

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name: Hunter-Brodrecht House  
Common Name: Brodrecht House

## 2. Location

Street & Number: 529 W. Cleveland Avenue  
City, State, Zip Code: Spokane, WA 99205-3212  
Parcel Number: 35071.1614

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<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"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" 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: Judy and Richard Mandeville  
Street & Number: 529 W. Cleveland Avenue  
City, State, Zip Code: Spokane WA 99205-3212  
Telephone Number/E-mail: moving\_in\_grace@yahoo.com

## 5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

## 6. Representation in Existing Surveys

Title:  
Date: NA ☐ Federal ☐ State ☐ County ☐ Local  
Depository for Survey Records: Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

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

### Check One

- ☒ unaltered  
☐ altered

### Check One

- ☒ original site  
☐ moved & date \_\_\_\_\_

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

## 8. Spokane Register Categories and Statement of Significance

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

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.
- ☐ E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

*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: .14

Verbal Boundary Description: Boundary is the full extent of the subject parcel

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

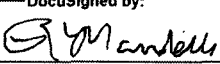
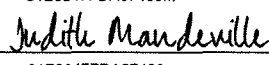
## 11. Form Prepared By

Name and Title: Diana J. Painter, PhD  
Organization: Painter Preservation  
Street, City, State, Zip Code: 3518 N. C Street, Spokane, WA 99205  
Telephone Number: 707-763-6500  
E-mail Address: dianajpainter@gmail.com  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

DocuSigned by:  
 8/5/2021  
 DocuSigned by:  
 8/7/2021  
 81E3847FDA67486...

**14. For Official Use Only:**

Date nomination application filed: May 28th, 2021

Date of Landmarks Commission Hearing: June 16th, 2021

Landmarks Commission decision: Approved DS  
LF

Date of City Council/Board of County Commissioners' hearing: 8/9/2021


**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.**


DocuSigned by:  
 8/7/2021  
**Megan Duval** **Date**

**City/County Historic Preservation Officer**  
 City/County Historic Preservation Office  
 Third Floor – City Hall  
 808 W. Spokane Falls Blvd.  
 Spokane, WA 99201

Attest:

Approved as to form:

DocuSigned by:  
 DS  
 City Clerk Acting

DocuSigned by:  
 Assistant City Attorney



### **Summary**

The house at 529 W. Cleveland is one-and-one-half stories tall with a rectangular footprint and a moderately pitched, side gable roof with large front- and rear-facing gables. The deep front porch extends the full width of the house and is enclosed with simple vertical balusters. The building's eaves are deep with extended rafter ends, supported by angle brackets. Also located on the .14-acre lot is a 1952 garage directly on the alley, with the ridgeline oriented east-west. This is typical of the neighborhood. The wood-frame house is finished in drop siding with coursed shingles at the second level. A broad belt course encircles the building between the foundation and horizontal wood siding. The house also features a plain frieze board and corner boards. The foundation is rusticated basalt stone, and the roof is clad in composition shingle. The Craftsman bungalow was constructed in 1906 and built by James A. Hunter. It has very good integrity and is in excellent condition.

### **Location and Setting**

The Hunter-Brodrecht House is located in the Corbin Park neighborhood of northwest Spokane. The neighborhood is flanked by the north-south Monroe Street to the west and Division Street to the east. To the north is the curved W. Cora Avenue, which follows the base of the North Hill and that transitions to a higher elevation along the Garland Street corridor. Also to the north is Corbin Park itself, the historical site of a racetrack that is now a twelve-acre park that is the heart of the Corbin Park Historic District. The subject residence is about one block south of Corbin Park, at the corner of W. Cleveland Avenue and N. Howard Street. The house faces north, overlooking W. Cleveland.

The Corbin Park Historic District was listed on both the Spokane Register of Historic Places and the National Register of Historic Places in 1992 as a district consisting of 80+ properties. Originally part of the Washington-Idaho Fairgrounds, the interior oval was converted to a park after being donated to the city in 1902. The park was redesigned by the Olmsted Brothers landscape firm of Brookline, MA in 1909. What was formerly the racetrack is the boundary of the park. The historic district, which is about one parcel deep around the perimeter of the park was developed by D.C. Corbin as the Corbin Park Addition. The houses were built from 1899 to the mid-1920s. There is a great deal of continuity between the Corbin Park Historic District and the neighborhood in which this house is located. This can be seen primarily in the large Craftsman bungalows in the vicinity of the subject house and the mature street trees in the neighborhood. Also like Corbin Park, the neighborhood's blocks are oriented east-west, with east-west alleys and separated sidewalks. The block within which 529 W. Cleveland Avenue is located is long, combining two blocks between N. Howard Street and N. Washington Street.

### **Description of Exterior**

The following is a description of the exterior of the building, beginning with the front (north) façade and moving clockwise around the building.



*Front (north) façade.* The front of the Hunter-Brodrecht House is symmetrical. The front porch, which features three bays separated by heavy wood posts, has a wood floor. The wood balustrade has tightly spaced, narrow, square balusters. The porch is accessed via six synthetic wood and one aggregate concrete step that extends the width of the central bay. A narrow flat metal railing, which likely dates from the post-World War-II era, extends down the center of the stairs. The stair leads to the centered wood door, which is broad, with a single light in the upper portion. Flanking the entry door are two large, fixed windows with the one lighting the parlor being slightly larger. Centered above the entry, at the second level, is a large gabled dormer, which has a three-part window that consists of a central short, fixed window flanked by one-over-one-light, double-hung windows. This ensemble features wood surrounds topped by crown molding.

