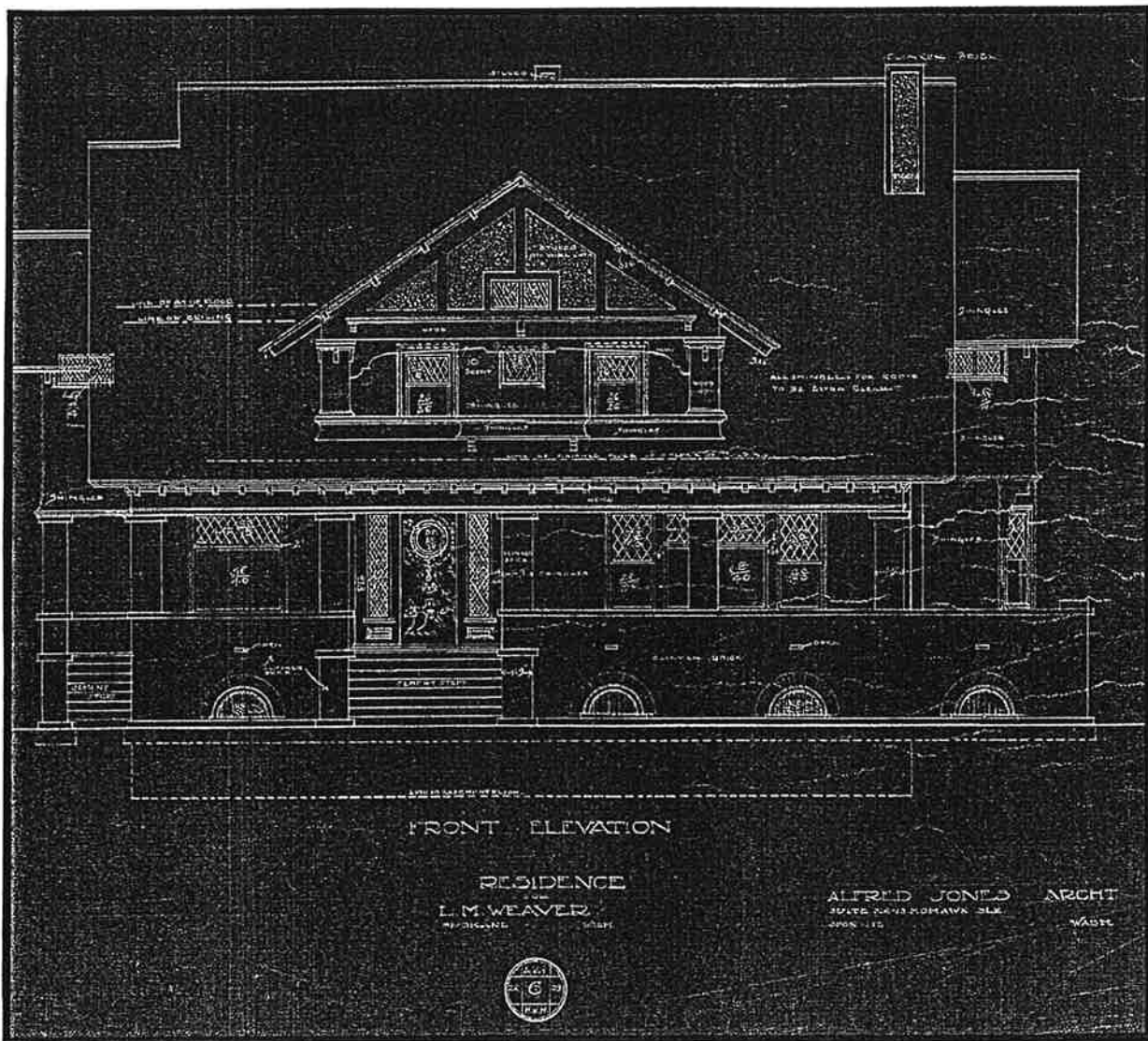


WEAVER HOUSE

520 West 16th Avenue
Spokane, WA 99203

Built in 1910



Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **WEAVER HOUSE**

2. Location

Street & Number 520 West 16th Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35361.0516

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property
<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 checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<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 Louise A. Kodis
Street & Number 520 West 16th Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail (509) 624-8566

