

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name: Historic Name of Property: Cannon Hill Park Addition
And/Or Common Name: Cannon Hill Park Addition Historic District

2. Location

Street & Number: Enter street address
City, State, Zip Code: Enter city, state and zip code
Parcel Number: Enter parcel number

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object				
X district	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name: various
Street & Number: Enter property owner's street address
City, State, Zip Code: Enter property owner's city, state and zip code
Telephone Number/E-mail: Enter property owner's telephone number and email

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title: An Historic Property Inventory of Selected Properties Within the Cannon Hill Park Addition, Spokane County, WA
Date: 2008 ☐ Federal ☐ State ☐ County ☒ Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

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

Check One

- ☐ unaltered
☒ altered

Check One

- ☐ original site
☐ moved & date _____

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

8. Spokane Register Categories and Statement of Significance

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

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

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property:

Enter acreage of property

Verbal Boundary Description:

The boundary of the district is from Lincoln Street on the west and Bernard Street on the east, the lots on the south side of W. 21st Avenue and lots on the south side of 19th Avenue, lots on the south side of 18th Avenue, and lots on the north side of 18th Avenue.

Verbal Boundary Justification:

Boundary justification provided on P. ADD.

11. Form Prepared By

Name and Title: Betsy H. Bradley, Ph.D. Historian

Organization: representing a group of residents

Street, City, State, Zip Code: 417 W 20th Avenue, Spokane, WA 99203

Telephone Number: 509.822.0300

E-mail Address: betsy.bradley1@gmail.com
Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

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

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Section 7: Description

The area in the Cannon Hill Park Addition (CHPA) Historic District (Fig. 1) includes most of the plat for the CHPA laid out in 1909. It encompasses the residential area that surrounds Cannon Hill Park and is bounded on the east and west by Bernard and Lincoln streets. The lots on the south side of W. 21st Avenue form its southern boundary; the northern boundary includes houses on the south side of W. 18th Avenue as well as the lots on the north side of 18th that directly face the park, and on the south side of W. 19th Avenue. The St. Augustine Parish purchased a block originally part of the CHPA in 1914. This non-residential use separated it from the residential neighborhood, and it is excluded from the district. 191 residential properties, which technically include 193 parcels, comprise the district. While the CHPA originally extended further to the south, the Arthur D. Jones Company (Jones Co) marketed its southern portion – 22nd to 25th avenues – as the Highlands of Cannon Hill Park. Since this area has a related but slightly different historic identity, it is not included in the district.¹

The CHPA is several blocks south of the basalt cliffs adjacent to Cliff Drive that form one of the edges of South Hill above downtown Spokane. An advertisement noted that it was 500 feet above downtown's Riverside Avenue.² It has a gently rolling topography with some steep grades on the north and east portions, including the W. 19th Avenue hill between S. Sherman and Bernard streets and the hill on W. 21st Street between S. Howard and S. Bernard streets. The avenues gain elevation as they move to the south.³ The extent to which the Jones Co. team altered the topography during the regrading of the area is unknown. The residential blocks surround Cannon Hill Park, which was the site of a brickyard quarry. A newspaper story noted that some 150 laborers were completing significant cutting and filling of the land and had moved thousands of cubic yards of earth, "preserving and enhancing all the natural wild beauty of the landscape by fitting it into a setting of winding streets, driveways, and boulevards."⁴ This work included grading the lots surrounding Cannon Hill Park as "an amphitheater of view lots rising on three sides around a sunken lake."⁵ The resulting landscape has become naturalized over time with mature plantings and many of the street trees planted in 1909 still remain.

¹ "Sale Opens Tomorrow, Highlands of Cannon Hill Park" *Spokane Chronicle* 30 September 1911. About half of the 164 lots were placed on the market at this time, This closely related area could be included in a larger or separate historic district as it bears the marks of the Arthur D. Jones & Co. vision for the addition.

² "Sale Opens Today, Highlands of Cannon Hill Park" *Spokesman Review* 1 October 1911.

³ HOLC description of area 1938. Mapping Inequality website: [https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area descriptions/A7#loc=12/47.668/-117.3898](https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area%20descriptions/A7#loc=12/47.668/-117.3898).

⁴ "Developing Cannon Hill Park as High-Class Residence District" *Spokesman Review* 20 Jun3 1909, pp. Part 4, p. 1.

⁵ Ibid.

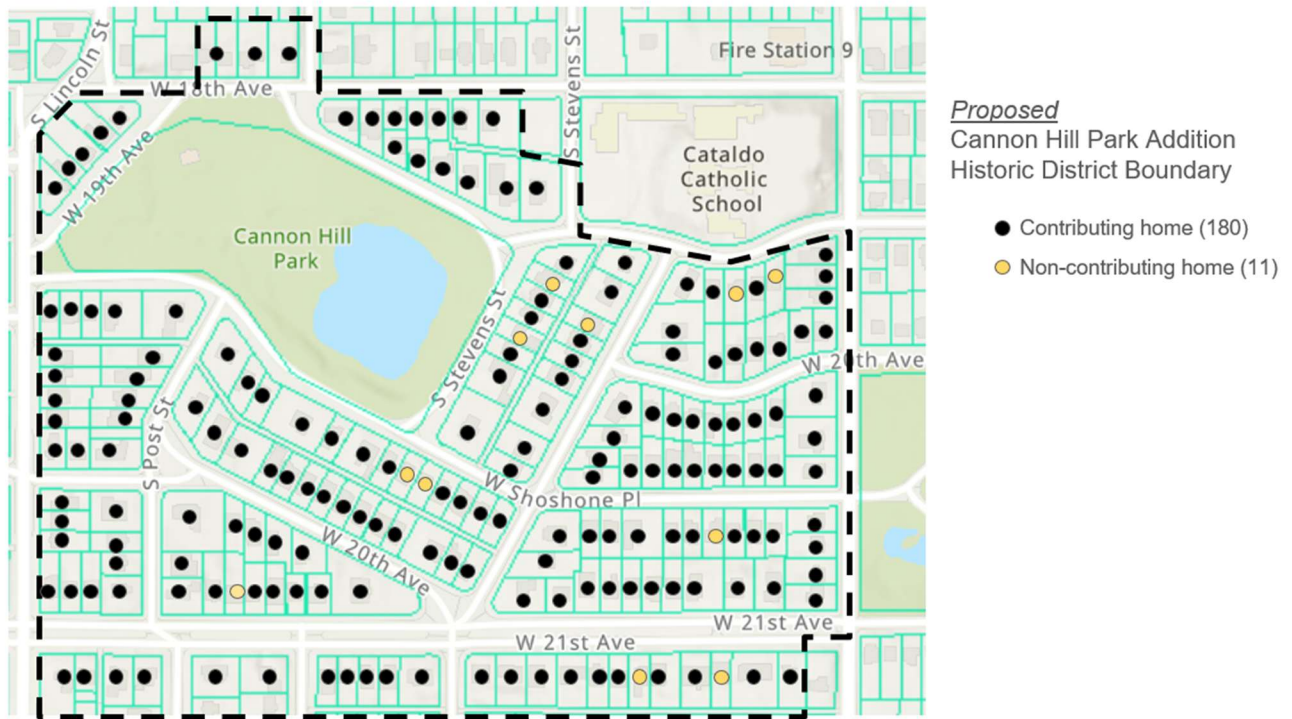


Fig. 1. Cannon Hill Park Addition Historic District boundary, based on the original plat and dominance of Cannon Hill Park. Black dots indicate the 180 contributing properties; yellow dots indicate 11 non-contributing properties.

Landscape Characteristics

The CHPA is a designed landscape with both the framework and many elements designed and implemented by two related development companies, the Arthur D. Jones & Company (Jones Co.) and Cannon Hill Company. Arthur D. Jones oversaw both entities as president.

Jones and his team established a residential area with streets determined by the irregular form of Cannon Hill Park. Particularly between Cannon Hill Park and Manito Park, the street layout is a variation on the standard grid of streets west of S. Bernard Street. The plan for the plat was based on the form of the park, accessed by “driveways” (Fig. 2).⁶ This arrangement allowed the Jones Co. to state that these lots “front directly on the park instead of on a street.”⁷ Later, the street names adjacent to the park were extended to these drives.

⁶ The park was described as surrounded by a single “driveway.” “Convert Rugged Hillside into High-Class Residential District,” *The Spokesman-Review* 17 October 1909, p. 1.

⁷ Arthur D. Jones Company advertisement, *The Spokesman-Review* 7 March 1909.

To meet the desire to have lots directly facing the park, developers created alleys for rear access to these lots on three sides of the park. This decision created the need for a street – S. Oneida Place – between the park and S. Bernard Street. This street, in turn, is the reason for the one-block-long W. 20th Avenue between Bernard Street and S. Oneida Place. The similar curved forms of W. 19th and W. 20th avenues just west of Bernard may have been inspired by the grade, curved drives around the park, or perhaps the picturesque, curving streets of the Rockwood neighborhood further to the east. The location of W. 21st Avenue adheres to the regular grid of streets to the east and west of the addition, and hence the need for Shoshone Place between 20th and 21st avenues. In a similar manner, the long dog-leg shaped block facing the south edge of Cannon Hill Park disrupted the east-west grid of avenues and W. 20th Avenue on the south side of that block is separated from its portion to the east (see Fig. 2). When presented with this plat, the Spokane City Council approved it, noting that due to the “broken condition” of the land, it would be hard to change for the better.⁸

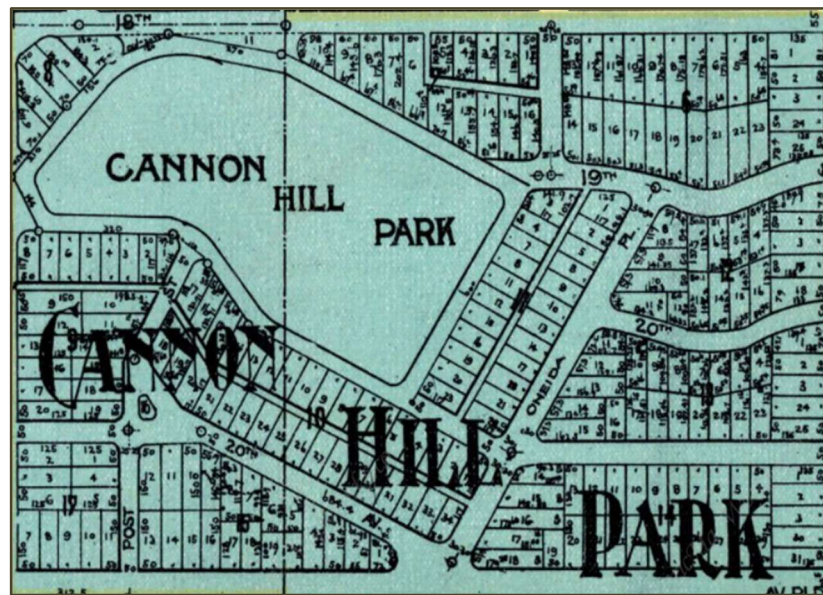


Fig. 2., *Spokane County* 1912. Geo A. Ogle. P.52.

The Olmsted Brothers Plan for Spokane parks included a system of boulevards to connect parks and extend through residential areas. The plan included W. 21st Avenue, from S. Bernard Street to S. High Drive at the edge of the bluff. Although this boulevard runs one block south of Cannon Hill Park, Jones Co. promotional material described it as connecting this park to the overall system, also stating that it would be the “finest street on Cannon Hill” with its wide tree lawns (parking strips) and central lawn, planted with shade trees.⁹

The topography between the parks has grade changes but does not include many of the outcroppings of basalt that are seen throughout the South Hill. Retaining walls edge properties where the lot is above that of the street and sidewalk, specifically just west of Bernard on W. 21st Avenue. Broad

⁸ “Cannon Hill Park Plat Accepted,” *Spokane Press* 10 March 1909.

⁹ Arthur D. Jones Company advertisement, *The Spokesman-Review* 7 March 1909.

paving characterizes the complex intersection of W. 21st Avenue, W. 20th Avenue and S. Oneida Place. In contrast, a curbed lawn area fills some of the space at the obtuse angle of W. 20th Avenue and Post Street (Fig. 3).



Fig. 3. Intersection of W. 20th Avenue and Post Street. Source: Arthur D. Jones & Co. advertisement, *The Spokesman-Review* 16 October 1910.

A consistently planted canopy of trees on “parking strips,” the grassy area between the street and public sidewalk referred to as tree lawns, and on the boulevards extended the park-like setting throughout the addition. Early descriptions of the CHPA note that identical five-year-old shade trees would line every street, the W. 21st Avenue boulevard, and the Cannon Hill Park perimeter driveways. An advertisement mused “Can you imagine any more beautiful effect than the streets of Cannon Hill Park [Addition] will give when completed?” and noted there would be miles and miles of the same beautiful shade tree.”¹⁰ Advertisements referred to two species: European sycamore and sycamore maple. The Jones Co. stated it planned to plant five-year-old trees.