*West side façade.* The west side façade features two, one-story square bays. The larger bay is located toward the front of the building (right behind the porch) and a second smaller bay is near the back corner of the house. Both are covered with shed roofs with extended rafter ends. A broad clinker brick chimney extends from the center of the front square bay through the roof. The larger bay features two narrow, one-over-one-light, double-hung windows on each side which flank the fireplace on the interior. The smaller bay has a paired, one-over-one-light, double-hung window. Between the two bays, at the lower level, is a shorter fixed window. At the second level is a three-part window of the same design as the window in the dormer on the front façade. This is flanked by smaller, fixed windows with round porthole panes. Centered under the gable end is a louvered vent. All windows align at the top and are connected by a contrasting belt course at both the first and second levels.

*Rear (south) façade.* The rear façade has seen a few changes. The center bay rises two stories, terminating in a gabled dormer that has some of the same features as the front dormer, like extended rafter tails and knee brackets. It is narrower, however, with a horizontally oriented, paired window with single lights. Below, on the main level, is a modern pop-out bay window, with a single light in the center flanked by canted, single-light, casement windows. It has a hip roof. To the left (west) side is a small addition that is covered by an extension of the gable roof. This was originally a small, covered porch that has been enclosed. To its left is a broad, one-over-one-light window with a wood surround and crown molding. To the right of the central bay is the rear entry. This is also covered by an extension of the gable roof which is supported by a simple square post. The wood porch leading to this entry is small and nearly square. It is accessed via four concrete steps. To its right is an angled entry to a coal chute that is covered with a hinged, two-leaf door. A small glass block window is located on this half of the ground floor, which lights the kitchen.

*East side façade.* The east side façade has a broad central square bay with a similar design as the bays on the west façade. The bay is one story and covered by a shed roof with extended rafter ends. At the first level is a one-over-one-light, double-hung window within the bay and one toward the front of the house, near the porch. At the back of the house is a new vinyl-frame, double-hung windows with eight-over-eight lights. At the

upper level are two centered, one-over-one-light windows above the square bay. These are flanked by smaller fixed porthole windows, similar to those found on the west side façade.

*Changes over time.* A historical photo shows that the front porch was originally open, without a balustrade. A Sanborn Fire Insurance map confirms that a small porch on the west side of the rear façade has been enclosed. At the first level on the rear façade the modern pop-out bay window has been added. A small glass block window on the east side of the rear façade was also likely added at some point. The vinyl window in the kitchen (on the east side façade) is new. The house has very good exterior integrity.

### **Description of Interior**

*Main (first) floor.* The Hunter-Brodrecht House has an interior that has more Victorian-era characteristics than a later Craftsman bungalow, which is not uncommon in a building from the early twentieth century. The house has an enclosed central hall design.<sup>1</sup> The entry opens into the living room, which is the right (west) side of house. The entry door has a tall single light in the upper portion, above a raised panel. At the far end of the room is a striking fireplace of rusticated basalt. This is flanked by the tall, narrow, one-over-one-light windows that can be seen on either side of the square bay on the exterior. To the left (east) is the front parlor, which is accessed through a set of double, multi-light French doors.

Past the living room and parlor is a small hall that is oriented east-west. This hall-like room is paneled with built-in bench seating on the back wall. At the end of the hall to the right (west) is a small music room. There is also an entry to the living room here, just to the right of the stairs. To the left (east) this hall leads to a small north-south hall. At the north end is a door to the parlor on the front of the house. At the south end is the entry to the kitchen. Straight ahead is an entry to a bathroom. The kitchen, which was remodeled in 1995 (the island was added in 2018), has a U-shaped plan with a small central island. The kitchen sink is oriented toward the new double-hung vinyl window on the east wall. On the west wall of the kitchen is a large, built-in cabinet with leaded glass windows, a feature that is often found in Craftsman houses. Straight ahead is the secondary entry to the house, on the back wall. Centered on the back wall of the house is a small eating area that faces the rear yard. In back of this eating area is the door to the basement stairs. On the west side of the eating area is a door to the dining room.

*Second Floor.* The second floor is accessed via the stair that is across the east-west hall and opposite from the main entry door. The top of the stair terminates at a landing that is centered within the back bay on the house. The broad hall is oriented north-south, running parallel to the stairway to the west. This hall accesses three bedrooms, one to each side and one centered on the front, north side of the house; a bathroom; and storage under the eaves. An unusual feature of the hall is that it is separated from the stair by a

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<sup>1</sup> Herbert Gottfried and Jan Jennings, *American Vernacular, Buildings and Interiors, 1870-1960*. New York, NY: W.W. Norton & Company, Inc., 2009 (1985):200.

heavy chain balustrade supported by simple posts typical of a Craftsman house. Another unusual feature is there is about a foot-wide ledge that runs along the west side of the stair, which is used as a display area.

Most of the house has original hardware on doors and windows and original light fixtures. Many of the fittings are brass or brass colored. The woodwork throughout the house is broad and simple and stained a dark color, typical of a Craftsman house. Most of the interior doors have five-panel doors. Many of the double-hung windows have shorter upper panes and larger lower panes. The architectural details of the house – excluding remodeling that is referred to earlier and below - has a high degree of integrity.

