

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 OTTO & CATHERINE HANSEN HOUSE
Common Name

2. LOCATION

Street & Number 1220 West 11th Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35193.1509

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 Nicholas J. Reynolds
Street & Number 1220 West 11th Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 509-863-7520, nreynol@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 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.

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 | Booges Addition, Block 3, Lot 10 |
| 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 27 th Avenue, Spokane, WA 99203 |
| Telephone Number | 509-456-3828 |
| Email Address | lindayeomans@comcast.net |
| Date Final Nomination Heard | June 15, 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

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Otto & Catherine Hansen House, 2022

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1908, the Otto & Catherine Hansen House is a fine example of a low-slung, 1.5-story Arts & Crafts home designed in the Craftsman style. It is covered by a very shallow-pitched hip roof with widely prominent unenclosed eaves, extended roof rafters, and exposed rafter tails. The house is clad in horizontal wood clapboard, and the foundation is made of basalt stone. A covered single-story porch extends the full width across the front of the house, and is supported by tapered porch pillars attached to a short porch wall. Textured, cobbled clinker bricks form a tall tapered chimney on the home's exterior west face, and are repeated in the living room's fireplace surround. The home's interior at the first floor is widely open with an expansive living room and dining room, and is finished with original ebony-colored curly/straight-fir woodwork and honey-hued oak hardwood floors inlaid with decorative walnut/mahogany perimeter strips. Well-preserved in good condition, the Hansen House possesses all five aspects of historic integrity in original location, design, workmanship, materials, and association. The Hansen House is eligible for listing on the Spokane Register of Historic Places.

CURRENT APPEARANCE & CONDITION

Site

The Hansen House is sited in Booges Addition on Lot 10, Block 3. The home faces south along West 11th Avenue and is built on a slight grade that descends west and north. The lot is 40 feet wide from east to west, and 125 feet deep from 11th Avenue north to a graveled public alley. A small front yard frames the south façade of the house and features a manicured lawn, rock-lined

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concrete pathways, and planting beds.¹ The space behind the house extends to a 2022-constructed two-car frame garage in the northwest corner of the lot, and the graveled public alley. Located on Spokane's South Hill in the southwest quadrant of the city, the Hansen House is surrounded by a pleasing blend of historic homes with large, architecturally prominent residences interspersed among smaller vernacular dwellings. The historic homes were built from the late 1890s to 1950.

Hansen House Exterior

The Hansen House was erected in the south half of Lot 10, and faces south along West 11th Avenue. With a rectangular footprint, the house measures 28 feet wide from east to west, and 34 feet deep from south to north. A full-width, single-story covered front porch spans 28 feet in width across the south face of the house, and measures eight feet deep.² The house has 1.5 stories, a low-pitched composition-shingle roof, widely unenclosed overhanging eaves, extended roof rafters and rafter tails, horizontal clapboard siding, a basalt stone rubblemix foundation, and a variety of original wood sash, double-hung and multi-paned casement windows.

South Façade

The south façade of the Hansen House features a prominent single-story full-width covered front porch and a second-floor half-story. A very low-pitched hip roof covers the house. A matching low-pitched hip roof covers the front porch. Prominent with strong horizontally defined Craftsman-style features, the unenclosed house roof and the matching unenclosed porch roof are both embellished with deeply overhanging eaves and exposed roof rafters articulated with extended pointed rafter tails. Both roofs are covered with matching composition roof shingles. The south face of the house is clad with 4.5-inch-deep horizontal painted wood clapboard. Windows at the south façade's first floor include an original center stationary window flanked by two 1/1 double-hung sash units. Located next east of the windows is an original wood front door with glazing and original brass hardware at the east end of the first floor. A ribbon of three 1/1 double-hung, wood-sash windows are located above the covered front porch in the west half of the second floor's façade. An enclosed sunporch is located at the east end of the south facade on the second floor and contains a ribbon of four original multi-paned casement windows. A small low-pitched front gable dormer with three plain fixed windows is located in the center of the home's roof above the second floor.

The home's single-story full-width front porch supports a small gabled porch pediment located on the east end of the porch's south façade. The pediment marks the entry to the front porch from three concrete steps that rise to the porch's deck from a concrete walkway. The walkway leads to the home's south facade from a public concrete sidewalk that runs parallel to West 11th Avenue in front of the property. A three-foot-high tapered porch wall encircles and protects the front porch except for the open porch entry at the southeast corner of the porch. Thick tapered

¹ City of Spokane Tax Assessor records. Spokane County Courthouse, Spokane, WA.

² Ibid.

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wood pillars are attached to the porch wall and support the roof of the front porch. A porch skirt made of painted-wood vertical louvers between square clinker brick porch posts is located around the base of the porch deck. Triangular porch brackets attached to the tapered porch pillars help support the prominently overhanging porch roof. Like the house, the porch wall around the porch deck is clad with 4.5-inch-deep horizontal wood siding that matches the siding on the house. The porch ceiling is covered with original narrow-width tongue-in-groove boards, and the porch deck is secured with stained fir planks. Two evenly spaced scuppers are located in the porch wall between the southeast porch entry and the porch's southwest corner. A horizontal stringcourse extends across the south face of the house under the porch roof, and a second, narrower stringcourse is located just below the lower edge of the windows on the first floor's south façade.



East face of the Hansen House in 2022

East Face

The home's east face reveals a low-pitched hip roof with widely overhanging eaves/exposed rafters, horizontal wood cladding, two stringcourses, original 1/1 double-hung wood sash windows, and a basalt foundation. An original exterior side door opens from the east face to a flight of stairs located between the basement and first floor of the house. A 1/1 window with wood sash is located south of the door. The south end of the second floor's east wall supports two original multi-paned casement windows.



West face of the Hansen House in 2022

West Face

Like the south façade, the west face of the house reveals a low-pitched hip roof, widely unenclosed overhanging eaves with exposed, extended rafters and rafter tails; horizontal wood cladding; original 1/1 double-hung wood-sash windows; a basalt rock foundation; two stringcourses that wrap around the southwest corner of the house from the south façade; and a tapered chimney that pierces the roof and extends to the level of the roof top. The chimney is a focal point of the west face and is made of rough-textured clinker brick and large basalt stone cobbles. Two small, fixed multi-paned casement windows with soldered lead muntin/mullion strips flank the brick chimney at the first floor. A second focal point of the home's west face is a rectangular box bay, located at the first floor in the north half of the west face. The box bay is covered by a steep unenclosed shed roof with exposed and extended rafter tails and is clad with a continuation of the horizontal cladding and stringcourses on the home. The box bay features two fixed multi-paned windows.