It appears that this plan was adjusted at the time of first plantings, and when the original trees did not survive, substitutions were made. The City of Spokane Urban Forestry department mapped the street trees in the CHPA Historic District for this project in early 2025 (Fig. 4). London Plane trees, *platanus x acerifolia*, comprise 47 percent of the street trees in the district with 271 trees. The American Sycamore, *Platanus occidentalis*, looks very similar to the London plane, with differences in under bark color, leaves and seeds. As the map shows, these trees stands in the parking strips, or tree lawns, on the opposite sides of the street and provide arching arboreal canopies over the narrow residential streets. At a distant second, just under 10 percent of the street trees at 56 specimens, are Norway maples, *acer platanoides*. The other groups of street trees with over ten examples are red oak, *quercus rubra*, 51; ponderosa pine, *pinus ponderosa*, 48; littleleaf linden, *tilia cordata*, 34. The

¹⁰ Arthur D. Jones advertisement, *Spokesman Review* 25 July 1909.

intent of the evenly spaced street trees that would grow to shade the streets, sidewalks and lawns was realized, if not through the monoculture described by Jones & Co.

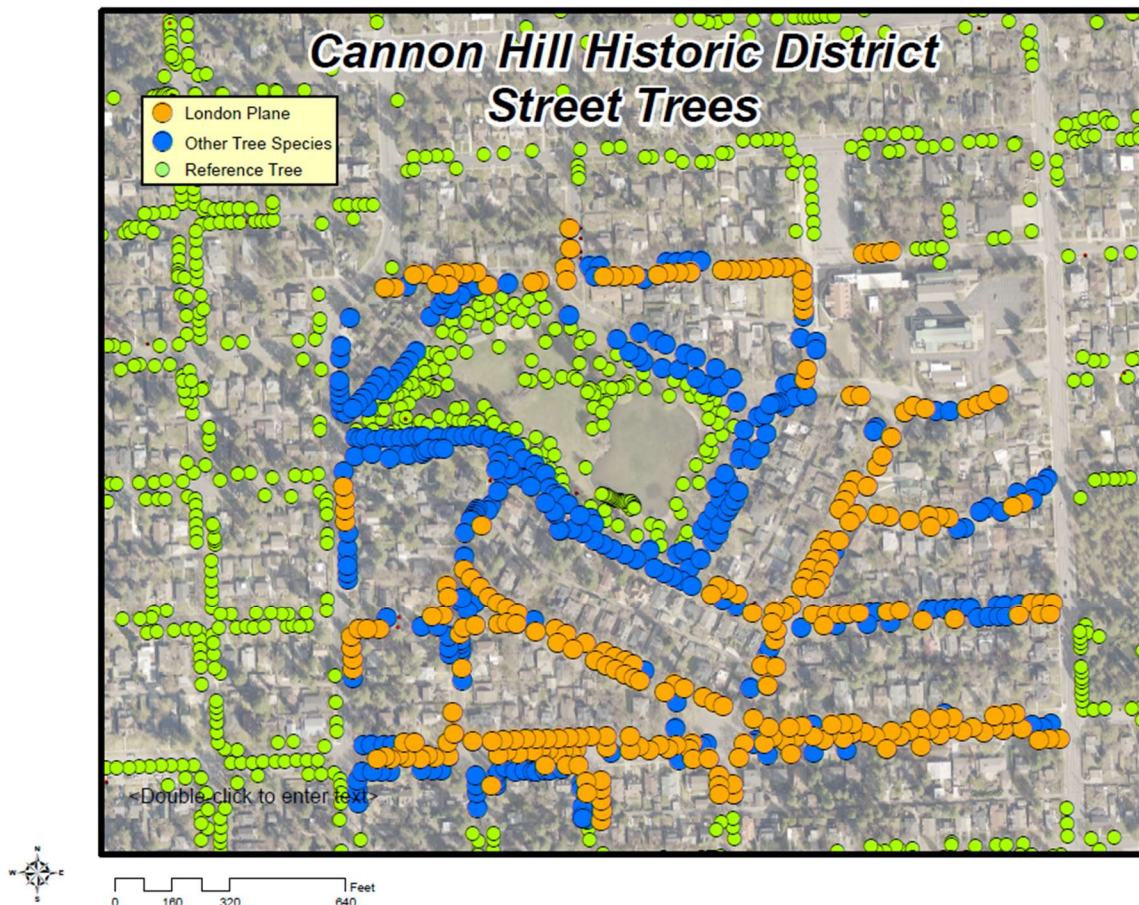


Fig. 4. Map of street trees in the Cannon Hill Park Addition Historic District.
Source: City of Spokane Urban Forestry Department

The Jones Co. planted the beginnings of what has become an urban forest on the 21st Avenue boulevard. The company planted London planes tree, a tree that sheds its bark and has leaves similar to maple tree leaves carried by a sculptural branch pattern. Norway maples and horse chestnuts have been added to the trees on the boulevards. These and some linden, red oak, and other species have been planted on the tree lawns.¹¹

The basic lot size had a 50-foot frontage and consisted of one-eighth of an acre, but the deed restrictions required the purchase of two lots on each corner. A similar requirement existed initially for double lots facing W. 21st Avenue and Cannon Hill Park. The Jones Co. promotional material

¹¹ John K. Woodwell, "Spokane, Washington, West 21st Avenue, Bernard to Lincoln Street: A Boulevard Walking Tour" (The author, 2010 or 2020).

referred to these as “view lots.” Builders adhered to these requirements mostly during the initial period of building. While these “restrictions” presented an ideal mix of prominent houses joined by more modest ones, the platted lots became building parcels of various sizes, including instances of three lots divided into two parcels. Over time, the restrictions were disregarded.

Residential landscaping is varied, but as Jones’s team envisioned, broad swaths of lawn extend from house façade to house façade across the street and from side to side, uninterrupted in most cases by fencing or planting. Paving has been limited and does not encroach on lawns as curved drives or as off-street parking areas.

Mature ornamental shade trees have been planted in front yards and back yards are shaded with trees as well. Stands of arbor vitae edge some side and rear yards to provide privacy. Foundation plantings are common and varied.

A Residential District

The CHPA is a neighborhood of single-family residences, most of which were erected between 1909 and 1958. The dwellings vary in size, building type, use of building materials, and style, even as they adhere to similar set-backs and scales of building mass to lot size. The use of a limited range of building materials and a similar quality of design and materials unites them in streetscapes that express both cohesion and variety. Four common house forms dominate the district (Table 1).

Table 1: Most common house types, contributing properties

House Form	Years constructed	Number in District
Bungalow	1909 -1924	57
Cottage	1921-1947	52
Residence	1909 -1953	69
Ranch	1948 -1958	11

Bungalow. The bungalow is a one- or one-and-one-half story dwelling with a full or partial porch across its façade. Modest versions have a single gabled roof with the gable face framing the façade. Larger and more stylish bungalows may have several gables as part of a complex roofline, have raised stone foundations or have prominent, broad porches. Many bungalow rooflines have exposed rafter tails and braces under overhanging eaves. The bungalow form varies considerably in size, from quite modest to larger footprints that require two lots.

52 bungalows stand in the district.

Cottage. Cottage was a common term for a modest less-than-two-story dwelling that came into common use during the 1920s. Unlike bungalows, cottages do not have prominent front porches. A simple stoop or covered entrance suffices in most cases. Cottages might have a rectangular or irregular footprint. They are likely to be wood-framed and clad with brick veneer or wood siding.

Some cottages are quite plain and were modestly priced, others were more mid-range in style and cost. Cottages with an irregular form and clad with brick veneer were commonly built during the 1920s and 1930s.

58 cottages stand in the district.

Residence. The term residence is used to denote a two-story or more house. Residences built during the 1910s and early 1920s are often substantial in scale and usually have a stylish, picturesque presence in the streetscape. Residences in the district exhibit various styles, from various Craftsman and English expressions to more staid Colonial Revival ones. Plainer Minimal Traditional two-story dwellings are also residences.

68 residences stand in the district.

Ranch House. Ranch house is a collective term for houses with all of the main rooms on one floor. Due to the topography of the district, some ranch houses have exposed basements on the downhill side. Elongated rectangular footprints of these houses became more pronounced as the post-World War II period of construction continued. Ranch houses in the district are Minimal Traditional in expression.

11 one-story ranch houses stand in the district.

House types and architectural styles were mixed and combined in various ways during the first half of the twentieth century. There are examples of bungalows, cottages and residences that are so plain no style has been assigned. These versions of common house types met the demand for affordable and modest housing over the years and contrast with more defined and detailed styles. Additional common house types were also built. For instance, the Foursquare house at 1919 S. Oneida (1921) is constructed of concrete. Several architectural styles are dominant in the district, used on both bungalows and cottages, as well as residences. Table 2 presents the most commonly-used architectural styles and how they were combined with the most common house types. Additional styles are also present and add variety and picturesqueness to the district's residential streets and landscapes.

Table 2. Common House Types and Architectural Styles in the CHPA District

Style	Bungalow/Cottage/Ranch form	Residence form
<p>Craftsman or English 64 houses express this style. Timeframe: 1909-1924</p> <p>Picturesque expression in house design was similar for larger residences and smaller bungalows. The larger houses were referred to as English and the bungalows were not assigned a style in news reports about construction in the district. We now consider them to be Craftsman. Both expressions used a variety of materials and a picturesque, or irregular and nonsymmetrical, combination of elements. From a cut basalt raised basement to porches and balconies, and capped with large, accented dormers projecting from a cross-gabled roof, dwellings in this style are rich with varied forms and elements. Exterior cladding includes brick, wood siding, stucco and half timbering.</p>	 <p>Craftsman Bungalow While some bungalows are simple wood-framed and clad buildings, or brick sheathed, others with a mix of materials and exhibit a level of detail we now know as Craftsman Bungalows. 43 were built between 1911 and 1924. At the time they were built, Californian and Japanese influences were noted.</p>	 <p>Craftsman/English Residence 20 substantial two-story residences referred to at the time of construction as English were built between 1909 and 1924.</p>
<p>English 41 houses express this style. Timeframe: 1922-1940</p> <p>This style draws on substantial English cottages that often have steeply-pitched roofs, front-facing gables, gabled entrances,</p>	 <p>English Cottage</p>	 <p>English Residence</p>

and a variety of detailed elements. Another picturesque expression, there is a great deal of variety in exterior materials and roof forms. Brick is the usual exterior material.

Spokane newspapers used "English" to refer to a variety of houses built during the 1920s and 1930s.

Builders as developers erected English cottages throughout Spokane. 34 stand in the district. The English Cottage offered a modest, one-and-one-half story usually brick house, an eye-catching entry with a steeply pitched roof, and perhaps a fireplace and chimney, features of more substantial houses.

English is the best term to describe a set of 8 brick residences built in the district between 1922-1935. They are substantial two-story houses built of brick or stucco. They share a prominent tall, steeply-pitched gabled entry that is perpendicular to the side-gabled roof. They also are picturesque and have a number of elements that could include dormers, steeply-pitched roofs, and multi-pane windows.

Colonial Revival

19 dwellings express this style.

Timeframe: 1911-1940, 14 during the 1920s and 1930s

The Colonial Revival style houses built during the second quarter of the 20th century drew on boxy shapes, steeply-pitched side-gabled or hipped roofs and minimal detail, avoiding the classical elements of Georgian colonial styles. The restoration underway in Williamsburg, VA is considered to inspire one version of Colonial Revival.

By the late 1930s it was among the most popular of the Colonial Revival styles.






Colonial Revival Cottage

The simple Cape Cod Revival style was one of the last house types of the American Colonial era to be revived as a building form. Its simple form with a central or side front door seemed more modern than overly detailed older houses. When the house had dormers, it was considered a Williamsburg Revival; 8 cottages of this type stand in the district.



Colonial Revival Residence

Three Colonial Revival residences stand on the east side of S. Oneida Place between Shoshone Place and W. 21st Avenue. They demonstrate the popularity of this style from 1919 to 1927 and 1936.

	The Cape Cod cottage was a common house form for Minimal Traditional houses built after World War II.	
<p>Dutch Colonial Revival: 5 residences express this style. Timeframe: 1913-1924</p> <p>The Dutch Colonial Revival expression had been popular before houses were first built in the CHPA in 1909. A side gambrel – two-slope – roof style is the signature element of this style. The facades are symmetrical and often dormers increased the light in the half upper story.</p>		
<p>Swiss Chalet Revival: 2 houses express this style. Others show influence. Timeframe: ca. 1912</p> <p>The Swiss Chalet Revival style is another picturesque expression that was popular during the 1910s, as the Great Northern Railway built Swiss Chalet hotels in Glacier National Park. A low-pitched gable-front framed façade might have a balcony and overhangs. Houses often feature second-story porches or balconies with flat, cut-out balustrade and trim.</p>	 <p>Craftsman Bungalow with Swiss Chalet influence</p>	

European Revival/ Eclectic Styles

19 houses express this style.

