

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 **KIESOW-GENTSCH HOUSE**

2. Location

Street & Number 618 W. 23rd Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35304.1007

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 Brian J. & Laurie K. Hopkins
Street & Number 618 W. 23rd Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 209-4489, 599-0007, hop@ibqsystems.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

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 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 Park Addition, Block 21, Lots 8 and 9.
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	January 15, 2014

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)

Laurie Hopkins
Bh

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: 4/14/2014

City Council/Board of County Commissioners' decision: Approve

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.

[Signature]
Kristen Griffin *Scott Chesney*
City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

Acting

15 April 14
Date

Attest:

[Signature]
City Clerk

Approved as to form:

[Signature]
Assistant City Attorney

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2013 photograph of the Kiesow-Gentsch House, 618 W. 23rd Avenue

DESCRIPTION OF PROPERTY

Summary Statement

Built in 1912, the Kiesow-Gentsch House was erected in the architecturally prominent Cannon Hill Park neighborhood on Spokane, Washington's South Hill. The property is an excellent rendition of the Craftsman style distinguished with a low, ground-hugging profile, prominent exposed structural members, and natural building materials and finishes. Stylistic articulation is well-illustrated by the home's low-pitched wood shingle roof, original exterior vertical wood board-and-batten and wood clapboard siding, basalt rock chimney and raised foundation, multi-paned casement windows, and covered front and back porches. Regarded as an outstanding feature of the property, the home's interior woodwork includes exquisitely finished honey-colored, hand-rubbed oak found in oak floors, box ceiling beams, door and window surrounds, cove and floor molding, wainscoting and plate rail, interior and exterior doors, fireplace mantel, and built-in inglenook and china buffet/hutch. Well-preserved, the Kiesow-Gentsch House retains an especially high degree interior and exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in the early 1900s on Spokane's South Hill.

CURRENT APPEARANCE & CONDITION

Site

The Kiesow-Gentsch House is located on Lots 8 and 9, Block 21 in the Cannon Hill Park Addition to Spokane. Lots 8 and 9 are each 129 feet deep and 50 feet wide for a total frontage of 100 feet. The house is built on Lot 9 on the center north-south axis between, and faces south along a paved public street at 618 W. 23rd Avenue. Adjacent west Lot 8 is improved with landscaping and a small wood frame cabana (northwest corner of property) built in the 1980s. The home is sited on a pitched grade that descends north from the street to the property's rear border. The house is framed by groomed lawn and mature deciduous and evergreen trees. It is surrounded by tree-lined streets and the Cannon Hill Park residential neighborhood, an architecturally prominent subdivision developed from 1909 to the 1940s (World War 2).

House Exterior

The Kiesow-Gentsch House has a rectangular footprint and measures 41 feet wide and 59 feet deep. It is a 1.5 story single-family home with a massive, wide, low-pitched side-gable roof made visually prominent by a covering of wood shingles, widely overhanging eaves, exposed purlins and rafter tails, and two chimneys made of basalt rock. A partial-width recessed front porch distinguishes the front of the house. A center gabled dormer projects from the roof over the front porch roof. The principal roof of the house also extends north over the rear of the house, forming a covered rear porch (31 feet wide and 15 feet deep). A gabled dormer projects from the center of the north rear roof slope above the covered back porch, matching the center dormer on the home's south facade. The house is covered with a combination of vertical wood board-and-batten cladding at the first floor and horizontal wood clapboard siding at the second floor. The foundation of the house is made of basalt rock indigenous to Spokane, and is most visible along the east, west, and rear faces of the property due to the northward descending grade on which the house is built. Original windows in the home are a combination of fixed single-pane tripartite units and multi-paned casement windows.

South Façade

The primary façade of the house faces south along West 23rd Avenue and is shaded and protected by century-old sycamore and maple trees which line the street in front of the property. The home's low-pitched side gable roof extends over the southwest corner of the house to form a partial-width, recessed covered front porch. The porch measures 25 feet wide and 15 feet deep. The roof over the porch is supported by large horizontal square wood ceiling beams and massive square wood vertical posts. The wood posts are arranged in groups of two and three, and are anchored to the porch deck. The porch deck is covered with wood planks and is surrounded and protected by an enclosed porch wall made of vertical wood board-and-batten. Decorative (not structural) mortise-and-tenon joinery articulates porch ceiling beam intersections and porch wall/porch post intersections at the outside corners of the porch. The roof at the south façade has widely overhanging eaves with exposed square-cut rafter tails, and casts a wide horizontal band

