United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **BAUER, HARVEY & MARY, HOUSE**

other names/site number

2. Location

street & number 420 West 22nd Avenue ☐ not for publication

city or town Spokane ☐ vicinity

state Washington code WA county Spokane code 063 zip code 99203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___local

Applicable National Register Criteria

___ A ___ B ___C ___ D

Signature of certifying official/Title Date

WASHINGTON SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

BAUER, HARVEY & MARY, HOUSE
Name of Property

Spokane County, WA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
WOOD: shingle
roof: ASPHALT
other:

Narrative Description

Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.

Summary Statement

Constructed in 1914 and located in an architecturally prominent residential neighborhood in the southwest quadrant of Spokane, Washington, the Harvey & Mary Bauer House is a quintessential example of the Craftsman style bungalow. Details include the home's low-slung ground-hugging appearance and horizontal orientation, a low pitched roof, widely overhanging eaves, exposed rafters/structural members, mortise-and-tenon joinery, original windows, and a low-pitched partial-width covered front porch. The Craftsman tradition's "back-to-nature" organic expression is particularly achieved in the home's stained wood shingles, painted wood trim, and a unique battered brick-and-stone rubblemix foundation. The interior of the Bauer House is articulated with superior quality quarter-sawn oak woodwork/built-ins/floors and wrought iron light fixtures—all original features of the property. Well-preserved, the Bauer House retains a high level of architectural integrity in location, setting, design, materials, workmanship, feeling, and association.

CURRENT CONDITION AND APPEARANCE

Site

The Bauer House is sited on Lot 33, Block 19 in the Cannon Hill Park Addition at 420 West 22nd Avenue on Spokane's South Hill. Facing south and located just a few blocks from Cannon Hill Park's public pond, playground, and groomed grassy parkland, the Bauer House is surrounded by a gridwork of directionally correct paved streets and architecturally prominent residential homes built between 1907 and 1945. The property is framed by a manicured lawn and mature trees, and abuts a paved alley at the property's north border. The lot measures 50 feet wide and 107.5 feet deep, and slopes downward to the north.

House Exterior

The Bauer House is located in the center of the northern two-thirds of the lot on which it is built. The house has an irregular rectangular footprint with a width of 38 feet and a depth of 70 feet, including an original 12-foot-square single-car basement garage integrated into the rear of the house. The house is a single story with a very low-pitched side-gable roof that is covered with asphalt shingles. Two brick-and-stone rubblemix exterior chimneys project from the roof, one at the east wall and one at the west wall. The home is distinguished with widely overhanging eaves, exposed rafters that are made of 2 ¾-inch-thick wood timbers with square-cut ends, wood shingle wall cladding, wide wood trim, and a battered and raised foundation and porch wall made of brick masonry and basalt stone rubblemix. Windows are original 1914 units and are a combination of fixed, casement, and double-hung windows with a cottage-style design where the top 25% of each window is articulated with divided lights.

The *south façade* of the house readily conveys a bungalow house form and the Craftsman style. The roof is low, the eaves are widely overhanging, roof rafters are exposed, and the front porch is partially covered. A very low-pitched front-facing lower cross-gable with a gable front extends forward from the southwest corner of the home's south façade at the first floor to form a covered front porch. The porch is supported by four clusters of square-cut wood columns/posts with three columns/posts to each cluster. Each cluster is tied together with mortise-and-tenon joinery. The columns are anchored to a solid battered porch wall, which is an extension of a raised foundation wall on the east, west, and north (rear) sides of the house. The battered porch/foundation wall are made of red bricks and black basalt rock rubblemix set in a random pattern and held together by exposed mortar. This wall is capped with a continuous row of header coursed brick. The porch wall has an opening at the east end of the south-facing porch where concrete steps rise to a concrete porch deck. The porch is framed by exposed wood roof rafters which are supported by thick wood horizontal beams that are anchored to the thick wood porch clusters. The walls above the rubblemix porch wall and raised foundation are clad with wood shingles. A center front door is flanked on the east and west by original windows. To the east of the front door is a tripartite window unit with a fixed center sash and flanking

casement windows. In contrast to the original casement windows on the first floor, the tripartite window has a curved sash element at the top of the window. The windows on the west side of the front door comprise a row of three casement cottage style windows. Manufactured when the house was built, an original black wrought iron lantern with transparent glazing is attached to the rubblemix porch wall east of the concrete steps that lead to the porch deck, and illuminates the porch/step area.

The *west side* of the house is dominated by the battered raised foundation wall of basalt rock and red brick rubblemix. A tapered rubblemix chimney extends from grade up the west wall, and through the roof eave. The house is clad with square-cut wood shingles above the raised foundation wall. Like the trim around the south, north, and east walls of the house, the west wall features six to eight-inch-wide wood square-cut wood trim that frames windows and doors. Decorative mortise-and-tenon joinery distinguishes each corner of the surrounds. The horizontal trim board at the top of each window has flared ends. Windows at the west wall form asymmetrical fenestration patterns. Eaves are widely overhanging and articulated with exposed rafters. Two square bays (one 12 feet wide and one 13 feet wide) project two feet from the planar wall surface of the house at the first floor. They each have low-pitched front-facing gable roofs with large square-cut wood bargeboards supported by exposed and extended beams.

The *east side* of the house is also dominated by the battered rubblemix foundation wall, wood shingle siding above the wall, asymmetrical fenestration patterns, and a rubblemix tapered chimney which extends up through the roof eave.

The *north rear* of the house faces a paved alley at the north border of the property. A lower cross-gable at the rear northwest corner of the house projects outward, and is located over the home's original garage, which was built beneath the house. Due to a downward-sloping grade on the lot from south to north, the back of the house is visible at the basement and first-floor levels. In the 1940s, the garage was extended outward towards the rear alley 12 feet from the original exterior carriage house doors at the basement level at the back of the house, forming a tandem garage that is one car wide at 12 feet. A paneled wood overhead garage door opens to a paved alley which abuts the garage. At the level of the home's first floor, the garage extension has a flat roof which is used as a patio/deck. A contemporary wooden staircase located at grade beside the rear of the house rises to the patio/deck, and a wood privacy fence encloses the back yard and garage behind the house.

House Interior

According to Spokane County tax assessor records, the interior of the Bauer House at the first floor has 2,214 finished square feet, and the basement has 1,500 finished square feet.[1] In excellent condition, an original 1914 front entry door made of fine quality quarter-sawn oak opens to a small interior entry hall at the first floor. The door reflects a unique design in the Craftsman style with two prominent vertical lights made of beveled plate glass. The two lights are divided by a tapered center post made of oak. Small lights divided by vertical wood muntins cap the two beveled lights. The front door handle is original, made of solid brass, and depicts influence from Craftsman and Prairie styles.

The first floor of the house has an entry hall, a den/study, living room, dining room, kitchen, three bedrooms, a full bathroom, enclosed rear sleeping porch, and an enclosed side porch (east side). The house has eight-foot-high ceilings at the first floor, original lathe-and-plaster construction (ceilings and walls), three fireplaces, a combination of oak-fir-ceramic tile-linoleum floors, and interior wood trim (woodwork). The woodwork is all plain and square cut, a strong Craftsman-style characteristic. In the entry hall, den/study, living room, and dining room, the woodwork has aged to a deep golden color and is made of the highest quality quarter-sawn oak.