Time Frame: 1909-1936

The picturesque revival styles included Spanish and French expressions during the 1920s and 1930s.

Spanish, Mediterranean and Mission expressions used clay tile roofs, stucco cladding and shaped parapets.

The French Eclectic style is rectangular in plan and symmetrical in design and is at least one-and-a-half stories in height. Hipped roofs and dormers are common.



Mission Revival Cottage



French Eclectic Residence



Eclectic Residence

Minimal Traditional

28 dwellings express this style.

Timeframe: 1939-1954

The Minimal Traditional expression is a subtype of the Modern style that was common for modest single-family cottages, residences and then dominated the appearance of ranch and split-level houses.

Most Minimal Traditional houses are rectangular in plan and have low-pitched roofs. These houses often have few architectural elements and often do not have porches.



Popular Houses and Styles

General contractors and builders acting as speculative developers made the design decisions about most of the houses erected in the CHPA. These builders had an impact on the character of the residential building in the CHPA in the first years, from 1909 to 1912, particularly with the English residences (Fig. 5).



420 W. 20th Avenue



421 W. 19th Avenue



728 W. 20th Avenue



445 W. 21st Avenue

Fig. 5. Residences considered English when built and known now as Craftsman.

The builder-as-developer J. J. Lohrenz built the first of eight English residences in 1923 on the south side of Cannon Hill Park. Three additional houses, two with architects of record, followed. The last one was completed nearly a decade after the first one, suggesting an enduring appeal of the projecting narrow gabled form on the façade (Fig. 6).



737 W Shoshone
J. J. Lorenz, builder-as-developer 1923



2021 S. Stevens
Whitehouse & Price 1925



637 W. Shoshone Place
Frederick Westcott 1925
Fig. 6. English Residences with prominent front gables.



405 W. 20th Avenue
Sam Christian, builder-as-developer 1932

Bungalows introduced and popularized the concept of a good, small house for home buyers with cost on their minds. A newspaper article described one bungalow as finished with high-grade materials specifically to lure apartment dwellers to become homeowners.¹² Many families wanted houses that they could easily take care of themselves, but still wanted gracious rooms for entertaining. Architectural detailing ranged significantly in extent and quality and advertising and news stories did not necessarily preview the extent of interior design elements. (Fig. 7).



428 W. 20TH Avenue 1910



633 W. Shoshone Place 1924



1918 S. Oneida Place 1914

Fig. 7. Bungalows in the district.



1905 S. Lincoln Street 1911

¹² "In One Addition \$100,000 in Homes," *The Spokesman-Review* 21 May 1911.

Where the bungalow opened the door, the cottage followed. The cottage's different appearance, after several decades of bungalow construction, was likely part of its appeal. Many of the houses were clad in brick veneer, often using close shades of orange brick and in the mottled, "tapestry brick" that provided depth of color. Others are clad in wood and a few in stucco. A covered stoop replaced front porches and outdoor activities moved to the rear patio and lawn. Builders-as-developers recognized the good fit of the compact houses on single lots as well as the attainable cost of these houses (Fig. 8).



2020 S. Post Street 1930



805 W. 21st Avenue 1930



824 W. 19th Avenue 1931



816 W. 20th Avenue 1936

Fig. 8. Brick cottages in the district.

Newspaper items about house building and houses for sale in the larger Cannon Hill neighborhood seldom mention style during the 1930s and after. Noting the presence of Williamsburg-inspired colonial designs and French Colonial references were exceptions.¹³

¹³ "Five Room House Pushed" *The Spokesman-Review* 8 Mar 1931; "Bit of Williamsburg, Va. Comes to Spokane," *The Spokesman-Review* 3 October 1937.

The modern appeal of what we call Minimal-Traditional styling includes its avoidance of historic elements of architecture: there were no balustrades, columns, entablatures or complex window configurations (Fig. 9). Doors and windows were simply framed and were surrounded by one exterior siding material. The Minimal Traditional simplicity replaced the complexity of the picturesque. Two car garages and picture windows were important; porches were absent.



2024 S. Bernard Street 1941



525 W 21st Avenue 1950



627 W. 21st Avenue 1958



628 W. 19th Avenue 1954

Fig. 9. Minimal Traditional houses in the district.

Despite the relatively simple and standard forms for Minimal Traditional houses, the ones built in the CHPA are as individual as earlier houses. A small number of builders-as-developers built pairs of houses, and sometimes the similarities are visible. For instance, Warren Throop used similar forms and materials to construct two ranch houses on W. 19th avenue.

The houses built after the end of the historic period of significance, 1958, maintain the patterns of earlier house construction: set compatibly into the landscape and maintaining the house-to-lot-size pattern. Two of the houses, the neo-Victorian design at 451 W. 21st Avenue and the Swiss Chalet character of 804 W. 18th Avenue are exceptions to the general pattern of avoiding historic references. The other houses convey either common or unusual residential design of the time at which they were built. Architect Nancy C. McKennon designed a residence with atypical materials at 431 W.

Shoshone Place. Timothy Rundquist designed a distinctive house using local stone, curved forms, and windows framing views of the park in 1985.

Summary

The designed landscape of the Cannon Hill Park Addition was inclusive – from the street plan, streets, sidewalks and tree lawns – to the pattern of shade trees, as well as the elements of the 21st Avenue boulevard. It maintains continuity in the overall appearance and experience of the district. The houses reflect common house types and styles over the decades during which they were constructed, providing variety within the landscape. The historic patterns of building, the plan for the addition documented in deed restrictions for lot size and setbacks, and building with a range of medium-to-high quality materials makes the varied residences an important part of the residential landscape.

The Jones Co. likely did not anticipate that the CHPA would be built out over several decades, nor imagine that builders-as-developers and property owners would be so willing to disregard the deed mandates for lot sizes that were to govern the physical development of the neighborhood. Nevertheless, this is a common historical pattern in Spokane: plans for “high-class” residential areas fell by the wayside as neighborhoods were built out with a more varied and modest housing stock over time. During the 2020s, neighborhoods like the CHPA are highly valued for what they became. Original expectations for large houses and “view lots” gave way to a democratization of desirable building locations in the city. This pattern led to greater residential density in the CHPA, as numerous small houses, built with consistent quality design and materials, edged the park and boulevard and lined the tree-shaded streets. The CHPA Historic District is a cohesive designed landscape that exhibits continuity with the unavoidable small and incremental aspects of change.

Section 8: Statement of Significance and Narrative Evidence

Statement of Significance

The Cannon Hill Park Addition (CHPA)¹⁴ Historic District is significant in Spokane, Washington, as a designed and developer-shaped residential area. Created as the City of Spokane developed its overall park system, the neighborhood provided buyers an opportunity to reside in an extended park-like setting near two city parks, Manito and Cannon Hill.

The district is significant in the area of City Planning and Development and recognizes the influence of developers, including Arthur D. Jones, who oversaw CHPA design decisions as president of both the Cannon Hill Co. and the Arthur D. Jones & Co. (Jones Co.) real estate firms. The CHPA district includes a city park and boulevard (both recommended by the 1908 Olmsted Plan for Spokane's park system), as well as the park-like landscape established in 1909-1910 that dominates and characterizes the entire neighborhood.

The Cannon Hill Co. proposed a plat that accommodated a city park and boulevard and, like other developers at the time, invested significantly in preparing the land for residential lots: regrading and laying sidewalks and curbs, installing water mains and a sewer system, and planting shade trees lining the streets. The Cannon Hill Co. used deed restrictions to prohibit the construction of apartment houses and commercial buildings. While similar plans were made for other residential neighborhoods, Jones's intentionality is well-documented and evident in the residential landscape. Following an initial wave of construction during the early 1910s, the CHPA developed slowly over several decades. The varied residential building types and styles from the first period of development were common in Spokane and contribute to the vision Jones promoted for the neighborhood.

The extended period of CHPA house construction is typical of Spokane after about 1910, when the availability of platted subdivisions outweighed stagnant population growth and outside influences impacted the economy. The initial CHPA vision endured with one major modification: during the 1920s and 1930s builders substituted numerous modest well-designed houses for the substantial residences on double lots initially required at corner properties and facing Cannon Hill Park and the W. 21st Avenue boulevard. The prolonged development results in a continuum of residential design reflecting similar scale, relative cost, and extent of stylistic expression.

Today, the topography and shade tree canopy established by the Cannon Hill Co. still dominate the landscape and merge with the park and boulevard. Appreciation for these long-established shade trees has replaced the early emphasis on lots with views of the city or of Cannon Hill Park and its lake. In addition, the early emphasis on single-family home construction has endured and contributes to the character of the neighborhood.

¹⁴ The platted addition to the City of Spokane, Cannon Hill Park, shares the name of the park within its boundaries, and hence can cause confusion. CHPA is used to refer to the addition and Cannon Hill Park to the city park.

The CHPA Historic District has a high degree of all types of historic integrity. It represents common patterns in neighborhood construction, as well as the evolution of an idealized residential concept envisioned near the end of Spokane's early 20th century boom period.

The CHPA is experienced in the 21st century as a gracious historic residential neighborhood. Residential landscaping is varied and well-developed. Many of the street trees planted ca. 1910 still stand; their branches now hide views of the city and park but offer shady walks through the neighborhood to spend time in nearby parks. Cannon Hill Park's small lake still hosts ice skaters; children and adults enjoy activities on the broad lawn that replaced an early wading pool. While early and mid-20th century housing dominates the district's streetscapes, the continuum of architectural house forms and styles includes a handful of residences constructed after 1958.

The Period of Significance for the CHPA Historic District extends from 1909 to 1958, when the post-World War infill construction period came to a close and 96 percent of the residential lots were built on. The last new dwelling erected in the district dates to 1998.

Considered as a landscape, the historic district exhibits Spokane's typical pattern of infill residential development, undertaken by general contractors acting as speculative developers. Within the CHPA, these builders-as-developers followed this pattern after the first few years of development through the 1950s post-World War II building boom. All homes built between 1909 and 1958 are contributing, except for four that have been altered to the extent that their original design is not clearly evident: 1925 S. Stevens Street, 623 W. Shoshone Place, 627 W. Shoshone Place, and 607 W. 21st Avenue. 1918 S. Oneida Place was rebuilt in 1984 after a fire and is also considered non-contributing to the district. Many of the other houses have existing additions and minor alterations that do not significantly alter their contribution to the neighborhood streetscapes and do not impact the dominance of the landscape. Six houses were built between 1966 and 1998 and are considered non-contributing to the district because of their dates of construction. Cannon Hill Park and the central boulevard of W. 21st Avenue between S. Bernard and S. Lincoln streets contribute significantly to the character of the district.

Eight properties in the district were individually listed in the Spokane Register of Historic Places prior to the creation of this district (Table 3). Most of the nominations support architectural significance. Two of the three properties developed by general contractor Gus Bostrom include Community Planning and Development as an additional area of significance. The Dwinnell House at 504 W. 19th Avenue is listed in recognition of the fallout shelter built on the property in 1961.

Table 3. Properties Individually Listed in the Spokane Historic Register

Address	Date	Significance	Date Listed
519 W. 18 th Avenue	1921	Architecture	2021
504 W. 19 th Avenue	1941	Cold War Social History	2022
725 W. 20 th Avenue	1913	Architecture	1999
448 W. 21 st Avenue	1912	Architecture and Community Planning & Development	2006

628 W. 21 st Avenue	1911	Architecture and Community Planning & Development	2006
702 W. 21 st Avenue	1914	Architecture	2023
451 W. Shoshone Place	1910	Architecture	2022
426 W. Shoshone Place	1911	Architecture & Community Planning & Development	2005

Historic Context

Spokane at the beginning of the 1910s

Near the end of the first decade of the 20th century, Spokane was well on its way to becoming the largest city in the inland northwest. The population was rapidly increasing. The city made plans for an extensive park system. Developers expanded the city significantly with newly platted neighborhoods. In fact, Spokane's boosters were almost too enthusiastic. For Spokane, as throughout the 19th and early 20th century American West, the boom-and-bust cycles of its mining, timber, and agricultural industries continued to change carefully laid plans.

Spokanites adopted a "boosting spirit" during its long heyday from 1903 and 1913. City boosters used statistics to claim explosive growth for Spokane and its hinterlands. Its population almost doubled from 1902 to 1907. Bank deposits grew from seven million dollars in 1903 to 24.5 million in 1907, and prosperous residents invested a notable portion of their wealth in building up the city. Entrepreneurs established most of the 230 industries and businesses, and by the fall of 1907 over 6,000 building permits had been issued.¹⁵

Many histories of Spokane emphasize this boom period when building construction mirrored rapid increases in population. Few of them explain the reasons for and realities of the period that followed. Historian Holly George draws on William Hudson Kensel's study of Spokane's economic history to note that wealthy industrialists were already experiencing a relative loss of economic power during the later years of the boom period. National and international markets and "Eastern capital" soon controlled more and more of the extractive industries and railroads. Both American and Canadian firms purchased local operations.¹⁶ Spokane's rather isolated location in the Inland Empire became more double-edged. Isolation provided a large commercial hinterland, but the city was peripheral to other circulation systems and markets. Its inland location engendered a long battle over freight rates and even the largest commercial concerns in the city realized the limits of their influence.

