

Spokane City/County Register of Historic Places Nomination
HENRY & FRANCES LOVE HOUSE

*Spokane Register of Historic Places
Nomination*

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **HENRY & FRANCES LOVE HOUSE**
Common Name

2. LOCATION

Street & Number 436 W. 24th Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35304.1224

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 Douglas D. Lambarth
Street & Number 436 W. 24th Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 509-458-2382, jdkl.lambarth43@gmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
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

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check One

unaltered

altered

Check One

original site

moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

Less than one acre.

Verbal Boundary Description

Cannon Hill Park Addition, east ½ of Lot 29, west 37.5 feet of Lot 30, Block 23.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

May 18, 2016

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: 4/19/16

Date of Landmarks Commission hearing: 5/18/16

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 6/6/16

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.

5/19/16

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

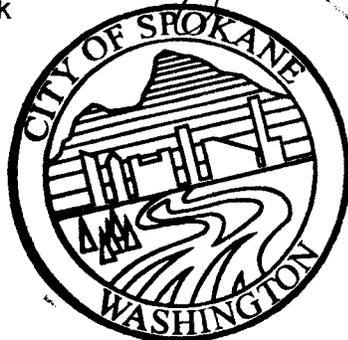
Date

Attest:

City Clerk

Approved as to form:

Assistant City Attorney



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Love House in 2016

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Constructed in 1912¹ and located in the architecturally prominent Cannon Hill Park Addition in southwest Spokane, Washington, the Henry & Frances Love House is a hallmark example of the Craftsman style applied to a bungalow house form. Stylistic Craftsman features well-depicted at the Love House include the home's low-slung, ground-hugging appearance and horizontal orientation, low pitched roof, widely overhanging eaves, exposed rafters/structural members, mortise-and-tenon joinery, original windows, and partial-width covered front porch. The Craftsman tradition's "back-to-nature" organic expression is particularly achieved in the home's wood shingle cladding, painted wood trim, and a prominent use of rough textured clinker brick and basalt rock features that articulate an unusual front-facing tapered chimney and unique battered front porch pier foundation corners. The interior of the Love House is articulated with superior quality quarter-sawn "tiger-striped" oak woodwork finished and burnished to a deep, rich ebony patina. Well-preserved, the Love House retains a high degree of exterior and interior architectural integrity in original location, design, materials, workmanship, and association.

¹ Spokane City Building Permit #3672, May 27, 1912.

CURRENT APPEARANCE & CONDITION

Site

In excellent condition, the Love House is sited on the east one-half of Lot 29 and the west 37.5 feet of Lot 30, Block 23 in the Cannon Hill Park Addition at 436 West 24th Avenue on Spokane's South Hill. Located in the center of the Addition a few blocks south of Cannon Hill Park (a neighborhood focal point and community hub), the Love House is surrounded by a grid work of directionally correct paved streets and architecturally prominent residential homes built between 1907 and 1945. The property measures 62.5 feet wide and 140 feet deep, and has a northward-sloping grade from the street at 24th Avenue. Located in the center of the lot, the front of the Love House faces south onto a paved public sidewalk and West 24th Avenue, and is framed by a manicured lawn and 100-year-old Sycamore Maple trees in the parking strip. A paved driveway extends north along the property's east border to a two-car garage located in the backyard's rear northeast corner.

House Exterior

The Love House has an irregular footprint that measures roughly 34 feet wide and 54 feet deep.² The home is 1.5 stories and has a low-pitched side gable roof with a lower front-facing cross gable roof over a partial-width front porch. Multiple lower cross gables, gabled bays, shed dormers, and small gabled eyebrow dormers articulate the home's roof. The roof has widely overhanging eaves with exposed rafters, supports two clinker brick chimneys, and is covered with composition asphalt shingles. The house is clad with wood shingles and has a basalt foundation covered with a concrete slip. Windows are a combination of original fixed, casement, and double-hung units.

The south façade of the house features the south-facing slope of the low-pitched, side-gable roof and a lower, front-facing cross gable that covers a partial-width front porch. Sited on the home's southeast corner, the front porch wraps around the southeast corner and is a prominent focal point of the home. It is spacious with an irregular shape, and measures about 18 feet wide and 12 feet deep. The porch roof matches the house with widely overhanging eaves and exposed rafters. It is articulated with prominent, deep, extended bargeboards; horizontal roof eave brackets; mortise-and-tenon joinery at outside porch corners, and a massive horizontal support beam that supports the porch and its gable field. Made of wood, scalloped vertical board-and-batten cladding covers the gable field in the front-facing gable porch. The porch is supported by massive, square porch piers made of heavily textured clinker brick. Thrice-fired clinker brick reflect colored shades of terra cotta, deep red, charcoal, and black. Irregularly shaped brick cobbles and a few basalt rock cobbles protrude randomly from clinker brick porch piers. The porch deck is made of poured concrete covered with red ceramic quarry tile (installed in 1994), and is protected by a plain, square-cut wood balustrade. Three quarry tile-clad stair steps descend from the porch deck to a paved, private front walkway. The porch ceiling is made of painted wood planks. An original 1912 Craftsman-style black wrought-iron and amber-colored glass wall sconce hangs from the north wall of the porch. Unusual features

² Spokane County Tax Assessor. Spokane County Courthouse, Spokane, WA.

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of the front porch are two-foot-high battered mounds of basalt rock rubblemix located at porch pier foundation corners and porch stairs at the porch entrance. The basalt rock rubblemix foundation mounds appear to anchor the porch piers and steps as a decorative, organic expression from which the clinker brick porch piers appear to have emerged.

Another prominent focal point on the south facade of the house is a tapered chimney. Located next west adjacent to the front porch, the chimney rises from grade and pierces the roof eave. It is made of coarsely textured clinker brick and clinker brick cobbles like the porch piers, and has a foundation made of the same battered basalt rock rubblemix foundation found at the porch. The upper-most 25% of the chimney is clad in molded concrete. A clinker horizontal brick belt course in a gabled shape that mimics the slope of the front-facing gable porch roof separates the clinker brick chimney from the molded concrete cladding in the upper area of the chimney. Two small, narrow, fixed-pane windows flank the chimney and have leaded diamond-shaped lights with amber-stained glass. A tripartite window with multi-paned sidelights is located at the west end of the south façade.

