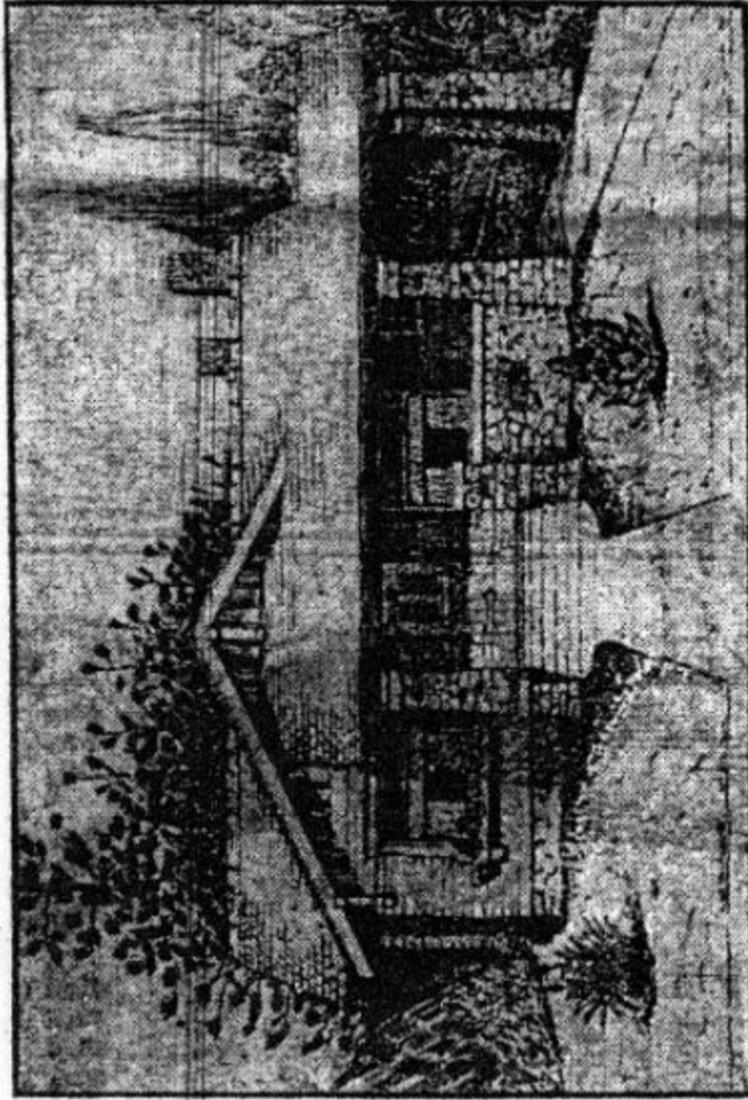




FRANK & MAUDE TUELL HOUSE
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"Spokane Man Commences Work on House on Twenty-Second Avenue."
Spokane Daily Chronicle, 31 January 1912.

Spokane Man Commences Work on House on Twenty-Second Avenue



Plans for bungalow under construction by J. I. Thomas.

