

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 **HUBERT & BERTHA LLOYD HOUSE**
Common Name

2. LOCATION

Street & Number 451 West Shoshone Place
City, State, Zip Code Spokane, WA 99203
Parcel Number 35301.2510

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
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

4. OWNER OF PROPERTY

Name Nathan R. & Holly S. South
Street & Number 451 West Shoshone Place
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 720-882-4359 Holly, hollysouth@hotmail.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.
- 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.

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, Lots 10-11, Block 14.

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

April 20, 2022

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13. SIGNATURE(S) OF OWNER(S)

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: _____

City Council/Board of County Commissioners' decision: _____

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.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney



Lloyd House in 2022

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Erected in 1910 in Spokane, Washington, the Hubert & Bertha Lloyd House is an artistic blend of Spanish Mission and Craftsman-style traditions. The one-and-one-half story home is covered by a very low-pitched pavilion hip roof with widely overhanging eaves and exposed rafter tails. The north façade of the house features a full-width covered front porch with an arched center entrance and a tall square tower at the home's northwest corner. The corner tower is distinguished with a concrete balcony and a protective parapet wall. The house is supported by a basalt foundation and is clad in painted pebbled stucco. The interior of the Lloyd House is expansive and features large open living areas with boxed beamed ceilings, a fireplace, built-in bookcases, oak hardwood floors with decorative perimeter inlays, and select vertical-grain fir woodwork finished to a rich, deep brown. A north-facing two-car garage is located behind the Lloyd House. Constructed in 1919, the garage is covered by a very shallow pyramid hip roof with widely overhanging eaves and exposed rafter tails. It is clad in narrow-width horizontal clapboard siding, and supports an overhanging metal garage door. The Lloyd House/Garage retains very good integrity in original location, design, materials, workmanship and association, and is eligible for listing on the Spokane Register of Historic Places.

CURRENT CONDITION & APPEARANCE

Site

The Lloyd House is located on Lot 11, Block 14 in the Cannon Hill Park Addition on Spokane's South Hill, while the Lloyd Garage is located on Lot 10 adjacent east to the house. The entire property includes Lots 10 and 11 on Block 14, and is sited on the south side of West Shoshone Place, one block east of Cannon Hill Park. The lots together measure 100 feet wide and 120 feet deep. The house and garage are built on a north-facing hillside, and are framed by mature deciduous and evergreen trees, shrubs, and a manicured lawn. The property is surrounded by an architecturally and historically prominent residential neighborhood with tree-lined streets and well-preserved single-family homes built between 1909 and 1945.

House Exterior

The Lloyd House is one-and-one-half stories in height, and measures 36 feet wide and 42 feet deep. The house is covered with an asphalt-shingled, low-pitched pavilion hip roof.¹ Roof eaves are unenclosed, widely overhanging, and reveal exposed roof beams and rafter tails. The exterior of the house is entirely clad in coarsely pebbled stucco, and the foundation is made of random basalt rock. The majority of windows in the house are original fixed, casement, and double-hung units with multiple panes in upper sashes.

North Facade

The asymmetrical front façade of the Lloyd House faces north onto West Shoshone Place. A 36-foot-wide full-width covered front porch extends across the face of the house. The east half of the porch roof reveals an extension of the home's principal low-pitched pavilion roof with a wide overhang and exposed rafter tails. The northeast corner of the roof supports a small decorative roof gable. In contrast, the west half of the porch is not covered by an extension of the home's low-pitched pavilion hip roof but was constructed instead as a taller, square tower capped with a concrete balcony surrounded by parapeted half-walls and corner shapes similar to small square corner battlements. Concrete coping outlines and protects the edges of the tower balcony's half-walls.

The north face of the covered porch is clad in a continuation of the home's pebbled stucco. The north face of the porch features a wide, center open arch supported by two small buttresses. The arched opening is flanked by two large square openings. Two additional square openings are located at the east and west ends of the covered front porch. Concrete coping protects the bottom sill edge of each opening. Two large stair walls with concrete coping protrude outward from the arched porch opening and are clad with pebbled stucco. Seven concrete steps lead up to the center of the porch deck from a concrete walkway in front of the house. The walkway leads north to a paved sidewalk in front of the property. The deck of the covered front porch is laid with fir planks, and the

¹ Pyramidal and pavilion roof designs are similar, and their meanings are often times used interchangeably. By definition, a "pyramidal roof has four slopes terminating at a peak." In contrast, a pavilion roof has an upper termination that is "usually a ridge somewhat shorter than the length of the building." Harris, 2000.

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porch ceiling is covered with cedar planks. The front entrance door is located west of center at the covered porch. One row of three original windows form a wide tripartite window, which is located east of the front door. The tripartite window has multi-paned lights in the upper sash and one single pane in the lower sash. One large stationary window with multiple lights in the upper sash is located west of the front door. The front door is original and made of vertical grain fir with 12 leaded-glass lights in the upper third of the door. An original 1910 brass doorknob framed by a decorative brass escutcheon plate opens the door. Two contemporary Craftsman-style wall lanterns are located on the east and west sides of the front door.



2022 photograph of the north façade and west face of the Lloyd House.

West Face

The west end of the covered front porch features the above-referenced square tower with walls that surround a balcony. Behind the tower is another tower that is taller than the porch roof's tower. The taller tower protrudes from the west wall of the house behind the corner porch tower. The wider and taller two-story second tower is clad with a continuation of the home's pebbled stucco and is covered with a low-pitched pyramidal roof with widely overhanging eaves and exposed rafter tails. A row of three 20/1 double-hung multi-paned wood-sash windows form a tripartite window that lights the west wall of the first floor of the tower. Three casement windows with upper lights open from the tower's second floor. The remaining south half of the home's west wall reveals a continuation of the stucco cladding, the home's low-hipped pavilion roof, overhanging

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eaves and rafter tails, double-hung wood-sash windows with upper sash lights, and the basalt rock foundation.

East Face

The east face of the Lloyd House reveals the long north-south length of the home's low-pitched pavilion roof with unenclosed, widely overhanging eaves and exposed rafter tails. A brick chimney 10-15 feet south of the front porch rises up the east side of the house and through the roof eaves. The chimney is completely covered with the same coarsely pebbled stucco that clads the entire house. Two small multi-paned casement windows flank the chimney. Multi-paned French doors open into the dining room from the center of the east face of the house. A tripartite window with multi-paned upper sashes is located at the south end of the east face.

