

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 **CANFIELD, GEORGE & NELLIE, HOUSE**

other names/site number

2. Location

street & number **1301 N. Sherwood Street**

☐

not for publication

city or town **Spokane**

☐

vicinity

state **WA**

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

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
2	buildings
	district
	site
	structure
	object
2	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 & EARLY 20th CENTURY AMERICAN

MOVEMENTS: Craftsman/Bungalow

Materials

(Enter categories from instructions.)

foundation: STONE: basalt

walls: WOOD: weatherboard

WOOD: shingle

roof: ASPHALT

other:

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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.)*

NARRATIVE DESCRIPTION

Summary Statement

Built in 1908, the George & Nellie Canfield House is a fine example of the Craftsman style. The property is located in the Sherwood Addition, an architecturally prominent residential neighborhood in the Summit Boulevard neighborhood in northwest Spokane, Washington. Built in the center of two and one-half oversized city lots, the Canfield House is sited on the broad curve formed by Webb Place and Sherwood Street, one of the neighborhood's widest and most visible intersections. Stylistic features of the house include a horizontal emphasis with a low-pitched side gable roof, a full-width covered front porch, thick square porch piers and posts, enclosed porch wall, narrow-width horizontal clapboard siding, six-inch-wide tapered door and window surrounds, a wide horizontal stringcourse, and a first-floor battered wall surface which flares outward above a granite and basalt rock foundation. Strong Asian influence is illustrated by deeply overhanging flared eaves with exposed flared rafter tails that match the curve of the eaves. Craftsman-style interior features include a spacious living-dining room area, original built-in casework (buffet, hutch, cabinets, cupboards), and ebony-finished fir woodwork which has been polished to a rich patina over the last century. A double-car single-story garage was built in 1928 behind the house. It has a front gable roof and is clad with horizontal wood siding, wood shingles, and tapered door and window surrounds that match the house. With little modification, the property is well-preserved and retains excellent exterior and interior integrity found in original location, setting, design, materials, workmanship, feeling, and association.

CURRENT APPEARANCE & CONDITION

Site

The Canfield House is sited in the center of Lots 24, 25, and the south 30 feet of Lot 26 in the resurveyed extension of Block 1 in the Sherwood Addition. The lots form a large irregular pie-shaped footprint which measures 110 feet wide at the east, 151 feet at the west, 126 feet at the south, and 120 feet at the north (directional coordinates defined and used by the US Postal Service in Spokane).¹ Built on level ground, the Canfield House is framed by a manicured lawn and deciduous trees, and is surrounded by North Sherwood Street to the east, West Webb Place to the south, and single-family homes to the north and west. The neighborhood is characterized by quiet tree-lined residential streets, architecturally prominent historic homes built between the late 1890s and the early 1940s, and spectacular panoramic views from the crest of a high bluff located one residence west of the Canfield House.

House Exterior

The Canfield House has a rectangular footprint which measures 32 feet wide and 61 feet deep. The house is one-and-one-half stories and has a low-pitched side gable roof with a rear cross gable. The roof is covered with composition shingles and has five-foot-deep eaves. The eaves are flared slightly upward with exposed rafters that follow the curve of the flared eaves. Ten-inch deep bargeboards distinguish the flared eaves, soffits are clad with tongue-in-groove wood panels, and large square wood knee-brace brackets support the roof eaves. The diagonal braces of the brackets are scroll-sawn with a graceful S-curve. The house features a full-width covered front porch at the first floor, a center gabled dormer above the front porch, narrow-width

¹ The property's irregular pie-shaped site fronts the northwest curved corner formed by the intersection of West Webb Place and North Sherwood Street—two diagonal roads. West Webb Place is defined by the US Postal Service in Spokane as an avenue/place that runs in an east-west direction (all avenues/places in Spokane run east-west). North Sherwood Street is defined by the postal service as a street that runs north and south (all streets in Spokane run north-south). Owners of the Canfield House and residents in the neighborhood use the directional definitions initiated by the postal service. For purposes of nomination clarification, the nomination agrees with the directional definitions/coordinates used by the postal service, and directionally defines the Canfield House with an east-facing façade that faces North Sherwood Street, a south side face that fronts West Webb Place, and so on.

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horizontal wood clapboard siding, a granite and basalt rock foundation, and original windows and doors with tapered surrounds. Arranged in threes, pairs, or single units, the windows are a combination of 1/1 double-hung wood-sash units and fixed leaded-glass windows, all original except for one main-floor bathroom window and windows in the kitchen/breakfast room in the northwest rear corner of the house (the replacement windows are custom-made double-hung wood-sash units with true divided lights that duplicate the original windows).

The front façade of the Canfield House faces east along Sherwood Street and features an asymmetrical design. A principal side gable roof extends over the first floor of the home to form a covered full-width front porch. Eight feet deep and 32 feet wide, the porch is supported by thick square wood porch posts anchored to thick square painted brick porch piers. An enclosed porch wall is built between the brick piers and is clad with narrow-width horizontal wood clapboard siding. Concrete and brick steps rise to the level of the porch deck which is made of four-inch-wide vertical grain fir wood planks. The porch ceiling is made with wood tongue-in-groove boards. A wide gabled dormer is located in the center of the roof above the front porch and has widely overhanging flared eaves and flared rafter tails. The first floor at the south facade is clad in narrow-width horizontal wood siding, the dormer is clad in wood shingles cut in a cove pattern. Original vertical wood latticework surrounds the base of the porch. A front door is located at the north end of the east façade at the front porch. A small diamond-paned leaded-glass window is located next north of the door. A wide tripartite window is located next south of the door. The tripartite window has a center fixed pane with a leaded-glass transom light, and is flanked by two 1/1 double-hung wood-sash units. A 1/1 window pair is located in the center of the gabled dormer.

The north side of the house borders a paved driveway and is formed by the broad gable end of the principal roof and the side of a rear-facing cross gable at the back of the house. The north gable end roof has flared eaves which overhang the planar wall surface of the house by five feet, and are supported by large knee-brace brackets. A beveled bay and a box bay highlight the north face of the house at the first floor. The bays are covered with shallow shed roofs with exposed rafter tails. In addition to the projecting bays at the first floor, the planar wall surface is further interrupted by asymmetrical fenestration patterns, an eight-inch wide horizontal stringcourse with dentils between the first floor and the gable field, and a battered lower wall edge which flares outward over the foundation. Tapered surrounds highlight windows and doors. The first floor at the north face is clad in narrow-width horizontal wood clapboard siding while the gable field is clad in half-cove patterned wood shingles.

Highly visible along the curve formed by the intersection of West Webb Place and North Sherwood Street, the south face of the house reveals a side gable roof with a lower projecting side gable at the east end of the south face. A tapered red brick chimney extends through the gable roof eaves. Wide bargeboards, widely overhanging eaves, and large knee-brace brackets articulate the roof. The first floor is clad in narrow-width horizontal wood clapboard siding while gable fields are clad in half-cove patterned wood shingles. An eight-inch wide horizontal stringcourse and dentil course separate the first floor from the gable field, and a battered wall edge separates the first floor from a granite and basalt stone foundation. Fenestration patterns are asymmetrical and include a combination of 1/1 double-hung wood-sash windows and fixed-paned leaded-glass windows.

The west rear of the house is dominated by a lower west-facing cross gable. A gabled dormer with a wide bargeboard and widely overhanging flared eaves is located in the center of the cross gable roof. The dormer features multi-paned French doors and a small wood balconette. The balconette has a plain balustrade and side porch walls that enclose the balconette. A beveled bay at the rear northwest corner of the first floor has three double-hung wood-sash windows. A back door is located next south of the bay. A small wood porch deck fronts the door, and wood steps descend to grade.