[1] Spokane County Assessor Records. Spokane County Courthouse, Spokane, WA.

The entry hall by the front door leads west to a den/study, north to a bedroom, and east to a living room. The den/study has a focal point fireplace on the home's west wall with a brick surround and oak mantel. The mantel extends across the west wall of the room to cover built-in bookcases that flank the fireplace. The hearth is made of matte-finish ceramic tile. Quarter-sawn oak wainscoting with a plate rail and vertical battens surrounds the den/study.

The living room, which is east and opposite the den/study, is spacious with a focal point brick fireplace, oak inglenook, and an eight-foot-high ceiling that is distinguished with oak boxed beams. The fireplace hearth is made of matte-finish "subway" ceramic tiles, and the mantel is made of plain, square-cut oak. The mantel extends across the east wall of the inglenook to cover built-in storage cupboards that flank the fireplace. The storage cupboards have original quarter-sawn oak doors with brass strapping and handles. In the inglenook, built-in quarter-sawn oak bench seats flank the fireplace and have paneled oak backs.

The living room opens to a formal dining room which has oak wainscoting with vertical battens and a plate rail, boxed ceiling beams, and a large built-in buffet and hutch made of quarter-sawn oak on the north wall. The hutch has transparent glass doors with vertical muntins at the upper portion of each door. A beveled mirror backsplash is located between the built-in hutch and built-in buffet. The buffet is designed with a two-inch-thick counter top made of quarter-sawn oak, and has a front that is designed with doors and drawers. The doors have opaque glass, and the hardware (hinges, knobs, and handles) are all original brass. Two doors along the east wall of the dining room open to an enclosed side porch. The walls of the side porch are clad with wood shingles that match those from the exterior of the house, and were originally exposed to fresh air through window screens. In the 1940s, the porch was enclosed with a row of wood-sash casement windows.

The dining room leads through a door to the kitchen which is located in the northeast rear corner of the house. In the 1970s and again in 2001, the kitchen was remodeled with built-in wood cupboards and cabinets, fixtures, and a ceramic tile floor. A door in the northwest corner of the dining room opens to a hallway which leads to a full bathroom and three bedrooms along the west wall of the house. The north wall of the middle bedroom has multi-paned French doors which open to an enclosed sleeping porch in the rear northwest corner of the house. The enclosed sleeping porch is now used as a bedroom and was enclosed with wood-sash casement windows in the 1940s. Built-in linen closets with drawers are located in the hallway and in the middle bedroom. All of the woodwork in the kitchen, bedrooms, and bathroom is painted white, is plain and square-cut, and has a unique design where the vertical door and window surrounds seem to pass through and are taller than the top horizontal surrounds. In contrast, the door and window surrounds in the entry hall, den/study, living room, and dining room are distinguished with a Craftsman-style "cloud" design popularized by the famous Greene Brothers, architects located in Pasadena, CA who helped create the Craftsman style.

Most of the basement is finished with carpeted stairs, ceramic tile floor, drywall walls and ceiling, and painted woodwork. The basement was remodeled in 2009-2011 in the family room, hallway, laundry room, bedroom, and bathroom. Windows are original awning style units with lights divided by vertical muntins. The furnace room/storage room is unfinished and reveals a basalt rock foundation and 10-inch-wide floor joists with 16-inch centers. Steam heat is transported through original radiators located throughout the house from pipes that connect to a gas-fired boiler in the furnace room.

ORIGINAL APPEARANCE AND SUBSEQUENT MODIFICATIONS

The original 1914 appearance of the Bauer House has remained nearly unchanged through today in 2013. The largest modification was made in the 1940s when the basement garage at the northwest rear corner of the house was extended 12 feet forward to form a tandem-style garage. A flat roof that covers the garage addition was modified with a wood floor and a protective balustrade, and is used as a patio deck. Other modifications include kitchen, bathroom, and basement remodels, and exterior work that in 2009-2011 comprised a new roof of asphalt shingles, replaced wood shingles on the house, and repainted exterior trim.

1940s Original basement garage extended forward to produce a tandem-style garage. Original carriage house doors at original garage retained in place while a wood paneled overhead garage door was installed at the north front of the garage addition (faces a paved alley at the rear of the property). Side porch and rear sleeping porch were enclosed with casement windows that match the original casement windows of the house.

1970s-1990s A wood deck and wood balustrade were installed at the roof deck on top of the garage addition. A wood staircase was built from grade at the backyard to the level of the garage patio deck. The kitchen and bathroom were remodeled twice. Metal storm windows were installed.

2009-2011 The stairs, family room, hall, laundry room, bathroom, and bedroom in the basement were remodeled. The exterior of the house was repaired, re-caulked, and repainted. Original wood exterior cladding shingles were removed because numerous layers of paint covered the original stained surface of the original shingles. The shingles were replaced with stained wood shingles that match the dimensions of the original shingles, and were dip-stained, following construction practices employed during 1914 when the house was built. The roof was recovered with asphalt roof shingles (the original roof would have been covered with wood shingles and was probably recovered at least once since 1914 with asphalt roof shingles, perhaps in the 1950s-1970s).

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] 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 or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1914 - 1940

Significant Dates

1914

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Levesque, Joseph T. (Architect)

Statement of Significance

Provide a summary paragraph that includes level of significance and applicable criteria.

Summary Statement

Built in 1914, Harvey & Mary Bauer House in Spokane, Washington is historically significant Criterion C as property that embodies the distinctive characteristics of its period of construction and possesses high artistic values. The home is a hallmark example of the Craftsman style and bungalow house form as expressed in its exaggerated low-slung horizontal massing; mortise-and-tenon joinery; brick-and-stone rubblemix foundation/porch walls; original wrought iron/brass Craftsman-style light fixtures/pendants/chandeliers; and prominent quarter-sawn oak woodwork and built-ins executed in characteristic plain, square-cut stylistic Craftsman designs. Furthermore the home represents the work of Spokane master architect, Joseph T. Levesque. The house was constructed for Harvey & Mary Bauer, whom was employed by the Inland Refrigerator Works. The period of significance begins in 1914, the year the home was built and ends in 1940, the year of the last major alteration to the home.

HISTORICAL CONTEXT

Cannon Hill Park Neighborhood

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

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

"CANNON HILL PARK"
"On the Crest of the Upper Cannon Hill"

Street grade, cement sidewalk, wide parking, cement curb, steel water mains and sewer furnished for every lot.
Uniform shade trees planted in the street parking throughout the addition.
14 acres of park with large lake to be developed under the direction of Olmsted Brothers of Boston.
100-foot boulevard through the center of the addition.
A distinctly high-grade residence district.
Building restrictions prohibit the erection of dwellings costing less than $3,000 to $4,000, and prohibit stores or apartments.
Every house must sit back 30 feet from the street.
The property is yet in a raw state, but contracts for improvements are now being let.[iv]

The prolific newspaper advertising and the implementation of necessary infrastructure reaped financial rewards and multiple benefits for the company. Lot sales and construction of homes were steady if not robust. A June 11, 1911 progress report in the local newspaper 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."[v]

[ii] Spokane County tax assessor records and plat books. Spokane County Courthouse, Spokane, WA.
[iii] "In Cannon Hill Park: On the Crest of the Upper Cannon Hill." *Spokesman-Review,* 4 April 1909.
[iv] Ibid.
[v] "Some High-Class Improvements Which So-Called 'Real Estate Promotion' Made in Cannon Hill Park." *Spokesman-Review,* 11 June 1911.