Charles Francis Adams and other Easterners shaped the economy and physical form of Spokane during this first decade of the 20th century. Adams, grandson and great grandson of American presidents, probably became interested in Spokane when he was president of the Union Pacific Railway and active in railroad affairs. In the late 19th century he had invested in land in and around

¹⁵ In the first decade of the new century, Spokane's population more than tripled, from 36,848 to 104,402.

¹⁶ Holly George, *Show Town: Theater and Culture in the Pacific Northwest, 1890-1920* (Norman: University of Oklahoma Press, 2016), p 112.

Spokane, as well as in Lewistown, Idaho. During the early 1900s, Adams visited Spokane frequently and expressed interest in the city's development, especially in its park system.¹⁷

Adams purchased a former brickworks, a 120-acre parcel on the South Hill between 1905 and 1908. He then donated the clay quarry portion, approximately 13 acres, to the city for a park. Arthur D. Jones took an option on the purchase of the rest of that parcel in 1909.¹⁸ That same year Adams sold to the Malloy Brothers and associates, a 640-acre parcel just north of the terminus of the Northwest Boulevard streetcar line which would become the Boulevard Park Addition. Adams also sold a large parcel at the southeast corner of the city that became the Lincoln Heights Addition. Jay Lawyer and W. H. Kiernan, doing business as The Western Trust & Investment Co., platted 600 of the 900 acres of this parcel during the spring of 1909.¹⁹

Aubrey White, longtime President of the Spokane Board of Park Commissioners, noted in *The Spokesman-Review* in February 1909, that during the past six months nearly 2,800 acres, almost all within the city limits, had been platted or sold to those intending to do so. These 11,000 lots could accommodate another 55,000 in population.²⁰ Among this surge of housing choices, the CHPA lots came onto the market in 1910.

But the 1920 federal census confirmed what those in the real estate sector already experienced. The dire news was a population drop of nearly 200 rather than continued rapid growth. Land transfers and platted residential areas had set the stage for dispersed rather than concentrated development. Investors began purchasing lots for resale, and the builders-as-developers who had already built CHPA "spec" houses allowed realtors to offer many at bargain prices, "less expensive than new construction." In the long term, this situation resulted in varied streetscapes throughout the city, where houses of different sizes, construction dates, and stylistic expressions stand side-by-side.

Cannon Hill Park and West 21st Avenue: Part of the Olmsted Brothers Plan for Spokane's Park System.

Cannon Hill Park shares some patterns of development with other city parks, but its transformation from a brick clay quarry and brickworks is a singular story. Historians consider J. T. Davie as an influential, long-lasting pioneer Spokane brickmaker, who sold bricks within three years of his 1879 arrival. In 1886, after working other clay deposits, Davie moved his brickyard to the South Hill. He partnered with contractor Henry Brook, who owned 40 acres on the hill, and together they purchased 80 adjacent acres. Davie ran the brickyard, while Brook erected buildings with its output. Davie recounted that in 1887 he began using a "brick machine," but the overworked brickmaker eventually sold out to Brook after producing 3,000,000 bricks mostly by himself when laborers were in short

¹⁷ The Spokane newspapers reported frequently on Adams' visits to the city and activities.

¹⁸ "Jones Buys Adams Tract," *Spokane Daily Chronicle*, 27 November 1908, p. 1.

¹⁹ "Boulevard Park, Big Acre Tract Project in City Limits," *The Spokesman-Review* 4 April 1909, Part 3, p. 1; "Lincoln Heights is the Name of Spokane's Biggest Addition," *The Spokesman-Review* 7 March 1909, Part 3, p. 1. "Park Areas Vanishing" *The Spokesman-Review* 28 May 1909, p. 1.

²⁰ "Park Areas Vanishing" *The Spokesman-Review* 28 May 1909, p. 1.

supply. Soon after, Brook established a partnership with J. H. Spear which then became the Washington Brick and Lime Co.²¹

By about 1905, Brook and Spear had exhausted their South Hill clay deposit. Three years later, as promised, its new owners, the Adams Investment Co. donated the scarred clay quarry to the city for a park, first known as Adams Park.²² The company's action mirrored other park land donations city-wide: A. M. Cannon and J. J. Browne for Coeur D'Alene Park in Browne's Addition, F. Lewis Clark for Liberty Park, and D. C. Corbin for Corbin Park.²³ These businessmen recognized the multiple values of neighborhood parks which helped to sell residential lots, served as amenities for local residents, and supported overall city civic pride and development.

The sweeping 1908 Spokane Park Plan, delivered by the Olmsted Brothers firm of Brookline, Massachusetts, included Adams Park and Adams Boulevard, now known as Cannon Hill Park and West 21st Avenue. Olmsted Brothers would soon implement their recommendations for the design of three existing parks: Adams, Liberty and Corbin. In 1913 at Jones Co. request, the Parks Board selected the new name for Adams Park.²⁴

The Olmsted Brothers' 1909 design layout for Adams/Cannon Hill Park followed their 1908 recommendations (Fig.10) with some minor exceptions. Newspaper articles described the brickyard quarry as 15 feet deep²⁵ and as a hole in the ground, unsalable for residential purposes.²⁶ The Olmsted Brothers report noted that most of the excavated areas were 8 to 10 feet deep and there were no trees on the property. The presence of trickling water on the property supported the decision to incorporate one or more lakes into the design.²⁷

They had suggested that the deed-stipulated lake be "shallow, so as to serve as a wading pool and for safety when used for skating." Noting that older boys could play sports at nearby Manito Park, they thought that Adams Park should be "refined and pretty," intended for small children. Where possible, adjacent lots should be elevated above the park drives (also called driveways) and tree lawns. Their 1909 design layout implemented these ideas: a large lake on the park's east side with several islands connected by rustic footbridges; another rustic stone bridge crossing a stream

²¹ N. W. Durham, *History of the City of Spokane and Spokane County* (S. J. Clarke Publishing Company, 1912). pp. 367-368.

²² Stephen Emerson and Linda Yeomans, *An Historic Property Inventory of Selected Properties in the Cannon Hill Park Addition, Spokane County, Washington; Survey Project Report* (Spokane, 2008), pp. 5, 7.

²³ Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. p. E-23.

²⁴ Doyon, p. E-17; "Show Growth of the Parks," *Spokane Daily Chronicle* 11 February 1913, p. 15, refers to the park as the "Cannon Hill or Adams Park" in its overview of work at each location. The stone restroom building had been completed. "Cannon Hill is Real Park Name," *The Spokesman-Review* 21 November 1913, p. 10.

²⁵ *Report of the Board of Park Commissioners, Spokane, Washington, 1891-1913*, known also as the Olmsted Report p. 87.

²⁶ "Street Puzzle and Big Hole," *Spokane Press*, 8 March 1909.

²⁷ Joan Hockaday, *Greenscapes: Olmsted's Pacific Northwest* (Pullman: Washington State University Press, 2009), p. 107.

connecting lake and wading pond on the west side; regularly placed trees as shade perimeter on both sides of the park's "border drives." Eventually, the wading pond proved unfeasible and became a lawn, joining the two lawns and restroom structure designed on the northwest side of the lake.²⁸

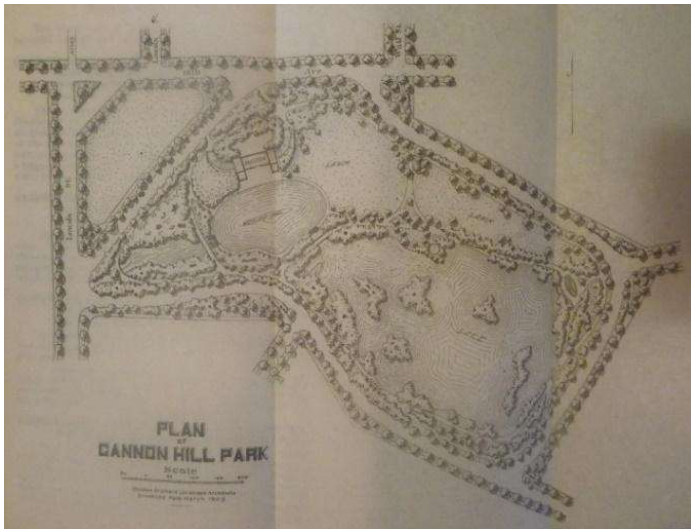


Fig. 10. Plan for Cannon Hill Park, 1909. Source: Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. P. 55.

The boulevard form of W 21st Avenue was part of a drive system that connected city parks (Fig. 10).²⁹ W. 21st Avenue connected Manito Park and Cannon Hill Park with the proposed East Latah Parkway – now known as S. High Drive – at the edge of the bluff. The 21st Avenue boulevard, two-thirds of a mile long, would be wider west of Lincoln Street, a full 150-feet wide.³⁰

As in other portions of the CHPA, the Jones Co. planned to plant W. 21st Avenue with identical London plane trees. The company's advertisements included a depiction of the W. 21st Avenue boulevard lined with large residences and trees planted on both residential tree lawns and boulevard (Fig. 11).³¹ By early 1910, the Jones Co. had established the boulevard's character with consistent plantings east of Wall Street. The City had not yet adopted a plan for the western portion of the

²⁸ "Plan of Cannon Hill Park, Olmsted Brothers, Landscape Architects, Brookline, Mass, 1909," appeared in the *Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913*. Descriptions of Adams Park and the lots surrounding it are confusing as it was proposed that there be no barrier of a street between the houses and the park. Yet the plans show "drives" which became streets surrounding the park.

²⁹ "City of Spokane, Washington, Outline for System of Parks and Parkways," Olmsted Brothers, Landscape Architects, Brookline, Mass, April 1908 on R. L. Polk & Co's. Map of the City of Spokane Washington, 1907.

³⁰ *Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913*, known also as the Olmsted Report p. 78; Doyon, p. E-16, E-18.

³¹ Arthur B. Jones & Co. advertisement, *The Spokesman-Review* 19 September 1909.

boulevard, but intended to plant a variety of trees in contrast to those already at the eastern end of the boulevard.³²



Olmsted plan for parks and parkways shown on a modern city map. Source: Ann Marie Doyon, draft *Olmsted Park System of Spokane, Washington National Register of Historic Places Multiple Property Documentation Form*, 2013. p. 62.

Fig. 11. W. 21st Avenue boulevard



Depiction of what the W 21st Avenue boulevard could look like. Arthur B. Jones & Co. advertisement, *The Spokesman-Review* 19 September 1909.

Soon after the receipt of the Olmsted Brothers report, Spokane city residents passed a \$1 million bond issue to implement the plan and create Spokane's park system. John W. Duncan oversaw the work on the existing parks, including Cannon Hill Park. The lake was filled with water during the early summer of 1912 (Fig. 12) and the park drives were macadamized, finished with compacted small gravel, after a 1913 description of the park.³³ The lake in Cannon Hill Park became a popular ice-skating venue.³⁴

³² "Long High Drive Assured on Cannon Hill," *The Spokesman-Review* 13 March 1910.

³³ "Show Growth of the Parks," *Spokane Daily Chronicle* 11 February 1913, p. 15.

³⁴ "Skaters are Reveling These Crisp Days on Southside Park Lagoons," *The Spokesman-Review* 13 December 1912.



Fig. 12. Cannon Hill Park Lake with islands, as designed by the Olmsted firm.
Source: *The Spokesman-Review* 1 December 1912.

The Arthur D. Jones & Company Designed Cannon Hill Park Addition

Arthur D. Jones was active in Spokane real estate and civic matters from his 1887 arrival in the city until his death in 1934. He operated one of the oldest, most long-lasting, and influential real estate firms, which his sons eventually joined. Jones arrived in time to help rebuild downtown Spokane after the fire of 1889, handled numerous downtown commercial buildings over the years, and platted and developed many residential areas, including the Keystone Addition (1890), Richland Park in the S. Perry district (1903), the Hill Addition on the South Hill near Cliff Drive (1903), and Old Home Addition (more than one with similar names), as well as many areas of Hillyard. His involvement with the Inland Electric Railroad included platting the towns along its extensive routes.³⁵

Beginning as early as August 1909 the Jones Co. promoted the Cannon Hill Park Addition on behalf of the Cannon Hill Co., the owners of the tract.³⁶ As president of the Cannon Hill Co., Arthur D. Jones signed deeds as lots were sold. While the Jones Co. newspaper advertisements and other documents kept the two identities distinct, Jones managed both businesses and shaped the CHPA.

³⁵ "Death Summons Arthur D. Jones" *The Spokesman-Review* 1 April 1935, p. 8.

³⁶ The principals of the Cannon Hill Co. were not identified in articles in the *Spokane Daily Chronicle* or *The Spokesman-Review* during 1909.