South Rear Face

A tripartite casement window with multiple panes in the upper sash is located at the west end of the home's south face. The rear southeast corner of the house features a small recessed porch that is covered by the roof. The recessed porch features a single exterior door flanked by multi-paned windows. A second exterior door is located in the center of the south face. The south face of the house is clad with pebbled stucco, and is shaded by the home's low-pitched hip roof with widely overhanging eaves.



View of the south rear face of the house in 2022

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House Interior

The interior of the Lloyd House has 1,794 square feet on the first floor and 1,730 square feet in the basement. The center front door of the house opens to a large living room in the northeast corner of the first floor. The living room features eight-foot ceilings with boxed ceiling beams, and a hardwood oak floor with three decorative inlaid parallel mahogany/walnut perimeter strips. Considered a focal point of the living room, a ceramic-tiled fireplace is located on the room's east wall and supports a large vertical-grain fir mantel, which extends over built-in bookcases. Two original multi-paned casement windows are located above the bookcases. The fireplace hearth retains original 1910 dark green ceramic hearth tiles set in black grout manufactured by the acclaimed Grueby Faience Company of Boston, Massachusetts. The front door and woodwork in the living room is vertical grain fir finished in a rich, deep brown.



View of the Lloyd House living room and dining room, looking southeast in 2022

Through a wide opening in the wall, the living room leads south to a formal dining room articulated with an oak hardwood floor which is, like the living room, inlaid with three parallel perimeter mahogany/walnut strips. The dining room is finished with boxed ceiling beams and is surrounded by vertical-grain fir wainscoting topped with a bracketed plate rail. A wide opening in the dining room's south wall leads from the dining room into a spacious remodeled kitchen with built-in, stained Shaker-style cupboards and

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cabinets, granite countertops, new appliances, a center island, and a ceramic-tile floor, all constructed during a 2008 remodel. An interior door leads south from the kitchen into a back entrance with a laundry room. A continuation of the kitchen's stained Shaker-style casework is repeated in cabinets and a linen closet in the laundry room. A painted wood exterior rear entrance door with multiple lights is located on the east wall in the southeast corner of the room. Another exterior door is located in the center of the south wall. An interior staircase opposite the exterior door descends to a finished basement with a family room, guest bedroom, bathroom, and an unfinished storage area and mechanical room.



View of the remodeled kitchen in 2022

The home's front reception hall area looks west through multi-paned French doors to a library in the northwest corner on the first floor. The library is appointed with built-in bookcases that line the west wall under a wide multi-paned tripartite window. The library floor is oak hardwood inlaid with two parallel mahogany/walnut strips in contrast to the floor in the living room and dining room, which each display three decorative inlaid parallel perimeter strips.

Next south of the library is a pedestrian door that opens to a staircase, which rises to the second floor. The second floor of the house was originally built as a north-facing sleeping porch in the tall tower behind the covered front porch (photo page 6). The 1910

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sleeping porch was originally built as a partially enclosed room open to fresh air through window screens on the north and west walls. In 1917, the sleeping porch was enclosed as a permanent indoor bedroom. Screened windows on the north and west walls were replaced with permanent casement windows. Exterior French doors were installed in the center of the north wall, and the interior of the staircase and bedroom was painted. The cost of the 1917 construction was listed as \$500 on Spokane building permit #8664. Later in the 2000s, the stairs and bedroom were finished with wall-to-wall carpeting.

A hall door opens from the first-floor reception area on the living room's south wall, and leads to an interior hallway. The hallway leads to a bedroom located on the west wall, a built-in linen cupboard, a bathroom, and the master bedroom/bathroom in the home's southwest corner. While the woodwork in the reception hall, living room, dining room, and library are all made of stained vertical-grain fir, the woodwork in the kitchen, back laundry/mud room, interior hallway, bedrooms, bathrooms, second-floor bedroom, and basement family room area is all painted straight-cut pine. Ceiling heights are eight feet.



A 2022 photograph of the laundry/mud room in the rear southeast corner of the home's first floor. The interior door shown in the photograph opens north into the kitchen.

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2022 photograph of the two-car garage built in the southeast rear corner of the backyard.

Garage

An unattached double-car garage was constructed in 1919 behind the Lloyd House in the rear southeast corner of the property. According to Spokane building permit #10270, dated April 2, 1919, the garage was erected by Spokane building contractor O. M. Lilliequist for \$200.² Designed in the Craftsman style, the north-facing garage is a one-story building, and like the Lloyd House, is covered by a low-pitched, composition shingle-clad pyramid hip roof with deeply overhanging eaves and exposed rafter tails. An overhead aluminum garage door opens from the building's north façade. With a nearly square shape, the two-car garage measures 21 feet wide and 20 feet deep with 420 unfinished interior square feet. The wood frame garage is clad in narrow-width horizontal wood siding, and features a west-facing pedestrian door flanked on the south by an original, double 12/2 multi-paned window. Before it was erected in 1919, the garage was preceded by at least two consecutive buildings also used as garages. The first garage was built for \$200 in 1913, three years after the Lloyd House was erected.³ Three years later in 1916, the 1913 garage was replaced with a new garage structure that cost \$180.⁴ The 1916 garage was replaced in 1919 with the aforementioned two-car frame garage.

² City of Spokane Building Permit #10270, 2 April 1919.

³ City of Spokane Building Permit #4271, 7 January 1913.

⁴ City of Spokane Building Permit #7151, 21 April 1916.

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ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Lloyd House was pictured in a July 10, 1910 *Spokesman-Review* newspaper article shortly after it was built. The photograph of the house and its north façade photographed in 1910 appears to nearly match the appearance of the property today. An exception is a small center dormer with a low-pitched pyramid hip roof that was pictured in the 1910 photograph. The dormer was located above the center of the covered front porch and held two multi-paned windows. It was removed before or during the 1950s.

Modifications to the Lloyd House include:

1910-1955 The above-referenced roof dormer was removed before or during the 1950s.

1913 A single-car garage was erected behind the house in the southeast corner of the backyard (Spokane building permit #4271).

1916 The previous single-car garage was perhaps enlarged or a new garage replaced it (Spokane County building permit #7151).

1917 The second-floor sleeping porch was rehabilitated for use as an enclosed interior bedroom (Spokane building permit #8664).

1917-18 The wiring in the house was updated (Spokane building permit #2451).

1919 The existing double-car garage in the southeast corner of the property replaced a previous garage (Spokane building permit #10270).

1934 An electric range was installed (Spokane building permit #A4966).

1962 A convection burner was converted to gas.

1965 A metal chain link fence was built and installed across the south rear property line (Spokane building permit #B62248).

