

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 **LOUIS & ALMA PARENT HOUSE**

2. Location

Street & Number 411 West 15th Avenue
 City, State, Zip Code Spokane, WA 99203
 Parcel Number 35301.0603

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 Kevin Conway & Janet Hobbs-Conway
 Street & Number 411 West 15th Avenue
 City, State, Zip Code Spokane, WA 99203
 Telephone Number/E-mail 413-8102, hobbsconway@yahoo.com

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

Revised final nomination reviewed & recommended by SHLC on November 17, 2010

7. Description

Architectural Classification

(see nomination, section 8)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

8. Spokane Register Categories and Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method 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, all Lot 3 and east 17.5 feet Lot 4, Block 6.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	November 17, 2010

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

[Handwritten Signature]
[Handwritten Signature]

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission hearing: 11/17/2010

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 12/13/2010

City Council/Board of County Commissioners' decision: Approved

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

[Handwritten Signature] 12/20/10
Date

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

Attest: [Handwritten Signature]
City Clerk

Approved as to form:
[Handwritten Signature]
Assistant City Attorney





411 West 15th Avenue, Spokane, WA 99203

DESCRIPTION OF PROPERTY

Built in 1916, the Louis & Alma Parent House is a fine example of the Craftsman style and a bungalow house form. The property is located in the South Side Cable Addition in an architecturally well-preserved residential neighborhood in southwest Spokane, Washington. The home embodies typical Craftsman-style features, including an overall low-slung horizontal emphasis, a low-pitched roof, widely overhanging eaves, a partial-width covered front porch, double-coursed wood shingle siding, a basalt and granite rock foundation, wide bargeboards, extended rafters-purlins-beams, and prominent square-cut wood trim. The interior of the home displays Craftsman-style details such as an inglenook and fireplace with built-ins and a mottled green glazed Grueby ceramic tile hearth and surround, oak-fir-maple floors, amber-hued square-cut fir woodwork, and a built-in buffet/hutch. The Parent House retains a high degree of exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in the early 1900s in Spokane, Washington.

CURRENT APPEARANCE & CONDITION

Site

The Parent House is built on Lot 3 and the east 17.5 feet of Lot 4 on Block 6 in the South Side Cable Addition. The parcel is 130 feet deep, 67.5 feet wide, and fronts the south side of West 15th Avenue. The house faces north and is built on a sloping grade that descends to the south border of the property. A single-story wood frame detached garage is located behind the house in the southeast corner. The property is framed by manicured lawn, shrubs, mature evergreen and deciduous trees, and is surrounded by historic homes. The homes were built from 1908 to about 1970 and comprise a cohesive residential neighborhood with mostly single-family dwellings that embody a variety of styles, including Tudor Revival, Colonial Revival, American Foursquare, Craftsman, and a few Minimal Traditional and Contemporary examples. The neighborhood is located between two historic public parks that were developed in the early 1900s: Cannon Hill Park (designed by the Olmsted Brothers Landscape Architectural firm) and Manito Park (design influenced by the Olmsted Brothers).

House Exterior

The footprint of the Parent House follows an irregular rectangular shape and is 32 feet wide, 40 feet long, and has 1.5 stories. The roof is a low-pitched cross-gable which is covered with composition shingles. A brick chimney rises from the east side of the house, projects through the roof eave, and features two brick corbel courses and a concrete chimney cap at the top of the chimney. The roof is articulated with prominent, deep bargeboards and widely overhanging eaves. Exposed rafters and extended gable-end roof beams at gable peaks embellish the eaves. A lower front-facing gable is located at the west end of the north façade and covers a partial-width front porch. The walls are covered with shingle siding, the foundation is made of basalt with a veneer of cut granite blocks (ashlar masonry), fenestration patterns are asymmetrical, and the windows are a combination of original fixed-sash units, casement units, and 1/1, 6/1, 9/1, 12/1 double-hung wood-sash units.

North Face of House

Facing north, the facade is the “architectural front” of the house and is distinguished from the east, west, and south faces or sides of the home by “elaboration of architectural and ornamental details.”¹ This is readily visible at the north façade of the Parent House. A small gabled dormer is located in the center of the roof at the second floor and has a low-pitched roof, widely overhanging eaves, a deep wood bargeboard, center keystone, an extended roof beam with a pointed end under the gable peak, and a casement window. A lower front-facing gable projects eight feet from the north face of the house at the western-most end at the first floor and covers a partial-width front porch. Like the small gabled dormer at the second floor, the covered porch at the first floor is embellished with

¹ Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*. New York: McGraw-Hill, 2000, p. 355.

a deep bargeboard and extended roof beams with pointed ends. The porch roof has widely overhanging eaves with exposed rafters and is supported by exposed beams and cross beams which are located atop twin thick square wood posts anchored to two massive square porch piers made of square-cut granite. A plain wood balustrade with plain wood balusters protects the porch deck which is made of fir planks. A wide lattice is located below the porch deck and is made of square-cut wood with vertical slats. The north façade, first-floor porch gable peak, and second floor dormer are all clad with square-cut cedar shingles with double rabbeted overlapping joints that produce a strong horizontal design. One row of wood shingles measures two inches in height while the adjacent row is five-and-one-half inches in height. This pattern is repeated on the wood shingle siding which covers the entire house and is sometimes referred to as double-course siding. The lower edge of the shingle siding is battered as it flares out over the basalt and granite foundation. Concave mortar forms prominent grout lines between the cut blocks of granite veneer. An entry door is located in the center of the house at the first floor at the front porch and is flanked by windows to the east and west. The east window is a fixed-sash "picture" window of plate glass while the west windows comprise a pair of multi-paned 6/1 units.