The east elevation of the house features the east end of the side gable roof, especially observed as it extends over the second floor with widely overhanging eaves and plain wood brackets. The roof's gable peak features a row of four multi-paned casement windows, which illuminate a finished attic bedroom. The east elevation features part of the covered front porch at the first floor as it wraps around the southeast corner of the house for a depth of 12 feet. A lower cross gable projects from the center of the east elevation at the first floor. A back porch with a gabled roof is located at the first floor at the northeast rear corner. The east face of the house is clad with a continuation of wood shingle siding. Gable fields are clad with scalloped vertical wood board-and-batten.

Close to the property's west border and adjacent to an historic single-family home, the west elevation of the Love House is difficult to see from the street. It is distinguished by the home's side gable roof, a continuation of widely overhanging eaves, deep bargeboards, and wood shingle siding. A small single-story box bay with a shed roof is located on the southwest corner of the west face and has a small window with leaded-glass diamond-shaped lights located in the center of the bay. A small box bay with a front-facing gable roof is located on the northwest corner of the west elevation, and has two multi-paned windows. A glass block window is located between the two bays at the first floor (installed in the 1980s).

The north rear of the house faces a fenced back yard and a double-car garage in the northeast corner of the property. The north elevation reveals the north slope of the side gable roof, widely overhanging eaves with exposed rafters, a continuation of wood shingle siding, and multiple rows of original multi-paned fixed-sash windows, and 1/1 windows (installed in 1994). A sleeping porch added in 1916 is located in a 10-foot-deep by 12-foot-wide extension on the northwest corner of the north face.³ The sleeping porch

³ Spokane City Building Permit #7258, May 11, 1916.

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extension is built three steps below the level of the first floor to accommodate the north roof slope, which extends over the sleeping porch. A 12-foot by 17-foot addition built in 1994 is located on the northeast rear corner of the house. The principal roof extends over the addition. Four skylights illuminate the addition. A clinker brick chimney is located in the center of the roof near the roof crest, and two shed roof dormers with widely overhanging eaves flank the chimney.

House Interior

As recorded in Spokane County Tax Assessor records, the interior of the Love House has 2,189 square feet on the first floor, 420 square feet on the second floor (finished attic), and 1,769 square feet in the basement for a total of 4,378 square feet in the house.⁴ A solid oak front door with six upper-leaf, beveled and leaded-glass divided lights is located on the east wall of the covered front porch. The front door is embellished with an original 1912 brass door handle and door knocker. The front door opens west directly into a large living room, fireplace alcove, and dining room. A 6-foot deep by 12-foot wide alcove with a center fireplace is located on the south wall. Built-in bookcases are located at right angles to the fireplace and are located on the east and west walls in the alcove. Multi-paned casement windows are located above the bookcases. Four feet high, the bookcases have leaded glass doors with geometric stained-glass designs. The fireplace has a brick surround and extends across the entire 12-foot wall with a plain oak mantel that matches the oak front door. Fireplace bricks are both large and small and are laid in an unusual geometric pattern. The hearth is made of the same bricks as the fireplace, and features the same geometric pattern. A large, spacious living room is located between the fireplace alcove and a formal dining room. The dining room features 5-foot-high oak wainscoting/plate rail that rings the perimeter of the room, and a built-in china cupboard in the room's northwest corner. A built-in buffet is located in the center of the dining room's east wall. Two casement windows with diamond-shaped stained and leaded glass lights are located on the wall above the buffet. The buffet features cabinet doors with decorative stained-glass lights and original brass hardware. The living room, fireplace alcove, and dining room have a solid oak floor, 9-foot high ceilings, lathe-and-plaster construction, and boxed beam ceilings with beams laid in a directionally correct grid work design. An oak door that opens west from the dining room to an interior hallway has two vertical recessed panels capped by 9 leaded stained-glass lights in the upper leaf, a common Craftsman-style door design. A prominent feature of the home is the woodwork in the living room, fireplace alcove, and dining room. The woodwork includes floor molding, crown molding, frieze molding, boxed ceiling beams, wainscoting, window and door surrounds, doors, and built-ins. All the woodwork is made of high-grade quarter-sawn "tiger-striped" oak, finished to a deep ebony hue and hand-rubbed to a rich patina. With a pristine Craftsman-style design, the woodwork is plain, square-cut oak with straight edges and plain corners, and has no added embellishment or carving. In addition to the woodwork and floor, another unusual feature of the living room, fireplace alcove, and dining room is perimeter horizontal frieze molding located 7.5 feet above the floor. Crown molding is located next to the

⁴ Spokane County Tax Assessor records.

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ceiling, and a 1.5-foot-high frieze is located between the crown molding and the frieze molding. The prominent 1.5-foot-high horizontal frieze follows the perimeter of the living room, fireplace alcove, and dining room, making the room's open floor plan seem large and wide—a significant tenet of the Craftsman style.

In the dining room, the east wall at the exterior of the house was the original east face of the property. Multi-paned French doors located on either side of the dining room's built-in buffet located on the east wall open to a library addition built on the exterior east face of the house in 1994 (when the house was built in 1912, the French doors opened to the outside exterior east elevation of the house—today they open into the library addition). The library floor is heated ceramic tile, the walls and ceiling are painted drywall, and a row of multi-paned windows are located in a beveled bay on the east wall in the library. The room has built-in mahogany cupboards on the east and north walls as well as a north-wall bookcase above built-in cupboards with multi-paned glass doors.

The dining room opens to a kitchen in the rear north center and northeast corner of the house. The kitchen was remodeled in the 1970s-1980s with built-in cupboards, cabinets, counters, and spaces occupied by a refrigerator, stove, and dishwasher. The kitchen floor is made of solid maple. A door on the kitchen's west wall opens to a small TV room, which may have been originally designed and built as a breakfast room, a butler's pantry, or a small bedroom. The room's floor is solid oak, and the north wall has two multi-paned casement windows. The kitchen opens east through an arched entry way into a small back door vestibule. The vestibule retains a pair of original multi-paned casement windows on the east wall and the original back door on the north wall. The back door has three horizontal panels capped by four divided lights.