*Basement.* The house at 529 W. Cleveland Avenue has a full, finished basement. Included downstairs is a bathroom, a laundry room and office, and a large open space that includes a sleeping area and an eating area, as well as general living space.

*Garage.* The garage, whose ridgeline is oriented east-west, is parallel and directly adjacent to the alley between Cleveland and Buckeye Avenues. It is also directly adjacent to the garage for the neighboring house at 521 W. Cleveland to the east and is connected to it by a narrow fence that prevents access to the rear yards. The garage is a wood-frame building with V-groove horizontal wood siding (note that the original permit said the siding was aluminum), a composition shingle roof, and concrete foundation. It was constructed in 1952. The gable roof is moderately sloped with narrow eaves and exposed rafters. It was remodeled in 2019 to make a living unit that extends the length of the garage on the north side. The garage function has been retained on the south side, adjacent to the alley. The original garage door is located on the alley and is a wood sheet door. A newer roll-up garage door faces west, accessed by a slightly sloped concrete pad. The new residential unit has a sliding glass door that faces west. It also has a pedestrian door that faces the rear yard of the main house to the north, close to the center of the north façade. Flanking this latter door are tall, paired windows with four-over-one-lights to the right and a vinyl-frame, two-light sliding window to the left.

*Yard and landscaping.* The yard is informally landscaped in the front yard and open to the street. A mature Ponderosa pine and a deciduous tree are located in this yard, in addition to the mature deciduous trees along Howard Street in the planting strip. One concrete step leads down to the front sidewalk. The rear yard is enclosed from about the center of the main house south to enclose the residential portion of the garage, with a small stairway and gate leading from Cleveland Avenue directly into the rear yard. The fence is composed of vertical board, topped with a spindle detail. There are two mature trees in the rear yard, a deciduous tree and an evergreen tree. There are two main landscape features in this yard, one outside the dining room and one in the southwest corner of the yard, both with basalt rocks and informal plantings.

## Statement of Significance

The Hunter-Brodrecht House meets Spokane City/County Register of Historic Places Category C, as a property that embodies the distinctive characteristics of a type and period of construction. It is a very good example of an early Craftsman bungalow that retains very good integrity on the exterior and interior. The one-and-one-half-story house has features that are typical of the type, including a moderately pitched roof, full-width front porch, extended rafter ends, and knee brackets. It also has special features that make the house stand out. These include stylish three-part windows at the second level facing both the Cleveland and Howard Street frontages and shaped rafter ends, a clinker brick chimney, and square bays with shed roofs. On the interior, the basalt rock fireplace and boxed beams are distinctive. The house features a central, straight run stair and a front parlor that is reminiscent of the earlier Victorian era, as is the arrangement of rooms. Another distinctive feature is the fact that the fixtures, including light fixtures, are all original. The house was built by a well-known and prolific builder, James A. Hunter, who built many attractive homes in the Corbin Park neighborhood in the first part of the twentieth century.

## HISTORIC CONTEXT

The house at 529 W. Cleveland Avenue was constructed by builder James A. Hunter in 1906 on a speculative basis.<sup>2</sup> Hunter and his family lived in the house from the time it was built until 1913. In 1910, when he put the house on the market for \$4,000, it was described as follows: “. . .corner lot, paved street, furnace, beautiful ceilings, fireplace, full basement; easy terms.”<sup>3</sup> The house was purchased by Mr. and Mrs. C. Loren Cook in 1913, the future Mrs. Brodrecht’s brother and sister-in-law.<sup>4</sup> The Brodrechts would be living in the house by 1914. While both Mr. and Mrs. Brodrecht died relatively young, the family occupied the house until 1940. The house has had several long-term owners – the Brodrechts occupied the house for 26 years and the Clarke family for 35 years (1940 to 1975), and the present ownership of the Mandevilles, who moved there in 1990. The house was also strongly associated with the Brodrechts because of the many social events held at the house and the prominence of Dr. Brodrecht.<sup>5</sup>

### James A. Hunter

James A. Hunter (1863-1934) moved to Spokane from Marengo, Iowa in 1902, but returned briefly to Iowa with his family. Not finding the situation satisfactory, they returned to Spokane, where Hunter made his living as a building contractor.<sup>6</sup> When they

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<sup>2</sup> Board of Public Works, Water Department, Permission to Connect with City Water Main, February 23, 1906. Hunter previously lived at 507 Cleveland Avenue.

<sup>3</sup> *Spokane Chronicle*, March 28, 1913.

<sup>4</sup> “Entertain at Whist Party,” *Spokane Chronicle*, October 13, 1913.

<sup>5</sup> This is evidenced in the many write-ups in the society pages of the *Spokane Chronicle*.