East Face of House

The east face of the house is dominated by a prominent tapered chimney made of brick which projects through the roof eave. The east face matches the west, south, and north faces of the house with widely overhanging eaves, deep bargeboards, extended roof beams with pointed ends, wood shingle siding with double rabbeted overlapping joints, a battered course of shingles that flare out over a foundation made of basalt with granite ashlar veneer, and original 6/1, 9/1, and 12/1 multi-paned windows. A 12-foot-wide bay projects two feet from the east wall and is covered with a gable roof. The bay has a tripartite window with a center fixed-sash which is flanked by multi-paned windows.

West Face of House

The west face of the house is articulated with widely overhanging eaves, extended exposed roof rafters, a gabled dormer at the second floor, wood shingle siding, and original multi-paned 1/1 and 6/1 double-hung wood-sash windows. A gabled dormer punctuates the roof and has a pair of casement windows. The foundation is prominent as it becomes progressively more exposed due to the southward-sloping grade on which the house is built.

South Rear Face of House

The rear of the house faces south onto a manicured lawn and fenced back yard, and features a low-pitched gable end roof. Extended roof beams support widely overhanging eaves which have deep bargeboards. Cedar shingles with double rabbeted overlapping joints clad the wall. A horizontal wood stringcourse separates the siding at the first floor from the siding at the second floor in the gable field. A small square-framed bay (enclosed back porch) projects out from the first floor and is covered with a shed roof.

Windows are original with a pair of casement units in the gable peak, 1/1 double-hung units in the bay, and a single 1/1 window located east of the bay in the center of the first floor (kitchen window). A wooden staircase leads up to an entry door at the west side of the bay. The bay is supported by wood posts. Due to the southward-sloping grade on which the house is built, the basalt rock foundation which is covered with granite ashlar veneer at the rear south face of the house is completely exposed and forms a “daylight basement.” A pair of French doors opens into the basement just east of the staircase.

House Interior

Spokane County Tax Assessor records indicate that the Parent House has 1,179 finished square feet on the first floor and 1,179 partially finished square feet in the basement (work-in-progress). The second floor attic space has approximately 400 finished square feet. With a typical Craftsman design (tall narrow lights separated by mullions above a projecting meeting rail which is supported by decorative brackets—all square-cut), an original door made of curly and vertical grain fir with original brass hardware opens into the living room from the north façade of the house. Lights are located in the upper half of the door and reveal original beveled glass. The living room is located in the northeast corner of the first floor and features an alcove with a fireplace and inglenook on the east wall. Massive decorative wood brackets are located in the upper north and south corners of the alcove and highlight a ceiling beam at the face of the alcove. The fireplace surround and hearth are clad with matte-finish, mottled, glazed ceramic Grueby tile in shades of dark green. The fireplace mantel is made of square-cut vertical grain fir and is articulated with square-cut brackets. Two built-in bench seats flank the fireplace and are attached to three-foot-high built-in bookcases also made of square-cut fir. The floor is made of oak planks, the walls and ceiling are made of original lathe-and-plaster construction, and the woodwork is all square-cut fir depicting the Craftsman style.

The living room opens west through a door into a bedroom located in the northwest corner of the house. The bedroom has a hardrock maple floor, original lathe-and-plaster walls and ceiling, and square-cut woodwork. Multi-paned casement windows and multi-paned double-hung windows with wood sash illuminate the room. The door and window surrounds in the bedroom and throughout the house are all milled of square-cut fir and are framed by four-inch-wide vertical and horizontal trim boards with extended tails, a design that is influenced by mortise-and-tenon joints.

The living room opens south into a dining room. Four-foot-high built-in bookcases separate the living room from the dining room and are made of square-cut fir. Multi-paned glass doors highlight the bookcases which face the living room, and paneled wainscoting finishes the bookcases on the opposite side which faces the dining room. The dining room is designed with a multi-paned tripartite window on the east wall, a doorway into a center hall on the west wall, a doorway into a kitchen on the south wall,

and a built-in buffet and hutch next to the kitchen doorway. The floor is made of oak, the walls and ceiling are original lathe-and-plaster construction, the woodwork is square cut with wide cornice molding, and the unique window and door surround design with extended tails are evident in the dining room around windows, doors, and the built-in buffet and hutch. A five-foot-high plate rail encircles the perimeter of the room and caps fir wainscoting which has vertical wood battens and also encircles the room. Recessed from 12 to 15 inches into the wall, the buffet has a curved bow front, drawers, and original brass hardware, which mimics the pointed ends of the extended exposed roof beams at the exterior of the house. A mirrored backsplash separates the buffet from the hutch which is built into the wall above the buffet. The hutch has four multi-paned glass doors.