The back door opens to an extended, enclosed back porch. The remodeled (1994) back porch has a heated ceramic tile floor and built-in storage cupboards on the west wall. At the north end of the enclosed back porch are steps that descend to a 1994 sunroom addition at the rear northeast corner of the house. The 12-foot by 17-foot addition has a cathedral ceiling with four skylights, a heated slate floor, and is ringed at the perimeter by rows of 1/1 wood-sash windows.

A door in the dining room on the west wall opens to an interior hallway that runs north and south. The hallway leads to two bedrooms, a full bathroom, and a sleeping porch. The larger bedroom is located in the southwest corner of the first floor, and has a built-in dressing table and storage closets. A prominent leaded-glass casement window with diamond-shaped lights is located above the recessed dressing table. The smaller bedroom is located along the west wall towards the northwest corner. A built-in linen closet and a full bathroom are located between the bedrooms. In 1916, a screened sleeping porch was built onto the back of house at the northwest corner.⁵ To accommodate the low-pitched slope of the home's original roof and widely overhanging eaves, the floor of the sleeping porch was built three steps below the level of the home's first floor. The screened

⁵ Spokane City Building Permit #7258, May 11, 1916.

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sleeping porch was enclosed in the circa 1930s with horizontal rows of fixed multi-paned windows on the east, west, and north walls of the room. Original 1916 wood-framed window screens cover the windows on the exterior. Interior window screens pull up from interior window sills to cover the inside of the windows. The unusual window screen arrangement allows for removal of the original exterior window screens and circa 1930s interior windows so the circa 1930s interior window screens can be used to provide fresh air ventilation.

A door on the east wall of the interior hallway opens to an interior stairway that leads to a finished attic on the second floor with one large bedroom that extends the 34-foot-width/east-west axis of the house. The bedroom has a built-in linen closet, under-eave clothes closets, a small bathroom, lathe-and-plaster walls and ceiling, painted woodwork, and rows of four multi-paned casement windows each on the east and west walls. The bedroom's oak hardwood floor is covered with wall-to-wall carpet.

All of the woodwork in the hallway, first- and second-story bedrooms, bathroom, sleeping porch, and kitchen is made of painted pine. The floor in the first-floor bathroom is covered with linoleum, the hallway and bedroom floors are covered with a continuation of hardwood oak floors in the living room and dining room, and the sleeping porch floor is finished fir-plank floor. Ceiling heights in the first-floor hallway, bathroom, and bedrooms are between 8 and 9 feet. Ceiling height in the second-floor attic bedroom is 7 feet and lower under roof eaves. Two original light fixtures exist as ceiling pendants on the first floor: a polished brass ceiling pendant with four arms and white milk-glass shades, and a polished brass ceiling fixture with four chained pendants and square frosted-glass shades.

A door on the west wall of the kitchen opens to an interior staircase that descends to a partially finished basement. A multi-purpose room is located in the northwest corner of the basement, a bedroom and adjoining bathroom are located in the basement's southwest corner, an unfinished laundry room occupies the southeast corner, and an unfinished shop/mechanical room occupies the northeast corner. A finished storage room is located between the bedroom and shop/mechanical room in the center of the basement. A door located on the basement's north wall in the multi-purpose room opens below grade to concrete steps that ascend to the back yard. Heating in the house is gas-fired hot water radiant heat.

Garage

A single-story, oversized single-car garage, 18 feet wide and 20 feet deep, was built in 1912 along with the house, and was sited behind the house in the northeast corner of the property. In 1916, the garage was slightly widened to accommodate two cars.⁶ Matching the horizontal emphasis, designs, and materials used for the Love House, the garage was built with a low-pitched front gable roof, widely overhanging eaves with extended rafters, plain roof brackets under a deep bargeboard, wood shingle siding,

⁶ Spokane City Building Permit #7258, May 11, 1916.

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scalloped board-and-batten cladding in the gable peak, and fixed multi-paned windows. The south façade of the garage retains original wood cross-buck carriage house doors with multi-paned fixed windows. An adjoining pedestrian door is located on the south facade at the southeast corner of the garage next to the carriage house doors. Considered a contributing historic resource of the property, the *garage is nominated* to the Spokane Register of Historic Places.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Remarkably intact, the Love House retains most of its original 1912 design, materials, and workmanship. A 1910 Sanborn Fire Insurance footprint map, revised in 1912 when the house was built, pictured a footprint of the house and garage. In 1916, a sleeping porch addition was built onto the rear northwest corner of the house, and the single-car garage was enlarged to a double-car garage. Modifications to the home include:

1916 A sleeping porch was built on the rear northwest corner of the house, and the garage was widened to accommodate two cars (Spokane City Building Permit #7258).

1950s The house was re-roofed with composition asphalt shingles.

1970s-1980s The kitchen was remodeled with built-in cupboards, cabinets, and counters. The first-floor bathroom was enlarged by reducing the size of the adjoining southwest bedroom closet. A small bathroom was installed off the second-floor bedroom.

1994-95 A library addition was built on the east elevation of the house. A redwood deck was removed at the rear of the house and replaced by a sunroom addition. The back porch was extended and enclosed at the rear northeast corner of the house. The front porch and porch steps were clad with red ceramic quarry tile. The porch balustrade was rebuilt, secured, and repainted. The exterior of the garage was repaired and repainted. The exterior of the house was repaired and repainted. The roof on the house and garage was replaced with composition asphalt shingles. Portions of the interior of the house from the basement to the second floor were repaired, renovated, rehabilitated, and repainted as needed. The second-floor bedroom floor was covered with wall-to-wall carpet. The basement was remodeled in the multi-purpose room, bedroom, bathroom, and center storage area. A sewer pipe was replaced in the laundry room floor. A gas-fired hot water radiant heating system with multiple heating stations and iron radiators was installed throughout the house (replacing baseboard electric heat).