<sup>6</sup> “Spokane is Good Enough,” *Spokane Chronicle*, May 13, 1902.

moved permanently to Spokane in 1903, they made their home at 811 Bridgeport Avenue in the Lidgerwood Park area.<sup>7</sup>

Hunter commenced with buying lots and building houses in Spokane. Numerous building permits and real estate transactions undertaken by Hunter are documented in the *Spokane Chronicle*, beginning in 1899, when he bought six lots in Lidgerwood Park, and proceeding in increasing frequency once he moved permanently to this city. Many of the lots he purchased are in the Corbin Park neighborhood.<sup>8</sup> Hunter evidently continued to be very successful. An article in the February 2, 1907 issue of the *Spokane Chronicle* announced that he was going to build 30 houses, valued at \$45,000, in the southeast addition to the Ross Park Addition.<sup>9</sup>

Hunter bought the property at 529 W. Cleveland in 1906 from Fred B. Grinnell and built a \$2500 house, according to the *Spokane Chronicle*.<sup>10</sup>

### **The Brodrechts**

The Brodrechts occupied the house from 1914 until it was sold out of the family in 1940. In 1913 Ms. May Cook (1883-1918), a nurse at St. Lukes Hospital, married Dr. John Henry Brodrecht (1879-1927), a well-respected physician in Spokane. They made their home at 529 W. Cleveland by 1914 in the house that was previously occupied by Mrs. Brodrecht's brother and sister-in-law, Mr. and Mrs. Loren Cook. The Brodrechts had three children, Margaret N., Helen E., and Barbara J.

Mrs. Brodrecht died in flu epidemic in 1918. Thereafter, Mr. Brodrecht's widowed sister, Mrs. George L. (Lottie) Ford (1877- 1966) moved to Spokane and took care of the children in the home. In 1920, the household consisted of Dr. Brodrecht and the three children, Mrs. Ford and her son Jack, and both of Dr. Brodrecht's parents, Margaret and Werner. The Brodrechts were from Canada; Lottie Ford immigrated to the U.S. in 1919, after Mrs. Brodrecht's death.<sup>11</sup>

Dr. Broderick re-married in 1923 to a woman named Lola M. Titus, the daughter of a colleague, Mr. Stanley Titus. Thereafter the couple took up residence at Avenida Apartments<sup>12</sup> while his sister, Mrs. Ford took care of the children.<sup>13</sup>

Dr. Brodrecht died in 1927 of the flu/pneumonia after he had been practicing in Spokane for 15 years.<sup>14</sup> By the time of the 1930 census the household consisted of Lottie Ford, as

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<sup>7</sup> "Come From Old Iowa," *Spokane Chronicle*, February 23, 1903.

<sup>8</sup> *Spokane Chronicle*, July 26, 1904, June 3, 1905.

<sup>9</sup> "Hunter to Build Thirty Houses," *Spokane Chronicle*, February 2, 1907.

<sup>10</sup> "Hunter to Erect a Home," *Spokane Chronicle*, January 5, 1906.

<sup>11</sup> US census, 1920.

<sup>12</sup> They were in the Avenida Apartments in 1926.

<sup>13</sup> "Tuesday Five Hundred Club," *Spokane Chronicle*, October 28, 1914. Mrs. Cook and Mrs. Brodrecht were sisters-in-law. By 1916 the Cook family was living in Great Falls, MT.

<sup>14</sup> "Brodrecht Rites Set for Tomorrow," "Death Takes Dr. Brodrecht," *Spokane Chronicle*, January 26, 1927.

the head of the household, her father Werner, who had been widowed by then (Margaret Brodrecht died in 1922), the three girls, and Mrs. Ford's son Jack.<sup>15</sup> The three girls all attended the University of Idaho and belonged to the same sorority, Gamma Phi Beta. Margaret served as president of the sorority in 1934. She also served as the May Queen at the university in 1936. Margaret married Gene Conklin in 1938 and moved to Yakima.<sup>16</sup> Helen Brodrecht married Charles Freeman Jensen, who was a mining engineer major at the University of Idaho, in 1938 and planned to live in Moscow, ID until the end of the school year.



*Spokane Chronicle, August 15, 1935*

### **Subsequent Owners**

The house at 529 W. Cleveland was placed on the market in 1940 after the senior Mr. Brodrecht died in 1939. The house was purchased by Mr. and Mrs. Melvin T. Clarke in August of 1940.<sup>17</sup> In 1975 the house was sold by Louise Clarke to Warren and Christine Riggers for \$20,000. In 1978 the Riggers sold the house to Pamela Johnson for \$32,600. In 1979 Johnson sold the house to Rebecca Ruark for \$54,600 and in 1981 Ruark sold the house to Andy and Linda Lisonbee for \$48,750 (they may have assumed the mortgage).

<sup>15</sup> Werner Brodrecht died in 1939. In his professional life he worked for the manufacturer of a farm implements in Ontario, Canada.

<sup>16</sup> She did however spend most of her life in Spokane.

<sup>17</sup> "Interest Keen During Summer," August of 1940.

In 1982 the house was deeded to Linda Lisonbee and in 1987 she sold it to Joel and Kathleen Crosby for \$69,894. The present owners, the Mandevilles, bought the house in 1990 and have owned it ever since.

### **The Craftsman Style**

The Craftsman style was influenced by the Arts and Crafts Movement and was particularly popular in and known nationally for its interpretation in California. This is often attributed to the work of Greene and Greene in Pasadena, and the 1907-09 Gamble House in particular.<sup>18</sup> It was also popular, however, throughout the country. The Craftsman bungalow is a building form popularized during the Arts and Crafts Movement. The movement began in mid-19<sup>th</sup> century England in reaction to the Industrial Revolution, the urbanization that accompanied it, and the resulting changes in workplace and methods. Artists, artisans, architects, philosophers and social critics banded together in reaction to shoddily made industrial goods, the degradation inherent in mass production techniques, and widespread social and technological changes that were affecting all of society. The movement gained followers on the east coast of the U.S. following several key exhibitions in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As interpreted in the design professions the Craftsman style was popularized and disseminated by the writings of Gustav Stickley, a designer, author and publisher best known for his magazine, *The Craftsman* (1901-1916).