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House Interior

A wood front door with multi-paned lights opens from the front porch into a spacious foyer/reception hall. A hand-forged brass plate and door handle at the front door reveal a Craftsman-style design and are original. The foyer leads north to a beveled-glass closet door, west to a formal dining room, and south to a spacious living room. The focal point of the living room is a center fireplace on the south wall. The fireplace is articulated with a brick surround made of buff-colored raked face bricks laid in stretcher bond with a flat jack arch, a wood mantel with scroll-sawn brackets, and a glazed ceramic tile hearth. The hearth tiles are six-inch-square and reveal a matte, mottled, rust-red-brown color. French doors open from the southwest corner of the living room to a small library/den. Located west of the reception hall, the dining room features an original built-in serving buffet/hutch with a beveled mirror backsplash, leaded-glass doors, and beveled lights. A wood door with two panels topped by a floral design leaded-glass light in the upper leaf is located next south of the built-in buffet/hutch. A doorway to the north of the buffet/hutch leads up an enclosed stairwell to the second floor. Paneled wainscoting and plate rails are located around the perimeter of the dining room. The fireplace mantel, built-in buffet/hutch in the dining room, and woodwork in the living room, dining room, library/den, and foyer are made of the finest quality ebony-finished vertical-grain fir which has been burnished to a deep, hand-rubbed patina over the years. The floors are made of solid oak planks laid with mitered corners, the walls and ceilings are original lathe-and-plaster, and ceilings measure 9.6 feet in height.

A door in the southwest corner of the dining room opens west to a service hall, a bathroom, two bedrooms, and a kitchen. The service hall is appointed with original built-in cupboards and closets made with vertical tongue-in-groove fir boards. The fir is finished in a rich ebony color, matching the woodwork in the foyer, living room, dining room, and library/den. The bedrooms retain original woodwork, oak floors, lathe-and-plaster construction, and closets. The bathroom and kitchen were remodeled in 2003-2004 with new fixtures and built-in casework.

The second floor has a long center hallway which runs east and west. The hallway opens to a bathroom, storage room, and three bedrooms. At the second floor, the ceilings are eight feet at their highest point (ceiling heights differ due to sloping walls from roof pitch), the woodwork is painted fir, the floors are finished fir and ceramic tile, and the windows are original 1/1 double-hung wood-sash units. The basement is partially finished with a built-in bar/serving area, a family room, laundry, pantry, storage, and a furnace/mechanical room. The home is heated by gas-fired hot water which circulates through original radiators. The hot water was originally heated from combusted coal, then oil, which produced steam heat in a Stanley Steamer (originally used in mining operations, the Stanley steamer was retrofitted for use as a residential boiler).

Garage

A single-story double-car garage is located behind the house in the northwest corner of the property. Built in 1928 with materials and designs that mimic the Canfield House, the garage is also a fine example of the Craftsman style. It measures 20 feet wide, 20 feet deep, has a poured concrete foundation, a low-pitched front gable roof with widely overhanging flared eaves, exposed rafter tails, and knee-brace brackets. Like the house, it is clad in narrow-width horizontal wood clapboard siding and cove-patterned wood shingles in the gable peak. Battered surrounds distinguish the windows and an overhead garage door. The overhead garage door was installed in 2004 on the south facade, and is made of metal with a row of multi-paned lights in the upper portion of the door. An original wood-paneled sliding barn door is still intact at the north rear of the garage (original pass-through to the adjacent next north property). The exterior of the garage was repainted in 2004-2006. A concrete driveway leads from the garage east to North Sherwood Street.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

- **1923:** Back porch at northwest corner of house enclosed. Composition roof installed.²
Fireplace built in living room.

² Spokane Building Permit #19022, dated 23 Feb 1923. Spokane City Hall, Spokane, WA.

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- **1935:** Front porch enclosed.³
- **1950:** Home modified inside for use as a duplex with apartment on second floor and an additional apartment in basement.⁴
- **2000:** Composition roof installed.
- **2002-2004:** Front porch modifications reversed and restored to original open, unenclosed design. First floor kitchen and bathroom remodeled with new built-in casework, fixtures, wiring, plumbing, and tile floors.
- **2004-2006:** Garage repaired, restored, re-painted, and re-roofed. Second floor rooms repaired and remodeled.
- **2010-2014:** Basement remodeled with bar, serving counter, family room, rebuilt stairs. Second floor remodeled. Driveway resurfaced.

³ Spokane Building Permit #44180, dated 5 April 1935. Spokane City Hall, Spokane, WA.

⁴ Spokane Building Permit #B-2142, dated 14 July 1950. Spokane City Hall, Spokane, WA.

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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.
- ☒ 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

1908

Significant Dates

1908

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Ballard, William James (architect)

Chamberlin, Gilbert Lewis (builder)

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Statement of Significance Summary Paragraph

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

STATEMENT OF SIGNIFICANCE

Summary Statement

The George & Nellie Canfield House is eligible for listing on the National Register of Historic Places under Criterion C for its architectural significance in the area of “architecture.” The property’s period of significance is defined by 1908, the year the Canfield House was built as one of the first homes in the Sherwood Addition in the Summit Boulevard neighborhood in Spokane, WA. The house is a fine interpretation of the Arts & Crafts type executed in the Craftsman style, and is distinguished from other homes of its style and type by the prominent application of deeply overhanging flared eaves with exposed flared rafter tails that match the curve of the flared eaves. This design influence mimics rooflines of Japanese temples and pagodas, and was revered and adopted by many designers of the Craftsman style. The Canfield House also reflects the work of master architect, William James Ballard, who founded the Ballard Plannery Company in Spokane, a leading architectural firm that practiced in the region from 1908 to 1925. The home was built by the Chamberlin Real Estate & Improvement Company in Spokane, owned by Ballard’s father-in-law, Gilbert Lewis Chamberlin, who named Ballard as the organization’s “company architect.”^v Together, Ballard and Chamberlin developed large residential sections in northwest Spokane where they designed and built hundreds of homes.^{vi} The Canfield House was constructed for Spokane businessman and hydraulic engineer, George S. Canfield and his wife, Nellie, who owned the property for 13 years.

HISTORICAL CONTEXT

Sherwood Addition

Before it was platted in 1889, the Sherwood Addition in the Summit Boulevard neighborhood was characterized by trees and shrubs that grew to the edge of a steep, rocky bluff along Summit Boulevard. Located about 1.5 miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the noise and relentless dust and dirt of the city by verdant stands of virgin pine and fir trees. At that time, there were few roads, no electricity or water, and the land was sparsely populated. Some of the earliest pioneer residents that settled the area included the Pettet, Sherwood, and Ralston families—successful and prominent businessmen and visionaries who contributed to the early growth of Spokane. Natatorium Park was established along the river’s edge below the Summit Boulevard bluff, a cable car system was installed, and residential interest in the area sparked. Written to entice potential property owners to invest in the neighborhood, an article appeared in the September 28, 1887 edition of the local *Spokesman-Review* newspaper, and described the Sherwood and Pettet additions and their many amenities:

- “...a new tract of land which in many ways is superior to anything that has yet been offered...”
- “...several hundred acres commanding a view which for picturesqueness and beauty is unsurpassed...”
- “...the two river fronts [along Summit Boulevard and West Point Road] are admirably adapted for the location of fine residences...”^{vii}

During the next five decades from the 1890s to the 1940s, the area along and around Summit Boulevard was developed and settled with single-family dwellings that spanned a plethora of sizes and styles, including large landmark Arts & Crafts, Queen Anne, Colonial Revival, Tudor Revival, and American Foursquare homes as well as Craftsman bungalows. Built in 1908, the Canfield House was one such property and represented the fine quality and type of domestic building associated with private residences built in the Summit Boulevard neighborhood.

^v Chamberlin Real Estate & Improvement Company. *April 1907 Spokane’s Home Builders*. Spokane: Chamberlin Real Estate & Improvement Company.

^{vi} Ibid.

^{vii} *Spokane Falls Review*, 28 Sept 1887.