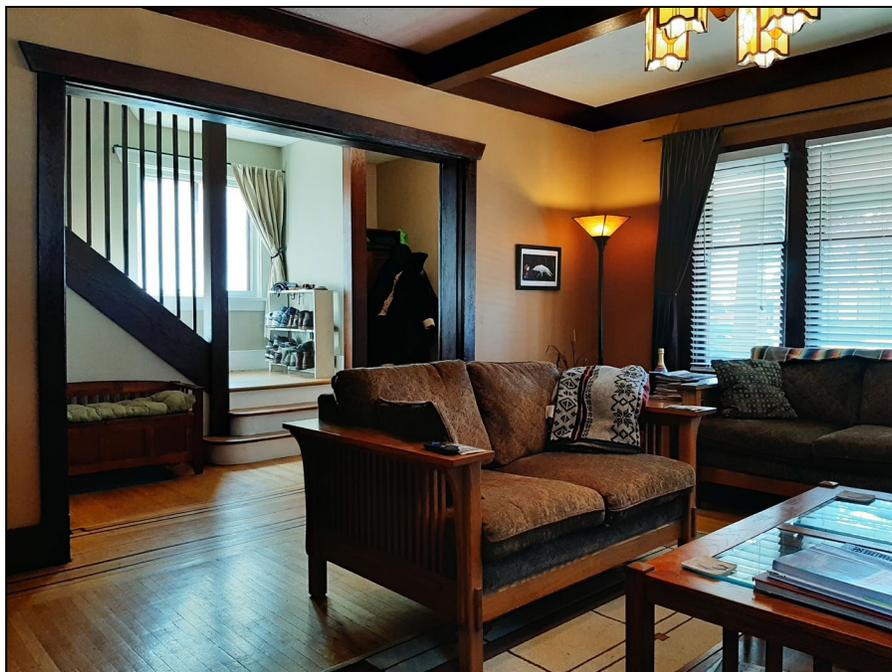
North Rear Face

The north rear face of the house reveals a low-pitched hip roof with widely overhanging eaves, exposed rafter tails, a continuation of horizontal clapboard siding, and a concrete foundation. In 2006, a full-width 12-foot-deep addition was built across the rear north face of the house at the first floor. A stained-wood deck was built on the east half of the addition with stairs that descend west to an at-grade brick patio. A pergola was built over the deck and extended over the brick patio.

Hansen House Interior

The interior of the Hansen House has 1,068 finished square feet at the first floor, and 854 finished square feet on the second floor. The basement is mostly unfinished with 854 square feet.³ An original fir-framed, glazed front door with an original brass doorknob opens from the home's south facade to a front reception hall in the southeast corner of the house. An original hardwood oak floor leads north along an entry hallway to an open staircase on the east wall. Opposite the east-wall staircase is a large entry that opens west into the living room in the southwest corner of the house. The entry hall, staircase balustrade, and living room are finished with fine-grade vertical and curly fir woodwork finished to a rich ebony hue. Woodwork around windows, doors, and a colonnade measures one-inch thick and five-inches deep with Craftsman-style beveled top rails that extend past side stiles on doors and windows. The oak floor in the living room is highlighted with narrow, decorative inlaid strips of dark walnut/mahogany around the perimeter of the room.

The focal point of the living room is a fireplace on the west wall. A fir mantel supported with scroll-sawn brackets extends across the fireplace and across a built-in fir bookcase next south of the fireplace. The bookcase has two leaded-glass doors with green stained-glass designs. The fireplace surround is made of textured basalt-cobbled clinker brick and holds a plain, contemporary gas fireplace insert in the firebox. The hearth is made of original red matte ceramic tile. Set above the top edge of the built-in bookcase, two fixed multi-paned windows flank the fireplace. The ceiling rises to nine feet and is distinguished by original ebony-colored box beams.



Front reception hall and staircase open to the living room in the Hansen House in 2022

³ City of Spokane Tax Assessor records. Spokane County Courthouse, Spokane, WA.

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Looking southwest into the living room, fireplace, and built-in bookcase in the Hansen House in 2022

The living room extends north to a spacious dining room with a nine-foot-high ceiling and ebony-colored fir woodwork that matches the woodwork in the living room. A wide colonnade with tapered posts and a low pedestal wall separates the living room from the dining room. The colonnade is made of vertical and curly fir and is finished in an ebony hue. Like the living room, the oak floor in the dining room is defined with three decorative parallel perimeter strips of inlaid walnut/mahogany. Located on the west wall, a focal point of the dining room is a built-in hutch/buffet made of ebony-colored fir. The center hutch is not as wide as the buffet and is flanked by two windows. Each window on either side of the hutch features a leaded-glass design. The leaded-glass design is repeated in two china/crystal cabinet doors in the hutch. The two hutch doors feature green stained-glass that matches the color and design of the doors in the built-in bookcase by the fireplace. Original brass hardware adorns the hutch and buffet.

The dining room opens north through a pair of ebony-colored paneled pocket doors made of fir. The pocket doors slide open to a 12-foot-wide, 12-foot-deep family room located on the first floor in the northwest corner of the house. The family room was built onto the north wall of the dining room in 2004-2005. Two large 1/1 wood sash windows that were originally located on the north wall in the dining room are now located on the north wall of the family room. A built-in bookcase extends across the west wall, and a wide entry in the east wall opens to the kitchen. The family room floor is covered with wall-to-wall carpet.

In the east half of the home's first floor, an interior door opens from the north end of the entry hall and staircase to a service hallway that includes a powder room on the east wall and a kitchen in the northeast corner of the house. The kitchen and powder room were remodeled in 2004-

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2005 with new Marmoleum floor tiles, bathroom fixtures, kitchen fixtures, appliances, casework, granite countertops, and overhead lighting.