The Craftsman home is characterized by philosophical influences of the Arts and Crafts Movement in built form, which includes a return to hand craftsmanship and simplicity, and an expressed relationship to nature and the outdoors. The expression of structure was influenced by the value placed on honesty or authenticity in the built form and the concurrent interest in Japanese architecture, particularly on the West Coast. Other ideals relating to hygienic living and the importance of home and family were expressed in the interiors or the interior's relationship to the exterior, including outdoor living rooms and sleeping porches, open interiors with a relationship to the outdoors, cleanly finished details, 'modern' kitchens, and the importance of the fireplace and hearth. The latter influence can be readily seen in the prominence and unique design of the fireplace in the Hunter-Brodrecht House.

General characteristics included a horizontal orientation, expressed by deep eaves and shallow-to-moderately pitched roofs; an expression of structure with extended (sometimes false) beam ends, exposed rafter tails, knee braces, and open structures (pergolas) on exterior features; the use of 'natural,' typically heavily textured materials such as shingles, river rock and clinker brick; and outdoor living areas such as deep front porches, pergolas, and courts. Interiors featured an extensive use of wood. Art glass or leaded glass and complex window compositions embellished the interior as well. The Craftsman bungalow is typically a one-story structure characterized by a simple form, low-pitched gable or hip roof, a prominent front porch, and simple detailing, with the exception of a prominent focal window on the front façade. Note that the one-and-one-

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<sup>18</sup> The immensely popular bungalow was also particularly well known for its interpretation in California.

half story bungalow was very common in the Corbin Park neighborhood, which has generously sized houses. The bungalow form was popular from about 1905 through the 1920s.

In Spokane the style was influenced by Spokane favorite Kirtland Cutter, among others. Cutter was particularly skilled in his use of natural and heavily textured materials, a characteristic of the movement, and combining these characteristics with elements of the Tudor Revival style during this era.<sup>19</sup>

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<sup>19</sup> Henry C. Matthews, *Kirtland Cutter, Architect in the Land of Promise*. Seattle, WA: University of Washington Press, 1998.



## Bibliography

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City of Spokane, *Pre-1993 Permit Archive*. <https://my.spokanecity.org/permits/archive/>, accessed April 2021.

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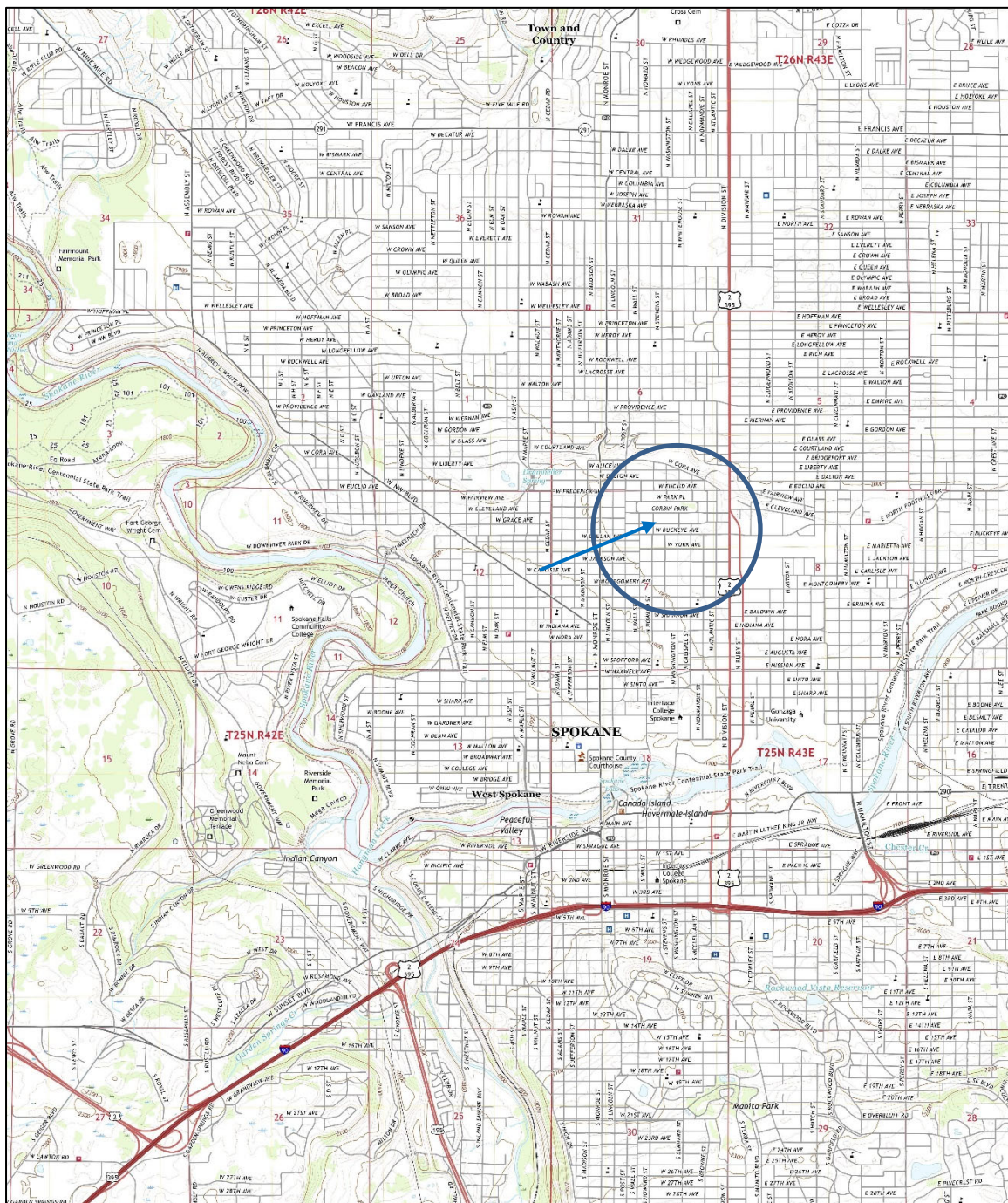
Matthews, Henry C., *Kirtland Cutter, Architect in the Land of Promise*. Seattle, WA: University of Washington Press, 1998.