A 1912 newspaper article reported that "what was only a big tract of undeveloped woodland only three years ago...has been developed... [around] Cannon Hill Park" and is "one of the prettiest and most picturesque residence sections of the city, with already more than five miles of paved streets, a 15-acre park, and a parkway boulevard that cuts through the center of the addition connecting the two [public street] car lines." It continued to say that "with more than 60 substantial modern residences having a collective value of more than $400,000, and with plans in preparation for many more attractive new dwellings, midsummer will see Cannon Hill Park [Addition] improved with...more...homes, aggregating to [a] value [of] approximately $600,000."[vi]

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 the center of Twenty-First Avenue in the neighborhood.[vii] Single-family homes were built according to the area's restrictive design covenants and subdivision regulations, and Cannon Hill Park and the surrounding neighborhood were regarded then and now as one of the most desirable residential areas in Spokane. More than 80 years after development began; a real estate agent in 1990 described the Cannon Hill Park neighborhood, its staying power, and some of its virtues:

> *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.*[viii]

The Harvey & Mary Bauer House

In 1909, the Cannon Hill Company sold Lot 33 on Block 19 in the Cannon Hill Park Addition to lawyer and real estate investor, Charles St. Morris and his wife, Ruby. They never built on the lot and sold the land to another investor, J. R. & Katherine Lake, who in turn sold it to Harvey & Mary Bauer for $1,500 in 1912. The Bauer's then commissioned Spokane architect Joseph T. Levesque to design them a home. Spokane city building permit #4491, dated 7 April 1913, indicates that the house was built for $7,000. Other public records note that the Washington Mill Company supplied the superb-quality quarter-sawn oak for the woodwork and built-in furniture in the house, and the Empire Tile & Mantel Company supplied the fireplace tiles and brick.

To construct the home architect Levesque abided by strict subdivision regulations. The goal of the regulations, created by real estate developer Arthur D. Jones in 1911, were to instill appropriate, compatible, and quality residential architecture throughout the subdivision. The covenants and conditions were set to "run with the land" and included 25-30 foot setbacks from the street, no apartments/stores/business blocks, $3000 minimum dwelling cost in 1911, and at least two coats of paint/stain for each house. It is interesting to note that the building permit for the Bauer House reported an estimated construction cost of $7,000—*more than twice the $3,000 minimum requirement stipulated by the covenants.*

Subsequent Property Owners

The Bauer family lived in the nominated house for just four years until April 1918, when they sold the property to George & Mattie Huntley. George was a director of the Exchange National Bank in Spokane. Retaining the ownership for just a year, in 1919 the home was then sold to Will & Opal Gray, who purchased the house for $9,000. Will was Vice President/General Manager of the Gray Manufacturing Company in Spokane. The company made "baking powder and extract syrups" and were known as "roasters of coffee, grinders of spices, and bakers, confectioners." Additionally they kept a warehouse for "soda fountain supplies."[ix] After living in the nominated home for 10+ years, the Gray family sold the property to road contractor and electrician Freeman R. Hewitt and his wife, Laura, in 1930. The Hewitt's retained ownership for 37 years before selling the home in 1954 for $16,250. Over the course of the next 50 years ownership changed numerous times. It sold in

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[vi] "$600,000 in New Homes in Cannon Hill Park Addition in Two Years: New Residences to Cost $200,000 Under Way in Cannon Hill Park." *Spokesman-Review,* 24 March 1912.
[vii] "Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park." *Spokesman-Review,* 15 August 1909.
[viii] "Cannon Hill Boasts Great Visual Beauty and Vintage Charm." *Spokesman-Review,* 11 March 1990.
[ix] Polk's city directory.

1957 for $16,950 and in 1962 for $13,750.[x] In 1968, Ronald P. Rowley, an electrician, and his wife, Nancy J., purchased the home.

In 1972, retired artist, Barbara Spencer, bought the property for $25,715 and lived in the house for 24 years. When she bought the home, a *Spokesman-Review* advertisement extolled the home's advantages albeit with a mistake concerning the name of the architect:

> *Big, beautiful rooms in this Cutter-built home, newly renovated, 4 bedrooms, 2 baths, 2 fireplaces, den, deck, make this an ideal home for a family that likes room to live. Atmosphere and charm abound in this lovely home. Large, modern kitchen to delight the happy homeowner. Be sure to see this today.*[xi]

Small animal veterinarian, Dr. Gregory Benoit, and his wife, Jolee, bought the house in 1997 for $117,500. They sold it four years later to Michael Gravelle for $207,545. Ophthalmologist, Dr. William H. Bray, and his wife, Jill, purchased the property in 2002 for $220,000, and continue to preserve and maintain the house.

ARCHITECTURAL SIGNIFICANCE

The Bauer House is an exceptional example of the ideals embodied in the Arts & Crafts era as reflected in the Craftsman style details of the nominated dwelling. These features include a very low-pitched roof; a deep covered front porch; an excessive use of mortise-and-tenon joinery; a foundation and porch wall of brick-and-basalt rubblemix; wood shingle wall cladding; and exposed structural members (beams, rafters). As such the home possesses high artistic values which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of original interior and exterior. The house also demonstrates the skill of noted Spokane architect Joseph T. Levesque, who had a particular affinity and understanding of the Arts & Crafts philosophy.

The Craftsman Style

The Bauer Home is considered an example of the Bungalow house form. Architectural historian Jan Cigliano *(Bungalow: American Restoration Style)* defines *bungalow* as a "form of house—a type of structure designed in a number of architectural styles," and also explains that "*style,* by contrast, is a particular period and genre of design."[xii] *The Old House Dictionary* further explains that the term bungalow refers to a low-slung house form characterized by overall simplicity and broad gables that usually face the street.[xiii] Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or one-and-one-half stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof.

Derived from the East Indian word *bungali,* which means "covered porch," the horizontally oriented bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate, vertical Victorian styles that preceded it. The bungalow house form was embellished in many different ways, resulting in various stylistic treatments that illustrated Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman traditions. Heavily influenced by the 19th-century English Arts & Crafts Movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftsmanship and "natural" building materials such as native field stone or basalt rock, irregular clinker brick, coarsely textured stucco, hand-split wood shingles, and smooth-finish hand-rubbed natural woodwork were revered and used. Identifying features of the Craftsman style included a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, horizontal bands that separated different wall claddings, a deep front porch, decorative eave brackets, exposed rafter tails or purlins, and massive square or tapered porch piers, posts, and columns.

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[x] Spokane County tax assessor records. Spokane County Courthouse, Spokane, WA.
[xi] It is now known that the architect for the home was Joseph T. Levesque, not Kirtland K. Cutter (see building permit #4491, dated 7 April 1913 that lists Levesque as the architect).
[xii] Cigliano, Jan. *Bungalow: American Restoration Style.* Salt Lake City: Gibbs-Smith, 1998.
[xiii] Phillips, Steven J. *Old House Dictionary.* Washington DC: Preservation Press, 1994.