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SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1912</i>
<i>Built Date</i>	<i>1912</i>
<i>Builder</i>	<i>Harry E. Brokaw</i>

Summary Statement

Architecturally significant, the Love House is eligible for listing on the Spokane Register of Historic Places under Category C. The period of significance for the Love House is defined by its 1912 built date, and the area of significance for the property is “architecture.” The Love House is a quintessential example of the Craftsman style and is a product of professional Spokane building contractor, Harry H. Brokaw. The house is further significant for high artistic values especially expressed in massive, cobbled clinker brick front porch piers, and an unusual clinker brick and molded concrete tapered chimney. Unique mounded, battered, basalt rock rubblemix foundation porch corners render the low-slung Love House an organic expression of the ground on which it is built, and illustrate additional artistic values of the property. Interior architectural significance is revealed in the home’s superior grade quarter-sawn “tiger-striped” oak woodwork and built-ins, finished to a hand-rubbed deep ebony hue. Named in honor of the first homeowners to buy the property, the Love House was purchased by Henry H. & Frances Hite Love in January 1913. A prominent Spokane businessman, Henry Love was the founder, owner, and president/treasurer of the H. E. Love Real Estate Company and secretary/treasurer of the Provident Loan Corporation, both in Spokane. The Love House retains a high level of exterior and interior integrity in original location, design, materials, workmanship, and association.

HISTORICAL CONTEXT

Cannon Hill Park Neighborhood

Before it was platted in 1887,⁷ the area known as the Cannon Hill Park neighborhood was a heavily forested, north-facing rocky hillside on Spokane’s South Hill. Seizing their chance for speculative success, the Arthur D. Jones Company, a prominent Spokane real estate development firm, purchased the land around Cannon Hill Park from roughly West Sixteenth Avenue to Twenty-Ninth Avenue, and from South Monroe to Bernard Street. The area was platted with 50-foot wide lots, a blend of curvilinear, diagonal, and straight streets, and was called the Cannon Hill Park Addition.

Beginning in 1909, the Arthur D. Jones Company (doing business in the area as the Cannon Hill Park Company) expended more than \$1.25 million dollars for much-needed infrastructure in order to develop the area and entice prospective buyers.⁸ A large promotional ad in the *Spokesman-Review* appeared on April 4, 1909, listing the amenities provided by the development company and extolling the new Cannon Hill Park neighborhood’s many virtues:

⁷ Spokane County tax assessor records and plat books. Spokane County Courthouse, Spokane, WA.

⁸ “In Cannon Hill Park: On the Crest of the Upper Cannon Hill.” *Spokesman-Review*, 4 April 1909.

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“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.⁹

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

*“Cannon Hill Park, with its building restrictions and uniform improvements,
is becoming one of the most picturesque residence sections of the city.”¹⁰*

In 1912, when the Love House was built, 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.” It continued to say that “with more than 60 substantial modern residences having a collective value of more than \$400,000, and with plans in preparation for many more attractive new dwellings, midsummer will see Cannon Hill Park [Addition] improved with...more...homes, aggregating to value approximately \$600,000.”¹¹

By 1940, nearly all of the planned residential construction in the Cannon Hill Park Addition was completed. Over eight miles of shade trees, like the Sycamore Maples in

⁹ Ibid.

¹⁰“Some High-Class Improvements Which So-Called ‘Real Estate Promotion’ Made in Cannon Hill Park.” *Spokesman-Review*, 11 June 1911.

¹¹“\$600,000 in New Homes in Cannon Hill Park Addition in Two Years: New Residences to Cost \$200,000 Under Way in Cannon Hill Park.” *Spokesman-Review*, 24 March 1912.

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front of the Love House, were planted between sidewalks and streets, around the park, and along the boulevard that divides the center of Twenty-First Avenue.¹²

Spokane contractor, Harry H. Brokaw, who built the Love House, followed the 1908 subdivision regulations/neighborhood covenants tied to warranty deeds for property in the Cannon Hill Park Addition. The subdivision regulations and covenants were a form of early land use controls created by the neighborhood's real estate developer, Arthur D. Jones, to instill appropriate, compatible, and quality residential architecture throughout the subdivision. The covenants and conditions were set to "run with the land" and included the following:

- 1) Required 25- and 30-foot setbacks from the street
- 2) Homes must face the main street on which it they are built, not side streets
- 3) Apartments, stores, or businesses not allowed
- 4) Dwellings must cost at least \$3,000
- 5) At least two coats of paint/stain required for homes and buildings¹³

Single-family homes were built according to the neighborhood's restrictive design covenants and subdivision regulations. Since its beginnings in 1908, the Cannon Hill Park neighborhood has become regarded as one of the most desirable and coveted residential areas in Spokane. More than 80 years after development began, a real estate agent in 1990 described amenities of the Cannon Hill Park 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.¹⁴*

Henry & Frances Love

In 1909, the Cannon Hill Company purchased the east half of Lot 29 and the west 37.5 feet of Lot 30 on Block 23 in the Cannon Hill Park Addition at 436 W. 24th Avenue. In 1912, successful Spokane building contractor, Harry H. Brokaw, purchased the property from the Arthur D. Jones Real Estate Company (doing business as the Cannon Hill Company). Brokaw invested in speculative risk to build the nominated house and chose a design similar to low-slung, Craftsman-style homes popular in Pasadena, California, the birthplace of the American Craftsman style. By the end of 1912, Brokaw had completed construction of the property and sold it to prospective homebuyers, Henry H. & Frances Hite Love. Henry Love was employed as secretary/treasurer of the Provident Loan Corporation in Spokane, and founded, owned, and managed the Henry H. Love Real Estate Company with offices in the Peyton Building in downtown Spokane. The final

¹² "Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park." *Spokesman-Review*, 15 August 1909.

¹³ Spokane County public records.

¹⁴ "Cannon Hill Boasts Great Visual Beauty and Vintage Charm." *Spokesman-Review*, 11 March 1990.

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cost paid by Henry Love to buy the Love House was \$7,000¹⁵—nearly twice the reported estimated \$4,000 cost of construction noted on a 1912 Spokane building permit¹⁶ and more than double the \$3,000 minimum construction cost required by neighborhood covenants and building restrictions.¹⁷

Subsequent Property Owners

Henry H. Love and his wife, Frances Hite Love, resided in the Love House for more than four years, selling the home at the end of 1917 to Sidney & Gertrude Gradwohl. The Gradwohls were owners of the United Clothes Shop Incorporated in downtown Spokane at Main Avenue and Washington Street. Bold typeface advertisements in city directories listed the clothing store’s specialization in “men’s and young men’s suits, overcoats, raincoats, etc.”

In 1922, the Gradwohl family sold the Love House to Arthur & Florence Betts for \$9,500. A licensed physician, Dr. Betts began a practice in the Paulsen Medical & Dental Building, 407-421 W. Riverside Avenue, in downtown Spokane. Listed in city directories as “Ward & Betts Physicians,” Drs. Ward and Betts advertised their specialty in “X-ray diagnosis and treatments, and radium therapy.” After more than 14 years of resident ownership, Dr. & Mrs. Betts sold the Love House to Spokane chiropractor, Dr. Harley Caster, and his wife, Edwina Caster, for \$6,051.