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of shade. A center gabled dormer is distinguished with a low-pitched gable roof, widely overhanging eaves, and exposed rafter tails, and projects from the south roof slope of the home above the covered front porch. A horizontal row of four multi-paned casement windows are located in the front-facing dormer. A front door is located in the center of the home's south façade at the first floor. A tripartite window is located next east of the front door. The window has a fixed glazed pane and in the center, which is flanked by two multi-paned casement windows. An identical tripartite window is located next west of the front door. The front porch deck is accessed by two concrete steps which are protected by two basalt rock side porch walls. The top surface of the porch walls are covered and protected with molded concrete coping. A paved walkway leads from the steps south to a paved public sidewalk. The paved public sidewalk runs parallel to the street in front of the house at 23rd Avenue.

The *east face* of the Kiesow-Gentsch House is characterized by a low-pitched side gable roof with widely overhanging eaves and exposed rafter tails; four horizontal bands of different cladding that incorporate the foundation, first floor, second floor, and gable peak; and a water table and multiple horizontal string courses that separate the bands of cladding. The first horizontal cladding band is represented by the foundation which is made of basalt rock. Above the foundation is the first story, which is covered with vertical wood board-and-batten cladding. The second story is clad with horizontal wood clapboard siding, and the gable field is covered with vertical wood board-and-batten, which is articulated with a scalloped design at its lower edge. Small decorative (not structural) square wood pegs are located two-pegs-to-a-vertical board a few inches above the board's scalloped edge. Water table and horizontal string courses are made of square-cut wood planks that extend past the planar wall surface to form decorative mortise-and-tenon joinery designs at intersecting corners of the house. The east face of the Kiesow-Gentsch House is located about 12 feet from the next east adjacent single-family home and is separated by a narrow strip of land that runs north/south.

The *west face* of the Kiesow-Gentsch House is considered a secondary façade due to an unobstructed view of the house across Lot 8 from West 23rd Avenue (nothing is built on Lot 8, which allows a view of the west face of the house on adjacent Lot 9). Highly visible, the west face of the house is dominated by a massive, wide, low-pitched side gable roof, which is pierced by a large, center tapered chimney made of basalt rock. Like the east face, the west planar wall of the house is separated horizontally by a wood water table and multiple horizontal wood string courses that terminate at the southwest and northwest corners of the house. At the corners, the string courses are decoratively articulated by mortise-and-tenon joinery designs. Matching the east face of the house, a combination of horizontal cladding bands is revealed between the horizontal water table and horizontal string courses: a basalt rock foundation, vertical wood board-and-batten cladding, horizontal wood clapboard, and scalloped vertical wood board-and-batten cladding in the gable field. Particularly at the west face, the home's basalt rock foundation wall gradually becomes more visible and prominent as the grade on which the

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house is built descends down a northward slope to the rear of the property. Original multi-paned casement windows open from the raised basalt foundation. The window openings in the foundation are slightly arched and have deep window sills finished with concrete coping.

The *rear north face* of the property is distinguished by a center gabled roof dormer with a horizontal row of multi-paned casement windows, a partial-width back porch covered by an extension of the principal roof, and a ten-foot-high raised basalt rock foundation. The porch roof is supported by massive square-cut wood posts. Mortise-and-tenon joinery designs at the northwest and northeast corners of the house match mortise-and-tenon joinery designs at the southwest and southeast corners of the house. Sited at the level of the first floor, the covered porch is located above the raised basalt rock foundation with a view of the surrounding backyards of surrounding homes in the neighborhood. A wood-and-metal basement door is located in the center of the raised basement foundation.

Interior of House

At nearly 5000 square feet of finished interior space, the Kiesow-Gentsch House is large with 1782 finished square feet at the first floor, 1500 finished square feet on the second floor, and 1312 finished square feet in the basement.¹ The property has a total of eleven rooms on the first and second floors, two fireplaces, and a partially finished basement. Walls and ceilings are constructed of original lathe-and-plaster, ceilings are eight feet high, and floors are covered with a combination of oak and fir planks, and ceramic tile. Original built-ins and wide, square-cut woodwork made of the finest quality honey-colored quarter-sawn oak distinguish the first floor. In contrast, the second floor is finished with painted pine woodwork and built-ins, and fir floors.