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The George & Nellie Canfield House

On May 4, 1908, George & Nellie Canfield bought Lots 24 and 25 in the resurveyed extension of Block 1 in the Sherwood Addition for \$1,600. The two oversized lots formed a broad pie-shaped piece of land which bordered one of the neighborhood's most prominent corners, a wide curve at the intersection of West Webb Place and North Sherwood Street, just one-half block east of Summit Boulevard and its spectacular panoramic views. The Canfields hired Spokane architect W. J. Ballard to design their home, and construction of the home was completed in 1910. George S. Canfield worked as an inspector and hydraulic engineer for Ham, Yearsley & Ryrie Incorporated, a real estate investment company that specialized in "farm lands, city property, mortgage loans, and fire & liability insurance."^{viii} The Canfield family owned the property from 1908 until George Canfield's death in 1921.

Subsequent Owners

In November 1921, George E. W. Marsden and his wife, Mary Marsden, bought the Canfield House. George Marsden was employed at Modern Auto & Tractor Schools Incorporated in Spokane. They stayed two years and sold the property to John & Sadie Young in 1923. In partnership with Luther Wells of Portland, Oregon, John Young co-owned and managed Young & Wells Wholesale Fruit Dealers in Spokane. After his wife's death in 1944, John Young sold the house and property to Vernie & Etta Rees. In 1951, they sold the property to William P. & Dorothy Roth.

While in residence at the property, William Roth was listed in city directories as a salesman, then an associate real estate broker for Bernard & Martin Realtors in Spokane, and finally the founder/owner/proprietor of the William P. Roth Real Estate Company, which directed business in real estate, residential property sales, and residential property rentals. In July 1950, a few months before he purchased the house, William Roth was granted "special permission" by the City of Spokane's building division to "alter" his residence to a "duplex."^{ix} Roth built a kitchenette in an upstairs bedroom and rented the second floor as one apartment while he and his family lived on the first floor. He later built a bedroom and bathroom in the basement and rented the space as a basement apartment. During this time, hundreds of servicemen were returning from World War II to Spokane and the area's numerous military posts, including Geiger Field (Fairchild Air Force Base), Velox Naval Center, Fort George Wright, Veterans' Hospital, and operations associated with Farragut Naval Base on Lake Pend Oreille. In 1975, Roth bought the west half of adjacent north Lot 26, extending the property's frontage along North Sherwood Street from 80 feet to 110 feet.

In 2002, Rohn & Patti Hahn bought the nominated property for use as a single-family home, and reversed the previous duplex modifications. A retired Lt. Col. United States Air Force pilot, Rohn Hahn rebuilds and restores airplanes. Patti Hahn is a registered nurse practitioner and certified flight nurse.

ARCHITECTURAL SIGNIFICANCE

The Craftsman Style

The Canfield House is architecturally significant as a fine example of the Craftsman style with Asian influence. The Craftsman style embraced natural materials such as indigenous river rocks or field stones, brick (especially clinker brick), glazed ceramic tile in mottled matte finishes, hand-split wood shingles, wood clapboard siding, coarse to fine stucco, leaded-glass windows, burnished copper and brass, and hand-forged wrought iron. The liberal use of natural woodwork hand-rubbed to a rich luster was paramount for interior treatments and included oak, ash, walnut, chestnut, tamarack, fir, cedar, mahogany, and other woods. Along with natural building materials, the Craftsman style emphasized horizontal prominence. Some of these design applications included architectural forms and features such as one-and-one-half-story broad bungalow house forms, low-pitched roofs with widely overhanging eaves that produced deep horizontal shadows, wide bargeboards with exposed/extended rafter tails, prominent bargeboards, numerous horizontal bands and stringcourses that separated siding treatments or the junctures between floors, horizontal rows of windows,

^{viii} 1908-1909 Spokane City Directories.

^{ix} Spokane Building Permit #B2142, dated 14 July 1950. Spokane City Hall, Spokane, WA.

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solid porch walls, flared/battered walls (porch and house), porch supports, tapered fenestration surrounds, and partial or full-width covered front porches.

Architectural influences from Japan, China, and other parts of Asia were borrowed and popularized in the early 1900s. In some cases, Japanese timber construction influenced the structural emphasis of the Craftsman style as seen in exposed mortise-and-tenon joinery, exposed roof beams/purlins/braces/brackets, and upswept gable peaks reminiscent of Japanese pagodas. As specifically expressed on the Canfield House, influence from Asian temples articulated with deeply flared eaves and curved rafter tails added an exotic design aesthetic and accentuated the horizontal emphasis of the Craftsman style.

Traditionally perceived as somewhat exotic and mysterious, Asian design has interested Americans since the earliest days of the China trade in the 17th century. At various World Fair expositions that occurred in the late-19th and early-20th centuries, many people were able to see a number of authentically built structures from distant lands. Buildings erected by the Japanese were especially admired and studied. The architects Greene & Greene and Frank Lloyd Wright were particularly impressed with Japanese structures, and their own work shows evidence of that interest. The Japanese influence is also seen in the work of many others, including anonymous designers of modest bungalows. The detailing of exposed timberwork on some Craftsman houses recalls robust Japanese wood construction.^x

The Canfield House well-depicts the aforementioned Craftsman style as evidenced by the home's prominent horizontal emphasis, low-pitched roof, wide eaves, deep bargeboards, wide horizontal stringcourses, horizontal clapboard siding, battered walls, thick porch piers, and tapered fenestration surrounds. The home's interior illustrates Craftsman-style aesthetics found in an open floor plan, naturally finished woodwork, oak floors, numerous built-ins, and a fireplace with mottled matte-finish glazed ceramic tile. Noted by the press and described as "elegant," the Canfield House was featured in the June 11, 1910 edition of the *Spokane Daily Chronicle* local newspaper in Spokane. The article reported the house cost \$5,000 to construct and was built by the Ballard Plannery architectural firm.

W. J. Ballard, Architect (1870-1971)^{xi}

The Canfield's hired architect W.J. Ballard to design their home. William James Ballard was born in 1870 in Plainfield, Illinois. He was influenced by his father who was a general contractor, and became interested in the design and construction trade. With an interest in architecture, architectural engineering, and building construction, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of Berkeley in San Francisco and the Troop Institute in Pasadena. After his education in architecture was completed, Ballard worked for architect B. B. Bixby in Los Angeles. While in Southern California, Ballard met and married Ina Chamberlin in 1895. They had three children: Laura, Gilbert, and Earl.

Ballard's wife, Ina, was the daughter of Gilbert L. Chamberlin, a professional builder and real estate developer in the Los Angeles area. At the turn of the century, G. L. Chamberlin expanded his business to Spokane where he founded the Chamberlin Real Estate & Improvement Company. W. J. Ballard followed his father-in-law to Spokane, and was employed by the Chamberlin Real Estate & Improvement Company as a building superintendent. In 1903, Ballard returned to California, specifically Pasadena, to hone his architectural skills. Reportedly he, "devoting the greater part of his time to bungalow and cottage construction...the favorite style of building" in the Pasadena area.^{xii}

By 1905, W. J. and Ina Ballard returned to Spokane where Ballard worked for the Chamberlin Real Estate & Improvement Company as the company architect. W. J. Ballard and builder, Gilbert Chamberlin (owner of the

^x Duchscherer, Paul and Douglas Keister. *The Bungalow: America's Arts & Crafts Home*. New York: Penguin Publishers, 1995, p. 71

^{xi} Genealogical records and documents supplied by the William James Ballard family confirm and correct birth/death dates and other pertinent historical information. Nomination author's personal interview with Russell Hobbs, grandson to William James Ballard, Pasadena, CA, in 2009.

^{xii} Durham, N. W. *History of the City of Spokane and Spokane County*, Vol. 2. Spokane: Clarke Publishing Co, 1912, p. 604.