The kitchen is located in the southeast corner of the house and features a refinished fir floor, built-in cabinets and cupboards that were constructed in 2009. The kitchen opens through a doorway into a mud room which is located in the southwest corner of the house. The mudroom is finished with painted woodwork, walls, ceiling, and a vinyl floor. The kitchen also opens to an original bedroom in the southwest corner of the house. The bedroom is finished with a maple floor, square-cut fir woodwork, and multi-paned windows. Another door in the bedroom opens into a central hallway that is located between the north and south bedrooms, and between the dining room and a bathroom located on the west wall. The bathroom is finished with painted woodwork, a hexagonal ceramic tile floor, and porcelain fixtures. The hallway floor is maple and the woodwork in both bedrooms and the hall are square-cut fir. Except for the kitchen, mud room, and bathroom which have painted woodwork, all of the woodwork at the first floor is a combination of curly and vertical grain fir finished in a rich amber color. The second floor is finished with a large multi-purpose room and an office. The basement is being finished with a storage/mechanical room, bedroom, bathroom, kitchenette, and recreation area. Ceiling heights are seven to eight feet throughout the house except for the finished attic which reveals lower ceilings due to the slope of the low-pitched roof.

Garage

A single-story wood frame detached garage was erected in 1922 and is just large enough at 12 feet wide and 20 feet deep for one automobile. The construction cost of the garage was estimated and recorded on a Spokane building permit at \$100 (Spokane building permit #16745, 2 May 1922). The garage was built behind the Parent House in the southeast corner of the property, faces west with no driveway, and has a low-pitched gable-front roof which is covered with composition shingles, widely overhanging eaves with exposed roof rafters, double-rabbit joint shingle siding, and a pair of carriage house doors made of vertical boards. Although it is regarded as a historic contributing resource of the Parent House, the garage is *not* being nominated to the Spokane Register of Historic Places.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

After research and a thorough inspection of the property, the Parent House appears to retain its original appearance at the exterior north façade and east and west faces. The rear south face of the house was altered sometime after it was built with the addition of a covered back porch and wood staircase. The interior of the house at the first floor reveals the home's original design, floor plan, materials, workmanship, and finish except for the kitchen and bathroom which have been remodeled.

Modifications to the Parent House include:

1922: Balustrade removed at west end of front porch deck and wood stairs built.

1958: Wood frame carport was attached to west face of house (Spokane building permit #B-42676, 19 September 1958—removed in 2009).

1960s: Kitchen and bathroom remodeled.

1970-1980s: Covered back porch attached to rear south face of house, vinyl 1/1 windows installed in porch. The porch cannot be seen from any public right-of-way.

1995: Roof recovered with a layer of composition shingles over a layer of previously installed composition shingles (1960-1970s), which cover the first original roof cover made of wood shingles.

2009-2010: A1958 carport removed at west face of house, exterior of house repainted, wood screen door installed at front entry, French doors installed at rear south face in basement foundation (replaced rough wood doors installed in 1960s-1970s—original doors appear to have been a pair of wood carriage-house style doors—perhaps the first owners originally housed a horse, horse-and-buggy, or cow in the basement which would give reason for a wide doorway). Interior remodeled, refinished, repaired, and repainted—first floor, second floor, and basement.

Areas of Significance	Architecture
Period of Significance	1916-1957
Built Date	1916
Architect/Builder	George M. Baker, builder

STATEMENT OF SIGNIFICANCE

Summary Statement

The Parent House, a 1.5-story bungalow, was built in 1916 by George Baker, a Spokane building contractor who erected a variety of homes throughout Spokane during the early 1900s through 1923. The property's first owners were Louis & Alma Parent who lived in the house for more than 40 years as the property's longest tenured residents to date, and who, by their longstanding residency, help define the property's period of significance from 1916 to 1957. Louis Parent worked his entire career as a warehouse billing clerk, department manager, and shipping manager for a single employer, the Spokane Dry Goods Company which owned and operated a brick warehouse that housed merchandise for the company's famed downtown mercantile, the Crescent Department Store. The home achieved importance in the context of "architecture" as a fine depiction of the Craftsman style and as a reflection of the type, "modern style of architecture," and high quality specifically prescribed through subdivision covenants initiated by the Kiernan Land Company, the neighborhood's developer.² An estimated construction cost for the home was reported on Spokane building permit #6616 at \$3,000, which modestly exceeded the minimum \$2,500 construction cost total required by the subdivision covenants.³ Celebrated for its adherence to the Craftsman style and for its high degree of integrity and artistic value, the home was featured in the Summer 2010 issue of the magazine *Style 1900, Antiques & Interiors*,⁴ with 10 pages of photographs and copy devoted to the house and its period-appropriate contents and antiques. The well-preserved Louis & Alma Parent House retains excellent interior and exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane, Washington, and is nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Before the recording of its final platting in March 1891,⁵ the South Side Cable Addition on Spokane's South Hill was populated with rocky ridges and basalt outcroppings, trees, wild shrubs and grasses, and small animals instead of people, roads, and houses. The South Hill, sometimes called the Manito plateau,⁶ was ripe for development at this time

² Spokane County public records. Warranty deed #331597, filed 5 Aug 1911. Spokane County Courthouse, Spokane, WA.