An original oak front entry door with original brass hardware and an arched multi-paned upper leaf window opens from the south wall of the house on the front porch at the home's south facade to a center reception hall in the first floor. The interior reception hall is illuminated by a pair of original casement windows on the west wall perpendicular to the front entry door. The woodwork around the windows is made of six-inch-wide honey-colored quarter-sawn oak articulated with mortise-and-tenon designs at all four corners around the window pair. The reception hall leads east to a bedroom (currently used as an office) in the southeast corner of the first floor. In contrast to the oak floor that covers most of the first floor, the southeast corner bedroom at the first floor has a fir floor.²

The reception hall opens north into a large living room. The living room has two focal points: oak ceiling beams and a center fireplace on the west wall. The floor in the living

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

² A soft wood, fir floors were usually meant to be covered with wall-to-wall carpet, linoleum, or Congoleum—a linoleum product made in the early 1900s that featured designs and colors found in Oriental rugs.

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room is made of oak planks distinguished with a thin strip of inlaid walnut or mahogany that parallels the perimeter of the room. The floor molding, windows and window surrounds, door and door surrounds, and built-ins are all made of the highest quality honey-colored quarter-sawn square-cut oak. The corners of window and door surrounds are embellished with decorative mortise-and-tenon joinery designs with two decorative square wood pegs in each corner. The center west wall fireplace is wide with a rectangular firebox, original wrought iron/brass screen and stand, glazed ceramic tile surround with gold-colored grout, a raised ceramic tile hearth, and is finished with golden quarter-sawn oak pilasters and over-mantel. The over-mantel has a horizontal tripartite design with three recessed niches above which is located a second large mantel supported by decorative brackets. Pendant lights are suspended from opposite ends of the mantel. Built-in quarter-sawn oak inglenook bench seats flank the fireplace. An original oak paneled pocket door slides open on the north wall of the living room to a small library located in the northwest corner of the first floor. The library is entirely paneled with vertical oak board-and-batten wainscot paneling and features a fireplace on the north wall. The fireplace has a clinker brick surround that extends to the ceiling, a raised hearth, and a rectangular firebox with a fireplace hood made of copper. Built-in oak bookcases flank the fireplace.

East of the library, the living room opens north through a wide opening to a formal dining room at the rear of the house. The dining room contains an original 1912 focal point: a built-in buffet and hutch constructed on the center of the east wall. Made of the same golden oak woodwork that embellishes the first floor, the built-in buffet and hutch is distinguished with a beveled mirror backsplash, multiple linen and silverware drawers, multi-paned glass doors, and original brass hardware. Oak wainscot paneling that matches the wainscot board-and-batten paneling in the library covers the dining room's walls. A horizontal oak plate rail caps the wainscot paneling. Four multi-paned oak French doors line the north wall of the dining room, and open to an exterior covered back porch.

The dining room opens through a doorway on the east wall to a kitchen which is located in the northeast corner of the house. The kitchen was remodeled in 2006 with ceramic tile floors, built-in wood cupboards and cabinets, appliances, and a center island with a marble countertop. The kitchen opens south to a service hall, laundry room, powder room, and a staircase that ascends to the second floor.

The second floor has three guest bedrooms, a hallway bathroom, and a master bedroom suite with a private bathroom. A built-in linen closet is located in the center hallway that leads to the bedrooms from the stairs. The floors are made of fir (except in bathrooms which floors are covered with ceramic tile), the woodwork is painted pine, and walls and ceilings are constructed of original lathe-and-plaster. Small multi-paned transoms with lead muntins/mullions are located over bedroom doors. The basement is partially

finished with a family room, storage rooms, and mechanical room. The home is heated by gas-fired steam heat circulated throughout the home by original cast iron radiators.

ORIGINAL APPEARANCE AND SUBSEQUENT MODIFICATIONS

A 1953 Sanborn Fire Insurance map pictured Lots 8 and 9 on which the Kiesow-Gentsch House is built, and depicted the house with a rectangular footprint that matches the current existing footprint. A 1959 black-and-white Spokane County Assessor's photograph of the property pictured the same design for the house as it appears today. A thorough investigation of the property confirms the original 1912 building site and location, materials, workmanship and most of the original design of the property remain intact and unchanged in 2013. Few modifications to the property have occurred and include the following:

2005 New roof installed with wood shingles and house exterior repainted same dark brown as original color.

2006 Interior of house on first and second floors and basement repaired and repainted; powder room and laundry room installed on first floor center east wall; hardwood oak floors refinished on first floor; fir plank floors refinished on 2nd floor; master bedroom bathroom and upstairs hall bathroom remodeled; new casement windows identical to original casement windows installed in bedrooms; kitchen remodeled with built-in wood casework, center island, steel appliances, and glazed ceramic floor.