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Chamberlin Real Estate & Improvement Company) were responsible for many houses throughout Spokane, and developed large residential sections in northwest Spokane; designing and building hundreds of homes.^{xiii}

In 1908, Ballard founded his own architectural firm called the Ballard Plannery Company and leased offices in the Kuhn Building in downtown Spokane. The practice thrived from 1908 to 1925. In 1910-11, he published a book of house plans, called *The Modern Bungalow*. In 1912, Ballard's house plan book was "on sale at all leading book stores" in Spokane and was "in great demand by prospective builders both in the city and country."^{xiv}

In 1919, a photograph of the Canfield House was featured in an advertisement for the National Builders Bureau. The advertisement described the Canfield House as "Plan 605," one of the company's "step-savers." With offices in Minneapolis, Kansas City, and Spokane's central business district (in the Columbia Building, 107 S. Howard Street), the National Builders Bureau was available to builders, architects, and homeowners across the country. Billed in the advertisement as "an organization for efficiency and economy in building," the National Builders Bureau explained that a customer could "select a plan made by an architect who knows his business" from the Bureau's plan book, "a magnificent volume of step-saving homes." While not listed under Ballard's name in city directories or in other documentation, it seems Ballard supplied some of his designs to the National Builders Bureau, including the design for the Canfield House.

In 1912, Spokane historian and local *Spokesman-Review* newspaper writer N. W. Durham summarized Ballard and his many accomplishments at that time:

He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.^{xv}

Notable projects included the Merriman Block, Empire Hotel, Arden Hotel, and Wilson Apartments among other commercial buildings.^{xvi} In addition to residential designs, Ballard gained notoriety for his plan book "Ballard Barn & Silo."^{xvii} Today several Ballard designed agricultural buildings can be found throughout Eastern Washington.

In 1920, Ballard became a registered architect in Washington State, and in California in 1921. In 1925, the Ballard family moved to the Los Angeles area where W. J. Ballard continued to practice and design more than 400 homes and buildings.^{xviii}

Chamberlin Real Estate & Improvement Company (builder)

While no building permit with a builder listed, it is believed the Canfield House was constructed by the Chamberlin Real Estate & Improvement Company, founded by Gilbert L. Chamberlin, W. J. Ballard's father-in-law. Documentation records that architect Ballard and builder Chamberlin worked together in West Central Spokane in Nettleton's Addition where they designed and built hundreds of single-family homes during the time the Canfield House was built in the adjacent next west Sherwood Addition.^{xix}

Chamberlin was born in Mokena, Illinois in 1853, educated in public and private schools, and studied business. Chamberlin moved to Kansas and tried his hand at farming, real estate, and banking as a director at different times of two banks: the Oberlin Trust & Banking Company and the Western Investment & Banking Company.

^{xiii} Ibid.

^{xiv} Ballard Plannery Company. *The Modern Bungalow, Second Edition*. Spokane: Shaw & Borden, 1910-1911.

^{xv} Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing Co, 1912, pp. 604-8.

^{xvi} Ibid.

^{xvii} "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

^{xviii} Ibid, and Ballard Company plan book, *The Modern Bungalow*, 1910-1911.

^{xix} Spokane Office of Historic Preservation, Spokane City Hall, Spokane, WA.

CANFIELD, GEORGE & NELLIE, HOUSE

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In 1893, he traveled to Los Angeles where he was active in the construction trade, and in 1899, he came to Spokane. In 1900, Gilbert and his son, Ernest A. Chamberlin, established a company called "Chamberlin & Chamberlin" and specialized in residential construction, "real estate, loans, insurance, and rentals."^{xx} In 1904, the company was incorporated as the "Chamberlin Real Estate & Improvement Company" with capital approaching \$100,000. The father-and-son Chamberlin team achieved quick success in Spokane with a strong growth record during their first seven years of business. They advertised their success in a promotional plan book, *Spokane's Home Builders*, which was published in 1907 by the Chamberlin Real Estate & Improvement Company.

By 1912, the Chamberlin Real Estate & Improvement Company had built "several hundred homes" throughout Spokane and was further engaged in real estate investment as the "Reserve Realty Company."^{xxi} With stockholders and a capital incorporation of \$500,000, investment bonds were sold by the company at 6%, and it was reported that "the money from the sale of these bonds" was "used for the up-building of Spokane."^{xxii} The Chamberlin family and their business ventures were given credit by noted Spokane newspaperman and historian, N. W. Durham, as "materially aiding in the progressive welfare of the city" where "they promote a saving instinct and have the satisfaction of knowing that many of the successful men of today owe their advancement...in part to the Chamberlin companies, whereby they have been enabled to gain homes of their own and make a start in life."^{xxiii}

Gilbert Chamberlin married Annie Wickersham in 1873, and raised four children who they trained to hold leadership positions in the family businesses. Their son, Ernest A. Chamberlin, worked as secretary for the Chamberlin Real Estate & Improvement Company and for the Realty Reserve Company. Daughter Ina Chamberlin married W. J. Ballard, who was listed in the company's promotional plan book as the company architect, and daughter Ruby Chamberlin and son Harry Chamberlin worked at different times as part-time and full-time cashiers for the family businesses.

In summary, William Ballard's impact on Spokane was great. He founded an architectural firm that continuously employed numerous people for 17 years. He designed and built hundreds of homes and commercial buildings, barns and silos throughout Spokane and Eastern Washington, and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. Ballard's expertise as a successful architect is well-illustrated in the Canfield House. As a tribute to his professional accomplishments, William James Ballard was noted for his contributions which were described as "wide and varied" and which "had a direct result upon Spokane's welfare and improvement."^{xxiv}

9. Major Bibliographical References

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

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^{xx} *Spokane City Directories, 1900-1902*.

^{xxi} Durham.

^{xxii} Ibid.

^{xxiii} Ibid.

^{xxiv} Ibid.

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CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

SPOKANE COUNTY, WA

County and State

11. Form Prepared By

name/title Linda Yeomans, consultant

organization Historic Preservation Planning

date July 14, 2014

street & number 501 W. 27th Avenue

telephone 509-456-3828

city or town Spokane

State WA

zip code 99203

e-mail lindayeomans@comcast.net

CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

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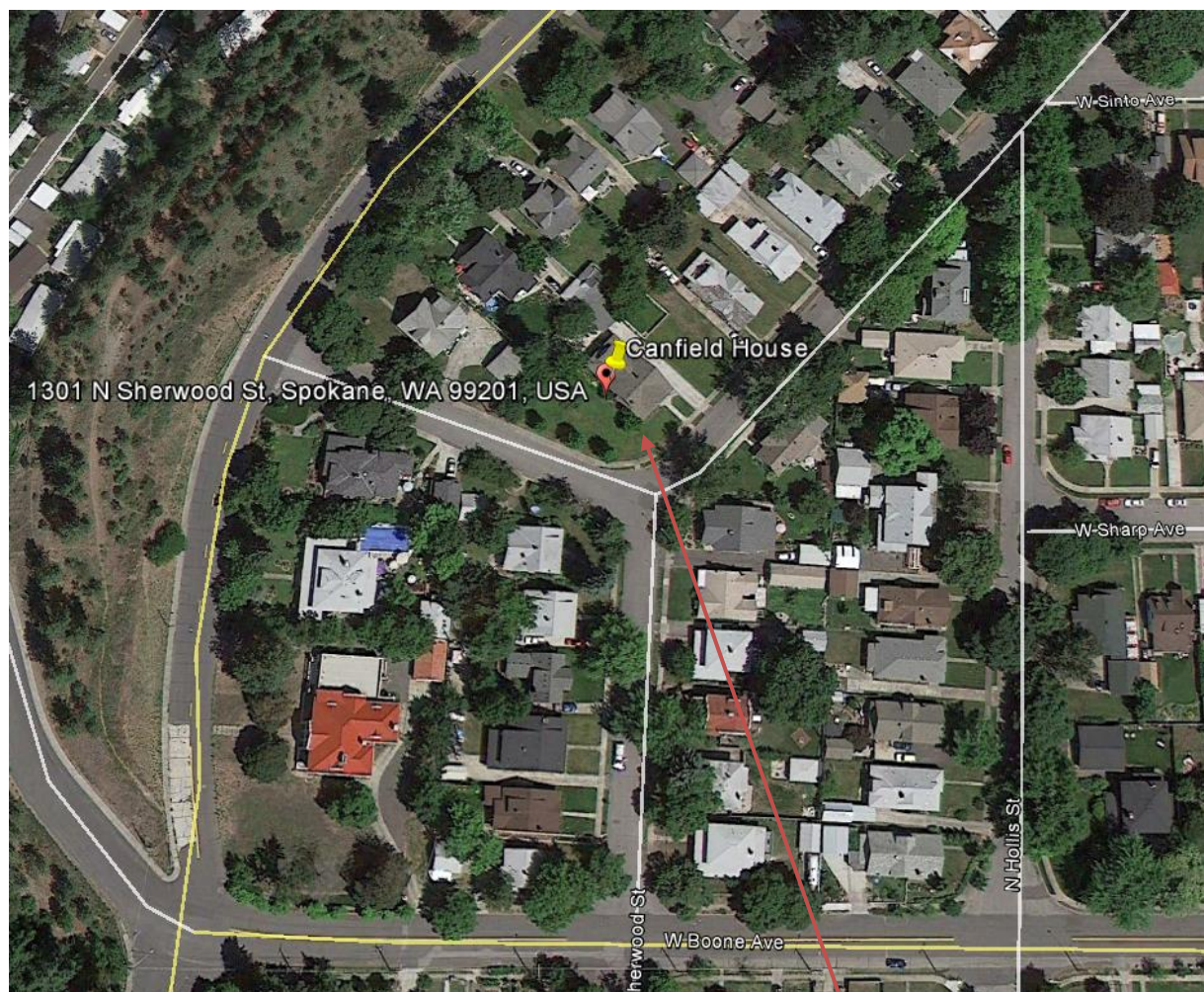
Additional Documentation