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 in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State__ County__ Local__
Depository for Survey Records Spokane Historic Preservation Office
rough draft 28 March 2001

7. Description

Architectural Classification

(enter categories from instructions)

Condition

☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for 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 of 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 South Side Cable Addition, Lots 18 and 19, Block 5
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
Telephone Number/E-mail 509-456-3828 or lyeomans@qwest.net
Street and Number 501 West 27th Avenue
City, State, Zip Code Spokane, WA 99203
Date 28 March 2001

12. Additional Documentation

Map Spokane City/County plat map, 2001
Photographs and Slides 27 black & white prints; 20 color slides

13. Signature of Owner(s)

Louise Kodis

14. For Official Use Only:

Date Received: _____

Attest: _____

Leri R. Foster
9/19/01

Date Heard: September 17, 2001

City Clerk

Commission Decision: _____

Approved

as to Form: _____

Assistant City Attorney

Council/Board Action: Approved

Date: September 17, 2001

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

[Signature] - 9/19/01
MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]
OFFICER, City/County Historic Preservation Officer

City/County Historic Preservation Office

Sixth Floor - City Hall, Spokane, WA 99201

Narrative Description

Built in 1910, the Weaver House is an excellent example of a Craftsman-style bungalow. The house follows a modified rectangular plan and has a side-gabled roof with a center gabled facade dormer. A deep, full-width front porch is formed under an extension of the principle roof and is supported by clinker brick pillars. The house is clad in wood shingles, and the foundation is built of clinker brick and basalt rock. Noted for its unique Japanese-inspired design, the front door of the Weaver House is made of oak veneer and is distinguished by an ocular window surrounded by applied polished brass sheathing cut to resemble flames of fire. Another distinctive feature of the Weaver House is found in the windows: except for the basement windows, every original window in the house reveals a diamond-paned design of multiple leaded-glass lights. The interior of the house also reflects the Craftsman style with oak and maple floors, curly fir woodwork, built-in cabinetry, and original handcrafted light fixtures. The house is located in an area of tree-lined streets and 50-foot-wide lots in the greater Manito Park neighborhood on Spokane's South Hill. Facing south, it fronts onto West Sixteenth Avenue and is set behind a cultivated lawn that slopes toward the street. A one-car garage echoes the house in design, materials, and leaded-glass windows and is set at the northeast corner of the lot. The property is in excellent condition and has had remarkably little alteration since its construction. It retains all five elements of integrity: original location, design, materials, workmanship, and association.

Current Appearance and Condition*Site and Exterior of House*

The Weaver House and garage are located on Lots 18 and 19, Block Five in the South Side Cable Addition. The Addition extends west from Division to Wall Street, south from 14th to 18th Avenues, and includes two blocks along the west side of Bernard Street from 18th to 20th Avenues that are adjacent to Manito Park. Together, Lots 18 and 19 measure 100 feet wide and 130 feet deep and are surrounded by single-family homes built mostly from 1905 to 1940. The Weaver House rises one-and-one-half stories and forms a slightly irregular footprint that measures approximately 50 feet wide and 33 feet deep with about 1675 square feet on the main floor and nearly 1600 square feet on the second floor. The house is supported by a basalt rock foundation and a clinker brick porch wall. An eight-inch-wide wood belt course separates the basalt foundation from the home's exterior walls. Cedar shingles clad the house, and gable peaks in the east, west, and south elevations are covered with decorative false half-timbering and stucco infill. The roof assumes a low pitch and is distinctive with widely overhanging eaves embellished with decorative brackets, exposed rafter tails, and narrow beadboard soffits. The roof is covered with composition shingles and features a large dormer on the south-facing facade slope and two identical gabled dormers on the north-facing slope. Two brick chimneys clad in stucco with clinker brick quoins rise from the roof. A full-width front porch is supported by pillars and porch wall. Individually handcrafted in 1910, nearly all of the windows in the Weaver House are original fixed wood-sash units and double-hung wood-sash units with multiple diamond-paned leaded-glass divided lights on the upper sash. Exceptions are the original basement windows which are multi-paned wood-sash casement units and a newly installed leaded-glass bay window in the kitchen on the north elevation of the house.