2007 Basement partially finished with a family room, two bedrooms, and storage rooms.

2013 Fir plank flooring on the deck of the front porch refinished.

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<i>Area of Significance</i>	Architecture
<i>Period of Significance</i>	1912 to 1928
<i>Built Date</i>	1912
<i>Architect</i>	Joseph T. Levesque
<i>Builder</i>	W. B. Larimore
<i>Sub-contractors</i>	John Atwood, A. E. Williams, F. E. Austin, Northern Lumber Company, Spokane Hardware Company

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1912 in Spokane, Washington, the Kiesow-Gentsch House is architecturally significant as a quintessential example of the Craftsman style. The home depicts trademark features of the Craftsman aesthetic, including an accentuated horizontal emphasis, exposed structural members, and the use of organically integrated building materials. This is evident in a massive low-pitched side-gable wood-shingle roof with exposed rafter tails and widely overhanging eaves; a spacious recessed front porch; a combination of irregular basalt, wood clapboard, and vertical board-and-batten cladding; horizontal string courses that separate exterior cladding materials; prominent mortise-and-tenon joinery; and original multi-paned casement windows. The home's interior is particularly significant for its spacious open floor plan and exceptional square-cut woodwork/built-ins finished in the finest quality quarter-sawn oak hand-rubbed to a rich, burnished patina. The Kiesow-Gentsch House was one of the first homes erected in the Cannon Hill Park neighborhood and was described in a local March 1912 Spokesman-Review newspaper article as "one of the most artistic homes built in the Cannon Hill Addition."³ The home was designed by Joseph T. Levesque, a master historic architect who designed homes and buildings in Spokane from 1910 through 1914. It was constructed for Experience & Frank D. Kiesow, the secretary/manager of home loans/mortgages for the Jones Real Estate & Development Company—the company that developed the Cannon Hill Park Addition. The property was later owned by the Frederick & Augusta Gentsch family from 1914 to 1928, owners/proprietors of a successful real estate/insurance/mortgage loan business in Spokane. In the area of "architecture" during the period from 1912 to 1928, the Kiesow-Gentsch House achieved architectural significance as one of the finest examples of the Craftsman style in Spokane and is eligible for listing on the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Cannon Hill Park Addition and Cannon Hill Park

Prior to 1887, the Cannon Hill Park Addition—roughly bounded by West 18th to 25th Avenues between South Bernard and Lincoln Streets—was characterized by uneven hilly land on a northward-facing slope with tall stands of fir and pine trees, rocky basalt

³ "\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: Interesting Notes on Features in New House in Cannon Hill Park." *Spokesman-Review*, 24 March 1912.

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outcroppings, and a water-filled, clay-lined natural drainage swale and wetland. The wetland and clay deposits proved beneficial to quarryman, J. T. Davis, who, in 1887, developed the area as one of Spokane's first brickyards.⁴ The brickyard was later associated with the Washington Brick, Lime & Sewer Pipe Company responsible for the manufacture of thousands of bricks used in the construction of homes and commercial buildings throughout Spokane. Twenty years later in 1907, the clay deposits in the Cannon Hill Park Addition were exhausted, and the brickyard was demolished.⁵

Occurring about the same time in 1907, the renowned Olmsted Brothers' Landscape Architectural firm of Brookline, Massachusetts arrived in Spokane. They proposed a comprehensive park plan for the entire city that included a small 15-acre park at the abandoned brickyard site. Nationally famous for their park designs of New York's Central Park and Boston's "Emerald Necklace," 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."⁶

The Olmsted Brothers' design for Cannon Hill Park was adopted, and construction commenced in 1908 under the supervision of John W. Duncan, Spokane's park superintendent. The small, low-lying wetland at the park site was restored with two shallow ponds, which were surrounded by manicured lawn, indigenous plantings, and gracefully arched bridges constructed of native basalt. With aesthetic appeal and close proximity (1.5 miles) to Spokane's downtown central business district, Cannon Hill Park proved the anchor and catalyst for the design, development, and subsequent successful settlement of the Cannon Hill Park residential neighborhood.