In 1962, Frank W. & Jean E. Wright purchased the Love House for \$14,000. Herbert & Betty Peterson bought the property in 1965. The property changed hands several times until May 1994 when the property was purchased by Spokane attorney, Douglas Lambarth. Currently residing in the Love House are Douglas Lambarth, who retired as a trial attorney after 47 years of practice, and his wife, Janet Kiser Lambarth, retired after 37 years as director of WSU/Pend Oreille County Extension office.

ARCHITECTURAL SIGNIFICANCE

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.”¹⁸ To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”¹⁹

1. *Embody distinctive characteristics of a type, period, or method of construction.*
2. *Represent the work of a master.*
3. *Possess high artistic value.*

¹⁵ Spokane County Warranty Deed #513020, January 2, 1913.

¹⁶ Spokane Building Permit #3672, May 27, 1912.

¹⁷ Spokane public records.

¹⁸ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Page 17.

¹⁹ *Ibid.*, p. 17

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4. *Represent a significant and distinguishable entity whose components may lack individual distinction.*²⁰

The Henry & Frances Love House is nominated under Category C in the area of significance, “architecture,” because the home “embodies distinctive characteristics of a type, period, or method of construction” and “refers to the way” in which the “property was conceived, designed, or fabricated by a people or culture in past periods of history.”²¹ “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.”²² The Love House is a fine example of the Craftsman style because it retains and displays multiple stylistic elements and architectural features of the Craftsman tradition. The home possesses high artistic values, which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of the home’s original and unique organic expressions of the Craftsman style.

The Bungalow House Form and the Craftsman Style

Derived from the East Indian word *bungali*, which means “covered porch,” the horizontally oriented bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate, vertical 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. 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” building 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, 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 Craftsman* (1901-1916). Thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930. The architectural style became one of the most

²⁰ Ibid, p. 17

²¹ Ibid, p. 17

²² Ibid, p. 18

popular and fashionable small house designs in America, but by 1930 its popularity had faded.²³

Craftsman-style Elements and Artistic Features of the Love House

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

- 1912 built date, between 1905-1930, the most-prevalent time period in which the Craftsman style was built
- Horizontally oriented low-slung house form
- Partial-width covered front porch
- Widely overhanging eaves
- Exposed structural members (exposed roof rafters and beams)
- Mortise-and-tenon joinery
- Coarsely textured clinker brick in vibrant, variegated colors with protruding irregular cobbles made of irregular rock or brick, constructed in exterior walls, porch piers, and chimneys
- Wavy black and darkened grout lines between bricks
- Square-cut exterior wood shingles
- Basalt stone rubblemix porch corner supports
- Natural building materials (brick, rock, wood, iron, brass)
- Square bays that project forward from the planar wall surface of the house (in contrast, beveled bays reflect late 1890s Queen Anne styling)
- Casement windows with wood sashes, in pairs and in horizontal rows
- Wide, wood door and window surrounds, exterior and interior
- Open interior floor plan
- Woodwork finished in deep, ebony hues
- Interior woodwork and exterior wood trim milled with unadorned square corners and edges
- Built-ins (buffet, hutch, linen closets, linen drawers, bookcases, storage closets)
- Wainscot with battens, panels, and plate rails
- Hardwood floors
- Original brass hardware
- Original wrought iron and glass light fixtures
- Matte-finish brick hearth and fireplace surround

Horizontal Emphasis

The Love House strongly showcases many of the above-referenced features from the Craftsman style. For instance, the Love House is horizontally emphasized with features that strengthen the Craftsman-style idiom. The Love House appears to be especially low-slung—a tenet of the Craftsman style and in stark contrast to former tall, narrow, vertical house forms. Calculated design elements combine to render strong horizontality,

²³ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

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including a low-pitched house roof and low-pitched front porch roof with widely overhanging eaves. The widely overhanging eaves cast horizontal shadows across planar wall surfaces of the home. Exposed rafters tails and structural members under roof eaves, and prominent bargeboards with tapered ends highlight the home's low-pitched roof and help extend the appearance of horizontality. A mixture of nearly flat shed-roof dormers and low-pitched gable peaks located on eyebrow dormers and lower cross-gables help render a horizontal emphasis. In addition, a horizontal tripartite window on the home's south façade, and horizontal rows of windows, especially those in the home's gable peaks and sleeping porch, emphasize horizontal designs. Straight-cut wood shingle siding emphasizes horizontal shingle cuts, forming a horizontal shadow under each shingle.

Clinker Brick

One of the strongest materials to achieve horizontal emphasis on the Love House is the use of clinker brick. Clinker brick is defined by “clinkers”—“incombustible residue fused into an irregular lump,”²⁴ and “a very hard-burnt brick whose shape is distorted, owing to nearly complete vitrification.”²⁵ Simulating irregularities of handcrafted bricks, distorted bricks (sometimes thrice-fired) and discarded clinkers and pieces of broken bricks fused to whole bricks were saved in the early 1900s and used for wall claddings, chimneys, fireplaces, and porch piers and columns. The irregular shapes and variegated colors of the clinker bricks are similar to and mimic a wall made of irregular rocks or natural stone, emphasizing the Craftsman-style aesthetic that celebrates the mantra, “back to nature.” At the Love House, irregularly shaped and vibrantly colored clinker bricks are used to form a prominent front-facing, tapered chimney at the home's south façade. From a distance, the coloration of the clinker bricks forms a low-pitched, gable peak-shaped horizontal line of demarcation between lighter bricks at the bottom of the chimney and darker bricks in the middle of the chimney. The middle darker bricks are capped by a protruding brick belt course that parallels and emphasizes the low-pitched, gable peak-shaped horizontal line formed by the demarcation between the lighter and darker bricks. The clinker brick chimney extends from the belt course up to another low-pitched, gable peak-shaped, brick belt course. The two brick belt courses on the chimney are distinguished with the same low pitch as the prominent low-pitched front-facing roof over the front porch. The low pitch of the porch roof is strongly emphasized by deep bargeboards and a flat horizontal beam that rests on the porch piers and supports the gable field of the porch roof. An eyebrow dormer with the same low pitch of the porch roof, the house roof, and the two brick belt courses is located behind the chimney—rendering a total of four design features calculated to produce a strong horizontal emphasis at the front face of the Love House.