The south facade of the house is distinguished by a single-story full-width covered porch that measures ten feet deep. The porch is supported by clinker brick pillars and an enclosed clinker brick porch wall. The porch wall extends to the ground and is ventilated by arched louvers with vertical metal slats. Cement steps lead to the porch from a front walkway and from a driveway on the east side of the house. The porch is highlighted by a dentiled frieze band above the pillars and molded cement coping on the porch wall. A low-pitched gabled dormer projects from the center of the roof above the covered porch and forms an open-air balcony enclosed with original screened panels. The west elevation of the house reveals a side-gabled roof, asymmetrical window placement, and is dominated by a two-story wing that extends west from the house. The wing encases a bedroom on the second floor and a small enclosed sun porch on the first floor. The east elevation features asymmetrical window placement and a two-story bay that projects five feet from the wall. The bay's second story overhangs a cut-away bay window on the first story and is supported by massive decorative brackets clad in shingles. The wall of the second-story overhang is battered, accentuating the separation between the first and second floors. The east elevation is further distinguished with a prominent tapered chimney that extends through the roof overhang. The tapered chimney is covered with stucco and is accentuated with clinker brick quoins. The rear, north elevation of the house reveals asymmetrical window placement, twin gabled roof dormers, a second-story overhang on the northeast corner of the house, and a second-story balcony supported by large shingled brackets. A first-floor bay with a shed roof extends from the north wall and is located adjacent to a back entry porch at the northwest corner of the house. The entry porch is covered by a gabled roof.

Interior

A centered 40-inch-wide front door clad in quarter-sawn oak veneer is protected by the front porch. The door is accentuated by a beveled-glass ocular window surrounded by polished brass plating cut in a Japanese-inspired design. The front door is flanked by two leaded-glass sidelights and opens to a small vestibule. The floor of the vestibule is covered with small brown hexagonal, glazed ceramic tiles with a matte finish, and the walls are covered with original embossed wallpaper. A built-in bench seat is located on the west wall and the woodwork in the vestibule is finished fir. A beveled-glass door flanked by matching leaded-glass sidelights opens from the vestibule to a central foyer.

The foyer leads west to a small room located in the southwest corner of the house. This room was originally noted as "the nursery" on the original house plans but today is used as a small dining room. The foyer also opens east to a living room and formal dining room, north to a hall and kitchen, and to a staircase that rises to the second floor. The foyer, hall, staircase, living room, and formal dining room are all finished in original curly fir woodwork handrubbed to a rich patina. The small dining room, kitchen, and butler's pantry feature painted pine woodwork. The floor in the foyer, living room, formal dining room, hall, and staircase is made of solid oak while the floor in the small dining room is made of maple. The floor in the kitchen and butler's pantry is covered in black and white linoleum tiles. Original manufactured and handcrafted light fixtures are found throughout the house.

The small dining room features a wood plate rail supported by decorative brackets, two built-in bench seats that flank the south wall window, and paneled pocket doors that separate the room from the foyer. The living room is located east across the foyer from the small dining room and measures 21.4 feet long. The room is accentuated by a decorative beamed ceiling, red brick fireplace, and inglenook with a built-in bench seat and glass-doored bookcase. A second bookcase with leaded-glass doors opens from the north wall of the living room. Paneled fir pocket doors open from the living room to the foyer and to a formal dining room located in the northeast corner of the house. The dining room features a boxed-beam ceiling, wood wall battens capped by a bracketed platerail, and a built-in china cupboard and mirrored buffet flanked by two built-in bench seats. The dining room leads west to the butler's pantry and kitchen. Original built-in cupboards with glass doors line the pantry and the south wall of the kitchen. The kitchen opens to a hall that leads to a powder room with original toilet and washbasin, and to a west wall door that opens to a small enclosed sun porch.