1960s-1990s Both bathrooms on the first floor were remodeled with new fixtures, plumbing, lighting, and floors. Carpet was laid in the interior first-floor hallway and the master bedroom.

2008 The basement stairs were widened and secured, and the basement was finished with a family room, guest bedroom, bathroom, storage area, and a mechanical room. The ceiling in the covered front porch was replaced. The porch's fir plank floor boards were repaired and refinished. The kitchen was enlarged and remodeled with new floor coverings, walls, ceiling, custom cabinets and casework, granite countertops, lighting,

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plumbing, and appliances. The rear southeast corner laundry/mud room was enlarged and refinished.

2020-2022 Ceilings were repaired and refinished, over 40 can lights were removed and new lighting installed, all woodwork repaired and refinished, dining room wainscoting and china cupboards rebuilt and finished, boxed beams rebuilt and refinished, library bookcases rebuilt and refinished, fireplace mantel and built-in casework repaired and refinished, hardwood floors repaired and refinished, radiators rehabilitated, exterior pebbled stucco cladding repaired, entire house exterior and interior repainted, garage repainted.

SECTION 8: SUMMARY OF SIGNIFICANCE

<i>Area of Significance</i>	<i>Architecture</i>
<i>Periods of Significance</i>	<i>1910, 1919</i>
<i>Built Date</i>	<i>1910, house</i> <i>1919, garage</i>
<i>Builder</i>	<i>E. William Larson, house</i> <i>Olaf M. Lilliequist, garage</i>
<i>Architect</i>	<i>Unknown</i>

STATEMENT OF SIGNIFICANCE

Summary Statement

The Hubert T. & Bertha Lloyd House/Garage in Spokane, Washington is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance. Praised as a “model for neatness and architecture,” the Lloyd House was featured with a photograph of the property in a July 10, 1910 *Spokesman-Review* newspaper article.⁵ It was acclaimed as a “rare Spanish Mission type with seven rooms, hardwood floors, and a ‘lookout’.”⁶ The period of significance for the property is 1910, the year the home was constructed. It was erected for the property’s first homeowners, Bertha & Hubert T. Lloyd, an electrical engineer and a successful railroad contractor with holdings in Spokane and British Columbia, Canada. Spokane building contractor E. William Larson built the home “at a cost of about \$5,000” for Mr. & Mrs. Lloyd.⁷

HISTORIC CONTEXT

Prior to 1887, the residential area that is now platted as the Cannon Hill Park Addition was located in the southwest upland corner of Spokane. The addition was characterized by a gentle northward-facing descending slope, tall stands of fir and pine trees, rocky basalt outcroppings, and a natural water-filled, clay-lined wetland and drainage swale. 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.⁸ The brickyard was later associated with the Washington Brick, Lime & Sewer Pipe Company, which made large quantities of bricks for the construction of homes and commercial buildings throughout Spokane. Twenty years later in 1907, the clay deposits were exhausted, and the brickyard was demolished.

Cannon Hill Park & Cannon Hill Park Addition

Occurring about the same time in 1907, the renowned Olmsted Brothers’ Landscape Architect firm from 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. The Olmsted Brothers espoused ideals that linked clean, fresh air to renewed, invigorated health. They promoted city parks as “one of the best means”

⁵ *Spokesman-Review*, 10 July 1910.

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Spokesman-Review*, 21 July 1988

of drawing urban residents out of doors. Most importantly, they argued that parks were aesthetically necessary to cities—a way to “provide and preserve landscape for the enjoyment of [all] people.”⁹

The Olmsted’s design for Cannon Hill Park (originally called Adams Park in honor of U.S. President John Quincy Adams) was adopted, and construction commenced in 1908. The small wetland was restored with two, connected shallow ponds over which crossed two gracefully arched pedestrian bridges made of native basalt stone. Expansive manicured lawns and indigenous plants and trees surrounded the pond and bridges. Cannon Hill Park and its picturesque pond became the anchor and catalyst for much of the design, development, and subsequent successful settlement of the residential Cannon Hill Park Addition.

Arthur D. Jones & Company

Seizing his chance for speculative success, prominent Spokane businessman Arthur D. Jones and his real estate company purchased the land in the Cannon Hill Park Addition, which was bound by West 16th Avenue to West 29th Avenue, and from South Monroe and Lincoln Streets to South Bernard Street. The Cannon Hill Park Addition surrounded Cannon Hill Park and its pond and bridges as it followed the hillside south up to 29th Avenue, and was platted with 50-foot-wide lots intersected by a blend of curvilinear, diagonal and straight streets.

By 1910, residential lots in the Cannon Hill Park Addition were advertised “for sale” in Spokane’s *Spokesman-Review* and *Spokane Daily Chronicle* newspapers. In an October 30, 1910 *Spokesman-Review* article, land developer/builder Arthur D. Jones exclaimed that Cannon Hill Park and the Cannon Hill Park Addition “did not just happen but were specifically planned.” He explained:

Unanswerable Reasons Why You Should Buy in Cannon Hill Park

*The whole plan was worked out in detail before a shovelful of earth was turned. Its graceful streets, the uniformity of its clean-cut cement work (street curbs), its paved roadways, its elaborate system of tree planting [in parking strips], the general tone of the [Cannon Hill Park Addition] district—not one improvement is lacking. The graceful streets, curbs, concrete cross-walks, steel water mains, complete sewers, gas, electric lights, telephones, paved streets, everything is in now. These improvements are all paid for, all included in the price of the lot.*¹⁰

The cost of buildable lots averaged around \$1,000 each, and protective neighborhood covenants were tied in perpetuity to the deed of trust for each property. Covenants mandated in 1909 included that each dwelling cost a minimum of \$3,000-\$4,000 to build, prohibited the construction of stores or apartments, and specified that every house must sit back at least 30 feet from the street.¹¹

⁹ *Proposal to Spokane Park Board of Park Commissioners, 1907-1913*

¹⁰ *Spokesman-Review*, 30 October 1910

¹¹ *Spokesman-Review*, April 1909.

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The Arthur D. Jones & Company's commitment to the implementation of necessary infrastructure paid off. Lot sales and home construction proved 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.”¹²

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 the boulevard that divides 21st Avenue. Single-family homes were built according to the neighborhood's above-referenced covenants and subdivision regulations, and Cannon Hill Park became 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.¹³

The Lloyd House

In 1910, Hubert & Bertha Lloyd purchased Lots 10 & 11, Block 14 at 451 West Shoshone Place in the Cannon Hill Park Addition. The Lloyds hired Spokane building contractor/carpenter E. William Larson to erect a single-family dwelling on their property at Shoshone Place. As noted in the above-referenced 1910 newspaper article, the construction cost to build the Lloyd House was \$5,000.