Looking from the master bedroom into a southeast corner sun porch in the Hansen House in 2022

The entry hall staircase rises to a landing, turns, and proceeds to the home's upper floor. With the exception of bathroom upgrades (new fixtures, plumbing, flooring, paint, lighting), the upper floor is entirely original with sloped ceilings that accommodate the home's very low-pitched hipped roof. An interior center hall opens to a sunroom/master bedroom along the south wall, a full bathroom on the west wall, a bedroom in the northwest corner of the house, and a bedroom in the northeast corner of the house. A full-length built-in linen cupboard is located on the east wall between the northeast corner bedroom and the staircase entrance. The floor on the second story is made of finished fir planks. Bedroom floors are covered in wall-to-wall carpet. Most of the ceiling is eight feet in height except where lower ceiling slopes meet exterior walls. All second-floor woodwork is painted pine. The woodwork style matches woodwork on the first floor with five-inch deep baseboards, four-inch-deep stiles and rails, five-paneled interior doors, and Craftsman-style extended and beveled rails atop doors and windows. The basement is mostly unfinished with exposed basalt stone foundation walls, concrete floor, a storage room, laundry area, and furnace/mechanical space.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Hansen House was built in 1908. The earliest three photographs of the property that could be found are dated 1959, 1961, and 1972. With two exceptions, all three photographs reveal the home's south facade as it appears today in 2022. Exceptions include a screen door and asbestos shingles. The 1961 photograph reveals an aluminum screen door (circa 1955-1960) over the

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home's existing original front facade door—the screen door is missing today. All three photographs show the front of the house clad in large asbestos shingled shakes, especially popular during the 1940s-50s. In 1953, the original siding (unknown style and material) on the house was replaced with asbestos shingled shakes for \$600 (see “Modifications” below).⁴ In 2004-2005, the asbestos shingle shakes were replaced with 4.5-inch-deep painted wood siding around all four faces of the property at the first and second floors.

Modifications to the property include:

- 1908 Several building permits for connections to city sewer, city water, and permits for necessary electrical and plumbing work were signed and dated when the house was constructed in 1908 (*numbered Spokane Building Permits #B1864, #2366, #15619*).
- 1919 A wood frame “private garage” was built at the northwest rear corner of the property for \$150 (*Spokane Building Permit #11264, October 1919*).
- 1953 The original 1908 wood cladding (unknown style and material) on the house was removed and replaced with asbestos shingled shakes for \$600. The asbestos shingles are readily apparent in the aforementioned 1959, 1961, and 1972 black-and-white photographs of the house (*Spokane Building Permit #17006, April 1953*).
- 1968 A wood fence “not to exceed six feet in height to enclose rear yard” was constructed in April 1968. The value of the fence was printed on the building permit as “\$50” (*Spokane Building Permit #B68369, April 1968*).
- 1969 A “conversion burner” was installed in the heating system in the basement (*Spokane Building Permit #3201, March 1969*).
- 1972 The house was re-roofed with composition shingles, and new concrete steps were poured at the south façade of the home (*Spokane Building Permit #B-37, March 1972*).
- 1972 A new drain was installed for a washing machine (*Spokane Building Permit #P-44, March 1972*).
- 1980 Electrical work to the house was approved (*Spokane Building Permit #80-03-04-002, March 1980*).
- 1980 A change to 200 amp service was made (*Spokane Building Permit #80-03-04-003, March 1980*).

⁴ Spokane County Building Permit #17006, April 6, 1953.

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- 1992 The house was re-roofed with composition asphalt shingles.
- 2004-2007 A 12-foot-deep addition was built on the home's north face at the first floor across the entire width of the house to include a new lengthened kitchen in the northeast corner of the house, and a new family room in the northwest corner of the house. An exterior deck with a pergola was built onto the extended kitchen and includes steps down to a patio at grade at the northwest end of the house. The kitchen was lengthened and remodeled with new floor, new walls/ceiling finish, casework, appliances, plumbing and sink, granite counters, and overhead lighting. The family room was built on the north wall of the dining room. Providing ingress/egress, a pair of antique five-paneled antique pocket doors made of ebony-hued fir was installed between the dining room and family room.
- 2020-2022 The house was re-roofed with composition asphalt shingles and was repaired and repainted inside and outside. Front porch brackets and a porch skirt were repaired and repainted. Interior work included insulation installed in the walls and attic, repairs to fireplace insert, heating/electrical/mechanical systems repairs, smart security systems installed, and a whole-house air conditioning system installed.
- 2022 A new two-car garage was built in the rear northeast corner of the backyard next to a graveled alley.



The Hansen House clad with asbestos shingle shakes in 1972 (Rhodes Real Estate Company)

SECTION 8: STATEMENT OF SIGNIFICANCE

| | |
|-------------------------------|-----------------------------|
| <i>Area of Significance</i> | <i>Architecture</i> |
| <i>Period of Significance</i> | <i>1908</i> |
| <i>Built Date</i> | <i>1908</i> |
| <i>Architect</i> | <i>Unknown</i> |
| <i>Builder</i> | <i>Albion M. McGlauflin</i> |

SUMMARY STATEMENT

Built in 1908, the Otto & Catherine Hansen House is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance as a typical representation of the Craftsman style. The property’s period of significance is defined as the year the house was built in 1908. Spokane railroad contractor Otto Hansen and his wife, Catherine Reese Hansen, were the first resident owners of the home.

HISTORIC CONTEXT

Booges Addition

In 1888, Booges Addition on Spokane’s South Hill was platted between West Tenth and West Fourteenth Avenues, and between South Madison and South Cedar Streets for a total area of 16 city blocks. Before Booges Addition was platted, the area was characterized by a natural wooded north-facing slope with basalt boulders and rocky outcroppings, native pine and fir trees, grasses and wildflowers. In 1890, the Northern Pacific Railway Company sold all 16 blocks to real estate investor, John Booge, who named the area Booges Addition. Booge was influential as a Spokane City Councilman and notary public, and owned Booge & McIntosh Real Estate Company.

Development in Booges Addition began slowly in 1888 but rapidly increased by the early 1900s. Spokane witnessed a population boom from 25,000 in 1900 to over 100,000 people in ten years by 1910. Small and large single-family homes designed in a plethora of styles were built in Booges Addition and surrounding South Hill neighborhoods for Spokane’s expanding populace. An influx of homebuyers purchased the lots and homes, including doctors, lawyers, bankers, and insurance agents in addition to railroad contractors, real estate developers, merchants, and miners. Many men worked for various businesses, and women were sometimes employed as nurses, secretaries, teachers, librarians, and seamstresses. Younger men and women often helped as chauffeurs, gardeners, maids, and other forms of domestic help. As originally intended, most homes in the neighborhood were built as single-family residences but a few larger homes were altered in the 1920s-1940s to accommodate multi-family apartment living.⁵

Otto & Catherine Hansen

By 1905, Spokane businessman Albion McGlauflin began listing his interest in real estate, loans, and investments in city directories. He purchased Lot 10 on Block 3 in Booges Addition, and in 1908, erected a three-bedroom, 1.5-story house on the building site. Addressed as 1220 West

⁵ Booges Addition was described in May 2022 as a “group of four individually listed historic properties that are associated as the Booges Addition Spokane Historic District.” *Spokane Preservation Office, L. Camporeale, Spokane, WA.*

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11th Avenue, the house was designed in the Craftsman style and was constructed as a horizontally oriented, low-slung dwelling with a very shallow-pitched hip roof, unenclosed widely overhanging eaves, and a full-width covered front porch. In September 1908, McGlauflin sold the house to Otto Hansen, a Northern Pacific Railway conductor/engineer/contractor, and his wife, Catherine Reese Hansen. The Hansens paid McGlauflin \$5,500 for the property, and became the first resident homeowners to live in the newly built house.⁶ They sold the house nearly five years later for \$4,000 in April 1912.