### *Spokane Chronicle*

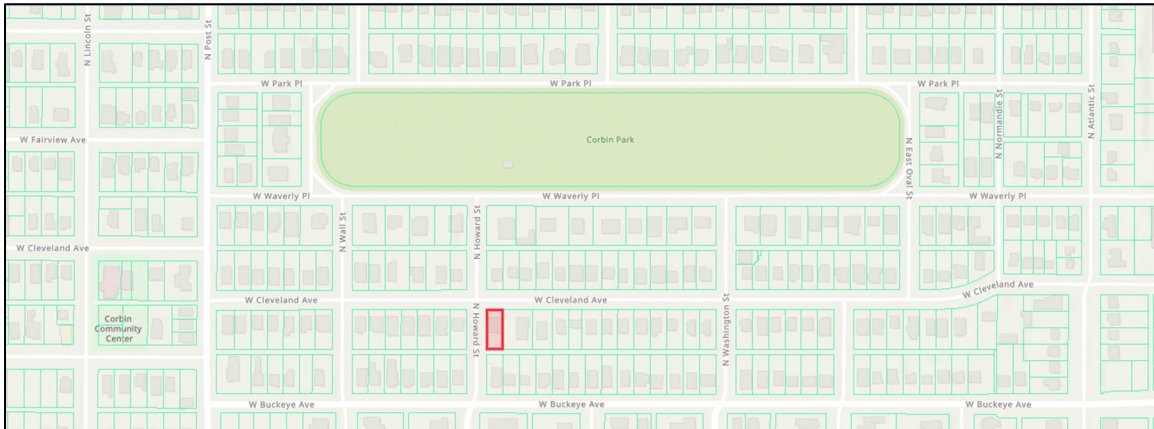
- Anonymous, March 28, 1913.
- “Attend Same School,” August 15, 1935.
- “Brodrecht Rites Set for Tomorrow,” “Death Takes Dr. Brodrecht, January 26, 1927.
- “Brodrecht Rites Set for Monday,” November 11, 1939.
- Come From Old Iowa,” February 23, 1903.
- “Death Takes Mrs. Brodrecht,” January 28, 1922.
- Entertain at Whist Party,” October 13, 1913.
- “Hunter to Build Thirty Houses,” February 2, 1907.
- “Hunter to Erect a Home, January 5, 1906.
- “In Lidgerwood Park,” December 11, 1899.
- “Interest Keen During Summer,” August of 1940.
- Miss Margaret Brockrecht Becomes the Bride of Gene Conklin of Yakima, March 24, 1938.
- “Mrs. Brodrecht is Bride,” October 17, 1931.
- “Spokane is Good Enough,” May 13, 1902.
- “Tuesday Five Hundred Club,” October 28, 1914.

Spokane County Assessor, “529 W Cleveland Ave,” <http://cp.spokanecounty.org/scout/SCOUTDashboard/>, accessed April 2021.

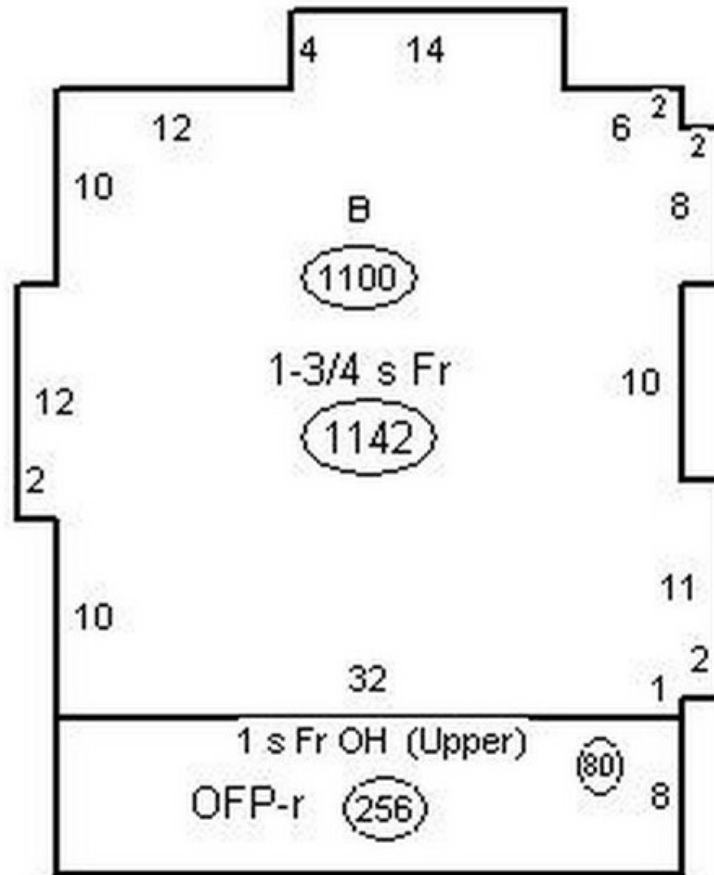
US Census, 1880, 1890, 1900, 1910, 1920, 1930.