Arthur D. Jones Real Estate & Development Company.

Seizing their chance for speculative success, prominent Spokane developer Arthur D. Jones Real Estate & Development Company purchased and platted multiple acreage in the Cannon Hill Park Addition with 50-foot wide residential lots and a blend of curvilinear, diagonal, and straight streets. Beginning in 1909, the development company expended more than a quarter million dollars for much-needed infrastructure and advertisement.⁷ A large-size promotional ad in the *Spokesman-Review* appeared on April 4, 1909, listing the amenities provided by the development company and extolling the new neighborhood's many virtues:

⁴ "Cannon Hill Area Has Rich History." *Spokesman-Review*, 21 July 1988.

⁵ "Present Brickyard Once Beauty Spot." *Spokesman-Review*, 2 March 1919, p. 17.

⁶ Olmsted Brothers Landscape Architects. *Proposal to Spokane Board of Park Commissioners*. 1907-1913.

⁷ "In Nine Days, Man and Wife Won Beautiful \$6,000 Home in Cannon Hill Park Addition." *Spokesman-Review*, 12 March 1911, p. 4:1.

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.⁸

The company's commitment to 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.⁹*

Nine months later in 1912, a 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." The article went on 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."¹⁰

To protect residential land use and architectural compatibility in the Cannon Hill Park neighborhood, the Arthur D. Jones Real Estate & Development Company promoted restrictive covenants tied in perpetuity to the deed of trust for each property located in the Cannon Hill Park Addition. Adopted in 1908, the covenants stipulated the following requirements:

⁸ "Cannon Hill park: On the Crest of the Upper Cannon Hill." *Spokesman-Review*, 4 April 1909.

⁹ "Some High-Class Improvements Which So-Called 'Real Estate Promotion' Made in Cannon Hill Park." *Spokesman-Review*, 11 June 1911.

¹⁰ "\$600,000 in New Homes in Cannon Hill Park Addition in Two Years." *Spokesman-Review*, 24 March 1912.

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- 1) *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,*
- 2) *No apartment house, store, or business structure of any kind shall be erected or maintained on said lands,*
- 3) *No dwelling shall be erected or permitted...of less value than \$3,000,*
- 4) *All buildings of every kind on said lots must be painted with at least two coats of paint,*
- 5) *The above conditions and covenants shall run with the land...¹¹*

The Arthur D. Jones Company explained their distaste of unplanned sprawl, their interest in the planning process, and their commitment to the mantra “plan and purpose” versus “time and chance” in the following account:

A fine residence district can no more be built without a definite plan than a fine building can. Localities that just grow always look the part no matter how great an effort is made to dress them up afterward.

Cannon Hill Park is planned—the whole plan was worked out in detail before a shovelful of earth was turned in it. Its graceful streets; the uniformity of clean-cut cement work; its paved roadways; its elaborate system of tree planting; the general tone of the district as a whole are things Cannon Hill has never before seen.¹²

Two years after they began work in the Cannon Hill Park neighborhood, the development company gave a progress report:

We started out to make [the] Cannon Hill [Park] Addition a high-class residence district where improvements, building restrictions, and the class of buyers would make it a really high-class addition within the means of the average homebuyer, and we have done it. There is not a house out there which represents a cost less than \$3,500... That is the low limit...most of the houses cost from \$4,500 up. Within a few years we will have realized our ambitions to a noticeable degree...¹³

Their predictions proved true. The success of the company’s “planned neighborhood” around Cannon Hill Park was summarized in a June 30, 1912 local newspaper article that exclaimed the following:

¹¹ Spokane County Warranty Deed #344288, filed 9 December 1911.

¹² “Unanswerable Reasons Why You Should Buy in Cannon Hill Park.” *Spokesman-Review*, 30 October 1910.

¹³ “In Nine Days, Man and Wife Won Beautiful \$6,000 Home in Cannon Hill Park Addition.” *Spokesman-Review*, 12 March 1911, p 4:1.

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Visitors to the city have been impressed with the rapid development of the [Cannon Hill Park] district, and at no time...has the development been brisker than this spring and summer. The new residences are all in keeping with the high standard of architectural beauty that has made the section one of the most beautiful residential sections of the city.¹⁴

Subdivision covenants implemented by Arthur D. Jones Real Estate & Development Company were part of a larger development trend that occurred in the early 1900s throughout Spokane. The trend towards establishing neighborhood covenants helped lead to successful settlement in the Cannon Hill Park neighborhood, the Manito Park neighborhood, the Rockwood National Register Historic District, and other residential neighborhoods in Spokane.