Subsequent Homeowners

In 1912, Samuel & Tresa Merrill purchased the Hansen House. Samuel Merrill was president of the National Lumber Company, and president of the Exchange Lumber & Manufacturing Company in Spokane.

In 1919, Maude & Alex Lindsay purchased the home for \$4,200. Alex Lindsay was the district manager/secretary of the State Building & Loan Association and later, the National Savings & Loan Association.

August & Edna Heatfield purchased the property from the Lindsays in 1924. With offices in the Paulsen Building overlooking the heart of Spokane's downtown business district, August Heatfield described his employment in Spokane city directories as a "special insurance agent," while Edna Heatfield worked as a librarian for the Spokane Public Library.⁷

Terry & Mary Ellen Riley purchased the Hansen House in 1944. The Rileys owned and operated the Riley Candy Company in Spokane. In addition, Terry Riley worked as a salesman for United Sanitary Supplies, and later as a salesman for the Building Maintenance Supply Company.

In 1953, Rowland & Lillian Bailey bought the house for \$7,100. Rowland Bailey worked as a superintendant at Fairchild Air Force Base, and as a manager for the Colonial City Bowling Alley in Spokane. Just two years after buying the property, the Baileys sold it to Don & Frances Case in 1955. In 1961, the Cases sold the property for \$7,400 to Trula & Gerald Mellinger, a stockman and assistant manager for a chain of seven Rosauers Foods Supermarkets throughout Spokane. Five years later in 1966, Robert & Lois Zat bought the house on West 11th Avenue. The Zats owned and operated Zat's Dry Cleaners, 1603 West Pacific Avenue. Robert Zat also worked as a serviceman for Northwest Radio in Spokane.

In 1972, Spokane Safe & Lock Company purchasing agent Daniel Phillips and his wife, Marilyn Phillips, bought the house for \$12,750. Five years later in 1977, the Phillips sold the house for \$27,000 to Kenneth Bettinger. In 1981, Albert Johns, owner and proprietor of A. A. Johns Realty Company, 830 North Division Street in Spokane, and his wife Elizabeth Johns, purchased

⁶ Spokane Warranty Deed #213950, 23 September 1908. Spokane County Courthouse, Spokane, WA.

⁷ The 1914 *Spokane City Directory* listed August Heatfield as a "special agent" with the Hanover Fire Insurance Company of New York. During his residence in the Hansen House, city directories listed Heatfield as a "special insurance agent" but did not specify insurance company affiliations.

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the property for \$35,000. The Johns sold it in 1995 to Steven & Judith Black for \$53,000.⁸ The Blacks owned and operated Black's Painting, a company that specialized in spray-painting applications of appliances and other metals.

Alice Stricker bought the house in 2000 for \$85,000. A few years later in 2003, machine operator Eric Shears and his wife, Sarah Shears, purchased the property for \$120,000. They greatly improved the Hansen House with rehabilitations from 2004 through 2007, including the complete replacement of exterior asbestos shingles with horizontal wood clapboard siding, and a new roof. In addition, they directed the construction of a family room addition, a kitchen remodel with an extended kitchen addition, and a stained-wood porch addition with a pergola at the rear of the house. The Shears sold the property in 2008 for \$225,000 to Andrea Kjack & Jordan Quisenberry, Spokane marketing, design & advertising agency specialists.

In 2020, Spokane businessman Nicholas Reynolds bought the historic Hansen House for \$355,000. A portfolio manager for Washington Trust Bank, Nick is involved in the development and implementation of wealth strategies designed to help attain clients' goals as they relate to their investment portfolios.⁹

ARCHITECTURAL SIGNIFICANCE

Category C

The Hansen House is architecturally significant as a fine example of the Craftsman style, which evolved from the English Arts & Crafts Movement. The Movement was led by a group of architects and artisans who emphasized the importance of craftsmanship and high standards in all architectural details.

American Arts & Crafts Movement (1900-1930)

Architectural historian Paul Duchscherer defined the Arts & Crafts Movement in his book, *Beyond the Bungalow*:

Starting as a design reform movement that originated in mid-nineteenth-century England, the Arts & Crafts Movement's original intentions set out to improve public taste in general and the design quality of goods manufactured for home furnishings in particular. Soon, however, its influence in America would be galvanized into a recognizable design vocabulary, inspiring the creation of the Craftsman style that came to dominate the first wave of the emerging bungalow market.¹⁰

Bungalow House Form

As explained by author Jan Cigliano in her book, *Bungalow: American Restoration Style*, American families first embraced the bungalow in the early 1910s. The bungalow is an

⁸ Sales dates from 1977 through 2020 are recorded on Spokane County property tax information data sheets for 1220 West 11th Avenue, Spokane, WA.

⁹ Spokane County records for statutory warranty deeds, quit claim deeds, and deeds of trust are located in the Spokane County Courthouse, Spokane, WA.

¹⁰ Duchscherer, *Beyond the Bungalow*, p. 15

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architectural model or house type that embodies ideals of nature and craftsmanship and is a “perfect fit for individuals who seek a sophisticated level of simplicity through artistic and crafted furnishings and home design.” A bungalow is a type of house *form* in contrast to *style*, which is a particular period and genre of design that embellishes or covers the house form.¹¹

Above-noted authors Cigliano and Duchscherer agree the word “bungalow” is an anglicized version of East Indian Hindi words *bangala*, *bungale* and *bangle*, which all mean “covered porch.” East Indian dwellings were admired by resident British colonials for keeping exterior walls cool and shaded with widely extended overhanging roof eaves. In America, the “large, sheltering roofs that cover front porches or create shade...with deeply overhanging eaves are features that suggest an evolution from its Indian origins.”¹²

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 term “bungalow” refers to a low-slung, ground-hugging house form characterized by overall simplicity, a low-pitched roof, and broad gables. Varying greatly according to geographic location, climate, and architectural vernacular, bungalow forms 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.