Organic Aesthetics

A final architecturally significant Craftsman-style aesthetic of the Love House is its ability to impart ground-hugging organic expressions that give the impression of the home emerging from the ground on which it is built. The strongest design element to impart the above-referenced impression of organic creation is found in irregular mounds

²⁴ *Webster's II New Riverside Dictionary, 1984.*

²⁵ *Dictionary of Architecture & Construction, 2000.*

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of battered basalt rock front porch foundation corners. The man-made mounds appear to be natural basalt rock extrusions to which clinker brick porch piers are anchored. The mounds were carefully made and positioned at porch pier corners and also at the base of the front-facing prominent chimney on the front face of the house. The design is used sporadically in high-style Craftsman-style homes and buildings, and promotes the Craftsman aesthetic that celebrates “nature.”

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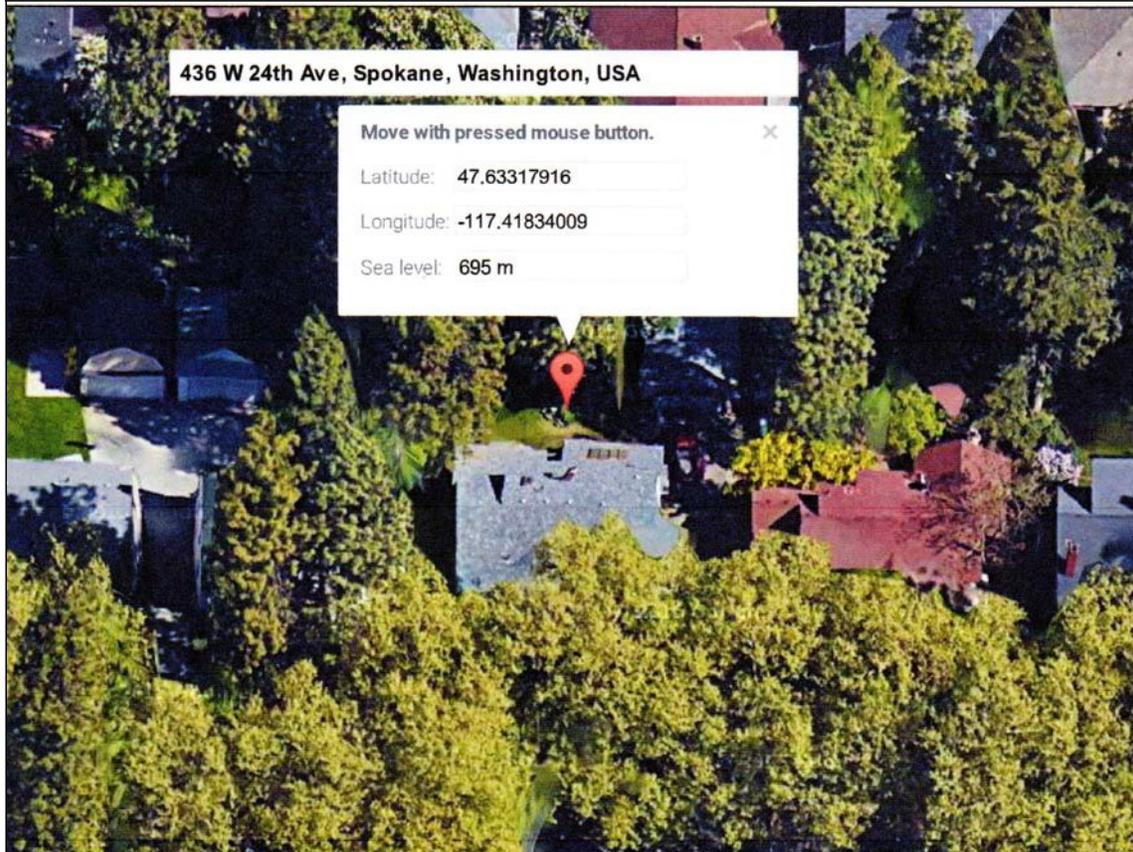
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2016 photo