From the foyer, a four-foot-wide staircase rises for three steps to a landing, then turns east and continues up to the second floor. The second floor includes five bedrooms, two full bathrooms, a closet with private washbasin, a fireplace, and two balconies. The bedroom located in the northwest corner of the house was designated on the original plans as the "girl's room" designed for use by domestic help and includes an original porcelain wash basin. Second-floor woodwork is painted pine, the stairs and hall floor are oak, and the bedroom floors are maple. The bathrooms are remarkably intact revealing original fixtures and built-in cabinets constructed in 1910. They include glazed ceramic tile floors; glazed ceramic tile wainscot; original washbasins, toilets, and bathtubs; nickel-plated plumbing hardware and towel bars; built-in drawers designed to hold linens; built-in medicine cabinets with beveled mirrors; and a laundry chute located in the bathroom along the north wall. The master bedroom located in the southeast corner of the house includes two walk-in closets, a paneled fireplace, and a built-in bench seat. Stairs lead up to an unfinished attic space, and from the first floor, a staircase leads down to the basement. The basement features a poured cement floor, an original cold storage/fruit room, a laundry room with a three-basin laundry tub, a large unfinished room originally designed and noted as the "fuel" room, and an exterior door on the north wall that opens to cement stairs that rise to grade at the rear of the house.

Garage

Built in 1917, a single-car garage is located behind the Weaver House at the end of a graveled driveway and measures 14 feet wide and 22 feet deep for a total of 308 square feet. Constructed on a poured cement slab, the garage is a simple one-story front-gabled building clad in cedar shingles and a composition roof that match materials used on the house. Double-diagonal wood batten carriage house doors operate as the main entrance to the garage, and the building is illuminated with original wood-framed leaded-glass horizontal-slide windows.

Original Appearance and Subsequent Alterations

According to an original plan for the house dated June 7, 1909, the built-in buffet in the formal dining room specified a framed beveled mirror backsplash. However, a drawing for the home's north elevation dated two weeks later on June 22, 1909, pictures a leaded-glass window in place of the mirrored backsplash. Curiously, the house was completed with both the window installed on the exterior and the buffet's mirrored backsplash installed in the interior. The original 1909 plans also specified a front porch deck that extended 10 feet beyond the east elevation and wrapped 16 feet around the southeast corner of the house. The porch deck extension was built as specified and was uncovered. A continuation of the clinker brick porch wall enclosed part of the porch deck extension. Due to continual deterioration, the porch extension was removed in the early 1950s, and cement steps leading to the existing deck from the driveway were constructed. During the 1970s, all of the kitchen except the south wall and southeast corner of the room was remodeled. The kitchen was remodeled again in 1981 with wood cabinets, period light fixtures, and a leaded-glass bay window on the north wall. A green-stained cedar shingle roof was applied over the original wood shingles in 1935-1940, and a composition roof was installed over the wood shingled roofs in 1975. In 2001, the three previous roof layers were removed, and a composition roof was installed. Replicating the original design, the garage's carriage house doors were replaced in 1980, and the exterior of the house and garage was repainted in 1983. In 1992, the second-floor balcony-sleeping porch located on the home's facade was repaired and secured with a center support set between screened panels. The porch on the west elevation was enclosed in 1993 with leaded-glass windows custom-made by craftsman David Glass.

Areas of Significance	Architecture
Period of Significance	1910 to 1950
Significant Dates	1910
Architect	Alfred Jones
Specific Dates	1910

Statement of Significance*Summary Statement*

Built in 1910, the Lawrence Weaver House is one of the finest examples of the Craftsman-style bungalow in Spokane and remains one of the city's most intact historic homes. Designed by prominent Spokane architect Alfred Jones, the house was built for successful rancher and orchardist Lawrence Weaver and his wife Lydia who raised a family of six children and lived in the home for more than 60 years. The Weaver House is architecturally significant and is eligible for listing on the Spokane Register of Historic Places under Category C.

Historic Context*Early Spokane*

The town of Spokane began in the early 1870s when fur trappers and pioneers settled in the area, joining Spokane Indian tribes who lived and fished along the banks of the Spokane River. The small community grew and was soon nationally recognized as a center for mining, lumber, agriculture, and rail transport. Experiencing phenomenal growth, Spokane's population tripled from 36,000 in 1900, to over 100,000 by 1910. Railroad magnates, lumber barons, mining millionaires, and wealthy ranchers bought land in the city and commissioned Spokane's most prominent architects and builders to design and build their new homes. These houses ranged from grand, sometimes-ostentatious homes, to spacious yet more moderate dwellings built from designs regarded as modern and fashionable for the time. These finished homes and their groomed grounds attracted prospective homeowners and proved to be a catalyst for the subsequent settlement of residential neighborhoods throughout Spokane. The Weaver House located in Spokane's South Side Cable Addition was one such home.