The Vision for a Park-like Landscape

To oversee design, platting and sales in its new Cannon Hill Park Addition, the Jones Co. relied on some twenty years of experience with Spokane real estate, including earlier platted additions.³⁷ In 1909-10 the CHPA claimed one of the last available areas for development in the western portion of South Hill, north of 29th Avenue.³⁸ The Jones Co. promoted the CHPA as having several desirable qualities (Fig. 13). Its “close-in” location – within a mile and a half from downtown – and service by two streetcar lines made the neighborhood only 18 minutes away from downtown.³⁹ A Jones Co. advertisement asserted that this new line changed “the complexion of the whole upper hill.”⁴⁰

Jones Co. promotional material emphasized exclusivity and good value at the same time. The addition offered lots “cheaper than in any other equidistant part of the City,” Speaking to speculative lot owners and potential builders-as-developers, messages emphasized the possibility of realizing large profits. This sales pitch recognized that with so many lots on the market, investing for future re-sales was an important way for everyone to endure a softening in demand. One advertisement presented examples of how in a short time lots had changed hands several times, always at a profit.⁴¹ At the same time, Jones promoted “Buy Your Homesite in Cannon Hill Park Now” as all the improvements were completed and choice lots were available for \$1,000. At the end of October 2010, a Jones Co. advertisement asked “What are YOU Doing about Cannon Hill Park?”⁴²

³⁷ It seems likely that the Jones team included a landscape architect, perhaps one working for the Olmsted Brothers. No evidence found to date identifies one, and this Jones project is not in the list of projects that the Olmsted Brothers undertook in Spokane.

³⁸ The Spokane County Index of Plats (October 6, 2010) list includes two entries for the Cannon Hill Park Addition, one noting blocks 1-25 in 1909 and another one in 1910. As the Cannon Hill Park Addition remained 25 blocks in size, the 1910 plat may be for what was referred to as the Highlands of Cannon Hill Park.

³⁹ “Cannon Hill Park Car Line Opens Tomorrow” *Spokane Daily Chronicle*, 15 October 1910, p. 18; Arthur D. Jones & Co. Offer Spokane’s Finest Viewpoint Cannon Hill Park,” *The Spokesman-Review* 7 March 1909.

⁴⁰ “Cannon Hill Park Car Line Opens Tomorrow.”

⁴¹ “Sale Opens Today, The Highlands of Cannon Hill Park,” *The Spokesman-Review* 1 October 1911; Arthur D. Jones & Company advertisement, *The Spokesman-Review* 25 April 1909.

⁴² “What are YOU Doing about Cannon Hill Park” *Spokane Daily Chronicle* 29 October 1910, p. 18.

Fig. 13. Source: Jones Co. real estate brochure.

The Jones Co. extensively promoted its vision for the addition, touting its concrete streets and sidewalks and tree lawns planted with regularly spaced shade trees (Fig. 14). Out of sight, but important, amenities included steel water pipes and sewer connections. The company promoted the neighborhood's swaths of lawn, common and highly desirable throughout Spokane.

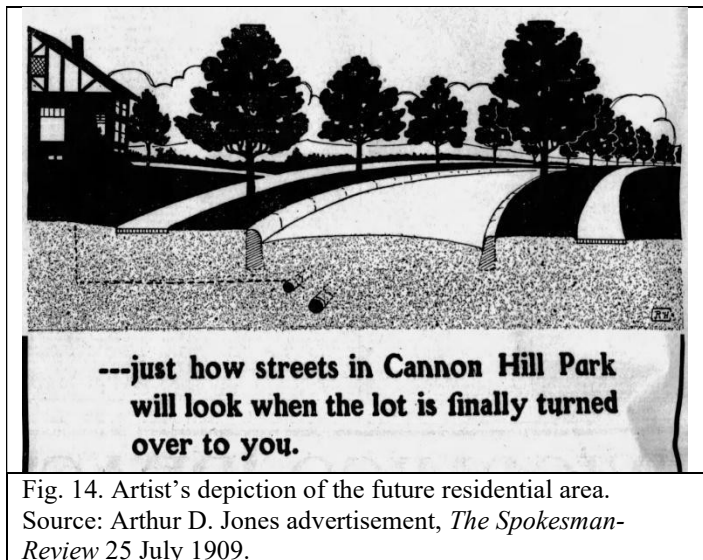
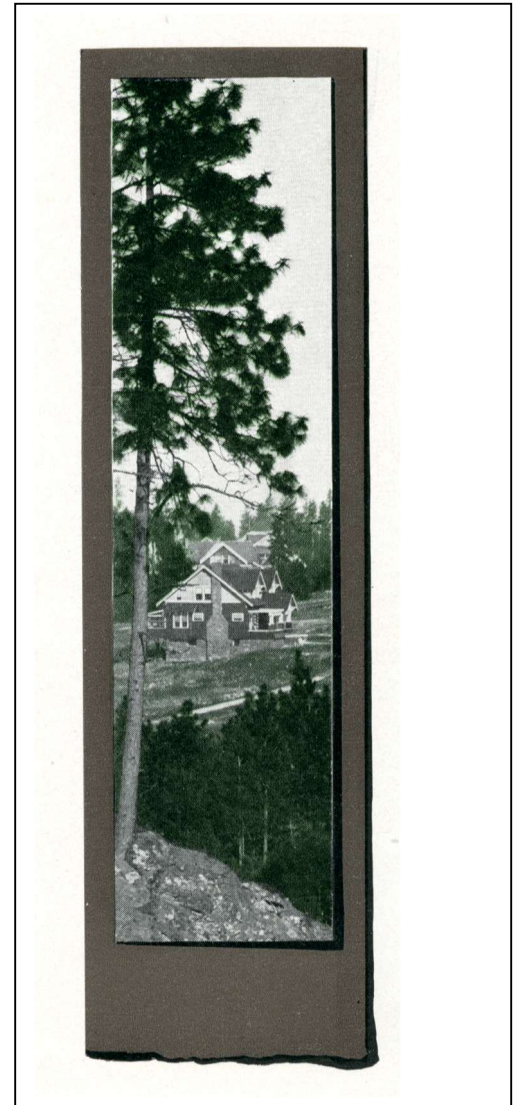


Fig. 14. Artist's depiction of the future residential area.
Source: Arthur D. Jones advertisement, *The Spokesman-Review* 25 July 1909.



The plat approved by the city in 1909 presented as many lots as possible facing Cannon Hill Park (Fig. 15). Jones & Co. and the Cannon Hill Co. may not have introduced any completely new ideas about how an ideal residential landscape should be, but the thorough landscape design and promotional text emphasized the amenities that people wanted. The Spokane City Council passed an ordinance that allowed the Cannon Hill Co. to complete at its own expense the steel pipe water main system which would then become property of the city. Although electric utility poles are not mentioned in the promotional descriptions, the Jones Co. seemed to follow the Olmsted Brothers Report thinking on the positioning of poles and electric lines, "The poles carrying electric wires of various sorts occupying the streets are a great disfigurement to the city. ...Where there are alleys available, no pole locations should be granted on adjoining streets, except where absolutely

necessary.”⁴³ The alleys in the neighborhood were used for poles and others stand at the abutting rear property lines. The landscaping work included positioning top soil on the tree lawns. Lots were sold with deed restrictions that addressed physical components of the property. Advertisements for the CHPA made it clear that only single-family homes of a certain quality could be built in the addition and that apartment buildings and stores, as well as temporary houses, were excluded.⁴⁴ Deed restrictions required a standard setback from the street and for corner lots, side setbacks as well, that reflected how dwellings were commonly sited in Spokane. Since corner properties were required to consist of more than one lot, substantial houses marked the corners. The minimum cost for dwellings was set at \$3000, with \$4000 being the minimum for residences facing the park and the W. 21st Avenue boulevard.

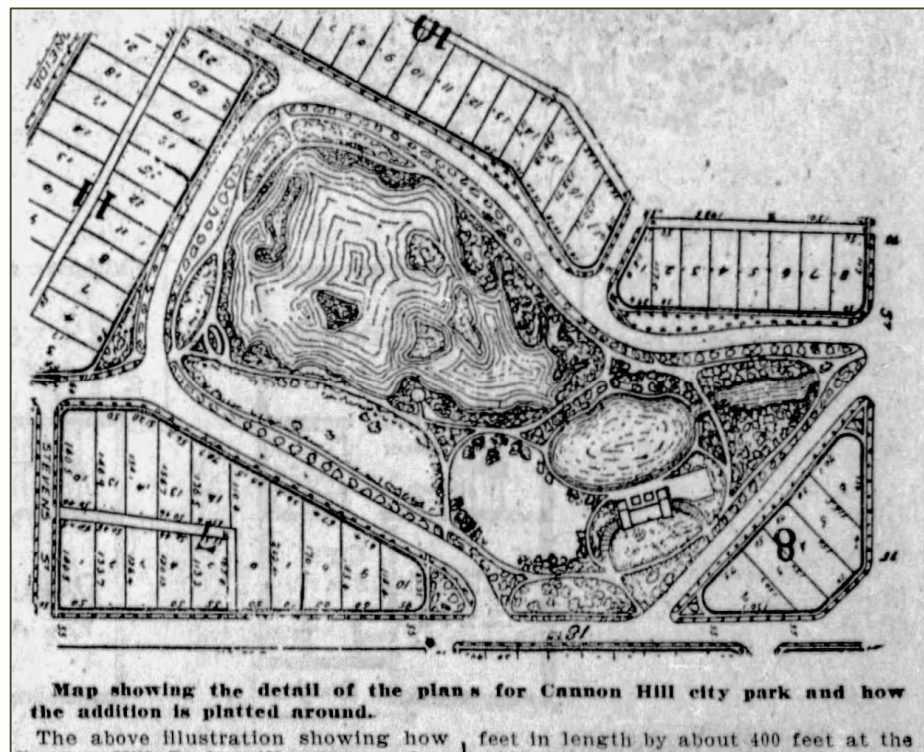


Fig. 15. Plan for Cannon Hill Park and surrounding blocks depicting tree planting plan. Note: The image is reversed with north at the bottom. Source: *The Spokesman-Review* June 20 1909.

Jones's map of South Hill (Fig. 16) showed the area west of Division Street including only a portion of Manito Park. Jones thus avoided mention and comparison with the larger, exclusive Rockwood

⁴³ Report of the Board of Park Commissioners, Spokane, Washington, 1891–1913, known also as the Olmsted Report 1913, pp. 100-01.

⁴⁴ *The Spokesman-Review* on May 22, 1910, printed an Arthur D. Jones company map indicating that the Cliff Park and South Side Cable additions had restrictions comparable to those adopted for CHPA. Text emphasized that the lots in all the other additions on the South Hill had been sold, and therefore no restrictions could be added. Of course, the text asserted, “high-grade residences are going to Cannon Hill Park.” Apartments were seldom constructed south of 14th Street, where developers and property owners embraced the concept of neighborhoods filled with just single-family dwellings.

neighborhood laid out by the prestigious Olmsted Brothers firm working with Robert Grinnell at the same time.⁴⁵

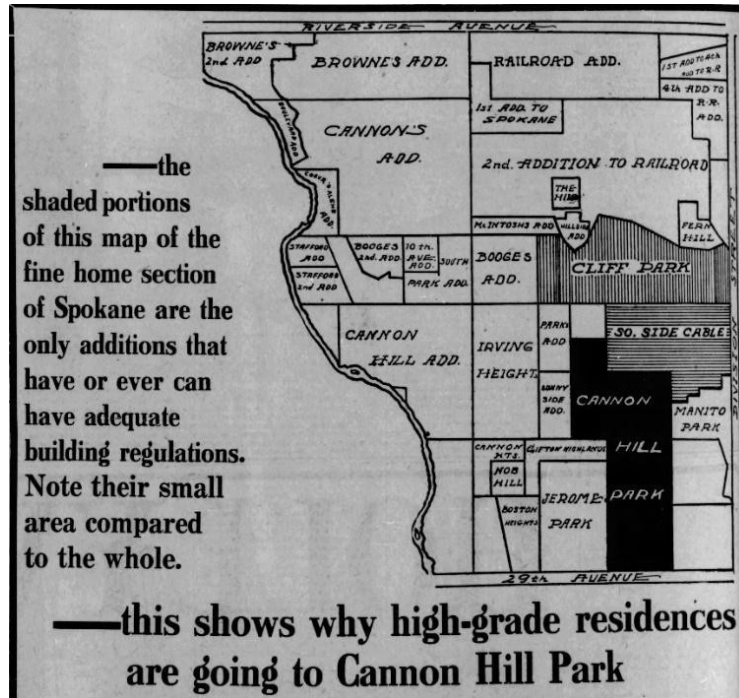


Fig. 16. Arthur D. Jones & Co. advertisement with map showing surrounding platted additions and making claims for the superiority of the Cannon Hill Park addition. Source: Arthur D. Jones & Co. advertisement, *The Spokesman-Review* 22 May 1910.