Love House
436 W. 24th Avenue, Spokane, WA

Source: Google Earth 2016



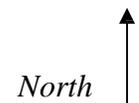
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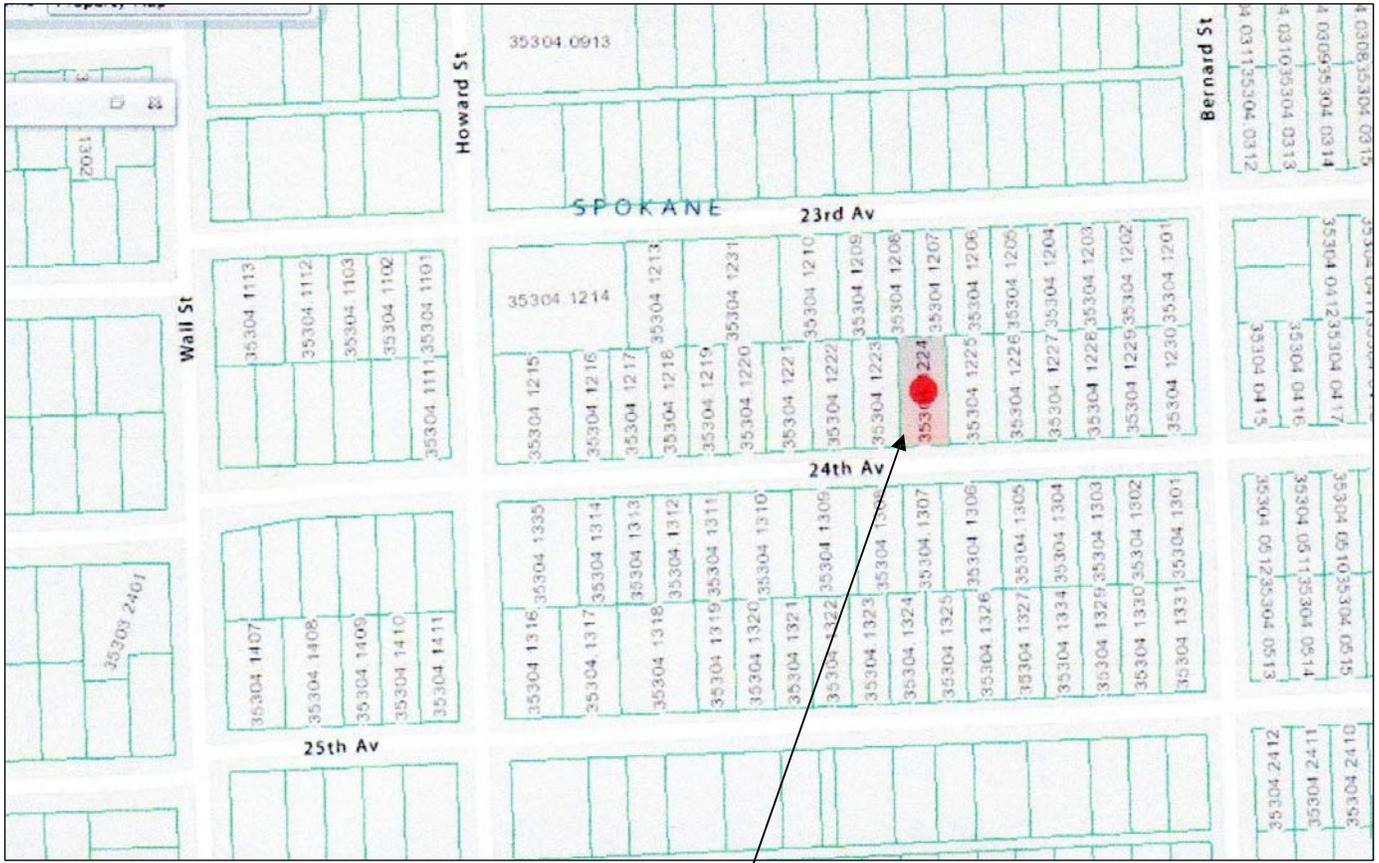
2016 photo

*Love House
436 W. 24th Avenue, Spokane, WA*

Source: Spokane County Tax Assessor



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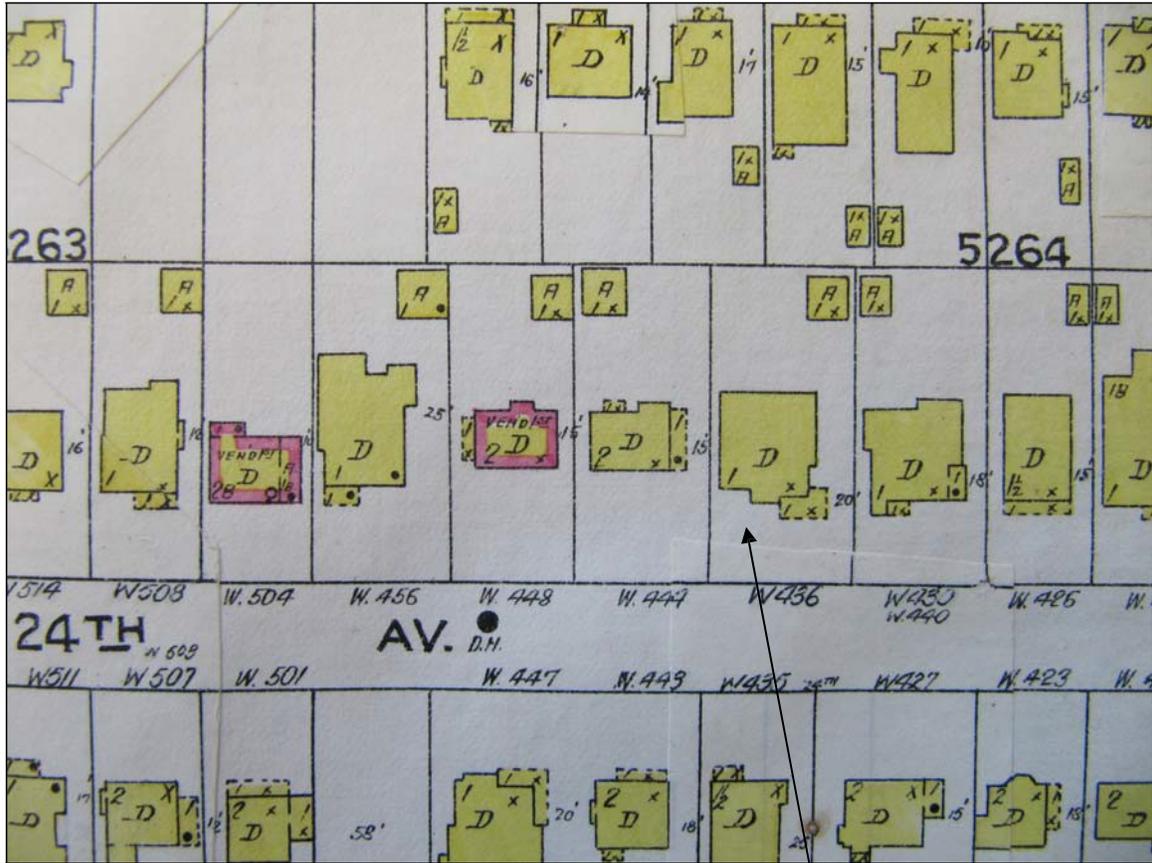
Love House