The South Side Cable Addition

Before 1891, the South Side Cable Addition was undeveloped, unplatted land located on the Manito Plateau above a high basalt bluff that overlooks the city. The Manito Plateau was characterized by an irregular rocky landscape with thick stands of pine and cedar trees, scrub brush, wildflowers, and native grasses. Rocky basalt outcroppings dotted the landscape, and Indians hunted wild game throughout the area.

Beginning in 1907, and risking speculative success, Spokane developer Jay P. Graves and other real estate investors began paying out thousands of dollars to supply fresh drinking water, provide sewer and electric service, plant street trees, pave sidewalks, and grade roads. Elementary schools like Roosevelt and Wilson were built, public green spaces like Manito Park and Manito Boulevard were designed and landscaped, and electric street car lines traversed the neighborhoods, efficiently connecting the suburban area to downtown Spokane. Real estate

speculators and land developers capitalized on the area's many amenities and offered tantalizing land deals to Spokane's burgeoning population. The Western Trust and Investment Company placed an ad in the *Spokesman-Review* in June, 1910 that read:

***“More Business and Professional Men Have Bought Lots in
SOUTH SIDE CABLE ADDITION
Than in Any Other Addition in the City.***

*Business men and professional men are
discriminating buyers. An addition must
have the attractive features, must be on sale
at right prices, must be improved with substantial
improvements or such will not buy.”*

Slick advertising campaigns and the area's amenities beckoned bankers, lumbermen, lawyers, merchants, miners, and businessmen who bought lots and sought local architects and builders to create and construct their new homes. A range of architectural styles from Tudor Revival, Colonial Revival, Craftsman, and American Foursquare (a subtype of the Prairie style) are depicted in residential architecture built throughout the South Side Cable Addition and the greater Manito Park neighborhood.

Lawrence Myers Weaver and Lydia Weaver

Lawrence Myers Weaver was born in Falls City, Nebraska in 1877. He married Lydia, a native of Blair, Nebraska, and together they moved to Spokane in 1909. After their arrival in Spokane, they lived at 804 West Kiernan Avenue and began plans to erect a permanent home on Spokane's South Hill. Their house was built at 520 West 16th Avenue and was home to the Weaver family for more than 60 years. Lawrence and Lydia Weaver raised four daughters and two sons: Polly, Persis, Mary, Margaret, John, and Robert. A successful rancher, stockman, orchardist, and financial investor, Lawrence Weaver raised cattle and sheep and owned extensive fruit orchards in the Wenatchee valley. He and Lydia lived in their home on 16th Avenue until her death in 1963, and his death in 1969.

Ralph and Joan Turney bought the Weaver House in May, 1969, and sold it to Gordon Erickson and his wife Donna in June, 1970. Gordon was employed as a Glover Junior High School teacher and later as a research analyst and administrator for Spokane School District 81. The Ericksons sold the property to Donald and Jeanie Doyle in 1978, and in 1979, the Doyles sold the house to Louise Kodis, an award-winning textile artist and owner of Standard Banner Company.

Architectural Significance*The Craftsman Style Bungalow*

The Weaver House is an excellent and well-preserved example of the bungalow form embellished in the Craftsman style. Author Jan Cigliano (*Bungalow--American Restoration Style*) defines *bungalow* as “a form of house--a type of structure designed in a number of architectural styles.” She states that “style, by contrast, is a particular period and genre of design.” Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or one-and-one-half stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof.

The origin for the term bungalow began in 19th-century British East India and is derived from Hindi words *bungali* and *varanda* which together mean “covered porch” and “small house with wide verandahs.” The bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it. The bungalow house form was embellished in many different ways resulting in various stylistic treatments that reflect Mediterranean, Colonial Revival, Swiss Chalet, and Craftsman. Heavily influenced by the 19th-century English Arts and Crafts Movement which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftmanship and natural materials such as native field stone or basalt rock, irregularly textured clinker brick, hand-split wood shingles, and smooth-finished hand-rubbed interior woodwork were revered trademarks of the style. Identifying features of the Craftsman style include a broad form with a low-pitched roof, a deep front porch, widely overhanging exposed eaves, decorative eave brackets and rafter tails, battered walls or porch piers, and thick porch pillars that all work together to accentuate horizontal lines and render the house organically integrated to its building site. The style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and home design magazines, especially Gustav Stickley's magazine called *The Craftsman* (1901-1916). Thousands of Craftsman style bungalows were built in American cities from 1905 to 1930, and the architectural style became one of the most popular home designs in America. By 1930, however, it had completely faded from favor, being replaced by revival styles of earlier traditions.