Subsequent Property Owners

James R. Wilson and his wife Elsie Wilson purchased the property in 1917. In 1919, they hired Spokane carpenter/building contractor, Olaf M. Lilliequist, to replace the existing garage with a new garage. Spokane building permit #10270 listed the cost of the new garage at \$200. James Wilson worked as a traveling salesman and held a job as the secretary/treasurer for the Palouse Corporation of Fruit Growers. In 1920, the Wilsons bought and moved west to a single-family home on the same street at 469 West Shoshone Place.

Nathan & Rose Silberstein bought the Lloyd House in 1920. Nathan Silberstein worked as manager and secretary/treasurer for Holzman's Jewelry Company, and later owned Nate's Jewelry in Spokane. In 1928, Ralph E. Perry and his wife, Mable Frances Perry, purchased the property. Ralph Perry was the president of the Wall Street Bank in Spokane and was later appointed a vice president of Pacific Mortgage Company. In 1933, Frank Johnson bought the house. Johnson worked at Reconstruction Finance Corporation in Spokane. The next year, Alma & Kristian Fristrup resided in the house in

¹² *Spokesman-Review*, 11 June 1911.

¹³ *Spokesman-Review*, 11 Mach 1990.

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1934. Mr. Frstrup was a commander in the Salvation Army and was stationed at Spokane Salvation Army headquarters in downtown Spokane.

In 1935, Marion Rogers and her husband G. Oscar Rogers, president of Spokane Stationery Company, purchased the property and lived in the Lloyd House for a few years. In 1938, Colonel Charles Stark and his wife, Dorothea Stark, bought the house at 451 W. Shoshone Place. Charles Stark worked as a picture editor for the *Spokesman-Review* for 19 years. The Stark's sold the property in 1967 for \$12,500. It changed hands several times until 2006 when Joseph & Kathleen Herzog bought it for \$276,000.

In 2020, Nathan & Holly South purchased the home for \$665,000. Nathan is a director at a technology company that works to connect people to the internet in the developing world. Holly works as a program manager at the National Conference for State Legislatures, a bipartisan research and professional development organization and legislative staff.



Lloyd House in 2022, looking at the façade northwest corner.



Spokesman-Review, 10 July 1910

New Homes in Cannon Hill Park; Number 1

From time to time the Spokesman-Review will print a series of new homes in various new additions of Spokane. The first residential addition, which will be shown, is [the] Cannon Hill Park [Addition], put on the market about a year ago by Arthur D. Jones & Co. This addition is in line to become the center of many of the attractive homes of Spokane as [minimum lot price] ...restrictions of about \$4,000 are placed on lots in this improved addition.

The picture is of H. T. Lloyd's new residence on Shoshone Place between Oneida Place and Bernard Street. It has been built by contractor E. W. Larson at a cost of about \$5,000. The house is a rare Spanish Mission type with seven rooms, all finished in hardwood floors and modern features. One of the features is the "lookout," which virtually is an ideal sleeping balcony, opening upon an open balcony above the veranda. All the rooms of this house are on the ground floor. The home is a model for neatness in architecture.¹⁴

¹⁴ *Spokesman-Review, 10 July 1910.*

HISTORIC SIGNIFICANCE

Category C

The Lloyd House was built in 1910 with a bungalow house form, and was embellished with a blend of Spanish Mission and Craftsman aesthetics.

Bungalow House Form

The Lloyd House well-reflects the bungalow house form. The word “bungalow” was 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 and expensive Victorian styles that preceded it. The *Old House Dictionary* explains that the term “bungalow” refers to a low-slung, ground-hugging house characterized by overall simplicity and broad gables. 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 roof. Bungalow house forms were designed to harmonize with nature and the environment, and were embellished in many different ways, resulting in various stylistic treatments adapted from Colonial Revival, Tudor Revival, Prairie, Swiss Chalet, Spanish Mission, and Craftsman traditions. Bungalow architecture was especially popular throughout America for thirty years from 1900 to 1930, and has continued to enjoy shorter periods of historic revival throughout the late 1990s and early 2000s.

Spanish Mission Tradition

Spanish Mission architecture—a revival of artistic features and elements from earlier Spanish church and Catholic Mission examples—began appearing in the southern and southwestern United States in Florida, Texas, Arizona, New Mexico, and California around the late 1800s and early 1900s.¹⁵ In the teens and 1920s, Spanish Mission stylistic treatments enjoyed expanding popularity with Hollywood film and stage stars and at fashionable Florida resorts.¹⁶ Architectural historians Lee & Virginia McAlester (*A Field Guide to American Houses*) identify Spanish Mission features as low-pitched roofs, colorful red/orange ceramic roof tiles, shaped dormers/parapets, covered single-story front porches with prominent front arches, exterior stucco or painted brick wall surfaces, asymmetrical façade designs, and round or square towers. They explain that some landmark examples have rambling, compound plans where “square and round towers” as well as “hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.”¹⁷

The above-noted July 10, 1910 *Spokesman-Review* newspaper article described the design for the Lloyd House as a “rare Spanish Mission type.”¹⁸ Not readily seen in northern climes, Spanish Mission architecture and embellishment was infrequently used for homes and buildings erected in Spokane. At least two large landmark Spanish

¹⁵ Harris, 2000.

¹⁶ Carley, Rachel. 1994.

¹⁷ McAlester, Less & Virginia, 1989.

¹⁸ *Spokesman-Review*, July 10, 1910.

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Mission mansions with ceramic-tiled roofs and shaped dormers/parapets were constructed in Spokane—the Wakefield House built in 1897 on West First Avenue, and the Dr. Thomas House built in 1905 on West Summit Boulevard. Three smaller Spanish Mission examples with shaped dormers/parapets were erected in the early 1900s-1920s in Spokane on North Sherwood Street, South Cedar Street, and West 19th Avenue. Spanish Mission homes built *without* shaped dormer/parapets include a few white-painted brick examples on Rockwood Boulevard, West 20th Avenue, South Lincoln Street, South Bernard Street, and West 30th Avenue.