By 1940, nearly all of the planned residential construction in the Cannon Hill Park Addition was complete. Over eight miles of shade trees were planted between sidewalks and streets, around the park, and along a boulevard that divides West 21st Avenue.¹⁵ Single-family homes were built according to the neighborhood's restrictive covenants and subdivision regulations, and today Cannon Hill Park remains one of the city's best-loved public parklands. A real estate agent in 1990 described the neighborhood:

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.¹⁶

The Kiesow-Gentsch House

On December 2, 1911, Frank G. Kiesow and his wife, Experience McCann Kiesow, purchased Lot 9 on Block 21 in the Cannon Hill Park Addition from the Cannon Hill Company, a corporation owned by the Arthur D. Jones Real Estate & Development Company who employed Frank Keisow. The residential lot was located in the heart of the neighborhood on West 23rd Avenue just east of Wall Street, and four blocks south of Cannon Hill Park. The Kiesows secured a construction mortgage for \$3,500 at 6.5% per annum and commissioned prominent Spokane architect, Joseph T. Levesque, to design their home. Contractors and subcontractors who helped build the house included W. B. Larimore (builder/contractor), John Atwood and A. E. Williams (carpenters), F. E. Austin (painter), Northern Lumber Company, and Spokane Hardware Company.¹⁷ By

¹⁴ "Residential Park Boosts Building." *Spokesman-Review*, 30 June 1912, p. 4:1.

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

¹⁶ "Cannon Hill Boasts Great Visual Beauty and Vintage Charm." *Spokesman-Review*, 11 March 1990.

¹⁷ Carpenter, painter, lumber, and hardware liens were recorded in 1912 in Spokane public records.

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November 1912, construction of the house was completed with a total built cost of \$11,000—more than three times the \$3,000 required by neighborhood covenants.¹⁸

Sadly, Frank & Experience Kiesow lived in their new home on West 23rd Avenue for less than one year. In December 1912, Experience McCann Keisow died at age 33.¹⁹ Five years later the front page of the March 1, 1917 *Spokesman-Review* reported the following:

FIND F. KIESOW DEAD IN CEMETERY
Pioneer Had Visited the Grave of His Wife in Greenwood
*Frozen In Snow*²⁰

Spokane County Coroner Dr. M. B. Grieve reported Frank Kiesow's death from freezing and exposure, and explained that Kiesow "was overcome in some way," perhaps due to frigid weather conditions and all-consuming bereavement for his deceased wife. A Spokane pioneer, Frank Kiesow came to the city in 1890 with his parents, Mr. and Mrs. Louis Kiesow from Davenport, Iowa. Frank Kiesow first worked for the Edison Electric Illuminating Company (predecessor to the Washington Water Power Co) and the Ross Park Electric Street Railway, where he was affectionately known as a "dynamo man." He next worked as a bookkeeper for the Crystal Ice & Fuel Company in Spokane who called him a "dynamo tender." From 1901 through 1904, Kiesow brokered the sale of railroad tickets for the Ottinger Cut Rate Ticket Office in Spokane. Beginning in 1905 and lasting until his death, Kiesow was employed as a cashier, secretary, and manager for the Arthur D. Jones Real Estate & Development Company. He married Experience McCann in 1902; they had no children. Kiesow was a member of the Spokane Club, the Spokane County Club, the Spokane Athletic Club, and the Elks Club.

Frederick C. & Augusta L. Gentsch

In 1914, Frederick & Augusta Gentsch purchased Lot 9 (with the house) from Frank Kiesow, and adjacent west Lot 8 (vacant) on Block 21 from the Cannon Hill Company. Frederick Gentsch lived in Utah where he was employed as the general superintendent of the Pacific Express Company (railroad express service) with jurisdiction over Washington, Idaho, Wyoming, Utah, Oregon, and Montana. He later moved to Nebraska and Missouri where he managed express railroad service throughout the United States.²¹ In 1913, Frederick Gentsch and his wife, Augusta Gentsch, moved to Spokane. Successful business owners, they owned and managed a real estate/insurance/loan mortgage business with offices in the Paulsen Building on West Riverside Avenue in the center of downtown Spokane. After Frederick Gentsch's death in 1922, his widow, Augusta Gentsch, sold the property after six years in 1928.