The Weaver House

Hundreds of bungalows were built in Spokane during the first three decades of the 20th century and represent a variety of stylistic treatments including Mediterranean, Swiss Chalet, Spanish Eclectic, Colonial Revival, and Craftsman. Some bungalows were designed by architects, builders, or home designers, but the majority of bungalows in Spokane appear to be built from stock plans similar to those found in circa 1900-1930 pattern books, magazines, and catalogues. These bungalows were affordable to many and are plain vernacular examples with little-to-no stylistic embellishment. In contrast, the Weaver House stands out as a finely crafted bungalow rendered in the Craftsman style. Identifying features of the Craftsman style found on the Weaver

House include accentuated horizontality achieved through a low-slung, full-width covered front porch; decorative roof brackets and dentil frieze; and indigenous organic building materials including clinker brick, stucco, cedar shingle siding, custom-designed brass detailing on the front door, leaded-glass windows, hand-rubbed finished fir woodwork, and oak, maple, and fir floors. The Weaver House is further distinguished as an architect-designed home particularly customized for the Weaver family.

On May 17, 1909, Lawrence Weaver and his wife Lydia bought Lots 18 and 19 for \$1500 from the Kiernan Land Company. Designed as early land use controls to retain architectural integrity within the subdivision, covenants were established that required all houses erected to cost more than \$2500 each and be designed in a “modern style of architecture.” The covenants further stated that no outhouse or barn could be “erected and used as a dwelling before the construction of the main dwelling house.”

The Weavers hired the Spokane architectural firm of Jones and Levesque to design their home. Although the architectural firm was owned by architects Joseph T. Levesque and Alfred Jones, the only participating architect whose name appears on the original specifications and blueprints for the Weaver House is Alfred Jones. The house plans were completed by the end of June, 1909, construction commenced immediately, and the home was finished one year later. A June 26, 1910 article and photograph in the *Spokesman-Review* describe the “recently completed home of L. M. Weaver” and applauds architect Jones’ work saying “convenience and attractiveness has been the keynote in designing the house.” The article further claims,

“Attractive homes completed this year on the South Side [of Spokane] have been many, and the residence of L. M. Weaver...is included in this list. At a cost of \$10,000, Mr. Weaver has built a residence...with nine rooms and many attractive features. The exterior of the house with its pleasing and effective architecture is all that rustic foundation, frame, and stucco work can evolve. A large porch of clinker brick running entirely across the house front...and a side porch off the nursery are first features of the exterior construction. Large and well-placed windows, sleeping balconies, and the proportion of the structure all lend to the motif of convenience and beauty.”

Specifically planned for a large family, the design for the Weaver House includes five spacious bedrooms, two sleeping porches, and a “children’s nursery” located in the southwest corner of the first floor. The uniquely located first-floor nursery was designed with ample “light, ventilation, and fixtures” such as “built-in seats and shelves” that “combined to make for the best facilities.”

The newspaper article praised the novel nursery design and first-floor location, saying,

“The prominence which this room plays in the general scheme of the house is in a measure a feature not seen frequently in Spokane homes and one which has been commented on without reserve by interested home builders. It is a winning feature and has been recognized as such especially by the home builders with several children.”

In 1917, the Weavers built a single-car garage behind the house for \$200. Attention to detail resulted in a garage design that reveals Craftsman style elements borrowed from the house. These include widely overhanging eaves, decorative brackets, plain-pattern cedar imbrication, and leaded-glass windows.