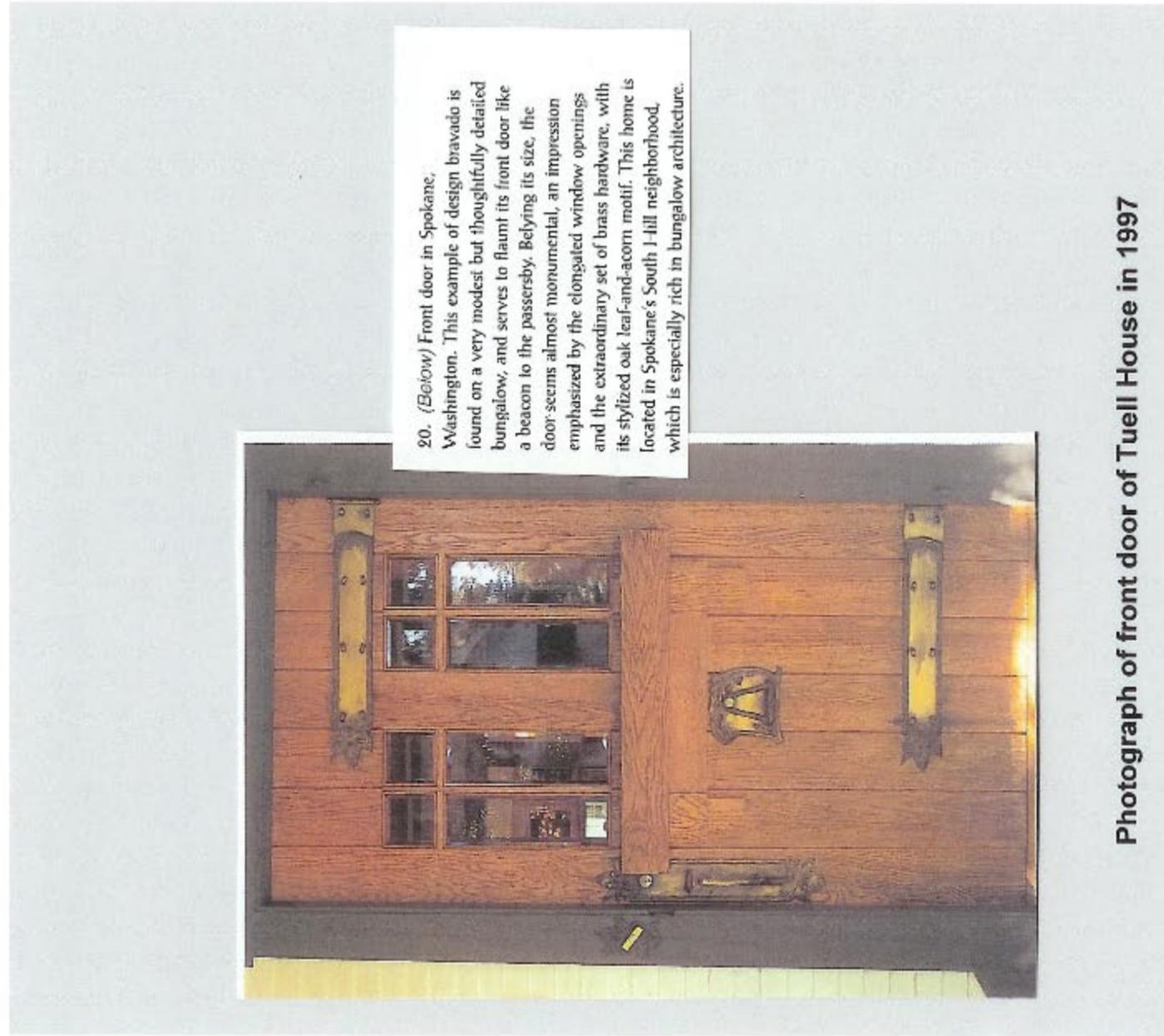
J. I. Thomas has commenced work on the erection of a seven-room bungalow on Twenty-second avenue, near Bernard street, to cost \$5500.

It will contain seven rooms, all on one floor, and will be finished entirely in oak with the exception of one bedroom, which will be in birch-stained mahogany. In the big living room there will be an attractive tile fireplace with an inglenook with a tile floor. In the den there will be a fireplace and built-in seats, bookcases and

a writing desk. The house will also have a built-in buffet and built-in dressers in the sleeping rooms, and a large sleeping porch in the rear of the house. The house will be equipped with a hot water heating plant.

The exterior of the house will be made particularly attractive by the combination of clinker brick and rustic stone in the foundation and in the porch posts. The plans for the residence were prepared by the Ballard Plannery company.

Duchscherer, Paul and Douglas Keister. *Inside the Bungalow: America's Arts & Crafts Interior*. New York: Penguin Studio, 1997, p. 22.



20. (Below) Front door in Spokane, Washington. This example of design bravado is found on a very modest but thoughtfully detailed bungalow, and serves to flaunt its front door like a beacon to the passersby. Belying its size, the door seems almost monumental, an impression emphasized by the elongated window openings and the extraordinary set of brass hardware, with its stylized oak leaf-and-acorn motif. This home is located in Spokane's South J-Hill neighborhood, which is especially rich in bungalow architecture.

Photograph of front door of Tuell House in 1997

FRANK & MAUDE TUELL HOUSE

416 West 22nd Avenue
Spokane, WA 99203



Built in 1912

Designed by William Ballard, Ballard Plannary Architects