All bungalows are usually limited to 1.5-stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower roof. Architectural historian Paul Duchscherer states that “bungalows must have most, if not all, bedrooms on the first floor along with other primary living spaces. This issue of bedroom location seems to persist as the most technically defining factor of a true bungalow.”¹³

As frustrated home buyers looked for larger bungalows that could be erected on narrow lots, a market for so-called “bungaloid” houses developed. Sharing similar features and detailing as single-story bungalows, bungaloid homes “veered upward from the single-story format into a full two-stories, usually with additional attic space. Bungaloid homes were geared toward not only those families who were interested in the latest housing trends and amenities but also those who needed and could afford something a little larger.”¹⁴

The vast majority of new middle-class houses from bungalows to larger plans were oftentimes outfitted with prefabricated millwork elements for their interiors. These included doors and windows plus specialty millwork items such as box beams, columns, colonnades, corbels, brackets, fireplace mantels, bookcases, desks, linen closets, and other built-in cabinetry. 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.

¹¹ Cigliano, p. 9

¹² Duchscherer, *Beyond the Bungalow*, pp. 10-11

¹³ *Ibid*, p. 13

¹⁴ *Ibid*, p. 19

The Craftsman Style

Paul Duchschere stated in his book, *The Bungalow: America's Arts & Crafts Home*, "the concept of the Craftsman style came into general use when Gustav Stickley made it the title of his magazine, *The Craftsman*, which he published between 1901 and 1916."¹⁵ The term "Craftsman style" was used to describe home design, home interiors and built-ins, decorative arts, and a way of life. The Craftsman aesthetic was grounded in nature and espoused "natural" building materials such as wood shingles, indigenous stone or river rock, smooth brick and highly textured clinker brick, stucco, wrought iron, and leaded glass. Horizontal orientation was accentuated instead of a home's vertical lines, which were popular in Queen Anne-style homes. Horizontal emphasis was achieved through low-pitched roof designs, unenclosed deep eave overhangs that cast strong horizontal shadows across the house, exposed and extended rafter tails and bargeboards with decorative ends, triangular knee braces, horizontal siding, horizontal bands and stringcourses, sloping (battered) foundations and walls, small high windows on each side of chimneys, and thick porch walls that anchored tapered (battered) porch pillars and columns.

In 1908, the Hansen House was erected as one of the first homes in Booges Addition on Spokane's South Hill. A textbook interpretation of the above-described Craftsman style, the property is distinguished with specific design features that strongly promote a horizontal, low-slung appearance. The home's very low-pitched hip roof that covers the house as well as the matching very low-pitched hip roof over the façade's single-story front porch together provide the perception of a "flattened" house form. Exaggerated four-foot-deep unenclosed roof eaves encircle the house and promote the flattened effect of the roof and the porch roof. The deeply extended roof eaves and extended roof rafters with pointed rafter tails further highlight the flattened effect. Together, the very low-pitched hip roofs with very deeply unenclosed roof eaves, exposed roof rafters, and extended rafter tails cast extended dark shadows across the four faces of the house that help strengthen the home's horizontality.

Other architectural features that help diminish the height of the house are the strong horizontal lines attributed to the attached single-story covered front porch at the home's south façade (the porch cuts the house in two horizontally), and the wide horizontal clapboard that clads and encircles the home's exterior. Additional features that provide horizontal strength to the home's design include original narrow-width tongue-in-groove porch ceiling boards, a tapered front porch wall that supports tapered porch pillars and brackets, horizontal stringcourses and horizontal bands that encircle the house, a small nearly flattened gabled porch pediment, a small low-slung gabled attic dormer, and original 1/1 wood-sash windows (a design cut in half horizontally by wood sash). Lastly, an exterior feature that helps exaggerate the home's horizontal emphasis is the "ground-hugging" appearance of the lot on which the house is sited. The north-south lot is flat from the street at West 11th Avenue *half-way* north to the home's front porch. The grade then begins a shallow descent to the front porch, reinforcing the illusion of a lower house form.

¹⁵ Duchschere, *The Bungalow: America's Arts & Crafts Home*, p.38

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Built in 1908, the Hansen House is a fine example of the Craftsman style as perceived in the following characteristics:

- 1900-1930, the “heydays” or most popular years for the construction of Craftsman-style homes
- Bungalow—a 1.5-story bungalow (the Hansen House is built on a residential lot with a smaller width of 40 feet so all bedrooms are on the upper floor)
- Very shallow-pitched hip roofs, which promote a ground-hugging and low-slung appearance—strong Craftsman-style tenets that strengthen the home’s horizontality
- Unenclosed roof eaves—a strong Craftsman design feature
- Deeply overhanging roof eaves on the house
- Full-width single-story front porch also covered with widely overhanging roof eaves to match those of the house
- Exposed/extended roof rafters and rafter tails around perimeter of house roof and porch roof
- Tapered porch wall around porch deck
- Thick tapered porch pillars
- Porch brackets attached to porch pillars help support covered porch
- Porch wall with louvered scuppers
- Louvered front porch skirt between clinker brick support posts
- Wood clapboard cladding around house and porch wall
- Decorative horizontal stringcourses/bands around the house
- Multi-paned casement windows and 1/1 double-hung wood-sash windows
- Leaded-glass windows with lead and/or zinc strips
- Stained/cathedral-glass window designs
- Basalt rubblemix foundation wall exposed
- Tapered chimney made of textured, thrice-fired clinker bricks with protruding basalt cobbles
- Interior woodwork in entry hall, living room, and dining room made of the finest curly and vertical fir, burnished to a rich, deep brown
- Wide stiles around doors/windows and a colonnade all capped by widely extended beveled rails—a strong Craftsman-style design feature
- Deep cove molding
- Five-paneled interior doors
- Staircase with square wood balusters, finished in a deep brown stain
- Wide, open living room and dining room
- Fireplace made of textured clinker brick with basalt cobbles
- Built-in furniture, including box ceiling beams, inlaid narrow perimeter floor strips with Greek key-designed corners, colonnade, bookcases, buffet/hutch, fireplace mantel, fuse box cupboard, hall linen cupboard, staircase with 1-inch by 1-inch stained wood balusters.