³ Spokane City building permit #6616, 19 Oct 1915. Spokane County Courthouse, Spokane, WA.

⁴ Albert, Fred. "Living the Bungalow Life." *Style 1900, Antiques & Interiors, Summer 2010*. Magazine cover and pp. 34-41.

⁵ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

⁶ Bamonte, Tony & Suzanne Schaefer Bamonte. *Manito Park: A Reflection of Spokane's Past, Centennial Edition*. Spokane: Tornado Creek Publications, 2004, pp.19-25.

but development moved slowly at the turn of the century due to a nationwide economic depression in the 1890s. Then beginning in 1906-1908, successful Spokane real estate developers Harl Cook, Jay P. Graves, Arthur D. Jones, and William Kiernan turned their eyes to the Manito plateau and began investing hundreds of thousands of dollars towards developing the land for domestic residential use. Water and sewer lines were laid, electric service was installed, street trees were planted, sidewalks were paved, and roads were graded. Influenced by designs created by the nationally famous Olmsted Brothers Landscape Architectural firm for parks and neighborhoods throughout the city, Spokane developed a system of public parks, boulevards, and green spaces in the area. These included Cliff Park, Cannon Hill Park, Manito Park, West 21st Avenue Boulevard, and South Manito Boulevard. Elementary schools and churches were eventually erected, and electric street car lines were installed and traversed the neighborhoods, efficiently connecting residential suburbs on the Manito Plateau to downtown Spokane. Graves developed the neighborhood around Manito Park and the Rockwood National Register Historic District, Arthur Jones developed the area around Cannon Hill Park, Harl Cook developed the Cliff Park neighborhood, and William H. Kiernan developed the South Side Cable Addition which lies between Cannon Hill Park and Manito Park.

The South Side Cable Addition is roughly bounded by West Fourteenth Avenue to the north, West Nineteenth Avenue and Manito Park to the south, South Wall Street to the west, and South Division Street to the east. Most of the addition was owned by William Kiernan and his development business, which included two real estate and development companies: the Western Trust & Investment Company and the Kiernan Land Company. Kiernan's land company created and enacted early land use controls while his Western Trust & Investment Company marketed land parcels to potential buyers for residential development. To promote appropriate architectural continuity, housing quality, and prescribed land use, the Kiernan Land Company created and penned early land use controls called "covenants." The covenants were included in warranty deeds for each property, "ran with the land" conveyed in the warranty deeds, and held the following restrictions:

1. All residences constructed must cost at least \$2,500 (a 1908 value),
2. All residence construction must be of a "modern style of architecture,"
3. No outhouses or barns allowed or used as dwellings before the construction of the main dwelling house,
4. No buildings erected and used for business purposes of any kind.⁷

The covenants proved to be a good thing for the development of the South Side Cable Addition, especially as a variety of architects, builders, and craftsman erected single-

⁷ Spokane County public records. Warranty deed #331598, recorded 5 Aug 1911. Spokane County Courthouse, Spokane, WA.

family homes in a variety of styles and sizes. Today, the neighborhood has prominence as a well-preserved residential community.

William Kiernan placed advertisements in the *Spokesman-Review* like this one in 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, and must be improved with substantial improvements or such will not buy.

The Western Trust & Investment Company⁸

Such tantalizing advertisements and the area's natural and built amenities beckoned bankers and businessmen, lawyers and lumbermen, merchants and miners, and others who eventually bought lots in the South Side Cable Addition and surrounding neighborhoods on the Manito plateau. Local architects and builders designed and built homes for the new property owners with forms and styles that ranged from large and small bungalows and boxy foursquares designed in Craftsman and Prairie styles to a variety of revival styles, including Tudor, Colonial, Mission, Spanish Eclectic, Italian Renaissance, and Swiss Chalet. Designed in the Craftsman tradition, the Parent House at 411 W. 15th Avenue is one such property.