From Streetcar Lines to Garages

At the time before most residents owned automobiles, developers and real estate professionals considered streetcar lines essential. Public streetcar transportation had proven important for development of the lower South Hill and would be key to expanding neighborhoods up the relatively steep South Hill.⁴⁶

The first-constructed Cannon Hill cable line avoided the steepest grades and the need for cutting through rock. As it did not extend south of 10th Avenue and ran west on Elm, it did not serve the area of the CHPA. By 1910, when the Jones Co. made the CHPA lots available, the Washington Water

⁴⁵ The first houses were being erected in the Rockwood neighborhood at the same time that Jones was promoting Cannon Hill Park. Sally Reynolds, *Rockwood Historic District National Register of Historic Places Nomination*. Spokane, 1996. Arthur D. Jones & Co. advertisement, *The Spokesman-Review* May 22, 1910. The map may include an error, showing that the Cannon Hill Park Addition extended to 29th Avenue rather than 25th Avenue.

⁴⁶ Logan Camporeale, *Cannon Streetcar Suburb District Spokane Register of Historic Places Nomination*. Spokane, 2022. pp 7-1 and 8-1.

Power Co's Cannon Hill line, extended south through the central west residential area of the South Hill, served the CHPA as it skirted the addition on the west side on Lincoln Street.⁴⁷

A second streetcar line served CHPA residents; it ran along the east side of Bernard Street from 14th to 25th Avenues. This line diverged from the Cannon Hill Line at S. Adams Street and W. 9th Avenue, meandered southeast, and ran a short distance on W. 14th Avenue to Bernard Street. After 1910 it was extended to W. 17th Avenue and Bernard and then to 33rd and Division. In 1923 it was known as the West Cleveland-Cable Addition line (Fig. 17).

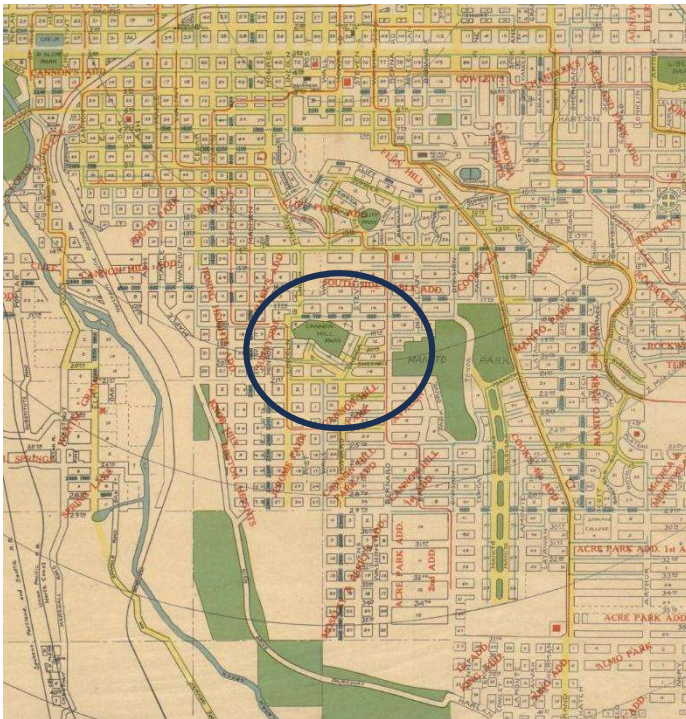


Fig. 17. Portion of 1922 streetcar system map, Spokane. CHPA lines in oval. Source: Spokane Historical, <https://spokanehistorical.org/files/show/4063>.

Although the Jones Co. advertisements promoted streetcar lines serving their addition, 1910 was the peak year of Spokane streetcar line ridership. By 1915 the Washington Water Power Co. was no longer expanding any lines. As automobile ownership and use increased, builders began providing free-standing garages with most houses or tucking one-car garages into part of the basement. The Spokane streetcar system operated until 1936; some later real estate advertisements noted nearby bus lines.⁴⁸

⁴⁷ Chas. V. Mutschler, Clyde L. Parent and Wilmer H. Siegert, *Spokane's Street Railways and Illustrated History*. Spokane: Inland Empire Railway Historical Society, 1987. p. 48 and Robert B. Hyslop, *Spokane's Building Blocks*, Spokane, 1983, pp. 383-384.

⁴⁸ Mutschler, et al, pp. 48, 55.

Building out the CHPA

Table 4 presents the eras during which the 193 dwellings in the CHPA were built. The eras are defined by various means: the first years of avid promoting of the addition and gaps in building due to lack of demand and war-time materials shortages. Construction dates are from building permits and newspaper articles; they should be within a year of the time the houses were completed.

Table 4. Build-out Eras of the Cannon Hill Park Addition

Time period	Number houses constructed	% of total residences
The Early Years		
1909-1912: Intense Promotion	44	23
The Build-out Years		
1913-1932: The Cannon Hill Park Addition Comes Into its Own	88	46
The In-Fill Years		
1935-1942: An Ideal Location to Build as the Economy Recovers	29	15
1946-1958 The Post World War II Building Boom	23	12
Post-1958 Still a Popular Neighborhood	7	4
	191 houses	100 percent

The designed landscape laid out in 1909-1910 forms the enduring framework for the CHPA Historic District. The early houses from the initial heyday and those built in the 1913 to 1942 period contribute significantly to the character of the district. Builders-as-developers continued to build contemporary houses that perpetuated variety within a continuum of architecture and completed the vision for the CHPA neighborhood.

Builders-as-Developers Shaped the District

General contractors and builders acting as speculative developers made the design decisions about most of the houses erected in the CHPA according to building permits and newspaper articles. The real estate advertisements of 1909-1912 included new houses for sale in the CHPA and indicate that this pattern extended from the first years of development in the neighborhood. The advertisements noted the number of rooms, modernness of the houses, location near the park and “view lots.” They also promoted the reasonable cost of the existing houses, suggesting that the overall cost would be less than if someone started the process of building, and some were promoted as bargains. Builders-as-developers retained ownership as real estate offices advertised their newly completed houses. This group built some of the largest and most distinctive houses in the district and larger

neighborhood. Real estate advertisements promoted a “New Japanese Bungalow” with “massive clinker brick columns on front and side porch,” the house was a “strictly modern, up-to-date home.”⁴⁹ Builders-as-developers working in the neighborhood received more notice of their work in news articles than did architects. A *Spokane Daily Chronicle* article reviewing William Hankins’ building projects in the larger Cannon Hill Park area in 1910 noted “Most all the designs have been originated by Ballards Plannary [sic] within the last few weeks.”⁵⁰

The Jones Co. relentlessly promoted the CHPA lots and houses for sale in news items about the work of the builders-as-developers and purchasers of the houses. These builders shaped the character of the residential building in the CHPA, from the English residences of the early years (see Fig. 4) to the Minimal Traditional houses of the post-World War II building boom.

Nearly 100 general builders-as-developers erected houses in the CHPA district. Some builders owned the properties they developed and sold them as new houses; others worked with a property owner-as-developer and followed a similar scenario. A relatively small percentage were built for clients who would occupy the houses. When this took place the owner’s name appears in the table of all properties (see Inventory Table below). The builders of 22 properties are undetermined as the building permit listed only the owner’s name and no newspaper articles were found about the project. Several builders-as-developers built three or more dwellings in the district (Table 5). Quite a few more built two houses each (see Inventory Table below).

Table 5. Builders-as-developers most active in the CHPA.

Builder	Address	Year	Builder	Address	Year
Anderson, John	433 W. 20 th Avenue	1910	Lilliequist, O. M.	457 W. Shoshone Place	1919
	423 W. 20 th Avenue	1921		447 W. 20 th Avenue	1919
	417 W. 20 th Avenue	1923		452 W Shoshone Place	1919
	452 W. 21 st Avenue	1924		432 W Shoshone Place	1919
	2025 S. Oneida Place	1935		443 W 20 th Avenue	1920
	606 W. 20 th Avenue	1936		503 W. 21 st Avenue	1921
Anderson, Kaleb	2011 S. Lincoln Street	1929	McGourin, W. E.	531 W. 21 st Avenue	1950
	822 W. 21 st Avenue	1930		525 W. 21 st Avenue	1950
	621 W. 21 st Avenue	1930		423 W. 21 st Avenue	1951
	404 W. 20 th Avenue	1931	Montfort, F.	704 W. 20 th Avenue	1911
	1903 S. Stevens Street	1931		438 W. Shoshone Place	1912
	410 W. 20 th Avenue	1936		1918 S. Oneida Place	1914
	1916 S. Bernard Street	1939	Plumb, J. J.	643 W. 20 th Avenue	1927
Bostrom, Gus	634 W. 21 st Avenue	1910		812 W 19 th Avenue	1930
	428 W. 20 th Avenue	1910		818 W 19 th Avenue	1930

⁴⁹ “New Japanese Bungalow” *The Spokesman-Review* 20 October 1912; “Cannon Hill Home” advertisement, *The Spokesman-Review* 21 December 1913; “Stucco Swiss Bungalow near Cannon Hill Park,” *Spokane Daily Chronicle* 2 July 1913.

⁵⁰ “To Build Five Fine Homes,” *Spokane Daily Chronicle* 10 May 1910. The plan book was *Ballard's Plannery*, printed by the Ballard Plannery Co., Inc.

	628 W. 21 st Avenue	1911		824 W 19 th Avenue	1931
	418 W. 20 th Avenue	1911	Rathke, C. T.	441 W. Shoshone Place	1909
	725 W. 20 th Avenue	1912		728 W. 20 th Avenue	1910
	702 W. 21 st Avenue	1913		724 W. 20 th Avenue	1911
Bouten, Gus Const. Co.	802 W. 21 st Avenue	1941		1934 S. Post Street	1911
	2016 S. Bernard Street	1941		2006 S. Post Street	1911
	2024 S. Bernard Street	1941	Searle, L.	614 W. 20 th Avenue	1910
	1944 S. Post Street	1948		437 W. Shoshone	1911
Hankins, W.	1918 S. Post Street	1909		517 W. 21 st Avenue	1911
	420 W. 20 th Avenue	1910		445 W. 21 st Avenue	1912
	1928 S. Post Street	1911	Stammerjohan, O.C.	603 W. Shoshone	1930
	1915 S. Lincoln Street	1911		411 W. 21 st Avenue	1937
Larson, E. W.	1925 S. Oneida Place	1909		822 W. 20 th Avenue	1937
	2004 S. Oneida Place	1909	Wickman, M. H.	2021 S. Oneida Place	1931
	514 W. 19 th Avenue	1910		1927 S. Stevens Street	1939
	426 W. Shoshone Place	1910		1925 S. Stevens Street	1940
	1919 S. Lincoln Street	1910			
	461 W. Shoshone Place	1911			
	451 W. Shoshone Place	1913			

Architects Were Part of the Story as Well

Evidence from building permits and newspaper stories suggests that only a handful of architects designed houses that stand in the district (Table 6). Some of their projects were highly publicized while others were not.

Table. 6. Architects who worked in the district prior to 1959

Architect	Address	Date
James Berkey	803 W. 18 th Avenue	1930
Cutter & Malmgren	2008 S. Oneida Place	1913
Hagen & Clark	827 W. Shoshone Place	1937
Frank G. Hutchinson	725 W 20 th Avenue	1912
Keith & Whitehouse	711 W. Shoshone Place	1913
T. Magnusen	418 W. 21 st Avenue	1912
Franklin Manz	438 W. 21 st Avenue	1912
	442 W. 21 st Avenue	1912
	448 W. 21 st Avenue	1912
	538 W. Shoshone Place	1912
Earl Morrison	626 W. 21 st Avenue	1912

Rigg & Vantyne	827 W. Shoshone Place	1936
M. Randolph Smith	2055 S. Oneida Place	1936
	508 W. 21 st Avenue	1936
Wells & Bertelsen	524 W. 19 th Avenue	1925
	2049 S. Oneida Place	1927
Frederick Westcott	637 W. Shoshone Place	1925
Westcott & Gifford	519 W. 18 th Avenue	1921
Whitehouse & Price	469 W. Shoshone Place	1919
	2021 S. Stevens Street	1923
	2028 S. Oneida Place	1935

Franklin Manz designed four dwellings in the district and brought his distinctive Swiss Chalet style to the CHPA in its early years. Three Manz designs were built during 1912 in the first wave of development. The Swiss Chalet influence is also seen in some Craftsman bungalows.