¹⁸ "Third of Million Spent in 1912 in New Cannon Hill Park Homes." *Spokesman-Review*, 26 Jan 1913.

¹⁹ "Pay Last Respects to Pioneer Woman." *Spokane Daily Chronicle*, 26 Dec 1913.

²⁰ "Find F. Kiesow Dead in Cemetery." *Spokesman-Review*, 1 March 1917.

²¹ "Mrs. F. Gentsch Taken by Death." *Spokesman-Review*, 18 April 1943.

Subsequent Property Owners

Sylvia & Arthur Dibble, a brakeman, purchased the Kiesow-Gentsch House in January 1928. Eight months later, the Dibbles sold the property to Frank Cole, a Spokane contractor, and his wife, Julia Cole, a court reporter. Carol & James Connelly, an attorney with the Spokane legal firm Cashatt Williams Connelly Rekofke, bought the property in 1958 for \$18,500. The Connellys sold the house to Gay Murcar in 1973, who sold the property in 1975 to James Elrod & Elizabeth Bates. Brian & Laurie Hopkins purchased the Kiesow-Gentsch House in 2005 for \$443,000.

ARCHITECTURAL SIGNIFICANCE

The Craftsman Style

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,” but also explains that “*style*, by contrast, is a particular period and genre of design.”²² *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.²³ 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.

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 adapted from Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman traditions. Heavily influenced by the 19th-century English Arts & 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 handcraftsmanship and “natural” materials such as native field stone or basalt 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 included a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, horizontal bands that separated different wall claddings, a deep front porch, decorative eave brackets and exposed rafter tails or purlins, and massive square or tapered porch piers, posts, and columns. 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*

²² Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

²³ Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

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Craftsman (1901-1916). The architectural style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.²⁴

The Kiesow-Gentsch House

The Kiesow-Gentsch House is a hallmark example of the *bungalow type* and the *Craftsman style*. A one-and-one-half story house with a massive low-pitched, wood-shingle, side-gable roof, the Kiesow-Gentsch House is “low-slung” and “horizontal.” Horizontal emphasis is accentuated by widely overhanging eaves, exposed rafter tails, wide bargeboards, a broad center front-facing gabled dormer, a deeply recessed front porch, exposed structural members with mortise-and-tenon joinery, and a combination of different exterior claddings which are separated by horizontal wood string courses. Horizontal emphasis is further achieved by deep horizontal shadows cast by the home’s widely overhanging eaves and wide front porch. Conveying a sense of nature, organically oriented building materials embellish the Kiesow-Gentsch House. Exterior building materials include wood roof shingles, wood clapboard siding, wood board-and-batten cladding, a prominent use of rough-textured black basalt rock used in a raised foundation, a large tapered basalt chimney, and basalt porch walls by front steps that ascend to the front porch. The home’s interior is distinguished with coarsely textured clinker brick (library fireplace), a copper fireplace hood, brass hardware, and a liberal use of oak woodwork. Finished in a deep golden color, the finest quarter-sawn oak woodwork is displayed in solid oak plank floors, oak ceiling beams and cornice molding, oak floor molding, oak window and door surrounds, oak doors and built-ins—all revealing a rich, decades-old, hand-polished patina and smooth finish. Epitomizing the Craftsman style, the woodwork is square-cut without embellishment—similar to furniture made by Gustav Stickley, one of the country’s most renowned authors, artisans, and advocates of the Craftsman style. Although made of painted pine, woodwork on the home’s second floor follows the prescriptive non-embellished square-cut woodwork model from the first floor.

Joseph T. Levesque, Architect

During the time he lived in Spokane, Joseph T. Levesque designed a number of houses and buildings, including the Kiesow-Gentsch House. Not much is known about Joseph T. Levesque. According to city directories, he came to Spokane in 1910, practiced architecture for just four years from 1910 to 1914, and moved to Great Falls, Montana. Great Falls city directories listed Levesque as “J. T. Levesque and Company, Architects,” a resident architect from 1914 to 1917. While in Great Falls, Levesque designed at least one building, the W. H. George Building/Hampton Apartments, now demolished. In 1918, the United States was involved in World War I, and Levesque was listed as a “soldier” in the Great Falls city directory. After the war, Levesque moved to Winston-Salem, North Carolina where he achieved prominence as a successful designer of “stylish houses for Lexington residents during the 1920s and 1930s.”²⁵