Louis & Alma Parent

In 1911, the Kiernan Land Company sold Lot 3 on Block 6 in the South Side Cable Addition at 411 W. 15th Avenue for \$750 to real estate investor and widow, Anna F. DeCourcey. Four years later in 1915, Anna DeCourcey sold the parcel to Spokane building contractor, George Baker. While he and his wife, Minnie Baker, lived a few blocks away at 403 E. 27th Avenue (a house Baker may have also built), Baker erected a house on the property he purchased from DeCourcey. When construction of the home was completed in 1916, Baker sold the property to Louis & Alma Parent. Together, the Parents lived in the house for 40 years from 1916 to 1956, raising one child, Clifford Parent. In 1921, the Parents paid \$217 for 17.5 feet on the adjacent next west Lot 4 and used the space as a driveway and parking area for automobiles. Louis Parent, a life-long employee of the Spokane Dry Goods Company, died in April 1956. His widow, Alma Parent, continued to live in the house for one more year, then sold it in 1957. Alma Parent died in May 1978 at the age of 101. She and her husband, Louis Parent, are buried at Greenwood Cemetery in Spokane.

⁸ South Side Cable Addition advertisement. *Spokesman-Review*, 26 June 1910.

Subsequent Homeowners

In 1957, Edward & Ruth Schauer bought the Parent House. During their residency, they paid \$200 to attach a frame carport on the west face of the house (Spokane city building permit #42676, 19 Sept 1958). The carport remained attached until the current owners removed it in 2009. When he bought and lived in the house, Edward Schauer was employed as an insurance adjuster at All State Insurance Company in Spokane.

Beginning in 1970 when William & Miriam Daniels purchased the property, the house changed hands several times over several subsequent years. The Daniels sold the house to photographer, J. Alan Hitchens, and his wife, Kristie Hitchens, in 1974. Bachelor Kent Gable, owner/operator of Clay & Gable Auto Supply Company in Spokane, bought the house in 1980. He sold the property in 1986 to Samuel & Linda Williamson, who sold it to Melvin Duncan, Jr. two years later in 1988. Duncan foreclosed on the property and it was sold at public auction to the highest bidders, William & Charlene Wylie, for \$33,931. Randy & Melanie Zimmerman bought the house in 1990 for \$56,000. Randy Zimmerman worked for United Airlines and his wife, Melanie Zimmerman, was employed as a cardiology technician by Sacred Heart Medical Center & Hospital in Spokane. Phyllis Williams bought the property in 1993 for \$99,000, and sold it in 1994 for \$104,000 to Charles & Gloria Lund, owners of an accounting, auditing, and bookkeeping business. The Lunds leased the property to their son, Thomas Longinotti, a car salesman, until the current owners, Kevin Conway & Janet Hobbs-Conway, bought the house for \$175,000 in 2008. With sensitive care and a meticulous eye for detail, the Conways repaired, remodeled, and refinished the house, and continue their careful stewardship of the historic property.

ARCHITECTURAL SIGNIFICANCE***Category C***

Category C of the Spokane Register of Historic Places applies to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”⁹ To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”¹⁰

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.¹¹

⁹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

¹⁰ *Ibid*, p. 17

¹¹ *Ibid*, p. 17

The Louis & Alma Parent House is nominated under requirement #1 because it “embodies distinctive characteristics of a type, period, or method of construction” and “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”¹² It is also nominated under requirement #3 because it “so fully articulates a particular concept of design that it expresses an aesthetic ideal.”¹³ “Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.”¹⁴ For example, “a building that is a classic expression of the design theories of the Craftsman style, such as carefully detailed handwork, is eligible” for historic register listing.¹⁵ The Parent House is a fine example of the American bungalow house form and the Craftsman style because it retains and displays multiple stylistic elements and architectural features of the bungalow house form and Craftsman tradition, and possesses high artistic values which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of original exterior and interior woodwork and multiple built-ins.

The Bungalow

Architectural historian Jan Cigliano (*Bungalow: American Restoration Style*) defines *bungalow* as a “form of house—a type of structure designed in a number of architectural styles,” and also explains that “*style*, by contrast, is a particular period and genre of design.”¹⁶ *The Old House Dictionary* further explains that the term bungalow refers to a low-slung house form characterized by overall simplicity and broad gables that usually face the street.¹⁷ Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or 1.5 stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof.

Derived from the East Indian word *bungali*, which means “covered porch,” 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 illustrated Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman traditions.

¹² Ibid, p. 17

¹³ Ibid, p. 20.

¹⁴ Ibid, p. 18

¹⁵ Ibid, p. 20

¹⁶ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

¹⁷ Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

The Craftsman Style

Author Rachel Carley (*The Visual Dictionary of American Domestic Architecture*) states that the “Craftsman style represented an independent western movement in American architecture” and explained that its “guiding force was the English Arts & Crafts movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution in favor of the beauty and honesty of traditional handcraftsmanship and natural finishes.”¹⁸ Traditional handcraftsmanship and “natural” building materials such as native field stone or basalt rock, cut granite or other rock, irregular clinker brick, coarsely textured stucco, hand-split wood shingles, and smooth-finish hand-rubbed natural woodwork were revered and used. Identifying features of the Craftsman style include a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, horizontal bands that separate different wall claddings, a covered front porch, decorative eave brackets, exposed rafter tails or purlins or beams, massive square or tapered porch piers, posts and columns, battered walls, and “back to nature” natural building materials. The Craftsman 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). Hundreds of thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930. The architectural style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.¹⁹