Hundreds of thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930. The Craftsman style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and a variety of home design magazines, especially Gustav Stickley's magazine called *The Craftsman* (1901-1916). Unlike other architectural styles, the Craftsman atheistic spread from the west coast to the east coast and some of the best examples were found in California. In fact period literature refers to the style as "West Coast Bungalows" or "California Type." The style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.[xiv] The Bauer House is one of the best examples of the style in Spokane.

Joseph T. Levesque, Architect

At this time little is known about Spokane architect, Joseph T. Levesque. He was born in France, c. 1878 and came to the United States in 1902. His formal architectural education is unknown. Per Polk directories, Levesque arrived in Spokane in 1910. He and his wife, Henrietta, were listed as residents of 2017 W. Pacific Avenue, where they offered "furnished rooms to rent." One year later, the family had moved to a house at 1807 S. Maple Boulevard while their home located across the street at 1708 S. Maple Boulevard was being constructed. Upon arriving in Spokane in 1910, Levesque formed a short-lived, but fruitful partnership with architect, Alfred Jones. Their offices were located in the Mohawk Building (suite 312) in downtown Spokane. Known projects are limited to the Tokyo Apartments (1910, an Asian inspired multi-story building); the Methodist Episcopal Church (1910); an apartment for the Bavaria Investment Co. (1911); the Wilson & Lemon Livery Stable (1911); a $30,000 city market building in Colville (1911); and the Smiths Funeral Home (1912). They also submitted a design proposal for the State Capitol Building in Olympia (1911).

Later around 1914, Levesque formed another partnership, this time with architect, Robert C. Sweatt. Sweatt was already practicing in Spokane and had completed several large projects. Known as Sweatt & Levesque, the firm appears to have specialized in school design. Known project are limited to Reid School (1914) in Bend, OR; a high school (1914) in Newport, WA; and a school building in Metolius, OR (1913-14). [xv]

For reasons unknown, by 1915 Levesque moved to Great Falls, Montana. Known projects in the community to date are limited to the W. H. George Building/Hampton Apartments, and the Geraldine Apartments. City directories in 1918, list Levesque as a "soldier", a position he may have sought since he had a direct connection to France and most likely spoke the language. From here, it is a little unclear as to what happened to Levesque. We do know that he remarried for the third time and appears in city directories as early as 1928 in Winston-Salem, North Carolina. While there he became a manager for the architectural firm of C. Gilbert Humphreys Inc. Reportedly he designed several homes, mainly the Tudor Revival style, in Lexington, NC. These include the Rainey-Hunt House (1927) and the Wall House (1926). Levesque date of death has not been found.

During his short time in Spokane, while with Jones, Levesque designed at least four single-family homes in the "California-type" Craftsman aesthetic. These include the F.J. Klein House (1910, 13th & Madison, a radical designed house called "Filipino type"); the Gentsch House (1912, 618 W. 23rd Avenue); his own home (1912, 1708 S. Maple Boulevard); and the Bauer House (1914, 420 W. 22nd Avenue).

The homes have especially prominent ground-hugging, low-slung forms with a strong horizontal emphasis, which is made even stronger by horizontal shadows cast by the home's deeply overhanging eaves. All homes are distinguished with low-pitched covered front porches; exposed rafters, beams, and structural members; mortise-and-tenon joinery; rows of casement windows; and prominent raised, battered foundations and/or porch walls made of clinker brick or brick masonry and basalt stone rubblemix. The Bauer House and the Gentsch House reveal particularly rich, hand-rubbed, burnished oak interior woodwork crafted in a plain, square-cut design characteristic of the Craftsman style. The Bauer House is similar in design to a home featured in a 1911 issue of Gustav Stickley's *Craftsman Magazine* by Pasadena architect Edward E. Sweet.

[xiv] McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.
[xv] Spokane City Directories and Spokane Building Permits.

Author and architectural historian, Paul Duchscherer, described building materials popular during the Craftsman period in a *1997 Old House Journal* magazine article:

> *These simple sturdy building materials lent surprising rich color, texture, and pattern to foundations, porch piers, chimneys, and retaining walls in a handful of early Arts & Crafts houses in Pasadena, California designed by influential architects Charles and Henry Greene. The Greenes' expressive use of masonry…visually anchored their wooden houses to the landscape."*

While Levesque practiced in Spokane for only a short time, his projects captured the Craftsman aesthetic and the style's "back to nature" mantra. They contributed directly the rich built environment of Spokane and its collection of notable Craftsman style dwellings in the city.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.

Cigliano, Jan. *Bungalow: American Restoration Style.* Salt Lake City: Gibbs-Smith, 1998.
McAlester, Lee & Virginia. *A Field Guide to American Houses.* New York: Knopf Publishers, 1989.
National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Page 17.
Phillips, Steven J. *Old House Dictionary.* Washington DC: Preservation Press, 1994
Polk, R. L. *Great Falls, MT City Directories, 1914, 1916, 1918.*
Polk, R. L. *Spokane City Directories, 1900-2011.*
Spokane City building permits. Spokane City Hall, Spokane, WA.
Spokane County tax assessor records. Spokane County Courthouse, Spokane, WA.

Newspapers and Magazine Articles

"Banker Buys Cannon Hill Bungalow." Spokesman-Review, 5 May 1918.
"Big is Beautiful at Barrett's." *Spokesman-Review,* c.1962
"Cannon Hill Boasts Great Visual Beauty and Vintage Charm." Spokesman-Review, 11 March 1990
"Cannon Hill Park: On the Crest of the Upper Cannon Hill." Spokesman-Review, 4 April 1909
"Cannon Hill Boasts Great Visual Beauty and Vintage Charm." Spokesman-Review, 11 March 1990
Duchscherer, Paul. "Peanut Brittle Bungalows," Old House Journal, *1997.* Page 72.
"Huntleys Blamed for Colfax Debts." Spokesman-Review, 1 April 1911
"Over Eight Miles of Shade Trees Will Be Planted Along the Streets of Cannon Hill Park." Spokesman-Review, 15 Aug 1909
"Riverside Front Smith & Co.'s New Building." Spokesman-Review, 18 June 1911
"Some High-Class Improvements Which So-Called 'Real Estate Promotion' Made in Cannon Hill Park." Spokesman-Review, 11 June 1911
"Spring Wheat Crop is Reported Good." Spokane Daily Chronicle, 26 July 1916
"Spokane: Riverfront City of Parks and Boulevards." American Bungalow Magazine, August-November 2012
Stickley, Gustav and Ann Weissman. Craftsman Bungalows. NY: Dover Publications reprint from 1911, pp 56-57
"$600,000 in New Homes in Cannon Hill Park Addition in Two Years: New Residences to Cost $200,000 Underway in Cannon Hill Park." Spokesman-Review, 24 March 1912
"William Huntley Has a Real Roosevelt Family." Spokesman-Review, 4 January 1907

Personal Interviews

Personal interview with Nancy Compau, architectural historian at Northwest Room in Spokane Public Library in 1997.
Personal interview with Paul Duchscherer, architectural historian in Spokane, WA in 2007.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
_x_Local government
____University
____Other
Name of repository: Spokane City/County Office of Historic Pres.