Regional location map  
USGS Spokane NW Quadrangle 7.5 minute series



**Location of 529 W Cleveland within the Corbin Park neighborhood**



Floor plan from Spokane County Assessor's office



**CURRENT PHOTOS**



**Front (north) façade, looking south**



**East side and front (north) façade, looking southwest**





**East side façade, looking west**



**East side and rear (south) façade, looking northwest**





**Rear (south) façade, east side, rear entry, looking north**



**Rear (south) façade, looking north**



**West side façade, looking east**





**Main staircase off central hall, looking south**



**Main entry door in living room, looking north**



**Living room, to west (right) of entry**



**Front parlor, to east (left) of entry**





**Dining room, in southwest corner of house**



**Kitchen, in southeast corner of house, eating nook to right**



**Built-in cabinet in kitchen, pantry to right**



**Upstairs hallway, looking north, stairs to left**





**2<sup>nd</sup> floor, front bedroom, looking north**



**2<sup>nd</sup> floor, bedroom, typical**



**Basement, eating area**



**Alley between Cleveland and Buckeye Avenues, looking east,  
subject garage to left**





**Subject garage (south side) from alley, looking east**



**Subject garage, north side, looking southeast**





**Setting, Cleveland Avenue, looking east**



**Setting, Cleveland Avenue, looking west**

HISTORIC PHOTOS AND MAPS

H 402

#3322 **BOARD OF PUBLIC WORKS, Water Department** *PK 3*

A No. 6542 PERMISSION TO CONNECT WITH CITY WATER MAIN *T. J. P.*

THE NUMBER OF THE PREMISES TO BE SERVED MUST IN ALL CASES BE GIVEN BEFORE PERMIT IS GRANTED

SPOKANE, WASHINGTON, FEB 23 1906 100

Permission is hereby granted Mr. *James A. Hunter* to have connection made with  
City Water Main on *Cleveland Ave* between *Howard* and *Washington* subject to all the regulations of the Water Department.

Premises to be supplied situated at No. *529* - *Cleveland Ave*  
Lot *14* Block *14* Addition *Corden Park*

Description of property: No. Floors. Rooms, First Floor. *4* Second Floor. *3* Third Floor.  
Fourth Floor. Fifth Floor. Baths. *1* Water Closets. *1* No. Urinals.  
Stable. Size of Lot *50 x 120* Size of Buildings on Lots *32 x 34 - 14 x 18*  
No. Lawn Hydrants. *2* No. Square Feet *6,000* T. *1341.8* S. *60*  
Distance of Curb Cock *55* feet *W.W.E.* line *of* x *Washington St.*

No. Separate Service Pipes from Tap *1* No. Taps in Main. Size of Tap *1"*  
Size of Service Pipes *1"* Distance of Taps from *550 ft W.W.E. of Wash. St.*

Date of Making Tap *3-1-* 190*6*

This PERMIT must be given to  
Lineman.