Alfred Jones, Architect

In addition to the Weaver House, Alfred Jones designed many other houses and commercial buildings in Spokane. He was born in 1872 in Chicago, apprenticed with the architectural firm W. W. Boyington and Company for six years, and came to Spokane in 1899. He worked as a draftsman for Spokane architect Albert Held, joined with various architects from time to time, and in 1910, teamed with architect Joseph T. Levesque. Together, Jones and Levesque designed the Smith Funeral Home and the First Baptist Church (later remodeled by Whitehouse and Price). Alone, Jones was responsible for designing the Kempis, Espanola, Frederick, and Tokyo apartments, the Nagle and Postal Building, the Morgan Block, and the Kemp and Hebert Building. He also designed numerous Spokane homes including 404 West Sumner Avenue, 1127 West 8th Avenue, 110 and 1024 West 12th Avenue, 327 East Nora, and 238 East 13th Avenue. Due to poor health, Jones practiced in Spokane for only 13 years until 1912, when he moved to Arizona.

Compare and Contrast

Many bungalows in Spokane have been altered, but the Weaver House retains excellent architectural integrity of location, design, materials, workmanship, and association. The house reveals original handcraftmanship, materials, and methods typical of Craftsman-style architecture used during the early 20th century in American home-building. Other than maintenance, repair, and the enclosure of a small side porch, the house has had very little alteration to its exterior design since it was built in 1910. The house remains sited in its original location, continues to function as a single-family residence, and retains historic workmanship and original intact materials such as a basalt foundation, clinker brick porch piers, split cedar shingle siding, decorative brackets and dentil frieze, stucco chimney with clinker brick quoins, original leaded-glass windows, and a uniquely designed front door. Except for garage doors and roof replacement, the garage located behind the Weaver House remains unaltered and retains its original design and workmanship that echo the Craftsman-style elements and materials found on the Weaver House.

The Weaver House is one of the largest homes in the neighborhood and was built at a reported cost four times greater than the required \$2500 minimum expenditure stipulated in the subdivision covenants for the South Side Cable Addition. It can be compared to eight large bungalows in the subdivision. These include the Marr House located at 204 West 16th Avenue and seven other homes located at 107, 458, and 518 W. 15th Avenue, 455 W. 16th Avenue, 612 W. 17th Avenue, and 428 and 446 W. 18th Avenue. Like the Weaver House, the eight large bungalows were built during the early 20th century and are distinguished as fine examples of the Craftsman style compared to smaller vernacular bungalows located throughout the subdivision. Like the Weaver House and the Marr House, the large Craftsman bungalows were probably designed by local architects or home designers working in Spokane. Of the eight Craftsman bungalows, the Weaver House is most like the home located at 612 W. 17th Avenue and the Marr House located at 204 W. 16th Avenue. All three homes have a similar side-gabled bungalow form that rises one-and-one-half stories with a full-width front porch covered by an extension of the principal roof. While the Marr House has twin gabled facade dormers joined by a shed dormer, the Weaver House and the home at 612 W. 17th Avenue both have one centered gable that projects from the roof extension over the front porch. All three homes feature a similar symmetrical porch design with four brick porch pillars and a brick porch wall. All three homes retain excellent exterior integrity, and the Weaver and Marr houses also retain excellent interior integrity. All three homes have unattached garages located behind the house, but in contrast, only the Weaver property retains its original garage built from a complimentary design and with materials that mimic the Craftsman-style Weaver House. Lastly, compared to all eight of the Craftsman bungalows in the subdivision, the Weaver House is the only dwelling distinguished with a unique front door embellished with a decorative Japanese-inspired brass flame design, and the only dwelling illuminated with original leaded-glass windows located throughout the house.

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Photos 1 and 2: South facade of house; photos taken in 2001.



Photo 3: West elevation of house.
Photo 4: East elevation of house.



- Photo 5: East elevation of house.
Photo 6: North rear elevation of house.



- Photo 7: East elevation of house showing front porch entry from driveway.
Photo 8: Front porch looking west.



Photos 9 and 10: Front door under front porch.



Photos 11 and 12: Vestibule looking up towards ceiling and looking down at floor.



Photos 13, 14, 15: Foyer and staircase to second floor.



Photos 16, 17, 18: Dining room: ceiling, west wall, and north wall buffet.



Photos 19 and 20: Butler's pantry and kitchen.



Photos 21, 22, 23: Second floor: hall, bedroom, southwest bedroom.



Photos 24 and 25: East bathroom.



Photos 26 and 27: Upstairs bathroom, north wall.