Craftsman-style Elements and Features of the Parent House

The Parent House is a strong expression of the above-described bungalow house form and Craftsman tradition. Craftsman-style features and elements found on the Parent House include the following:

- Bungalow house form with a low-pitched roof and horizontal design emphasis
- Widely overhanging unenclosed eaves
- Deep bargeboards
- Exposed rafters and roof beams
- Prominent horizontal lines found in double-course wood shingle siding, battered walls that flare over foundation, horizontal string course, deep bargeboards, and porch balustrade and lattice
- Partial-width covered front porch (more horizontal design emphasis)
- Thick square porch piers
- Exposed bracing system at porch roof

¹⁸ Carley, Rachel. *The Dictionary of American Domestic Architecture*. New York: Henry Holt Publishing, 1994, p. 208.

¹⁹ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

- Natural building materials—wood shingle siding, wood tongue-in-groove soffits, granite ashlar porch piers and house foundation veneer, brass door and window hardware, fine-grade curly and vertical grain fir woodwork, oak-fir-maple floor, various built-ins (inglenook bench seats, bookcases, buffet/hutch)
- 1/1 and multi-paned double-hung windows with wood sash
- Horizontal rows of multi-paned casement windows
- Plain square-cut interior woodwork and multiple built-ins made of amber-hued fir
- Mortise-and-tenon influence in unique door and window surrounds

George M. Baker, Builder

George M. Baker is first listed in Spokane city directories in 1911. He billed himself as a “building contractor” and “carpenter,” and advertised sporadically in the alphabetical and business classified sections of Spokane city directories. He worked in Spokane from 1911 through 1923, and erected a variety of single-family residences throughout Spokane, residing in many of them while he completed the home’s construction. Some of the houses he built include 2604 and 2608 E. South Altamont Boulevard, 2008 W. Mansfield Avenue, 703 E. 20th Avenue, 302 E. 26th Avenue, 403 E. 27th Avenue, 617 E. 17th Avenue, 123 W. 18th Avenue, 2625 S. Grand Blvd, 411 W. 15th Avenue, and 2223 S. Lincoln Street—all domestic residences, all located on the Spokane’s South Hill, and all revealing that George M. Baker was an accomplished builder. He apparently left Spokane sometime in 1923, did not return, but did leave a small legacy of his talents and work through the homes that he built (some of his work is documented but it is probable that he built many homes which addresses are as yet unknown).

In conclusion, the Louis & Alma Parent House is fine example of the bungalow house form, the Craftsman style, and possesses artistic value and a high level of exterior and interior architectural integrity.

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
PARENT, LOUIS & ALMA, HOUSE **Section 10**

Photo and plat map

From Spokane County Assessor's Records,
 Photo taken in 1959.



50	35	25	50	"	"	"	"	"	"	"	33	17	"	50
1	4	12	11	10	9	8	7	6	5	4	3	2	1	
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	
130	130	130	130	130	130	130	130	130	130	130	130	130	130	
22	13	14	15	16	17	18	19	20	21	22	23	24	50	
50*	50	50	50	50	50	50	50	50	50	50	50	50	50	