*436 W. 24th Avenue
Spokane, WA*

Source: Spokane County Plat Map 2016

North ↑

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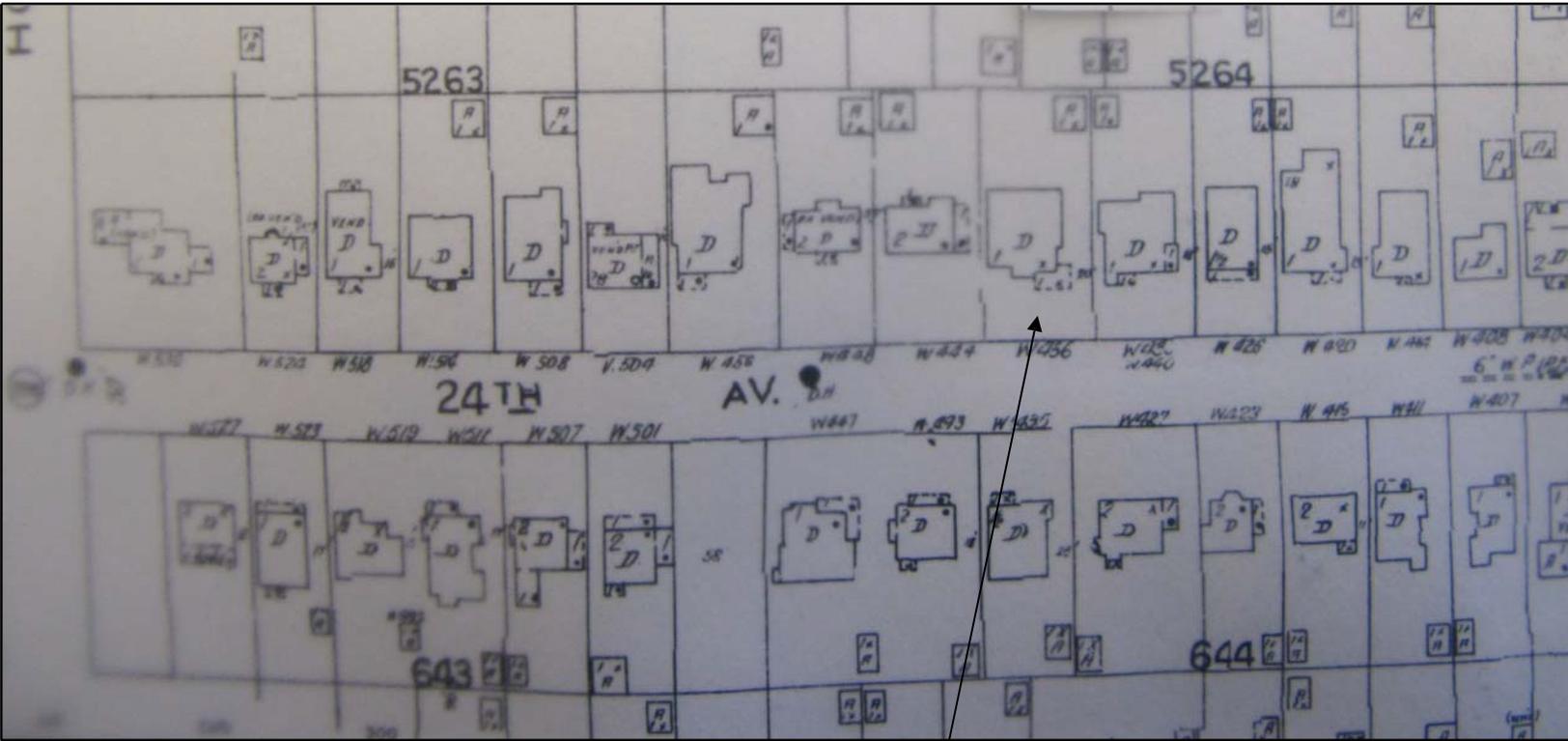
1913 (revised from 1910) footprint drawing of Love House

436 W. 24th Avenue
Spokane, WA

Source: 1910 Sanborn Fire Insurance Map



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1952 footprint drawing of Love House

*436 W. 24th Avenue
Spokane, WA*

Source: 1952 Sanborn Fire Insurance Map



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1959 photo
436 W. 24th Avenue

Source: Spokane County Assessor

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South façade of Love House, 436 W. 24th Avenue, in 2016, looking north



South façade in 2016

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West elevation in 2016

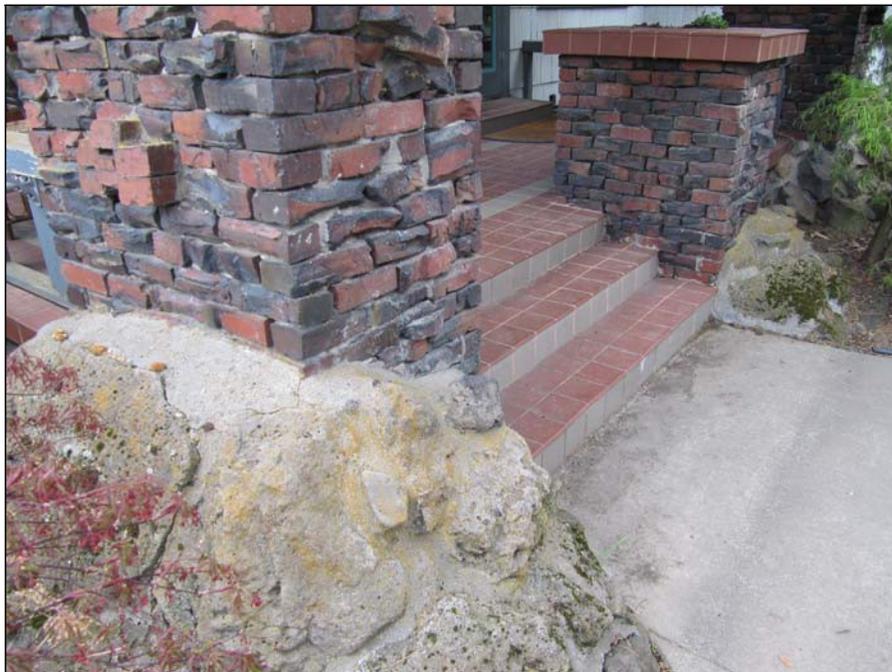


Southeast corner of south facade in 2016

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Front porch, southeast corner of south façade in 2016



Front steps in 2016

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East elevation in 2016, looking southwest



East elevation in 2016, looking southwest

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North rear elevation in 2016



South façade of garage in 2016

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Living room in 2016, looking southeast



Living room and dining room in 2016, looking southwest

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Living room fireplace in 2016, looking south



Built-in bookcase by fireplace in 2016

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Living room looking northwest into dining room in 2016



Dining room in 2016

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Stained-glass door and built-in buffet in dining room in 2016

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SW corner bedroom with built-in dressing table in 2016



Original c. 1913 light fixture

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Built-in linen closet/drawers in 2016



Original light fixture

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NW sleeping porch in 2016



Original back door in kitchen

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Second-floor bedroom, looking east in 2016



Basement recreation room in 2016

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SW corner bedroom in basement in 2016



Basement bathroom