Historic Resources Survey Number (if assigned):

BAUER, HARVEY & MARY, HOUSE Spokane County, WA
Name of Property County and State

10. Geographical Data

Acreage of Property Less than 1 acre.
(Do not include previously listed resource acreage.)

UTM References X NAD 1927 or ___ NAD 1983

(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	04-68-200	52-78-120	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)
The nominated property's urban legal address is the Cannon Hill Park Addition, Block 19, Lot 33. It is otherwise known as Spokane County tax parcel number 35304.0825.

Boundary Justification (Explain why the boundaries were selected.)
The nominated property includes the entire urban tax lot associated with the Bauer House.

11. Form Prepared By

name/title Linda Yeomans, Preservation Consultant (Edited by DAHP Staff)
organization Historic Preservation Planning & Design date September 2013
street & number 501 West 27th Avenue telephone 509-456-3828
city or town Spokane State WA zip code 99203
e-mail lindayeomans@comcast.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: ***BAUER, HARVEY & MARY, HOUSE***
City or Vicinity: ***Spokane***
County: ***Spokane***
State: ***WA***

Photographer: Linda Yeomans, preservation consultant and nomination author
Date Photographed: 2013
Description of Photographs and corresponding numbers:

1 of 14	South façade of house in 2013.
2 of 14	Southeast porch corner on south façade of house in 2013.
3 of 14	Front porch at south façade of house in 2013; looking west.
4 of 14	Underside of porch roof at south façade of house in 2013.
5 of 14	West side of house in 2013.
6 of 14	East side of house in 2013.
7 of 14	North rear of house in 2013; looking west.
8 of 14	Front door of house on south façade; looking north.
9 of 14	Front door handle and lock set made in 1914; looking north into front reception hall.
10 of 14	Front reception hall, first floor, looking north at hall closet and entry to bedroom in 2013. Notice "cloud" design over twin interior doors—design created by Greene Brothers re Gamble House, Pasadena, CA.
11 of 14	Living room on first floor; looking northeast in 2013
12 of 14	Original light fixtures from 1914; looking northwest into dining room in 2013.
13 of 14	Original built-in oak buffet/hutch in 2013 in dining room; looking north.
14 of 14	Enclosed sleeping porch in 2013 (porch enclosed in 1940s); looking west.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

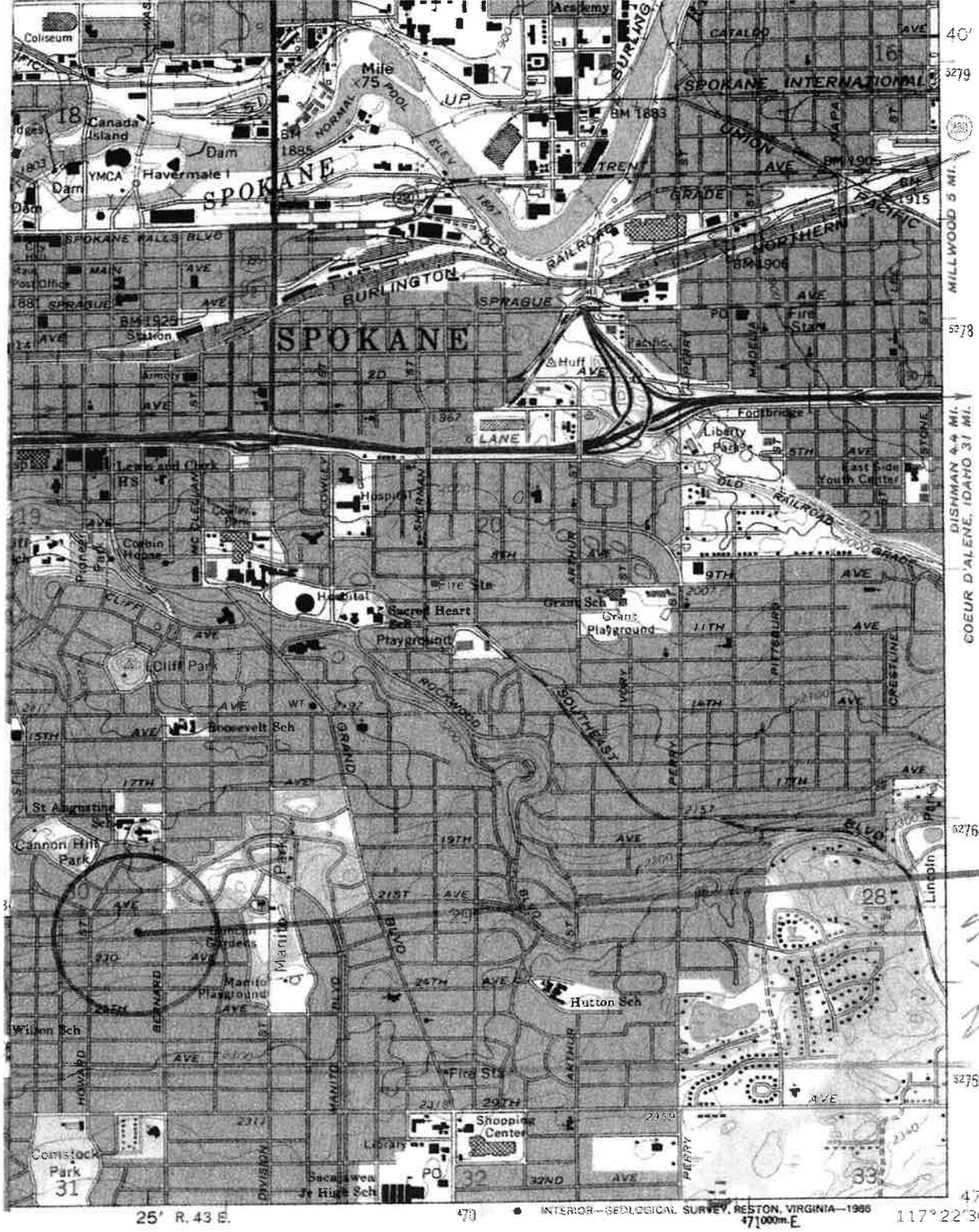
name William & Jill Bray

street & number 420 West 22nd Avenue telephone 509-443-0659

city or town Spokane state WA zip code 99203

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



BAUER HOUSE
SPOKANE COUNTY
WASH.
ZONE 11
EASTING 468680
NORTHING 5275580

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1986

ROAD CLASSIFICATION

Primary highway, hard surface

Light-duty road, hard or improved surface

Secondary highway, hard surface

Unimproved road

Interstate Route

U. S. Route

State Route

QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources
This information not field checked. Map edited 1986