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.)



Google Earth Map

Google Earth - Edit Placemark

Name: Canfield House

Latitude: 47°40'9.09"N

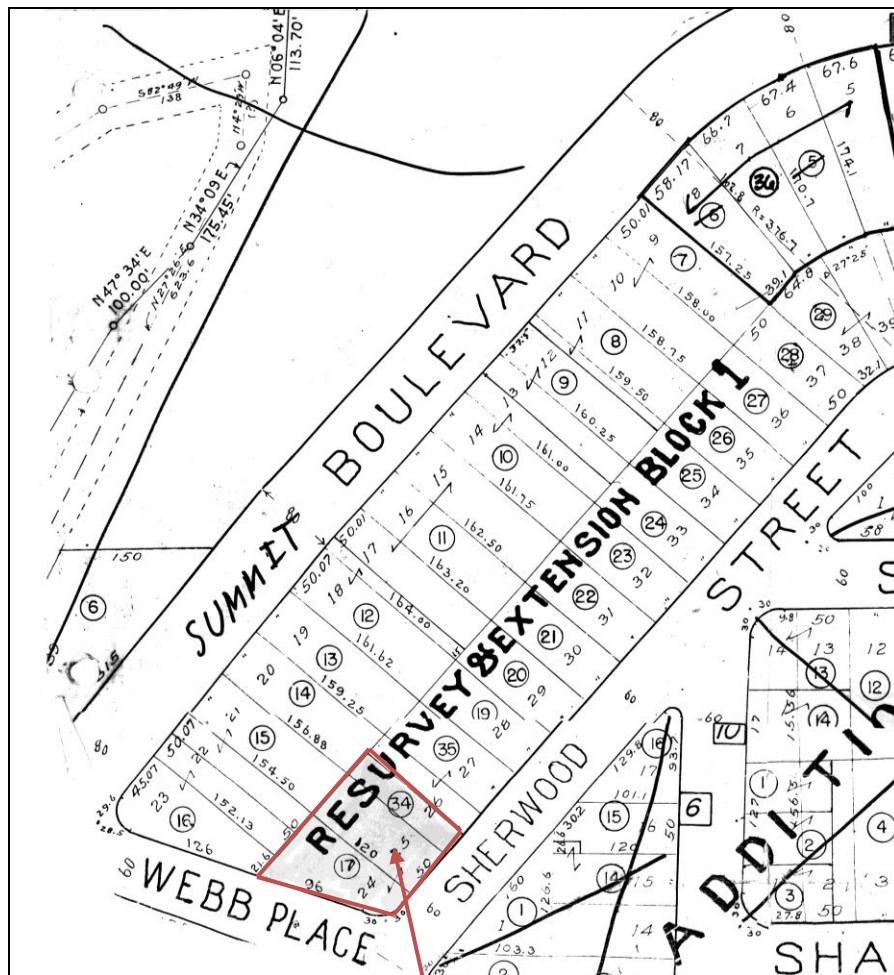
Longitude: 117°27'24.74"W

CANFIELD, GEORGE & NELLIE, HOUSE

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Canfield House

Spokane County Plat Map

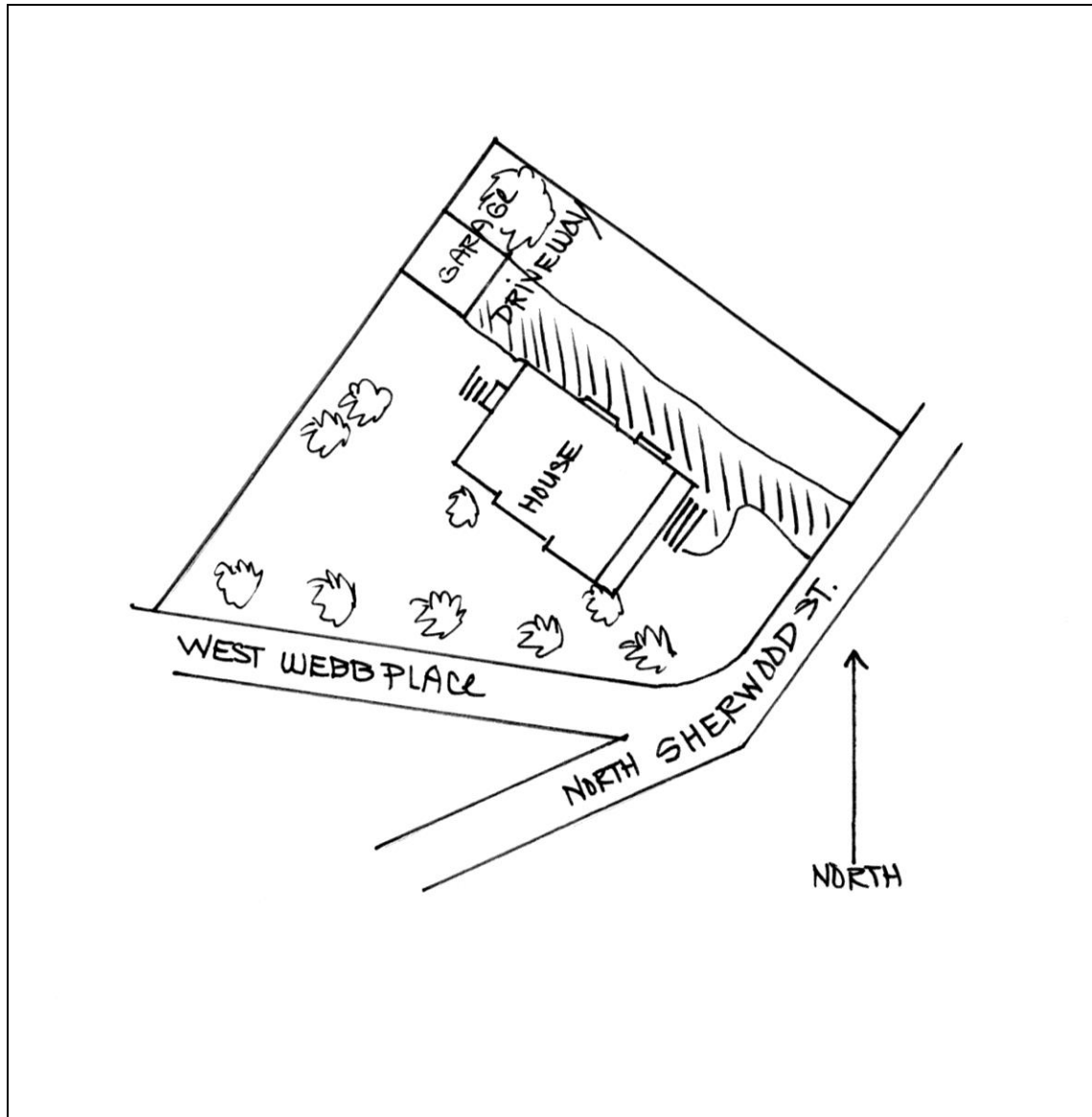


CANFIELD, GEORGE & NELLIE, HOUSE

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Site Plan Sketch for Canfield House