6

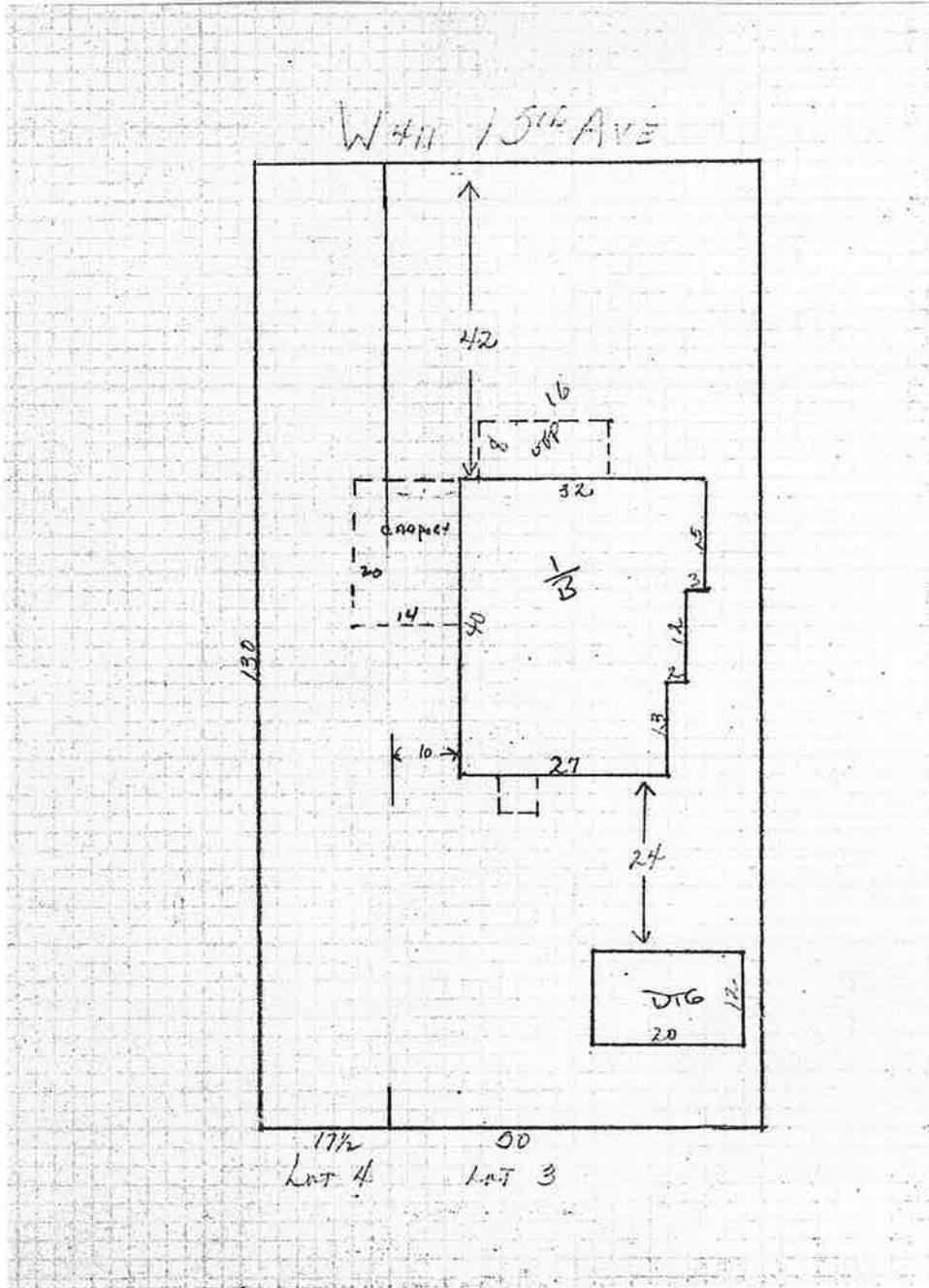
STREET

STREET
 (REDNARI)