Purple tint indicates extension of urban areas

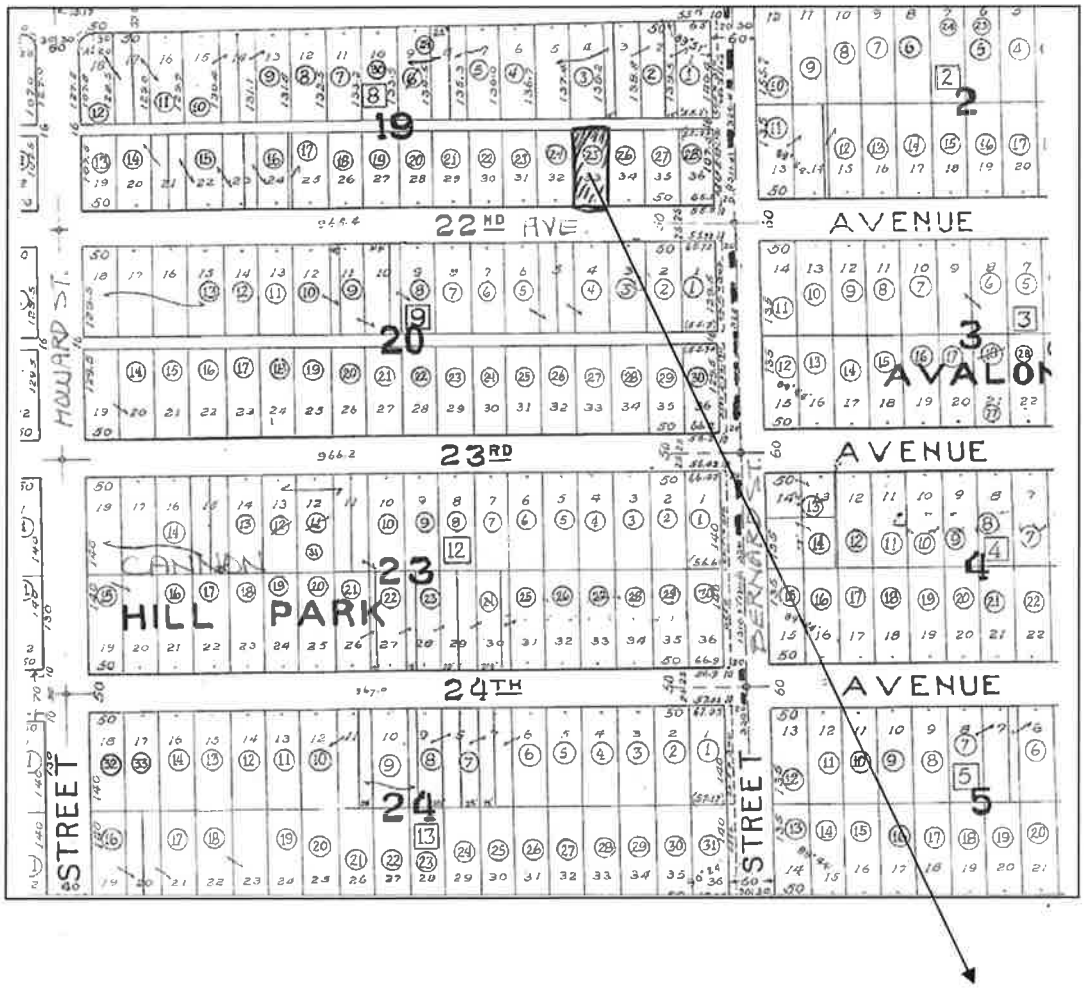
SPOKANE NW, WASH.

NW/4 SPOKANE 15' QUADRANGLE

47117-F4-TF-024

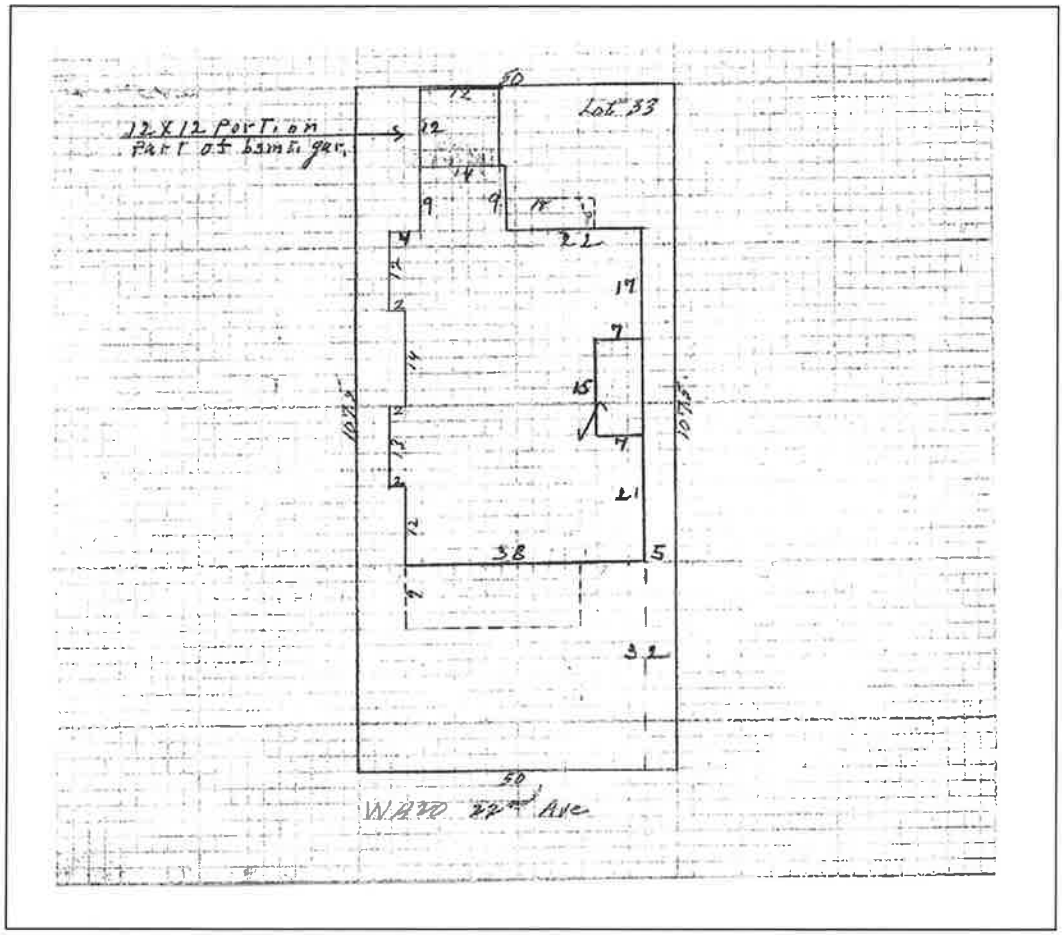
1974
PHOTOREVISED 1986
DMA 2579 III NW—SERIES V391