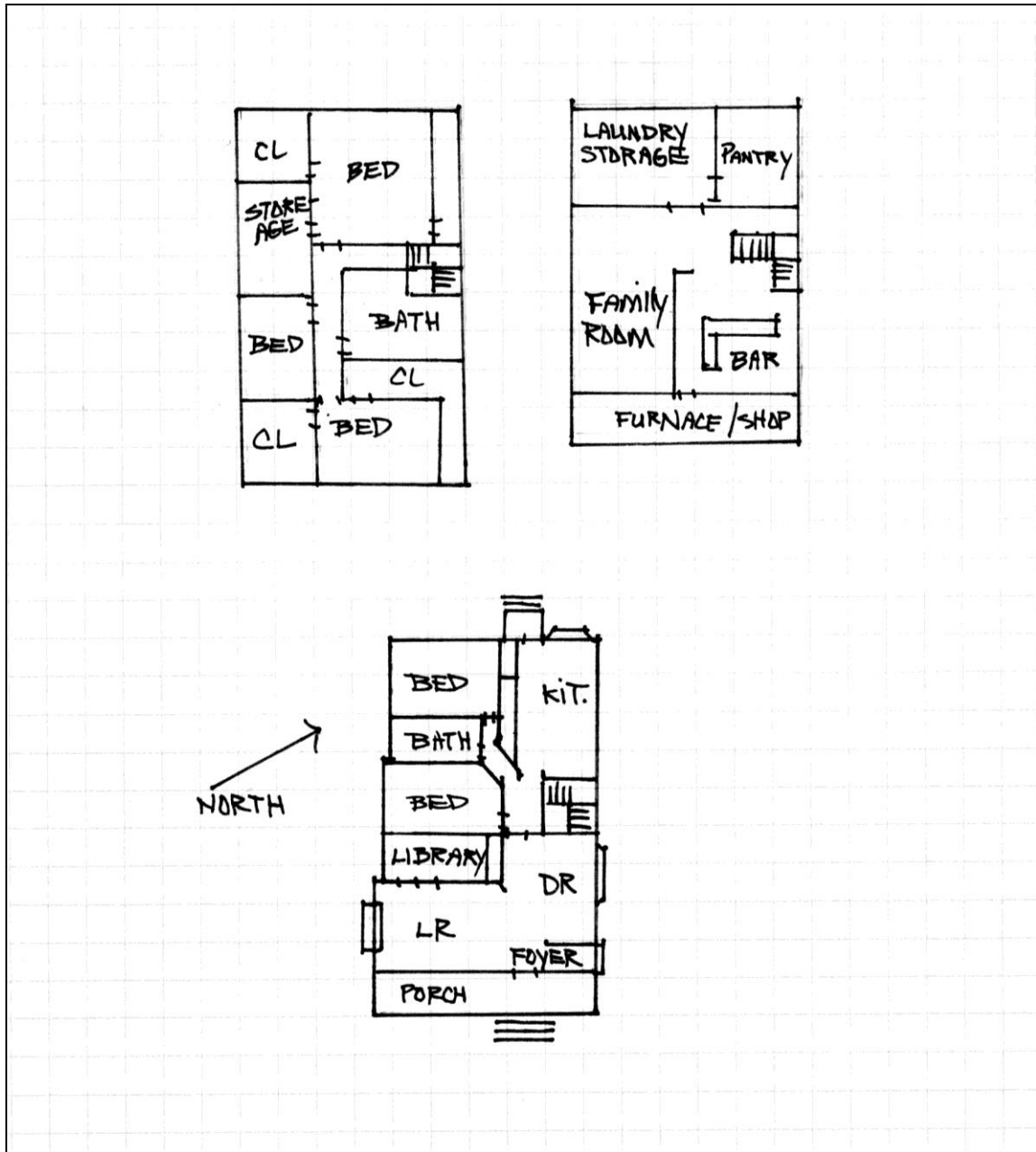
(not to scale)

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Floor Plans Sketch for Canfield House second floor, basement, and first floor

(not to scale)

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Canfield House

Circa 1910 photograph, looking east

(source: Spokane Public Library Northwest Room, Spokane, WA)

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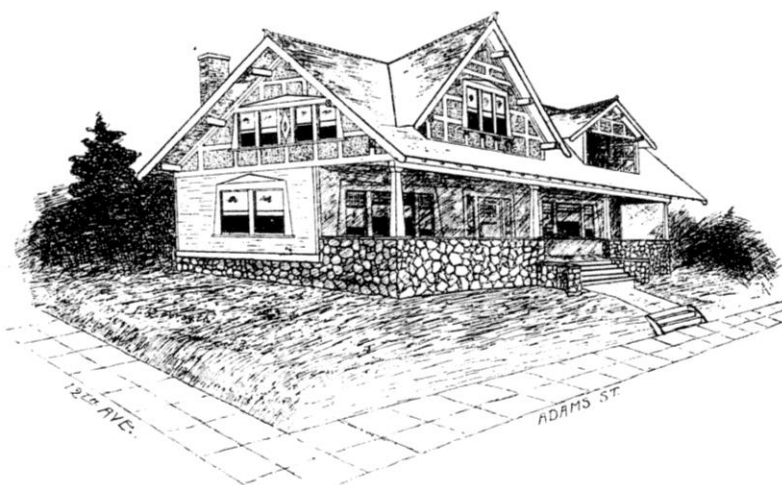
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SPOKANE'S HOME BUILDERS

Vol. 2

APRIL 1907

No. 5



A CHAMBERLIN "BUILT ON HONOR" HOME

This Large and Beautiful English Bungalow of Seven Rooms can be Seen on the Corner of
12th Avenue and Adams Street, on Cannon Hill

ARTICLES IN THIS ISSUE BY

W. D. VINCENT	R. L. RUTTER	ADOLPH GALLAND	A. W. LINDSAY	F. J. HOLMAN
M. B. CONNELLY	R. D. MILLER	E. H. JAMIESON	OTTO W. SPERLING	
J. C. BARLINE	DR. RALPH HANSON	RICHARD BROWN		
DAVID CLOYD	G. W. E. GRIFFITH	B. B. DONOHO		

Published Monthly by

Chamberlin Real Estate and Improvement Company

409-10 Jamieson Building

SPOKANE, WASH.

CANFIELD, GEORGE & NELLIE, HOUSE

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OWN A HOME



*which embodies
beauty
convenience
protection
comfort*

Secure the "Home of Your Dreams"

By Using

National Builders Bureau Plans and Specifications

THE first step toward independence is to "Own Your Home."

Rent-receipts represent money spent. A home occupied and well taken care of is an asset. *Own a home—build or buy now!* Pay for it by the month. Invest your money in place of spending it.

A home means everything to the family. We spend half of our time at home, and home-owning is one of the most important functions of life. A home-owning family always has ample credit and stands high among the prominent citizens of the community.

Our Catalog—A Magnificent Volume of Step-Saving Homes

When you contemplate building, before deciding on your design, fill out and mail the coupon below that our representative may show you National Builders Bureau Plan Book, containing hundreds of different designs, costing us to perfect over \$30,000.00. A large selection to choose from, for instance, ninety-two different types of modern, *modernized*, five-room homes. Dozens of other designs, ranging from two to ten rooms. Also Churches, School Houses, Garages, Barns, Elevators, Grain Bins, Poultry-Houses and other buildings.