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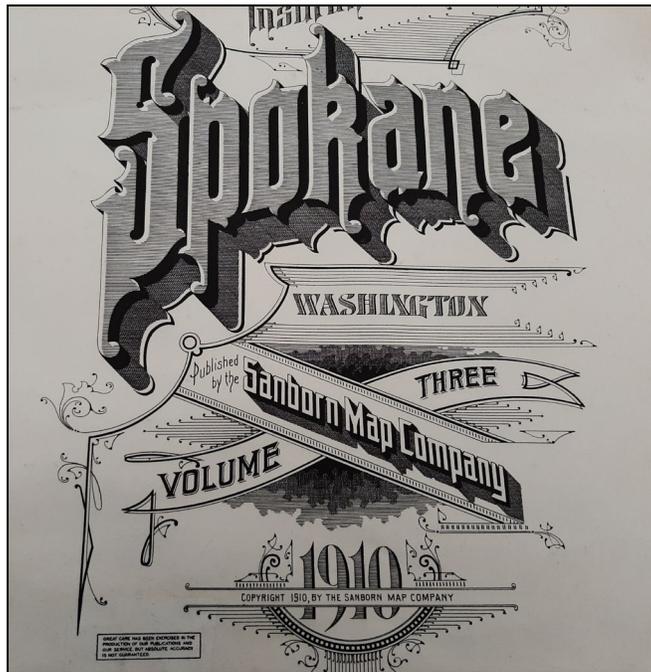
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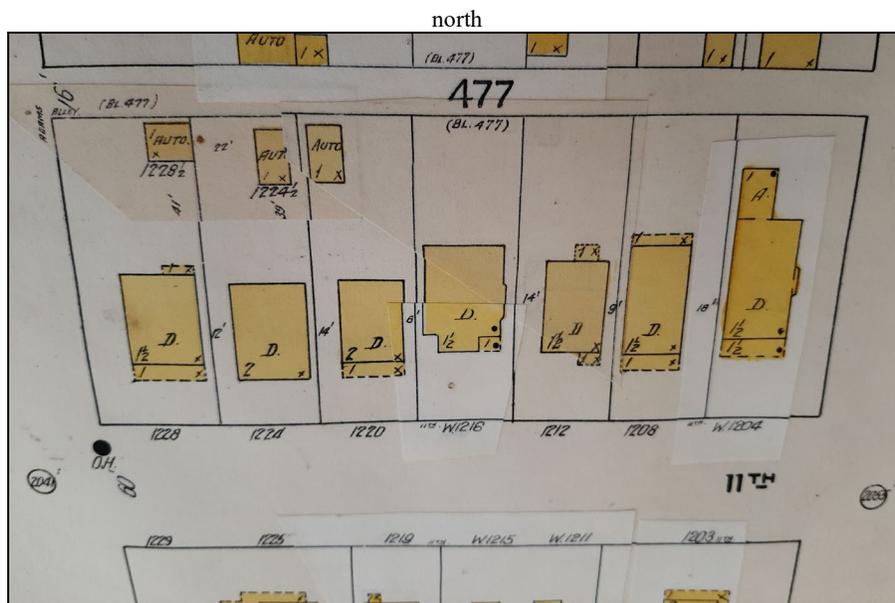
2022 AERIAL VIEW & PLAT MAP
1220 West 11th Avenue
Booges Addition, Block 3, Lot 10

Sources:
Google Maps
Spokane City/County Tax Assessor Plat Map

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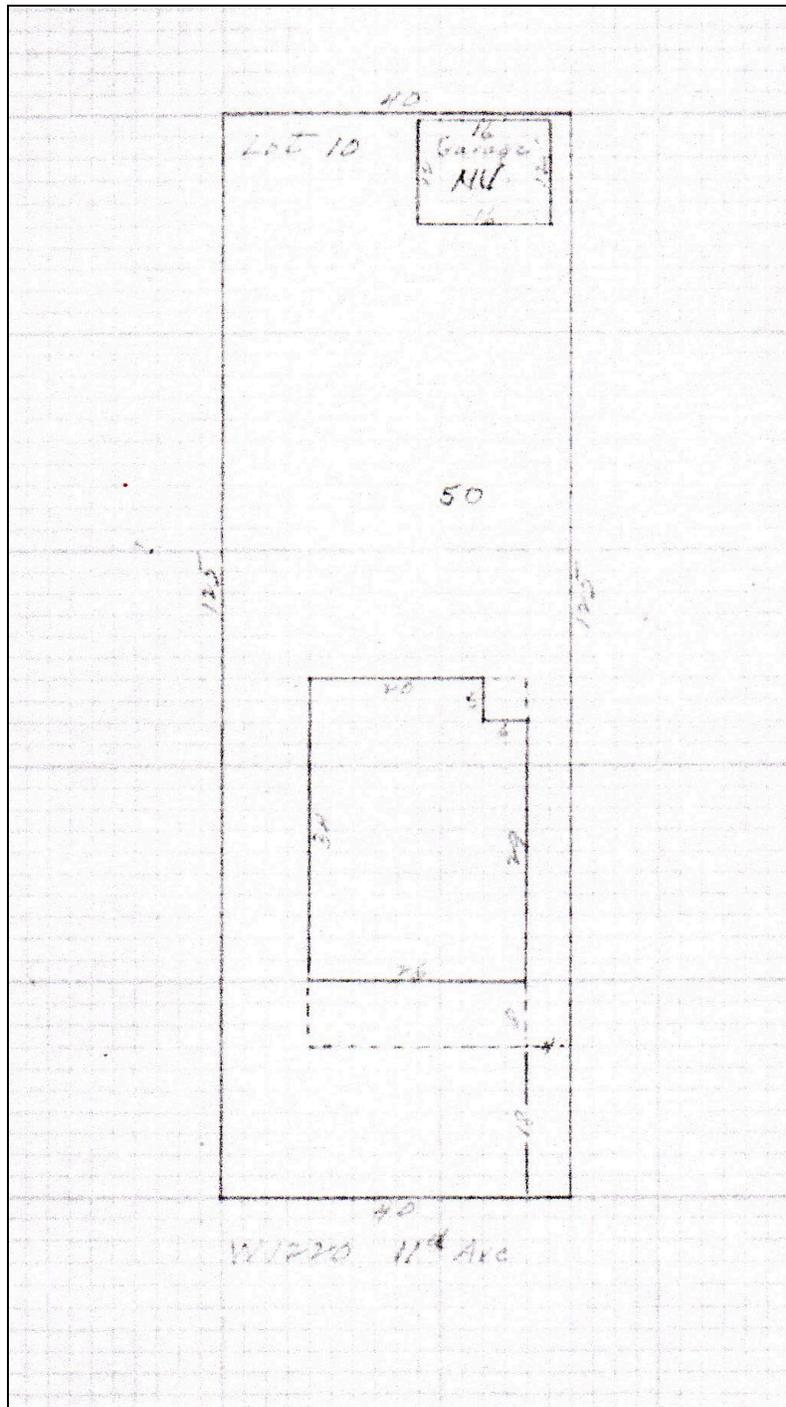


1910 Sanborn Fire Insurance Map with 1919 alterations



*1910 SANBORN MAP with 1919 alterations
1220 West 11th Avenue
Booges Addition, Block 3, Lot 10*

Spokane City/County Register of Historic Places Nomination
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C. 1953 SITE PLAN
1220 West 11th Avenue
Booges Addition, Block 3, Lot 10

Source: Spokane City/County Tax Assessor Records

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OTTO & CATHERINE HANSEN HOUSE

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"Court Upholds Insurance Award." *Spokesman-Review*, 1942

A. F. HEATFIELD TAKEN BY DEATH

A. F. Heatfield, widely known Spokane insurance man, died last night at Republic, from a heart attack apparently brought on by overexertion in trying to put his car back on the road after it had gone into the ditch.