The aforementioned 1910 newspaper article and photograph pictured and referred to a specific architectural feature of the Lloyd House called a “lookout.”¹⁹ The article defined the feature as an “ideal sleeping balcony, opening upon an open balcony above the veranda” (covered front porch).²⁰ The open balcony is located on the west half of the home’s north façade atop a single-story square tower. The balcony is protected and surrounded on three sides by a short parapeted wall. A larger and taller two-story square tower stands behind the smaller tower, and is attached to the smaller tower’s south rear wall. Matching the house, the taller square tower is covered with a shallow-pitched hip roof with widely unenclosed eaves and exposed roof rafters. Both towers are clad in the coarsely textured pebbled stucco that covers the entire house. While the smaller tower’s balcony covers the west half of the single-story covered front porch, the taller tower behind the single-story tower encloses a bedroom on the second floor. As described in the 1910 newspaper article, the bedroom space was originally designed as a fresh-air sleeping porch with screened window spaces and a door that opened to the concrete balcony located on top of the smaller tower. In 1917, the second-floor sleeping balcony was enclosed and finished as an indoor bedroom (page 12). A new exterior door in the bedroom opens to the parapeted open-air balcony atop the original single-story northwest corner tower.

Craftsman-Style Features

Craftsman-style influence blends well with Spanish Mission articulation at the Lloyd House, including the home’s ground-hugging bungalow form, low hipped roof, widely overhanging eaves with exposed rafter tails, textured stucco cladding, covered front porch, and tripartite windows and window pairs with multiple upper panes. Craftsman influence is seen in the home’s interior with widely open rooms, natural vertical and curly fir woodwork, boxed ceiling beams, hardwood oak floors, and built-in book shelves, bookcases, and linen closet.

Edward William Larson, Building Contractor

Not much is known about Edward William Larson. He billed himself as a carpenter and building contractor, and worked in Spokane from 1904 to 1912. A number of homes he built were located in the Cannon Hill Addition, including the Lloyd House. Further research of the hundreds of historic homes located on Spokane’s South Hill in the

¹⁹ *Spokesman-Review*, 10 July 1910.

²⁰ *Ibid.*

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Cannon Hill Park Addition may reveal more information about E. W. Larson in the future.

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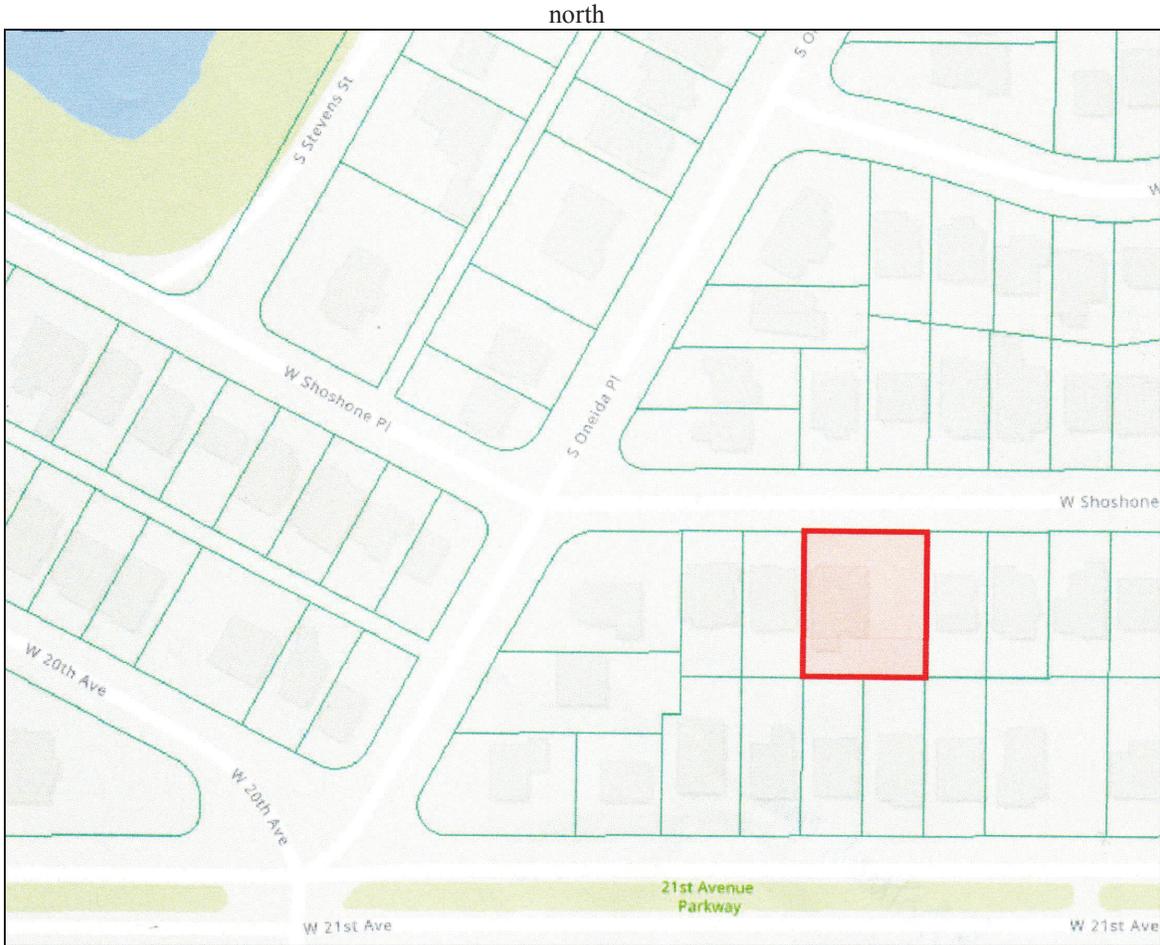
"Over Eight Miles of Shade Trees Will be Planted Along the Streets of Cannon Hill Park." *Spokesman-Review*, 15 August 1909.

"New Homes in Cannon Hill Park: Number 1." *Spokesman-Review*, 10 July 1910.