All Waste Eliminated

With a view to both economy and comfort, we make it possible for you to build complete for a definite sum of money. We have gone to enormous expense in listing for every one of our designs all the necessary lumber, mill-work, built-in features, hardware, paint, number of days' labor, etc., and have at your disposal complete blue-printed plans and specifications.

No Delays

Our representatives carry in stock all primary materials for any structure and will make prompt delivery. No obligation in asking for complete details of our service. Thousands have saved out money, saved money, and secured the "home of their dreams."

Build from Plans

Getting at the total cost is expensive. Select a plan made by an architect who shows his business. Make a definite contract—\$50.00 for your home complete. No extra.

Get what you want. Pay for what you get. 25,000 families now living in homes built from National Builders Bureau Plans.

A Free Service

Our representatives will furnish to their customers our entire service, including home-owning plans, specifications, professional and expert advice.

Every National Builders Bureau design has been built by a satisfied customer. We have had twenty continuous years of experience in putting homes and other buildings. The value of homes built in the United States from National Builders Bureau designs exceeds \$45,000,000. Can we offer greater proof of our ability to serve and save you money?

If interested, fill out coupon below and mail to our Spokane, Washington, address.



This coupon designates our local representative, and you will find him a man devoted to better homes and buildings for your community.

Building Material Merchants —Your Opportunity!

Our national advertising is telling America how to build more efficiently and economically. Where this Bureau is not actively represented there is an opportunity for one responsive member. Write for full particulars now.

NATIONAL BUILDERS BUREAU

*An Organization for Efficiency
and Economy in Building*

SPOKANE, WASH.
316 Columbia Building

MINNEAPOLIS, MINN.
720 McKnight Building

KANSAS CITY, MO.
201 Railway Exchange Building

NATIONAL BUILDERS BUREAU
Columbia Building,
Spokane, Wash.

I am planning on building as indicated on margin,
and would like to inspect your \$30,000.00 book
of designs, without obligation on my part.

Name _____
Street Address _____
R. F. D. _____
City _____ State _____

Send me literature on
home-owning plans and
specifications.
☐ Book
☐ Check
☐ Envelope
☐ Stamp
☐ None
☐ Other _____
Name _____
Address _____
City _____ State _____

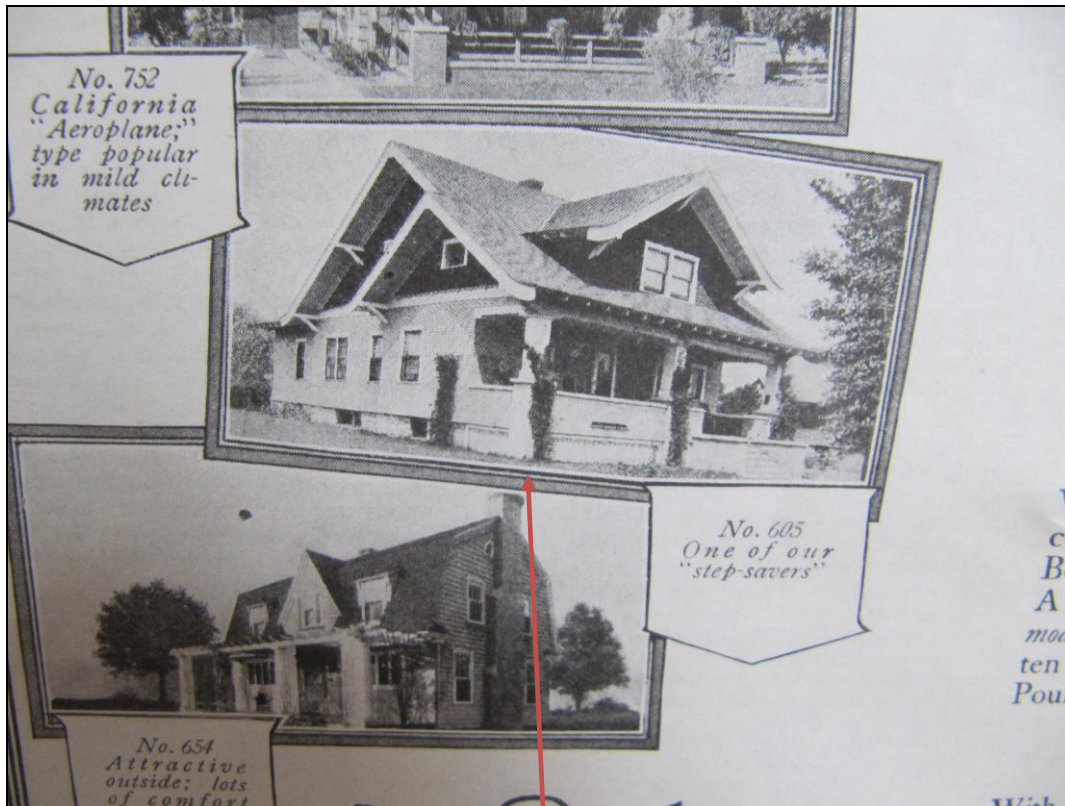
Canfield House
June 1910 Advertisement form National Builders Bureau

CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

SPOKANE COUNTY, WA

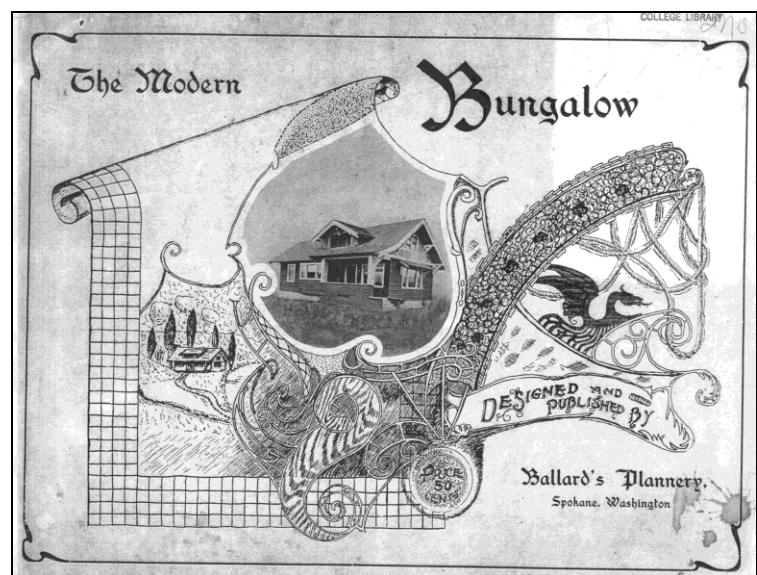
County and State



Canfield House
National Builders Bureau Advertisement
June 1919



Spokane Daily Chronicle
April 14, 1910



"The Modern Bungalow" House Plan Book
1910-1911

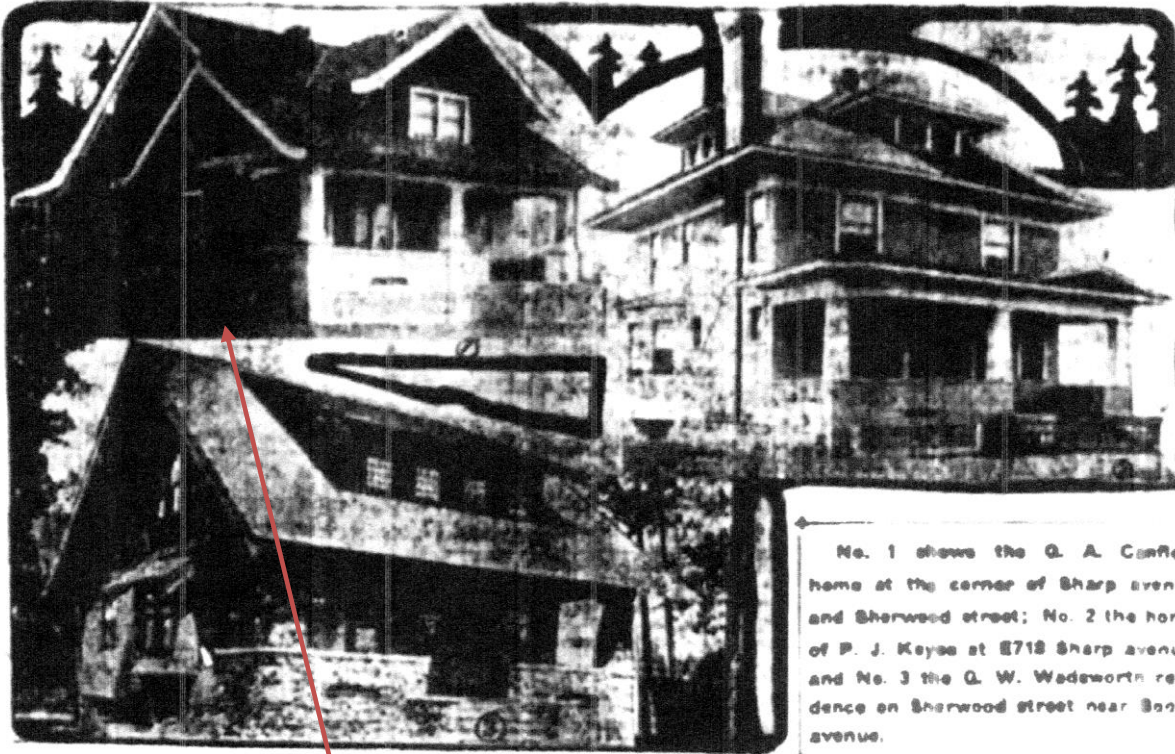
CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

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Three Elegant North Side Residences Have Just Been Completed; Built From Ballard's Plannery Plans



No. 1 shows the G. A. Canfield home at the corner of Sharp avenue and Sherwood street; No. 2 the home of P. J. Keyes at 118 Sharp avenue, and No. 3 the G. W. Wadsworth residence on Sherwood street near Boone avenue.

Three elegant North Side homes have been completed within the last few days that were built from plans furnished by the Ballard Plannery. They represent three decidedly different types of homes and all are com-

plete in the minor details that are playing such an important part in home building today.

The G. A. Canfield home is located on the northwest corner of Sharp avenue and Sherwood street. It is an

eight-room structure costing about \$6000.

The Keyes home is at 118 Sharp avenue and contains six rooms. This place including the furnace heating plant and the hardwood floors was built for \$3000.

The Wadsworth home is located near the northwest corner of Sherwood street and Boone avenue. It is a six-room house and cost \$4200. This home, like all the rest, has hardwood floors, the built-in buffet and bookshelves.

Canfield House
Spokane Daily Chronicle, 11 June 1910

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Ex-Resident

Designer Eyes 100

William J. Ballard, designer of many silos and barns in this area that bear his name, will celebrate his 100th birthday Nov. 4 in Fullerton, Calif., according to word received here today from his grandson, Russel W. Hobbs of Glendora, Calif.

Ballard lived in Spokane from 1910-25 and originated the Ballard barn and silo while working as an architect for the Western Retail Lumber Dealers Association. He later moved to the Los Angeles area and designed more than 400 homes that were constructed there.

Now residing at the Wilshire Convalescent Hospital

at Fullerton, Calif., Ballard is expected to be recognized by President Richard M. Nixon, Gov. Ronald Reagan and Mayor Sam Yorty on his birthday, Hobbs said.

*Spokane, WA
Spokane Daily Chronicle
Oct. 27, 1970*

CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

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Fullerton, CA

**Daily News Tribune
November 6, 1970**

CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

SPOKANE COUNTY, WA

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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: *CANFIELD, GEORGE & NELLIE, HOUSE*

City or Vicinity: *Spokane*

County: *Spokane*

State: *WA*

Photographer: *Linda Yeomans, Consultant*

Date Photographed: *2013-14*

Description of Photograph(s) and number:



1 of 20

WA_Spokane County_Canfield House_0001.tiff
Southeast corner of house in 2014

CANFIELD, GEORGE & NELLIE, HOUSE

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WA_Spokane County_Canfield House_0002.tiff
Canfield House, east façade in 2013



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WA_Spokane County_Canfield House_0003.tiff
South face of house in 2013

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WA_Spokane County_Canfield House_0004.tiff
South face detail in 2014



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WA_Spokane County_Canfield House_0005.tiff
West rear face of house in 2013

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***0WA_Spokane County_Canfield House_0006.tiff
Northeast corner of house in 2014***



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***WA_Spokane County_Canfield House_0007.tiff
East façade of garage in 2014***

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***WA_Spokane County_Canfield House_0008.tiff
North face of house in 2013***



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***WA_Spokane County_Canfield House_0009.tiff
Front door on front porch, east façade, in 2014***

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WA_Spokane County_Canfield House_0010.tiff
Eaves above covered front porch in 2014



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WA_Spokane County_Canfield House_0011.tiff
Looking north at living room, foyer, and dining room in 2013

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WA_Spokane County_Canfield House_0012.tiff

Looking south at living room and library in corner through French doors in 2013



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WA_Spokane County_Canfield House_0013.tiff

Living room fireplace in 2013

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WA_Spokane County_Canfield House_0014.tiff
Dining room in 2013



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WA_Spokane County_Canfield House_0015.tiff
Built-in buffet/hutch in dining room in 2013

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WA_Spokane County_Canfield House_0016.tiff
Service hall on first floor in 2013



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WA_Spokane County_Canfield House_0017.tiff
Remodeled kitchen in 2013

CANFIELD, GEORGE & NELLIE, HOUSE

Name of Property

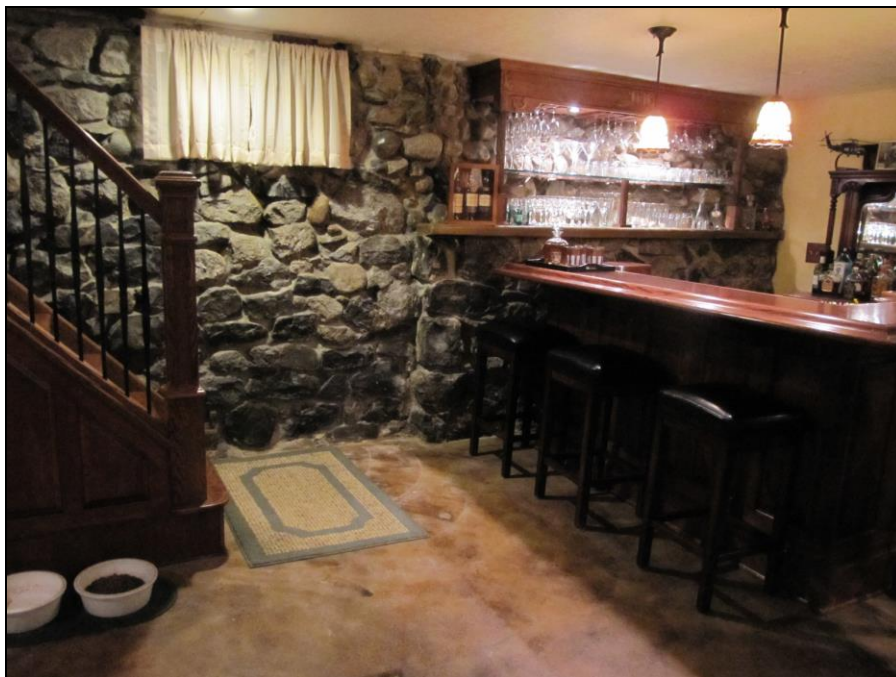
SPOKANE COUNTY, WA

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WA_Spokane County_Canfield House_0018.tiff
Representative bedroom in 2013



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WA_Spokane County_Canfield House_0019.tiff
Basement stairs and bar in 2013

CANFIELD, GEORGE & NELLIE, HOUSE

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WA_Spokane County_Canfield House_0020.tiff
Basement family room in 2013

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

name Rohnald G. Hahn & Patricia L. Hahn

street & number 1301 N. Sherwood Street

telephone 509-534-9091

city or town Spokane

state WA

zip code 99201

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