16TH

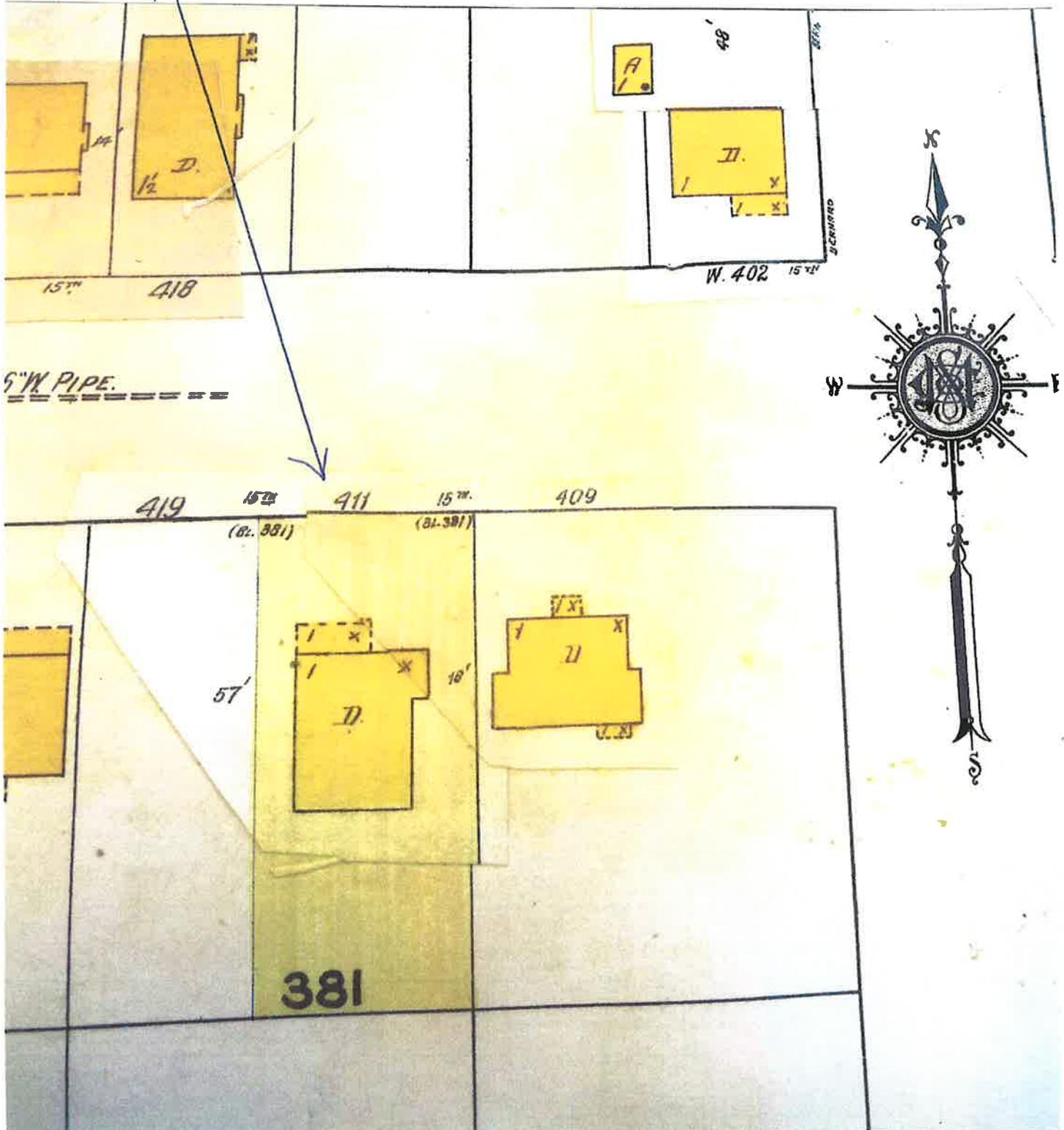
Site Plan

Source: Spokane County Tax Assessor record, 2010.



Louis & Alma Parent House
411 West 15th Avenue
Spokane, WA 99203

Copy of 1923 Sanborn Fire Insurance Map. Notice one-story single-family frame dwelling built on the site for 411 West 15th Avenue—the is the historic Parent House.



Photos 1 and 2 North façade of house in 2010.



Photos 3 and 4 North façade of house in 2010.



Photos 5 and 6 East elevation of house in 2010.



Photos 7 and 8 South, rear elevation of house and garage in 2010.

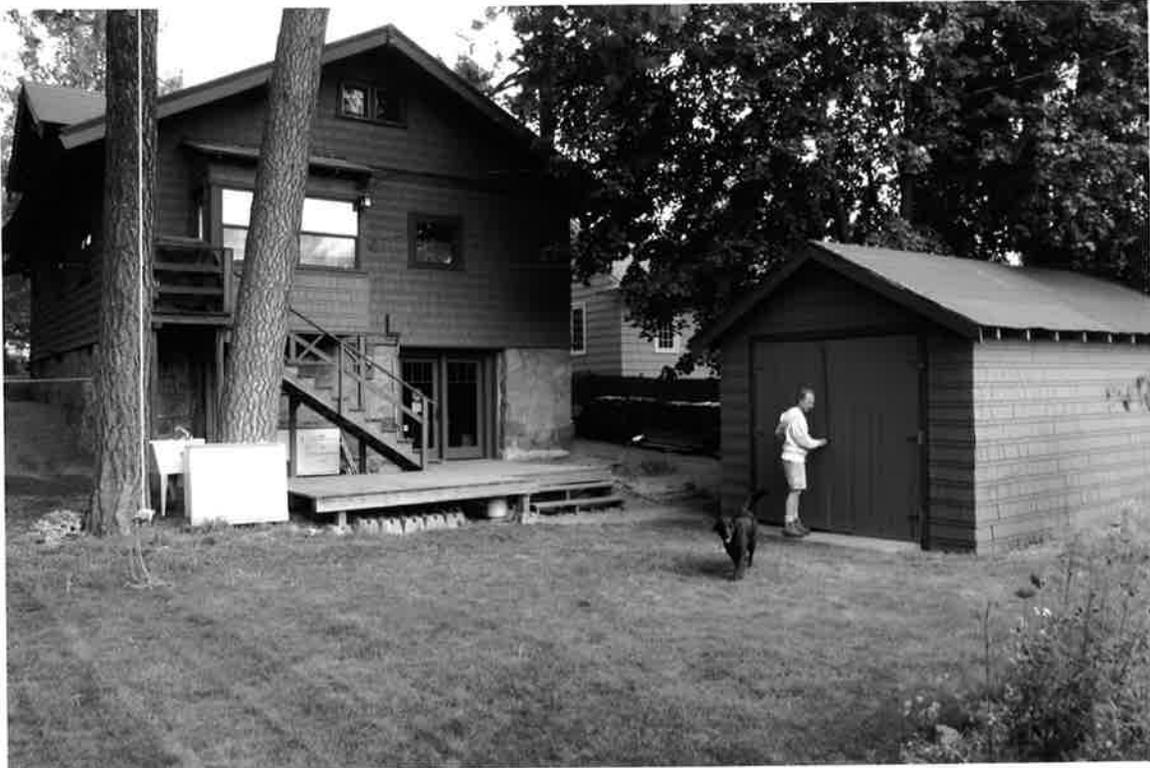


Photo 9

Detail of granite ashlar masonry pattern at foundation level in 2010.



Photos 10 and 11 View of front door, and of living room, looking east in 2010.



Photo 12

View of living room and dining room, looking southeast in 2010.



Photos 13 and 14 Views of dining room in 2010, looking southeast and southwest.



Photos 15 and 16 View of kitchen in 2010, looking southwest and east.



Photos 17 and 18 View of northwest corner bedroom on first floor, looking northwest and southwest in 2010.