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

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

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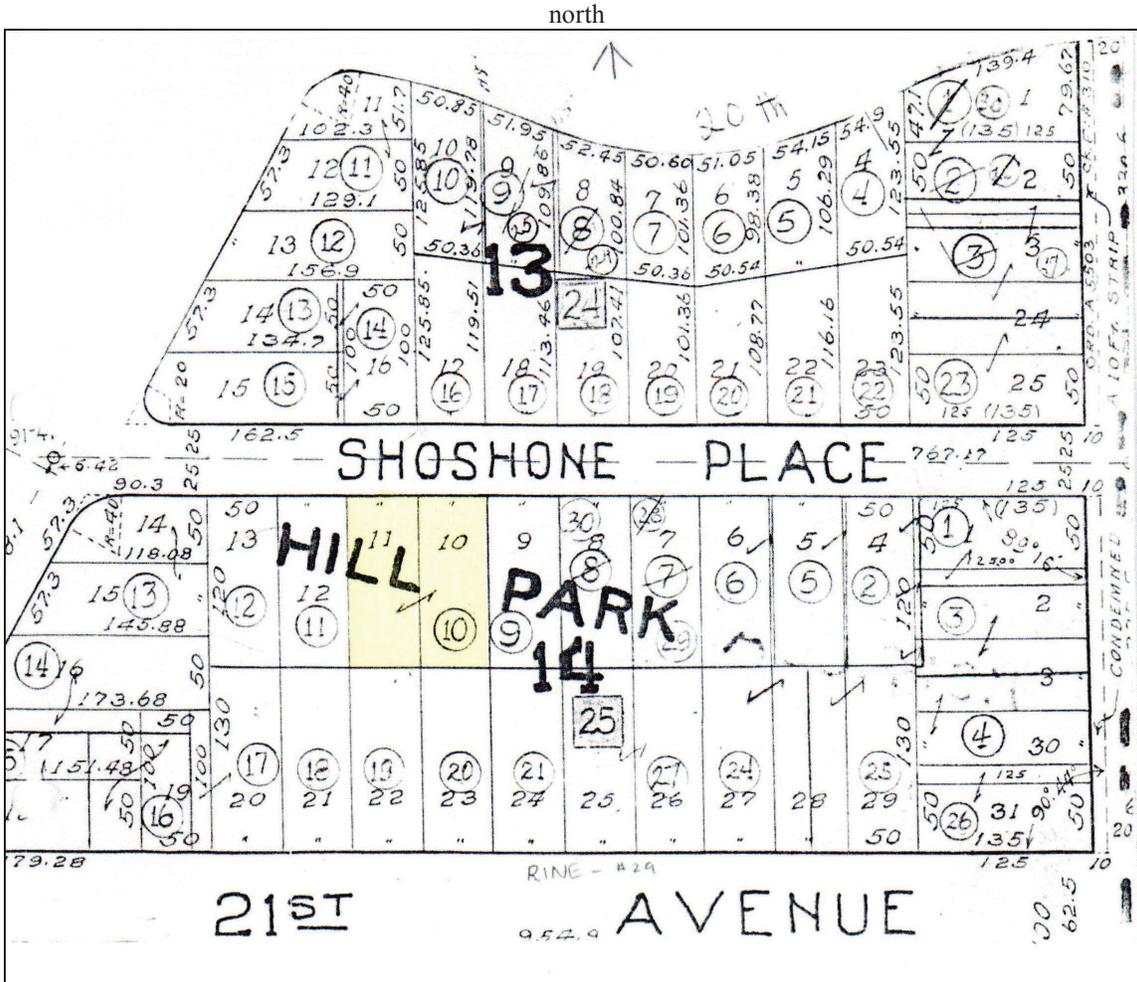


2022 PLAT MAP
Spokane City/County

451 W. Shoshone Place

Cannon Hill Park Addition, Block 14, Lots 10 & 11

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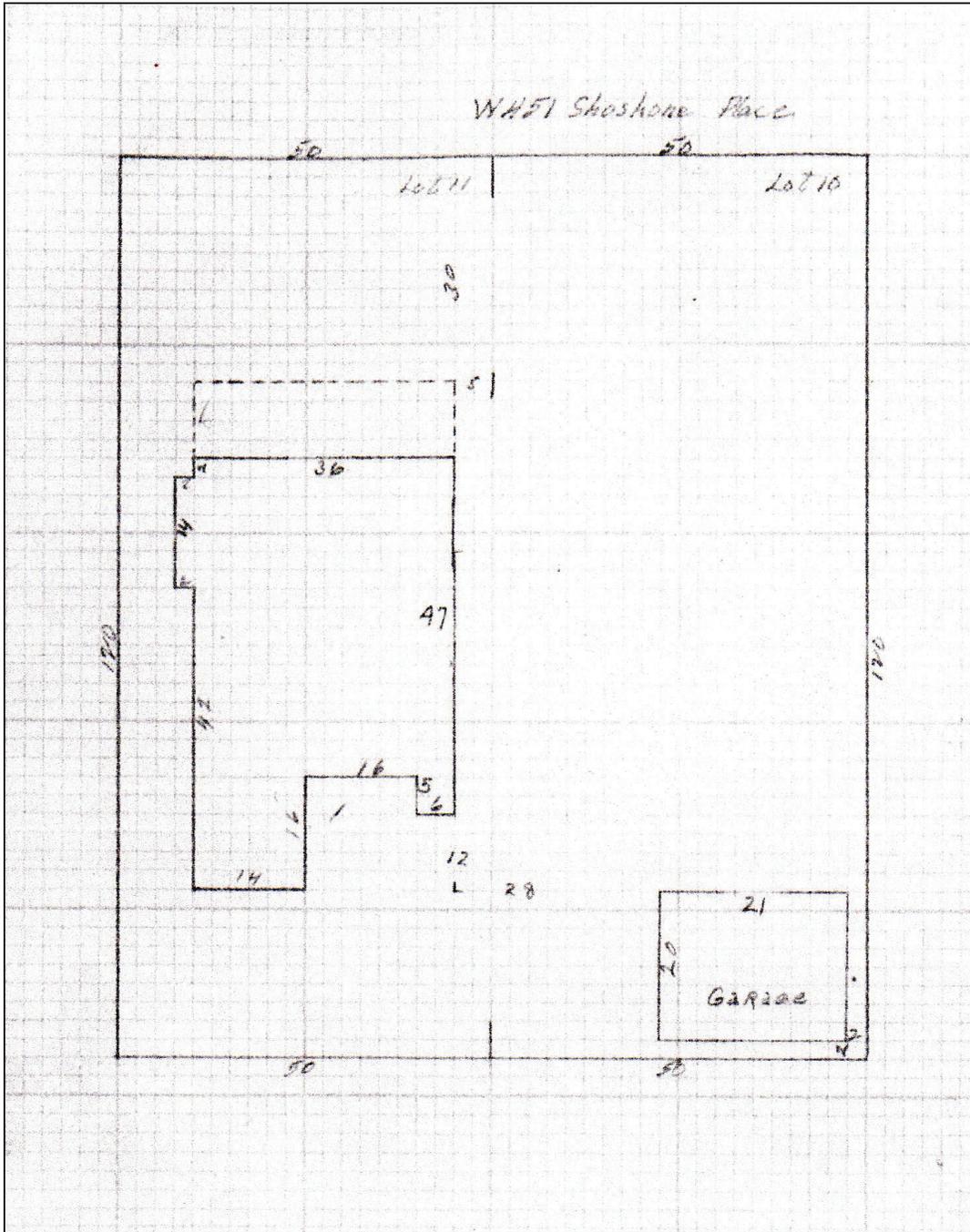