²⁴ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

²⁵ <http://www.zoominfo.com/>

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In 1910 in Spokane, Joseph T. Levesque and his wife, Henrietta Levesque, were first listed as residents of a home at 2017 W. Pacific Avenue where they offered “furnished rooms to rent.” One year later in 1911, the Levesque family moved to a single-family house at 1807 S. Maple Boulevard. At that time, Levesque designed at least one single-family home located at 524 E. Mission Avenue in the Logan neighborhood in northeast Spokane. Later in 1911, Levesque partnered with prominent Spokane architect, Alfred Jones, and together they designed the Smith Funeral Home (now North Coast Life Insurance Building), Rochester Apartments, First Baptist Church, and a large Arts & Crafts single-family house at 238 E. 13th Avenue. In 1912, Levesque designed his own home in the Craftsman style at 1708 S. Maple Boulevard, and was also responsible for designing the Oswald House, 1004 W. 17th Avenue, and the Kiesow-Gentsch House, 618 W. 23rd Avenue—all located on Spokane’s South Hill. In 1913, Levesque listed himself in city directories as “J. T. Levesque & Company, Architect” with offices in Room 312 in the Mohawk Building, 511-517 W. Riverside Avenue in downtown Spokane. Levesque and his wife, Henrietta Levesque, moved into their new home at 1708 S. Maple Boulevard, and he designed the historic Bauer House at 420 W. 22nd Avenue. In 1914, Levesque partnered with Spokane architect, Robert Sweatt. Together, they designed the Knights of Pythias Hall at 1203 W. Riverside Avenue. Joseph T. Levesque may have designed many more homes and buildings in Spokane but as yet their locations are unknown.

After Spokane’s greatest growth period from 1900 to 1910, commercial and residential construction waned as World War 1 approached. A period beset by slim financial gains and unemployment was felt by many, and as told by local historians and documented by dwindled listings in city directories, builders and architects left Spokane.²⁶ Joseph T. Levesque was part of the exodus. He sold his Craftsman-style home at 1708 S. Maple Boulevard in Spokane, and moved to Great Falls, Montana in 1914.

Joseph T. Levesque lived and studied architecture in Southern California before he came to Spokane,²⁷ and was familiar with the low-slung, ground-hugging “California” Craftsman style attributed to the Greene Brothers architectural firm in Pasadena. The Greene Brothers are most remembered for creating and promoting the Craftsman style in Southern California and designing a plethora of landmark homes, especially the historic Gamble House. Levesque brought his knowledge of the Pasadena area with him, and in Spokane designed at least four single-family homes in the Craftsman aesthetic: the Oswald House, his own home called the Levesque-Majer House, the Bauer House, and the Kiesow-Gentsch House. The Levesque-Majer House, the Bauer House, and the Kiesow-Gentsch House are the most similar and readily convey the Craftsman style. All three homes were built about the same time from 1912 to 1914, and have ground-hugging and low-slung bungalow house forms, low-pitched front-facing gable roofs and/or roof dormers, partial-width covered front porches, widely overhanging eaves, exposed rafters

²⁶ Personal interview with Spokane historian, Nancy Compau, in 1997.

²⁷ Ibid.

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and beams, mortise-and-tenon joinery, casement windows, and prominent raised basalt rock or rock/brick rubblemix foundations. Acclaimed author and architectural historian, Paul Duchscherer, stated in the *Old House Journal* (1997) that “these simple sturdy building materials lent surprising rich color, texture, and pattern to foundations, porch piers, chimneys, and retaining walls in a handful of early Arts & Crafts houses in Pasadena, California, [that were] designed by influential architects Charles and Henry Greene. The Greenes’ expressive use of masonry...visually anchored their wooden houses to the landscape.” Although Joseph T. Levesque practiced in Spokane for a short time, his own house—the Levesque-Majer House, the Bauer House, and the Kiesow-Gentsch House illustrate his artistic designs and capture the Craftsman style aesthetic and organic “back to Nature” mantra associated with the style.

In summary, the Kiesow-Gentsch House is architecturally significant for its fine Craftsman style, its association with the broad patterns of residential development and settlement that occurred in the Cannon Hill Park Addition, and as a typical example of the type of “up-scale” residential architecture mandated by the developers of the neighborhood. Well-preserved, the Kiesow-Gentsch House conveys building practices and construction materials used during the early 20th century in Spokane.

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