According to word received here, a crew from a logging camp came along as he was struggling with the car. They realized he had strained too hard and took him back to camp with them and put him to bed. In the morning he was dead.

Mr. Heatfield was 65, born in Missouri, and had been in Spokane since 1891 and in the insurance business since about the turn of the century. He belonged to the Elks lodge and the Shriners here and to the national Blue Goose insurance men's organization.

Survivors are his wife, at the home, W1220 Eleventh, a son, Thomas A. Richmond, Calif., a daughter, Mrs. Wade Sherrard, San Francisco, and three grandchildren. The Smith funeral home is bringing the body to Spokane.

\$7500 INSURANCE CLAIM AWARDED

Mrs. Edna L. Heatfield was awarded a \$7500 accident insurance claim against the Standard Accident Insurance company of Michigan by a federal district court jury yesterday. Mrs. Heatfield alleged the death of her husband, Augustus Heatfield, June 30, 1942, was accidental. The death occurred while Mr. Heatfield was attempting to return his car to a highway in Ferry county.

COURT UPHOLDS INSURANCE AWARD

A \$7500 verdict by a federal district court jury here last April in favor of Mrs. Edna L. Heatfield against the Standard Accident Insurance company was upheld in a decision announced yesterday by the circuit court of appeals in San Francisco.

Mrs. Heatfield contended that the death of her husband, A. S. Heatfield, June 30, 1942, was caused by a heart attack resulting from an automobile accident.

“A.F. Heatfield Taken by Death.” *Spokane Daily Chronicle*, 1 July 1942

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“\$7500 Insurance Claim Awarded.” *Spokesman-Review*, 17 April 1943

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“Court Upholds Insurance Award.” *Spokesman-Review*, 1942

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"Death Suit First of Its Kind Here."
Spokane Daily Chronicle, 20 December 1942

"Mrs. Heatfield Sues for Death of Husband."
Spokesman-Review, 10 May 1944

"Aetna Company Ordered to Pay."
Spokesman-Review, 3 June 1944

"1220 W. 11th Avenue."
Spokesman-Review, 19 November 1944

DEATH SUIT FIRST OF ITS KIND HERE

Widow Would Prove Heart Failure Can Be "Accident."

Whether death from heart failure caused by overexertion in attempting to remove a car from the ditch is an "accidental" death is the legal question to be decided in a superior court suit filed yesterday, the first of its kind in court annals here.

Last June 30 Augustus L. Heatfield of Spokane was driving his car on a narrow mountain road between Republic and Colville, according to the complaint filed by Harry M. Morey, counsel for the widow, Edna L. Heatfield. An approaching car forced the auto of Mr. Heatfield off the road and was driven on without stopping.

No Telephone Near.

There was no telephone or habitation within miles and Mr. Heatfield was forced to get his car back onto the road alone.

A few hours later he was stricken with a heart attack and died before morning.

He carried a \$7500 accident insurance policy with the Standard company and demand for payment was made upon it by Mrs. Heatfield on the grounds her husband's death was not premeditated or ordinary but due to the accident. The company refused payment on the ground death was due solely to heart trouble.

MRS. HEATFIELD SUES FOR DEATH OF HUSBAND

Suit for \$2000 insurance as double indemnity for the alleged accidental death of her husband was filed in superior court yesterday by Mrs. Edna L. Heatfield against the Aetna Life insurance company. Mr. Heatfield died September 20, 1942, in a forestry cabin near Orient after overexertion in getting his automobile out of the ditch, where it had landed in an accident. She asserts that the accident caused his death, bringing on a fatal heart attack.

In a previous suit over the same tragedy against another insurance company a verdict allowed Mrs. Heatfield in superior court was sustained in the state supreme court.

AETNA COMPANY ORDERED TO PAY

Autopsy Clause Declared "Strange" by Judge.

No man would purchase an accident insurance policy knowing that collection under it required dissection of his own body in case of accidental death, Superior Judge Louis Bunge ruled yesterday in a written opinion against the Aetna Life Insurance company.

His opinion was given in the \$7500 suit of Mrs. Emma L. Heatfield against the Aetna company to collect on an insurance policy carried by her late husband, Augustus L. Heatfield, a salesman. The suit was based on his death of a heart attack in June, 1942, in a forestry cabin on a road between Colville and Republic.

Mr. Heatfield's car was forced into the ditch by another car and he overexerted in extricating it. He drove to the forester's cabin where he was stricken with the heart attack and died, despite first aid by the foresters.

Through her counsel, Harry Moore, Mrs. Heatfield had won a \$7500 judgment in federal court against another insurance company in which her husband also had a policy. The Aetna refused to pay on its policy.

Claims Proof Lacking.

The company, through its counsel, demurred to the suit on the grounds the policy contained a clause stating that accidental death must be proved by the policy holder either by external wounds or internal wounds revealed by an autopsy. The company asserted this proof was lacking.

In his opinion Judge Bunge said the claim by the company of the clause in the policy was the strangest of the many that he had encountered. He said the state supreme court had ruled insurance policies were to be interpreted liberally by the court. He ruled the burden was upon the company to prove the cause of death was not within the limits of the policy.

His ruling may be appealed to the supreme court, as under it the company would have to pay other policy beneficiaries.

"Mrs. Edna L. Heatfield." *Spokesman-Review*, 29 October 1952

"Mack Is Tutored in Medical Terms." *Spokesman-Review*, April 1953

MRS. EDNA L. HEATFIELD

Mrs. Edna L. Heatfield, former Spokane resident, has died in Alhambra, Calif., according to word received here.

The widow of A. S. Heatfield, who was a special agent for a Spokane insurance agency, left Spokane about five years ago after residing here 46 years. Mr. Heatfield was killed in an auto accident in 1941.

Mrs. Heatfield's survivors include two children, Thomas of Pasadena, and Mrs. Wade Sherrard of Alhambra.

**Mack Is Tutored
in Medical Terms**

Attorney M. E. Mack received a liberal education about the heart and its arteries this morning from Dr. William N. Myhre, while the latter was on the witness stand in federal district court in the trial of the action brought by Mrs. Edna L. Heatfield against the Standard Accident Insurance company of Michigan for collection of \$7500 on an accident insurance policy.