PLAT MAP
Spokane City/County

451 W. Shoshone Place

Cannon Hill Addition, Block 14, Lots 10 & 11

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SITE PLAN
Circa 1950-1960
Spokane City/County

451 W. Shoshone Place

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1959 Photo

Source: Spokane City/County Assessor

Lloyd House
451 W. Shoshone Place
Spokane, WA 99203

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1967 Photo

*Source: Rhodes Real Estate Company Collection
Northwest Museum of Arts & Culture
Spokane, WA*

Lloyd House
451 W. Shoshone Place
Spokane, WA

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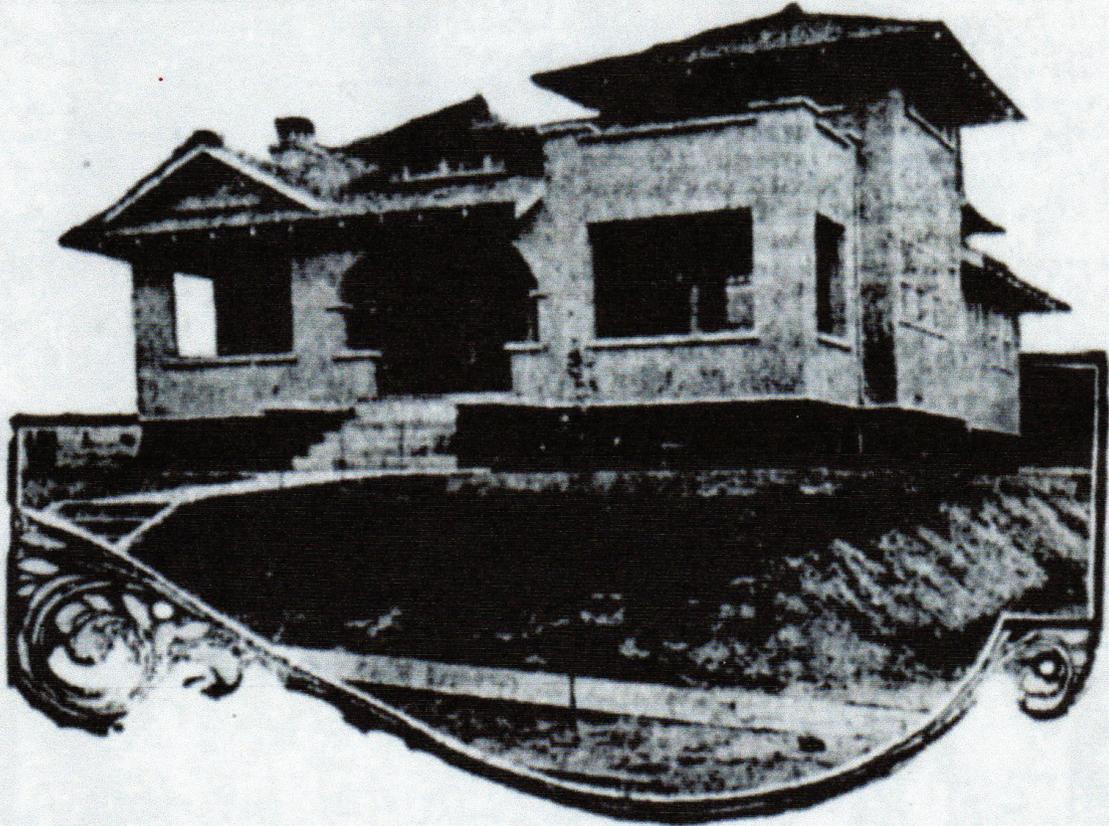
84564	Address W. 451 Shoshone	B'rms. 4	Age 1911	Price 13,250
Occupied by	Mr. & Mrs. C. R. Stark, Jr.	Phone RI 7-5254	B	1 2 3 1
Owner	same	Address		Floor
List. Office	SHERWOOD & ROBERTS, INC.	Phone TE 8-4181		Bdrms. 1-1/2
Salesman	M. J. Poehl	Phone HU 3-3196		Baths 2
Key on front porch light	Must call before showing - lockbox ?	Insl. Walls ?	Cell. yes	Toilet 2
Name & Blks. to Schools	St. Augustine & Roosevelt	1/2 Blks. to bus		Basin -
Mtge. bal. F&C	Mo. pay	% Bank		Shower 1
Cont. bal.	Mo. pay	% Bank		Tub x
Proposed terms:	Cashout - FHA.			Hwd. FL. x
Describe Kitchen:	Large.		x	F. P.
	N76819	Eating space yes	space	Ldry. Rec. Rm.
Fenced yd. partly	Patio: - Storm some	Screens: some	196.7 Taxes 272.20	15 x 24 Liv. Rm.
Legal descpt.	Lots 10 & 11, Blk 4, Cannon Hill Park	Sewer Y		14 x 18 Din. Rm.
Adn. to the City of Spokane.		Paving Y	100	% Bsmt.
Features:	Large music room West of living room	Curb Y	60	Gal. W.H.
Curtains & drapes included.		Public Sidewalk Y	G. H. W.	Heat
		Roof Comp.	dbl.	Garage
		Approx. Sq. Ft. 1788	100x120	Lot Size
		Closing Agency	Empire Closing	
84564	Address W. 451 Shoshone	B'rms. 4	Age 1911	Price 13,250

1967 Property Description

451 W. Shoshone Place
Spokane, WA

*Source: Rhodes Real Estate Collection
Northwest Museum of Arts & Culture
Spokane, WA*

New Homes in Cannon Hill Park; Number 1



Residence of H. T. Lloyd on Shoshone place near Bernard street.