Harold Whitehouse was involved with four houses in the CHPA. Keith & Whitehouse provided plans for the Dutch Colonial Revival style house at 711 W. Shoshone Place in 1913. Whitehouse & Price designed a large Colonial Revival style house for J. R. Wilson at 469 W. Shoshone Place in 1919. A few years later the selection committee included it as one of ten houses that were most architecturally beautiful in a *Spokesman-Review* City Beautiful contest.⁵¹ Whitehouse & Price designed the large English style brick house at 2021 S. Stevens in 1926 for the Lloyd Hawley family. In 1935 Harold Whitehouse designed “Spokane House,” the model house built at 2028 S. Oneida Place in 1935; as related in Section 8, this house was intended to demonstrate all that was good design in a new house. A decade earlier, those promoting “Better Homes” featured Ren Rice’s new modern bungalow at 617 W. 21st Avenue. It was selected to be furnished and open to the public during the June 1923 Better Homes week.⁵²

A collaboration between well-known and prolific developer Aaron L. Lundquist and local architect Earl Morrison was announced in March 1912. Lundquist had acquired the most prominent location in the CHPA, four lots at the triangular end of the block at the intersection of W. 20th and W 21st avenues and S. Oneida Place. Morrison’s design was picturesque and modern as it made the most of the unusual site. Wallace, Idaho merchant C. E. Bender purchased the house in 1914. (Fig. 18).⁵³

⁵¹ “John Doran Buys \$20,000 House,” *The Spokesman Review* 15 May 1923.

⁵² “Better Home Week House Selected,” *Spokane Daily Chronicle* 21 May 1923.

⁵³ “Plans Moorish Mansion on Hill,” and “Elaborate Moorish Renaissance Residence which A. L. Lindquist Will Build on the Boulevard in Cannon Hill Park Addition,” *The Spokesman Review* 3 March 1912, p. 10; “Cannon Hill Home Cost \$30,000,” *The Spokesman Review* 18 January 1914; “Cannon Hill Home Sells for \$23,000,” *The Spokesman Review* 17 May 1914.



Fig. 18. Rendering of the house Lundquist planned. The style of the large house is best considered American although it was described variously as Moorish and Spanish. Source: "Elaborate Moorish Renaissance Residence which A. L. Lindquist Will Build on the Boulevard in Cannon Hill Park Addition," *The Spokesman-Review* March 31, 1912 p. 10.

The Early Years

1909-1912: Intense Promotion

The Jones Co. actively used Spokane newspapers to promote their CHPA project, first releasing news about its landscaping, then highlighting the houses being built. To demonstrate their vision, the company had previously sold lots to builders-as-developers who began building in 1909. Once several homes were constructed, a large public advertisement appeared on March 7, 1909, announcing that lots were for sale to the public.⁵⁴ A year and a half later, the company promoted another section for sale - half of the Highlands of Cannon Hill Park, south of 21st Avenue – and their aim to “build up the district quickly and add 25 to 30 houses.”⁵⁵

Frequent short news items, photographs and articles in the Spokane newspapers informed the public of CHPA houses being constructed. Most often these identified a general contractor as builder and property owner and noted the home’s fine quality and cost. Such descriptions usually detailed the number of rooms as well as special features, such as fireplaces and basement billiard rooms. The phrase “high-class residence” appeared more often than references to any architectural style or building type. Descriptions also noted the features that took advantage of the views, such as “view balconies.”⁵⁶ Two houses with a one-story bungalow form (451 W. Shoshone Avenue and 1918 S. Post Street) included a partial second story with many windows. They were described as sleeping porches or sunrooms and also afforded views.⁵⁷

On January 23, 1910, the Jones Co. presented to the public the first house built in the CHPA, erected by E. W. Larson for J. D. Morris. Located on the west side of Oneida Place, a conservatory at the rear of the living room had a “beautiful scenic outlook” westward to Cannon Hill Park and its lake

⁵⁴“Arthur D. Jones & Co. Offer Spokane’s Finest Viewpoint Cannon Hill Park,” *The Spokesman-Review* 7 March 1909.

⁵⁵ “Today the Highlands of Cannon Hill Park,” *The Spokesman-Review* 1 October 1911, Section D and “A Natural Park Divided into Homesites, Highlands of Cannon Hill Park,” *The Spokesman-Review* 1 October 1911, p. 18.

⁵⁶ “\$600,000 in New Homes in Cannon Hill Park Addition in Two Years,” *The Spokesman-Review* 24 March 1912

⁵⁷ Ibid.

(Fig. 19).⁵⁸ A few months later the news featured M. L. Pershall's house at 2015 Oneida Place. Its photograph also documents nearby houses on W. 20th Avenue, including Dr. William Hall's home, half-timbered and referred to "Old English" in style, at the corner of Oneida Place overlooking "Cannon Hill Park from a point of vantage."⁵⁹

Beginning in March 1910, news items and photographs of the new houses appeared regularly in the Spokane newspapers, no doubt prompted by the Jones Co. (Figs. 20-22). That month's articles presented three bungalows, two built by the Larson Brothers and one by J. F. Thomas, both builders-as-developers active on the South Hill. In October of that year, the Jones Co. released photographs of five of the 31 existing houses in the CHPA with the message, "Buy Your Homesite in Cannon Hill Park Now" (Fig. 23).⁶⁰

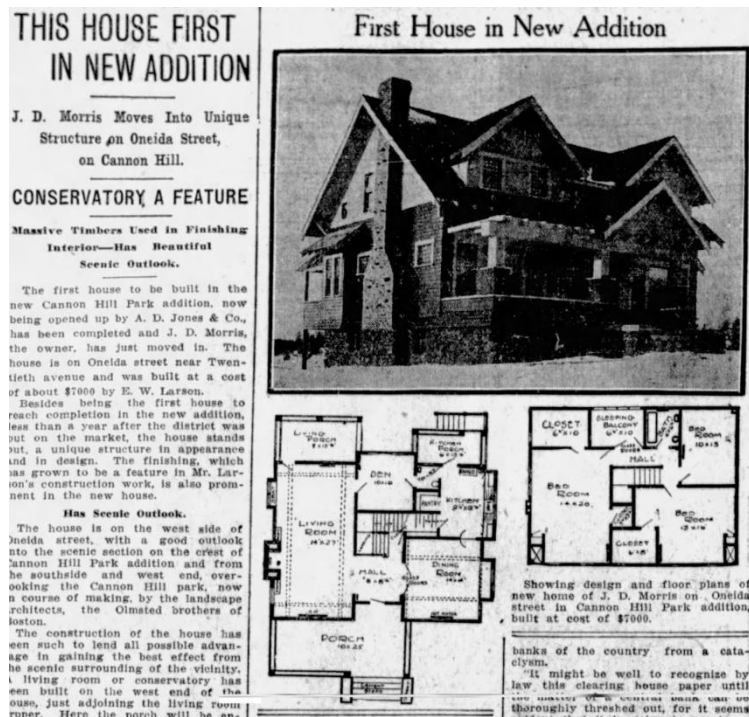


Fig. 19. The first house in the new addition. Source: *The Spokesman-Review* January 23, 1910.

⁵⁸ "This House First in New Addition," *The Spokesman-Review* 23 January 1910.

⁵⁹ "Types of New Homes in Cannon Hill Park Addition," *The Spokesman-Review* 1 May 1910; "New Home in Cannon Hill Park," *The Spokesman-Review* 29 May 1910. Dr. Hall's house is now clad with siding that conceals its "Old English half-timbering."

⁶⁰ "Buy Your Homesite in Cannon Hill Park Now." *Spokane Daily Chronicle* 22 October 1910.



Fig. 20. "Types of Residences Being Built for Homes in Cannon Hill Park" *The Spokesman-Review* 24 March 1912.

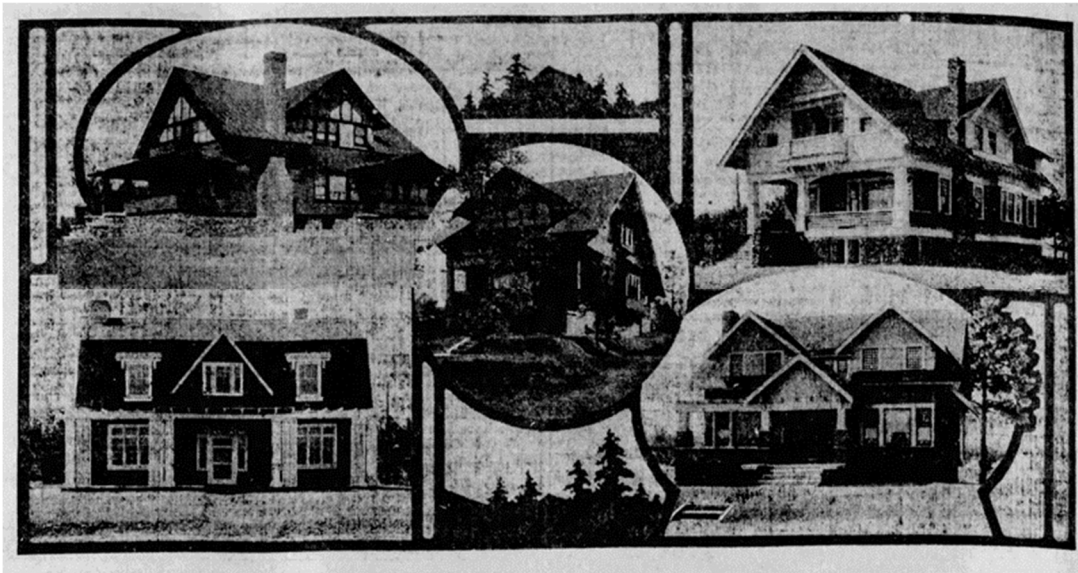


Fig. 21. "Some of the New Homes in Cannon Hill Park," features houses on Oneida Place, W. 20th Avenue and W. Shoshone Avenue in an Arthur D. Jones & Co. advertisement promoting the service of the new streetcar line. Source: *The Spokesman-Review* June 26, 1910, p. 8.



Fig. 22. A group of houses promoting the sale of lots that include bungalows and houses on W. Shoshone Avenue. Source: Arthur D. Jones & Co. advertisement, *Spokane Daily Chronicle* October 22, 1910.

Forty-four houses were built in the CHPA during the 1909-1912 period. During these first years, and into the 1920s, views across the neighborhood and down to Cannon Hill Park were possible (Fig. 23). With only a few houses on most blocks, and the newly planted shade trees still below roof top level, the area only suggested what it would become.

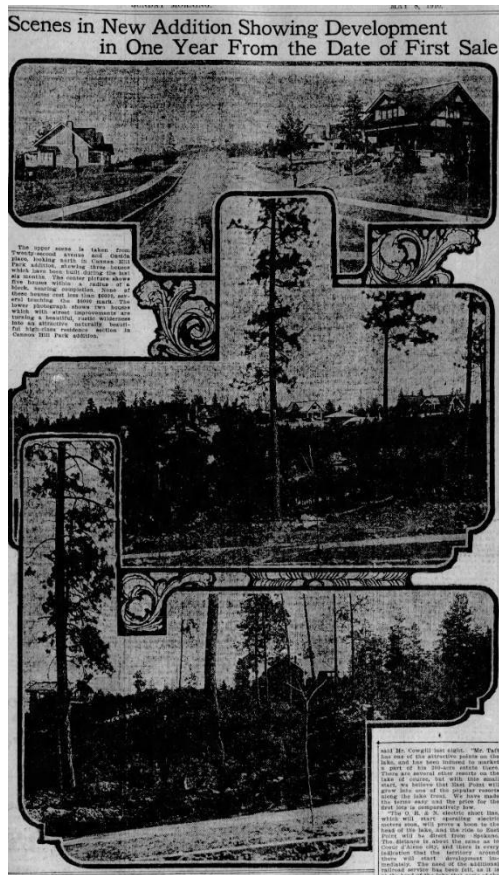


Fig. 23. Early views of the addition meant to emphasize the views. Sources: *The Spokesman-Review*, 17 October 1909 (top) 8 May 1910 (left) and 1 October 1911 (right).

A March 1912 news story reported on 15 new houses being built in the CHPA and referred to the neighborhood as a “scenic district” where substantial, modern residences were under construction in a setting with more than five miles of paved streets.⁶¹ The cost of the houses ranged considerably, far above the minimum costs required in deeds.⁶² The builders-as-developers E. W. Larson , J. F. Thomas, M. L. Pershall, and L. Searle, among others, were actively building in the CHPA.

⁶¹ “\$600,000 in New Homes in Cannon Hill Park Addition in Two Years,” *The Spokesman-Review* 24 March 1912

⁶² *Ibid.*

The Build-out Years

1913-1932: The Cannon Hill Park Addition Comes Into Its Own

During the neighborhood's first years of intense promotion, the City issued building permits for nearly a quarter of the CHPA properties (44 houses). But it took another decade to bring neighborhood occupancy nearer 50 percent. By 1924, 52 more homes were constructed, generally in the southern portion of the CHPA. The preference for Craftsman bungalows continued. A few two-story English or Craftsman residences were added, and two new styles appeared: substantial Colonial Revival residences and English cottages. In addition, local newspaper notices decreased, likely due to fewer Jones Co. press releases. At the same time, a larger group of builders-as-developers became active.