The case involves the death June 30, 1942, of Augustus L. Heatfield, which the complaint alleged was due to overexertion after his car was forced off the road 11 miles from Curlew.

Jury Enjoys It.

The 12 jurors, including two women, smiled frequently while Attorney Mack wrestled with "stenosis" (narrowing of an artery) and "sclerosis" (hardening of an artery). The witness went outside the questions asked to keep counsel within the meanings of the medical terms.

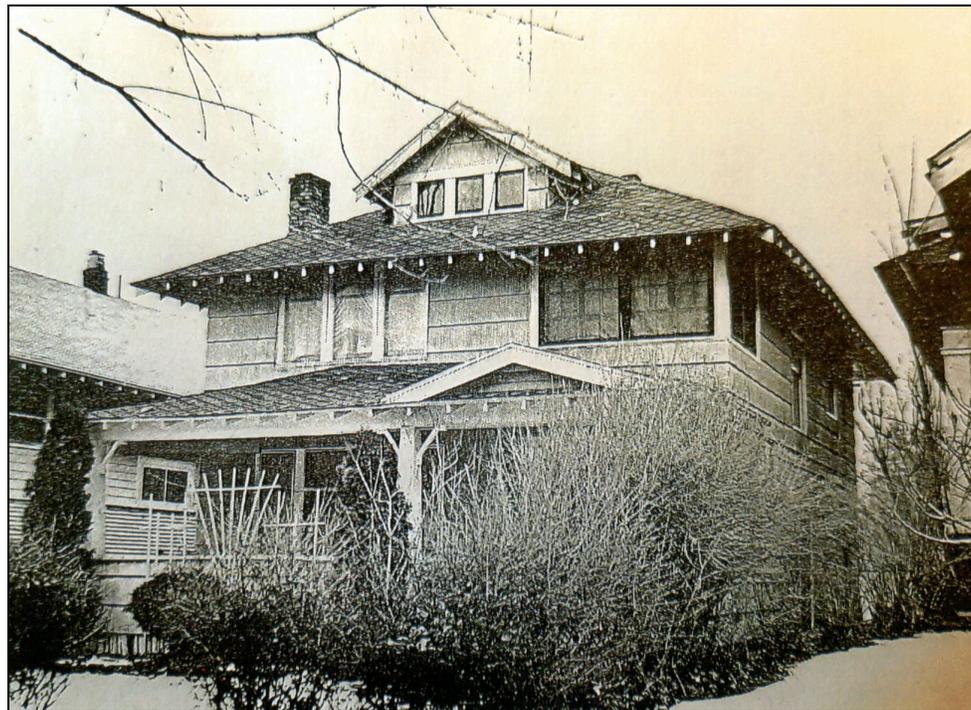
The witness explained at length for the benefit of counsel that a coronary artery is a vessel which supplies blood to the muscles of the heart, and is quite distinct from a vein which brings blood to the heart for delivery throughout the body.

A dozen other medical terms were used by the witness, who then explained them in plain English.

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1961 photograph



1972 photograph

Source: Rhodes Real Estate Company, Spokane, WA

1220 West 11th Avenue
Booges Addition, Block 3, Lot 10

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Photo 1
South façade of Hansen House in 2022



Photo 2
Front porch at south façade in 2022, looking west from porch

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Photo 3
2022 photo of scupper detail on front porch



Photo 4
2022 photo of east side of house

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Photo 5
2022 photo of west side of house

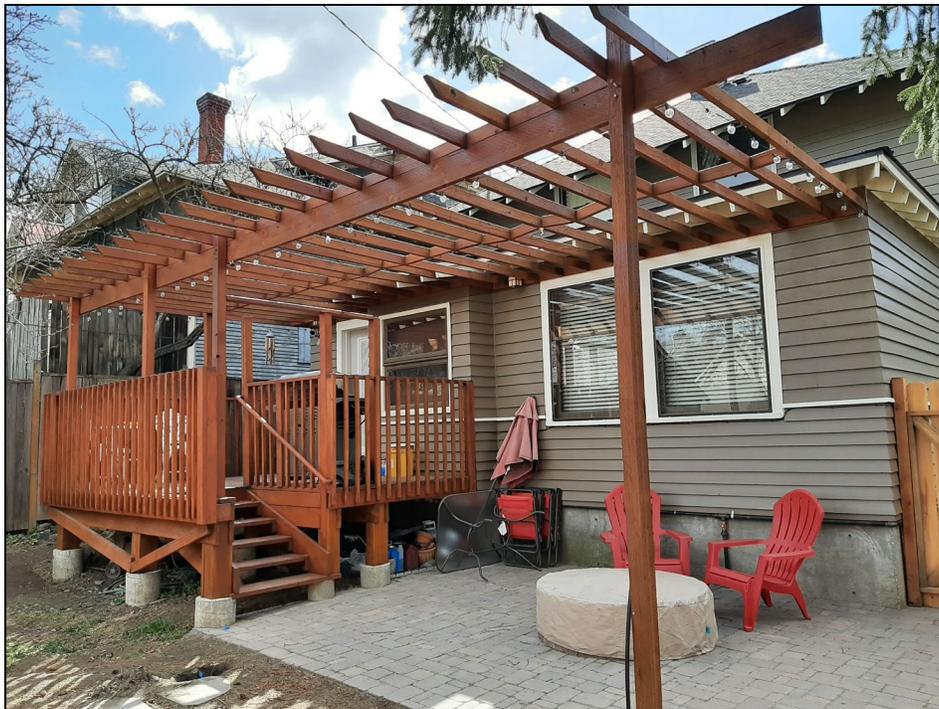


Photo 6
2022 photo of rear north face of house with porch & pergola built onto addition

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Photo 7
2022 photo, looking east from living room into front entry hall and stairs



Photo 8
2022 photo, looking southwest into living room

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Photo 9
Looking northwest in 2022 from living room into dining room



Photo 10
Looking south into living room from dining room in 2022

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Photo 11
Looking at original built-in buffet/hutch on dining room's west wall in 2022



Photo 12
Looking west in 2022 at family room addition, located in northwest corner on first floor

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Photo 13
Looking east into kitchen from family room in 2022



Photo 14
Looking south through kitchen into entry hall and front door in 2022

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Photo 15
Original oak floor featuring decorative inlaid mahogany/walnut perimeter strips



Photo 16
2022 photo of southwest corner of master bedroom on second floor

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Photo 17
2022 photo of east wall of master bedroom, looking into sun porch



Photo 18
2022 photo of southeast corner of sun porch on second floor

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Photo 19
2022 photo of northwest bedroom on second floor



Photo 20
2022 photo of northeast bedroom on second floor