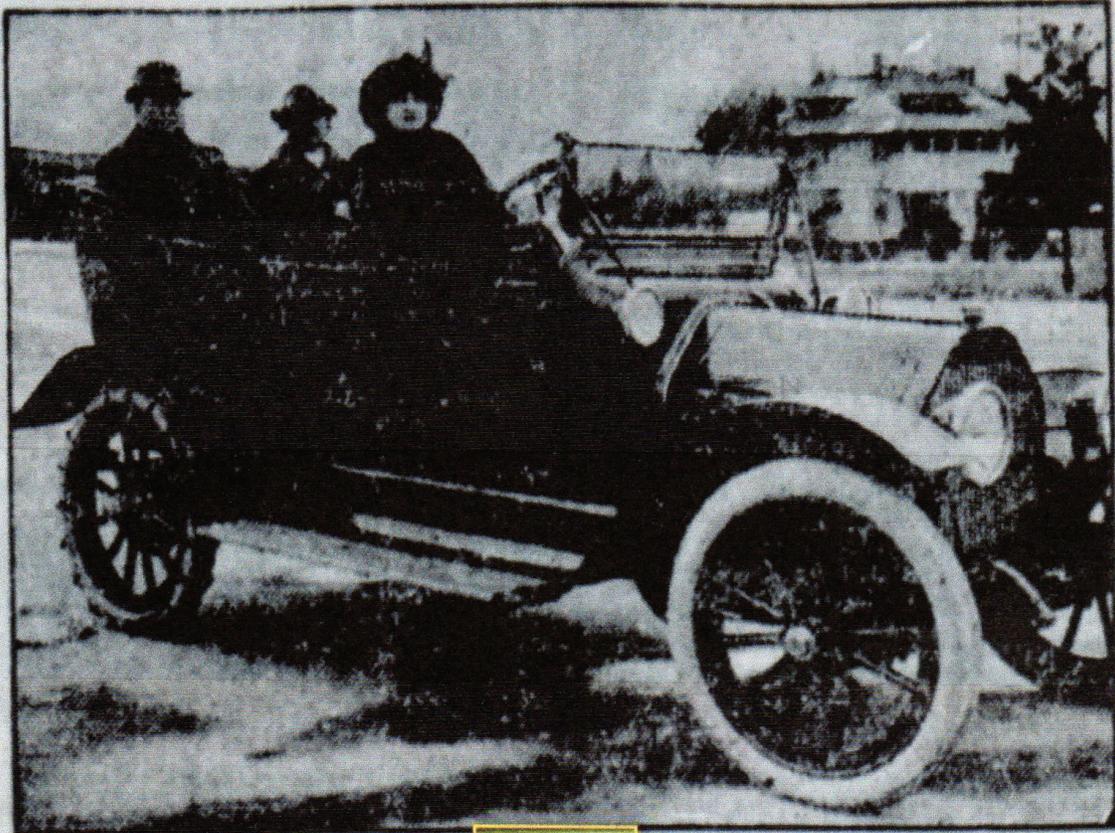
From time to time The Spokesman-Review will print a series of new homes in the various new additions of Spokane. The first addition which will be shown is Cannon Hill Park, put on the market about a year ago by Arthur D. Jones & Co. This addition is in line to become the center of many of the attractive homes of Spokane, as building restrictions of about \$4000 are placed on lots in this improved addition.

The above picture is of H. T. Lloyd's

new residence on Shoshone place, between Oneida place and Bernard street. It has been built by Contractor E. W. Larson at a cost of about \$5000. The house is a rare Spanish mission type with seven rooms, all finished in hardwood floors and modern features. One of the features is the "lookout," which virtually is an ideal sleeping balcony opening upon an open balcony above the veranda. All the rooms of this house are on the ground floor. The home is a model for neatness in architecture.

Spokane Spokesman-Review
10 July 1910

First 1913 Studebaker Sold in Spokane



Mrs. H. T. Lloyd at wheel, H. T. Lloyd and H. J. Banta in tonneau.
The new car, which is rated at 35-horsepower, is equipped with electric lighting and starting systems, making it especially desirable for a woman driver. Mrs. Lloyd will use the car while her husband, a railroad contractor, is superintending his work in northern Canada. They live at 451 Shoshone avenue.

Spokane Spokesman-Review
5 January 1913

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Photo 1
Photo of the northeast corner façade of the Lloyd House in 2022.



Photo 2
Photo looking south in 2022 at the 1910 Lloyd House and Garage.

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Photo 3
Looking northwest at the south rear face of the 1910 Lloyd House in 2022.



Photo 4
Photo of the Lloyd Garage in the southeast corner of the property in 2022.

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Photo 5
Photo of front porch at north façade of house, looking east in 2022.

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Photo 6
Photo of front porch at north façade of house, looking west in 2022.

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Photo 7
Photo of front door in interior of house on north wall in 2022.



Photo 8
Photo of beveled glass lights in front door on north wall of house in 2022.

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Photo 9

Photo of formal living room and study on first floor of Lloyd House, looking west in 2022.



Photo 10

Photo of study on first floor, looking west in 2022.

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Photo 11

Photo of living room in northeast corner of house in 2022, looking north through tripartite window.



Photo 12

Photo of living room on first floor, looking southeast into dining room in 2022.

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Photo 13
Photo of fireplace and bookcases in living room, looking east in 2022.



Photo 14
Photo of oak hardwood floor with mahogany and walnut inlaid strips, looking in northeast corner in 2022.

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Photo 15

Photo, looking south from living room into dining room and kitchen on first floor in 2022.



Photo 16

Photo of east wall in dining room in 2022.

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*Photo 17
Photo of west wall in dining room in 2022.*



*Photo 18
Photo of kitchen, looking southeast in 2022.*

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Photo 19
Photo of kitchen, looking southwest in 2022.



Photo 20
Photo of kitchen, looking south in 2022.

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Photo 21
Photo of rear southeast mud/laundry room in 2022, looking south.



Photo 22
Photo of rear southeast mud/laundry room in 2022, looking west.

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Photo 23
Photo of southeast rear entrance in mud/laundry room in 2022, looking east.



Photo 24
Photo of original built-in linen closet in interior hallway, first floor in 2022.

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*Photo 25
Photo of first-floor bathroom in 2022.*

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*Photo 26
Photo of first-floor bedroom on west wall in 2022.*

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Photo 27
Photo of master bedroom in southwest corner of first floor, looking north in 2022.



Photo 28
Master bedroom, looking south onto backyard in 2022.

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Photo 29

Looking northwest in 2022 through second-floor bedroom and door to exterior balcony.



Photo 30

Looking west in 2022 through second-floor bedroom.

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Photo 31
2022 photo, picturing hallway and basement family room, looking north.

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Photo 32
2022 photo of basement family room, looking northwest.



Photo 34
2022 photo of west window in family room.

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Photo 35
2022 photo of guest bedroom in basement family room, looking north.



Photo 36
Looking south in 2022 through basement family room.