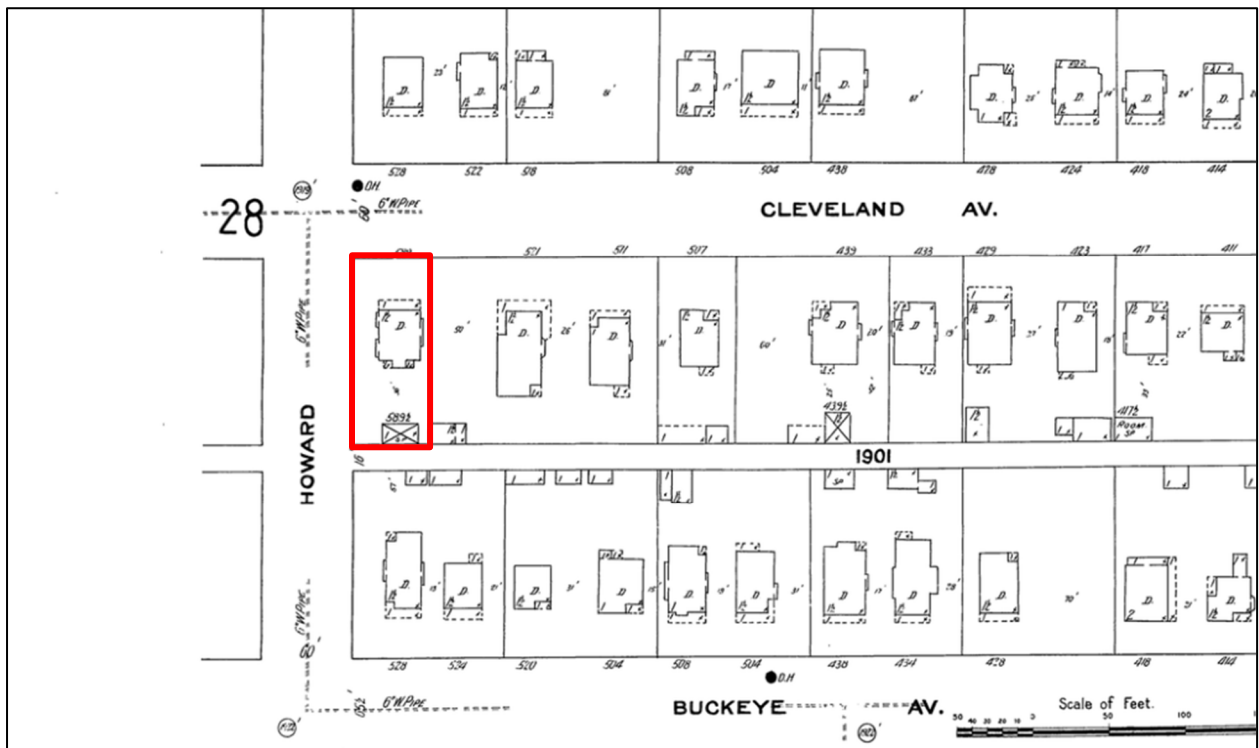
*on for* *3/16*

*F. P. Weymouth* Superintendent.  
*W. W. McCallum* Clerk.  
Inspected by *James A. Hunter* Lineman.

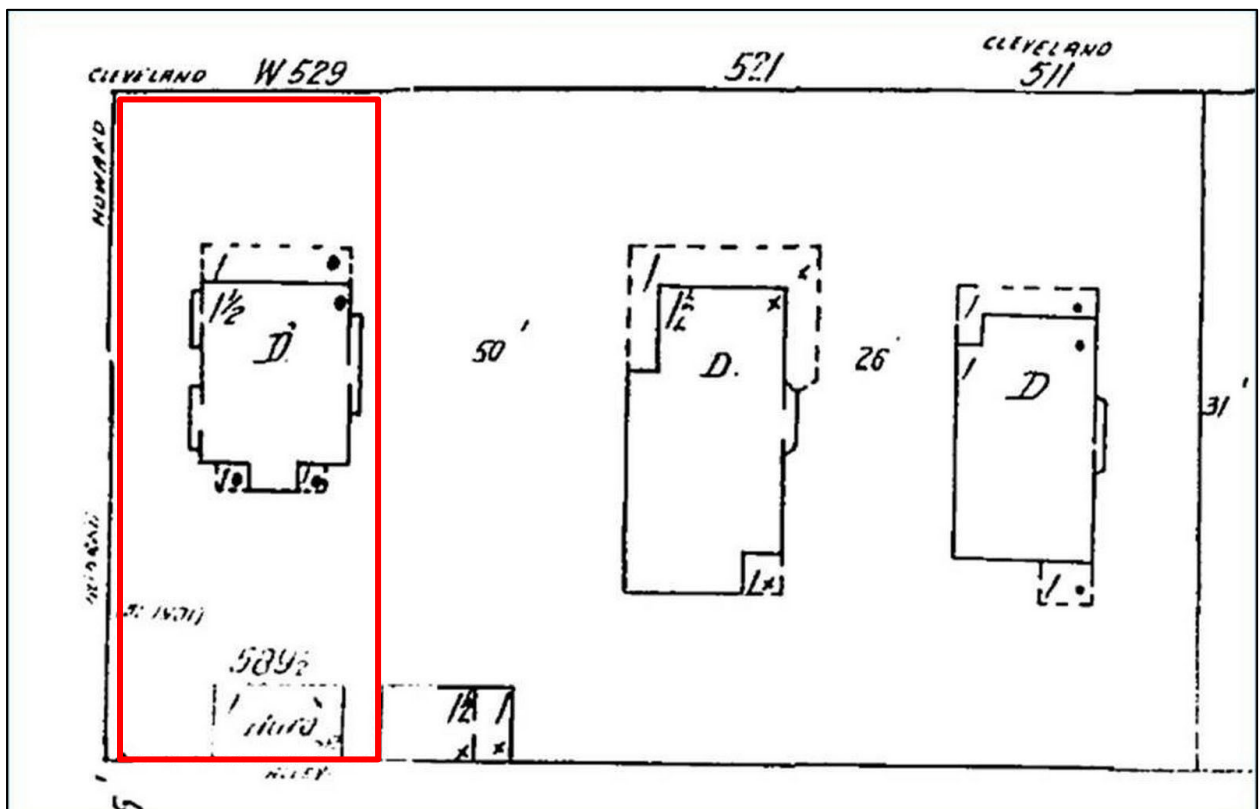
*Greenberg and Brutes, Printers, 110 South Post Street.*

Water hookup permit for 529 W Cleveland, taken out by builder James A. Hunter

Source: Historic building permits, City of Spokane



1910 Sanborn Fire Insurance map



1910 Sanborn Fire Insurance map updated to 1952





Historic photo of the house at 529 W Cleveland Avenue (n.d.)



**Helen Brodrecht at age two**

*Source: Spokane Chronicle, June 15, 1918*



**Margaret, Helen, and Barbara Brodrecht in the Brodrecht house**



**Photo of Margaret showing a historic photo of herself with her sisters**