USGS NMD HISTORICAL
MAR 25 1987
REC'D FILE COP

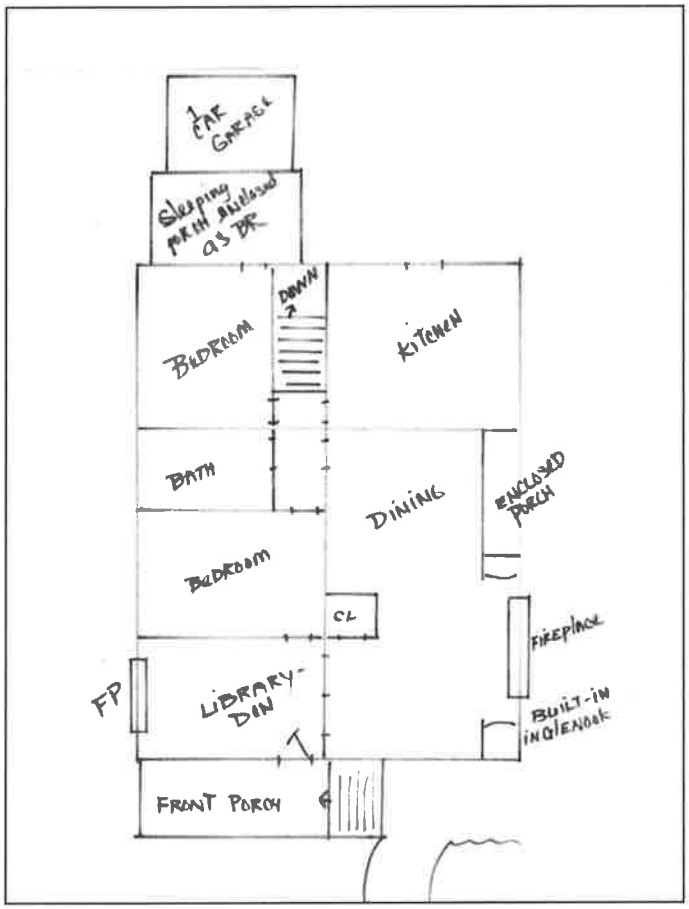


Bauer House: Cannon Hill Park Addition, Block Block 19, Lot 33

Spokane County 2013 Plat Map

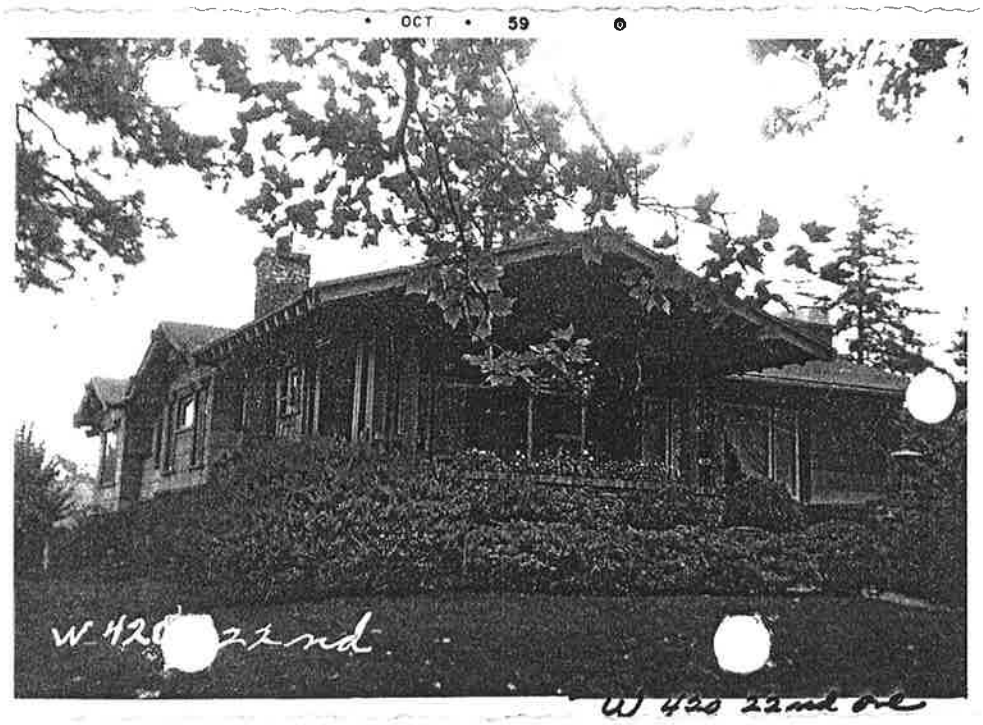


Spokane County Site Plan of Property
2013



2013 Floor Plan of Property
(not to scale)

north



420 West 22nd Avenue, Spokane, WA

1959 photo by Spokane County Tax Assessor

Harvey & Mary Bauer House
420 W. 22nd Avenue
Spokane, WA 99203

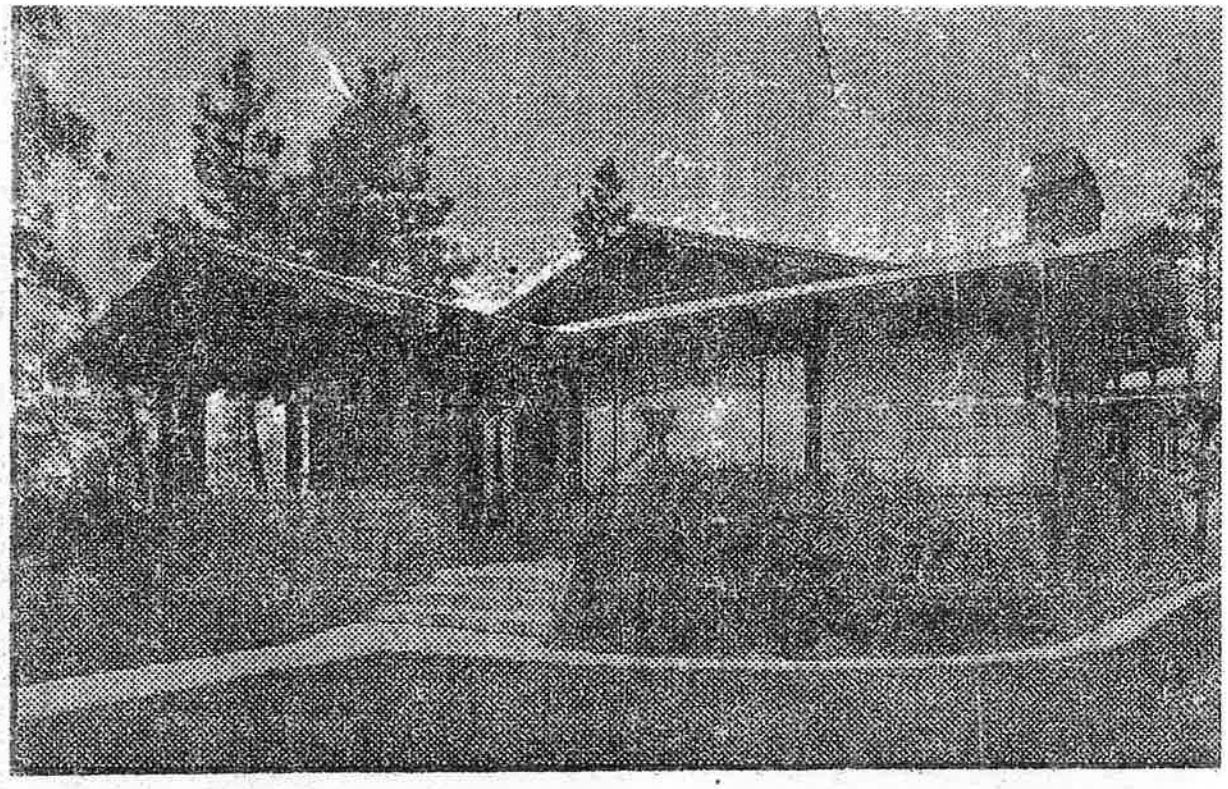
Juanita Huntley (homeowner's 18 year old daughter) in 1919, standing in front of home by front porch steps.

Notice exterior design, materials, and pole light fixture, all from 1913-14 when house was built.

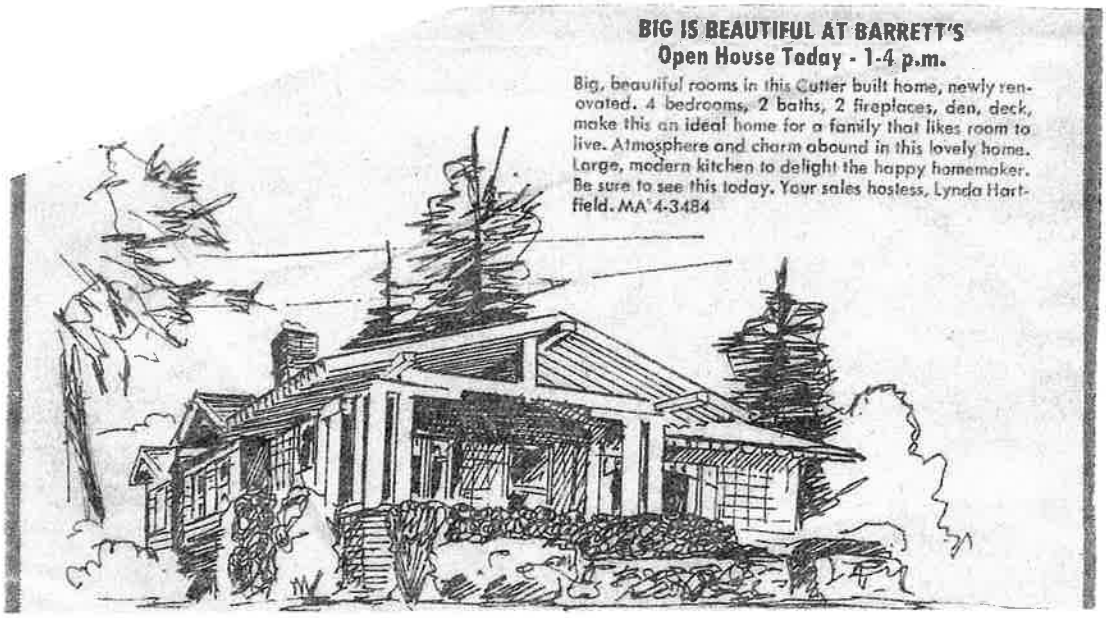
Harvey & Mary Bauer House
420 W. 22nd Avenue
Spokane, WA 99203

Bauer House purchased by George & Mattie Huntley in 1918 (from Spokane newspaper)

"Big is Beautiful at Barrett's: Open House Today 1-4 pm." *Spokesman-Review,* circa 1962
(house sold for $13,750 in June 1962)



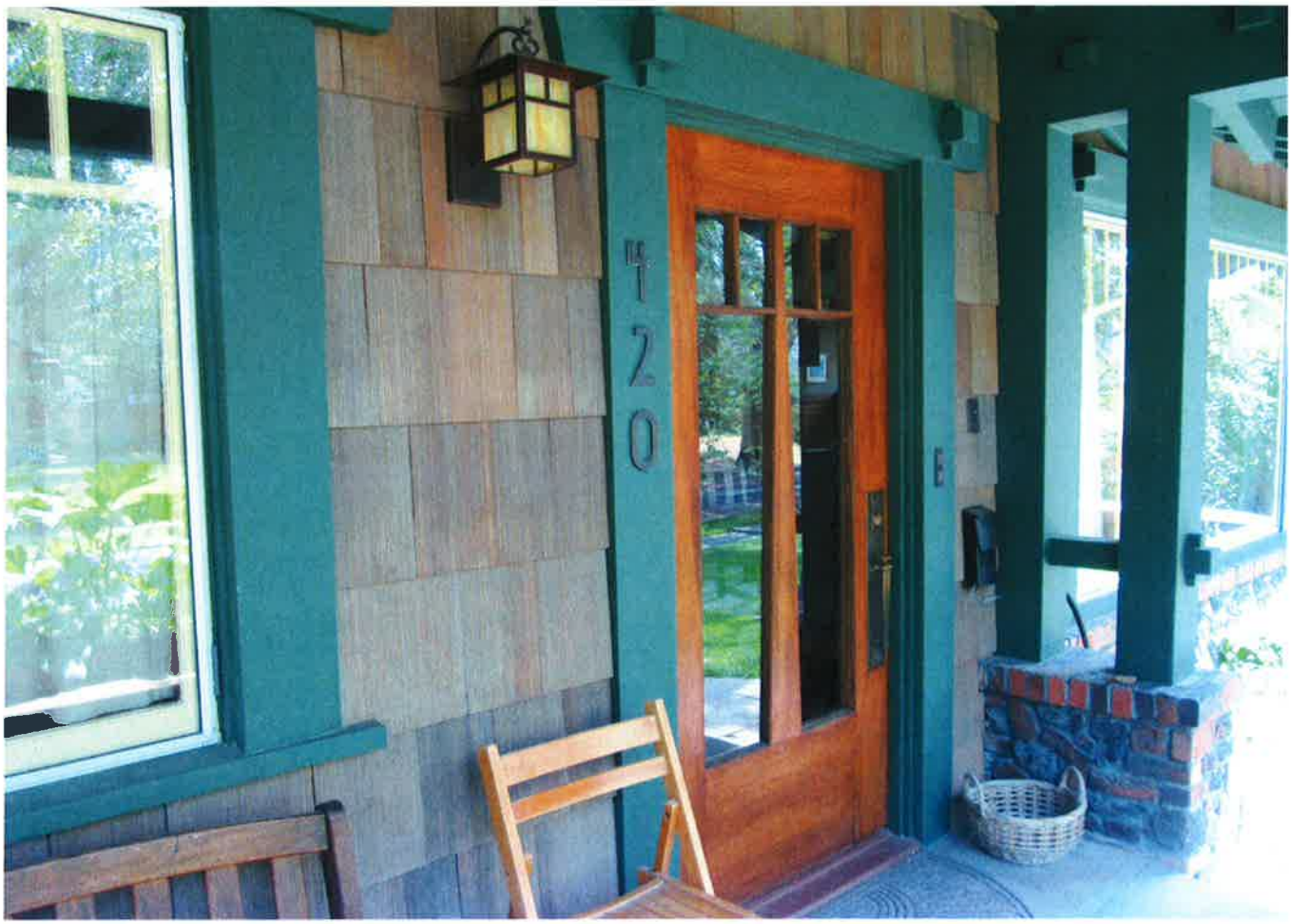
George H. Huntley, a director of the Exchange National bank, has pur-
chased from H. W. Baeur a bungalow at W426 Twenty-second avenue.



BIG IS BEAUTIFUL AT BARRETT'S
Open House Today - 1-4 p.m.

Big, beautiful rooms in this Cutter built home, newly renovated. 4 bedrooms, 2 baths, 2 fireplaces, den, deck, make this an ideal home for a family that likes room to live. Atmosphere and charm abound in this lovely home. Large, modern kitchen to delight the happy homemaker. Be sure to see this today. Your sales hostess, Lynda Hartfield. MA 4-3484

420


120