Although construction slowed and only 37 more homes had appeared by 1932, when the Great Depression began its economic toll, the CHPA was 69 percent full. It had transformed as numerous small bungalows and cottages lined the streets, creating one of the physical characteristics of the CHPA today.

Despite deed restrictions, the ideal double-lot concept had not fully played out. This is particularly noticeable in the houses facing Cannon Hill Park. Deed restrictions for double lots and higher-cost houses on such "view lots" seem to have been taken seriously until the early 1920s. The English residence at 514 W. 19th Avenue (1910) and the Dutch Colonial Revival residence bungalow at 711 W. Shoshone Avenue (1913) stood at the edge of the park for ten years. Then most of the neighborhood's last large residences were constructed during the 1920s and convey the original vision for double-lots and large houses in prominent locations. Several were built on S. Stevens Street and W. Shoshone Place, as well as 524 W. 19th Avenue (1925) and 604 W. 19th Avenue. The choice corner sites at W. Shoshone Place and S. Post Street were developed. Contractor J. J. Lohrenz built an English residence (see Fig. 5), its yard designed by a landscape gardener⁶³ at 737 W. Shoshone Place (1923). A 1923 news story described B. J. Hebert's home across the street at 807 W. Shoshone Place as colonial in style with a park-like setting in a small grove of pine trees and no sidewalks disturbing the lawns surrounding it.⁶⁴ The English house at 2021 S. Stevens Street (1926) and a brick house to its north (1953) were part of this pattern.

Builders-as-developers continued to construct some bungalows but preferred to build cottage after cottage during this period. Several cottages appeared on W. Shoshone Place, some on the vacant lots facing Cannon Hill Park. Most of the remaining lots surrounding the park were filled during the 1920s and 1930s, including in 1931 five English brick cottages at the west edge of the park between S. Lincoln Street and W. 19th Avenue. Due to the nearly total disregard of deed restrictions by this time, many more homeowners today look directly at Cannon Hill Park than envisioned in 1909. Similar small brick dwellings appeared throughout the CHPA during the 1930s, providing much of its architectural character.

⁶³ Unfortunately, not identified.

⁶⁴ "Cannon Hill Park Gets New Homes," *Spokane Daily Chronicle* 6 November 1923, p. 21.

In the mid-1920s, prominent Spokane realtor Robert Grinnell described the CHPA as “a well-established, high-class residential district, with many fine homes ranging in value from \$5,000 to \$25,000.” He added “There has been a great deal of building in the district in the past few years, with a constant demand for homes of the better type.” Grinnell noted that the construction of Wilson School at 25th Avenue and Lincoln Street added to the appeal of the residential area.”⁶⁵

Residential landscaping added to the already established park-like landscape of the CHPA. During the early 1920s the Spokane Landscape Co. established a “trial grounds” near the park at W. 20th Avenue and S. Howard Street, growing over 60 types of tulips and many varieties of peonies and other flowering plants and shrubs under close observation for suitability for Spokane landscaping use.⁶⁶ By the 1920s photographs of the earliest houses showed mature landscaping, including the many trees planted in 1909 that now shaded the one-story bungalow rooflines. The large corner property at 807 W. Shoshone Place and S. Post Street featured bushes on its tree lawn and a sprinkler system (Fig. 24).

89 houses were built between 1913 and 1932 as the neighborhood was transformed with a large number of bungalows and cottages lining the streets.



Fig. 24. Three views of residences and landscaping. From left to right: 807, 422, and 457 W. Shoshone Avenue. Source: Charles Libbey photograph collection, Northwest Museum of Arts and Culture, online collection, photo catalog numbers (l-r): L87-1.45489-31; L87-1.48220-46; L87-1.37248-28 .

The In-Fill Years

1935-1942: An Ideal Location to Build as the Economy Recovers

Spokane residents lived on approximately 70 percent of the lots in the CHPA by 1932 and the neighborhood remained a popular one. Its location remained comparatively close to downtown, and near two hospitals, St. Augustine parish church and school, and two public grade schools (Wilson and Roosevelt). Builders-as-developers continued to build speculatively on available lots. Another 29 houses were built before World War II shut down single-family home construction.

⁶⁵ “Grinnell Will Auction Sites,” *Spokane Press* 30 October 1926.

⁶⁶ Spokane Landscape Co. advertisement, *The Spokesman Review* 25 April, p. 12. The southwest corner of the 20th Avenue and Howard Street intersection was the only one not developed by then with a residence. Other information about this test garden is yet to be found.

The Home Owners Loan Corporation (HOLC) created a 1938 snapshot of the larger neighborhood (Area A7: see footnote 49), extending to the south and west of the CHPA; the report noted its brick and frame houses had an average age of 8 years, with 85 such houses (in the larger neighborhood) built in just the last year. Its housing stock was nearly 100 percent occupied and 70 percent of them were owner-occupied. Its description stated:

This is believed to be one of the most uniform and charming areas in the West. The excellence of architectural design and high quality of construction in this area is notable. This is one of the most popular and highly regarded residential sections of the city and is the scene of its greatest building activity at the present time. The percentage of home ownership in the area is somewhat impaired by reason of the fact that many of the newly built dwellings remain unsold and have been rented.⁶⁷

The HOLC's description of the area and other notes reflect the concern for any mix of people living in a residential neighborhood. Comments included "Harmonious surroundings and population uniformity and high standard of improvements." No Negro or "relief families" were noted as living in the area.⁶⁸ These descriptions are quite similar to those referencing surrounding districts; all were deed restricted and zoned for single-family residential use.⁶⁹

Quiet S. Oneida Place became a well-known part of Spokane during 1935 and 1936 once a vacant lot at 2028 was selected as the site of a model house. A group of Spokane businessmen formed to build a moderate cost model home, one they described as "a perfect dwelling" and named "The Spokane House," intentionally evoking the historic Spokane House fur trading post. The group designated Realtor Ralph W. Watson as project manager and architect Harold Whitehouse of Whitehouse & Price as supervising architect. In July Watson announced the choice of "the most perfect site," based on several factors: neighboring homes, transportation, schools, street paving, sewer service and deed restrictions. The lot, like most in the city, was not on a corner, but had a change of grade so that the lower level could open onto grade at the rear of the house. The house was described as "modernized early American architecture (Fig. 25), consisting of seven rooms, and offering living space on three levels: in addition to the main floor, an unusual "recreational garden room on the lower level and a maid's room on the attic level⁷⁰

While visitors were encouraged to stop by during construction, Spokane House opened officially during six weeks from late April through May 1936. Over 20,000 people visited, admiring its design,

⁶⁷ Mapping Inequality website: https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area_descriptions/A7#loc=12/47.668/-117.3898

⁶⁸ Ibid.

⁶⁹ HOLC map and description of Area A7 in Spokane Washington, 1938. Mapping Inequality Website, https://dsl.richmond.edu/panorama/redlining/map/WA/Spokane/area_descriptions/A7/#mapview=full&loc=13/47.6324/-117.3946&adview=full&scan=2/64.5484/-119.8828

⁷⁰ "'Spokane House' to be Built," *The Spokesman-Review* 14 July 1935, p. 6; "'Spokane House' Site on Oneida, *The Spokesman-Review* 21 July 1935, p. 6; Early American Style Planned," *The Spokesman-Review* 4 August 1935.

new appliances, and the modernism it demonstrated. When insurance executive Wallace Rothrock purchased the house in May, 1937, the model house became a home.⁷¹

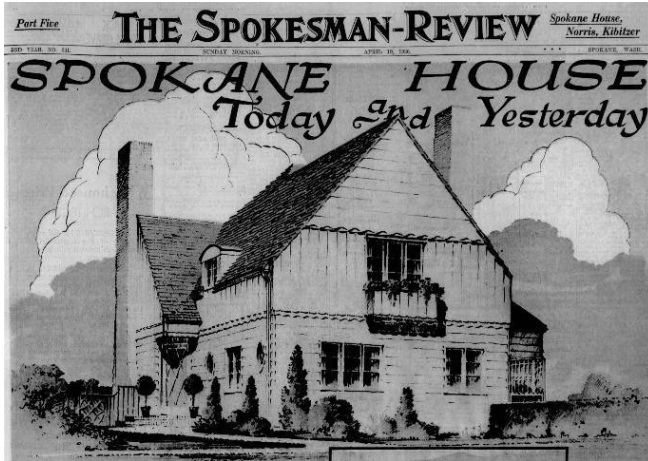


Fig. 25. Spokane House, in published rendering and photographed at the time of the 1936 public open house.
Source: *The Spokesman-Review*, 19 April and 23 April 1936.

During these years, builders-as-developer M. H. Wickman built side-by-side houses on S. Stevens, both facing Cannon Hill Park: 1927 S. Stevens in 1939 and 1925 S. Stevens in 1940. Mining engineer R. B. Shelledy purchased the first of these, a “white frame Colonial house” the same year it was built. This six-room house, with garage tucked into its basement, featured air conditioning and a basement recreation room.⁷²

1946-1958: The Post World War II Building Boom

Residential building resumed after World War II, as returning service men needed houses for their families. Construction restarted as building supplies became available, slowly at first, then more intensely during the late 1940s and 1950s. Builders-as-developers and would-be homeowners turned to existing Spokane residential areas to find available lots, such as those in the CHPA shown on the 1950 Sanborn fire insurance maps. (Fig. 26). These building sites included pairs of lots at the corners of W. 19th Avenue and S. Oneida Place and W. 19th Avenue and S. Bernard Street, likely once intended for larger residences. Another larger building site was located at the triangular area where W. 18th and W. 19th avenues meet on the north side of Cannon Hill Park. Back-to-back vacant lots also extended from W. Shoshone Place to W. 20th Avenue; three of these lots east of Post Street remained vacant and became side yards for adjacent homes. Vacant lots on Stevens and Bernard streets were subsequently split between neighbors. The CHPA welcomed 23 new houses during this boom period.

⁷¹ *Spokane Daily Chronicle* special section “Spokane House” 23 April 1936; “Spokane House Today and Yesterday,” *The Spokesman Review* 19 April 1936; ““Spokane House” Visitors 25,000” *The Spokesman Review* 25 May 1936.

⁷² Building permits and “Mining Engineer Purchases Residence” *Spokane Daily Chronicle* 14 October 1939.



Fig. 26. The build-out of the CHPA by 1950. Source: D. A. Sanborn, *Fire Insurance Map of Spokane*, Portion of the 1950 Vol 4, p. 602. Note: pink indicates brick buildings.

The W. E. McGourin contracting firm built three houses on the south side of W. 21st Avenue in 1950 and 1951. Nos. 525 and 531 W 21st Avenue are minimal traditional two-story dwellings set back at the building line. No. 423 W 21st Avenue, on a double lot, is a ranch house with one main living floor.

Real estate advertisements during the 1940s and 1950s usually did not contain the addresses of properties for sale. Yet the descriptions of CHPA houses on the market indicate how the residential area was valued. Its location near St. Augustine Parish was always mentioned, as were both Wilson and Roosevelt grade schools. The nearby parks and park-like setting were also noted. Early 1940s advertisements for existing homes captured a sense of the neighborhood: “A beautiful 3-bedroom one-floor brick home in a setting under stately pines on a quiet paved street near CANNON HILL PARK” and 1928 S. Post was described as a “Traditional American family home situated on a quiet, secluded tree-lined street less than a block from ever-popular Cannon Hill Park.”⁷³

Architectural style was sometimes stated, brick construction was called out, and residential landscape was sometimes mentioned. A Colonial style house was described as having dignity. An

⁷³ Real estate advertisement, *The Spokesman-Review* 1 May 1949; advertisement for an open house at 1928 S. Post, *The Spokesman Review* 8 February 1948.

advertisement promoted a “Very impressive Cape Cod type home. Stone’s throw from the park.” “Old English Charm” and Cannon Hill Park received equal notice in a 1950 advertisement.⁷⁴

Builder-as-developer H. E. Nehrlich built two houses in 1952, at 2003 and 2007 S. Lincoln Street on side-by-side vacant lots at the corner of W. 20th Avenue. No. 2003 is a minimal traditional brick ranch house, one story, but with an irregular form that acknowledges its corner location with two street fronts. Warren Throop took on the irregular shaped lots where W. 18th and W. 19th Streets meet on the north side of Cannon Hill Park and erected two brick ranch houses. The Throops occupied the western property and transformed a small triangle of land at the intersection not included in the lots into a combined flower and vegetable garden. The tradition of raising dahlias on the site continues.⁷⁵

The sense of neighborhood and the Cannon Hill Park as its signature element was reinforced when nine neighbors organized the Cannon Hill Garden Club in March 1954 “to further neighborhood friendships; to promote and assist in neighborhood projects; and to exchange ideas and to gain knowledge of the art of gardening.” The club set its membership capacity at 16, raising it a decade later to 24. Despite declining attendance in the 1970s, the optimistic group voted another membership increase - to thirty.⁷⁶

Meeting in each other’s homes (generally on the fourth Friday of September, October, and December-to-April), the women developed friendships over lunch or refreshments, actively recruited new members, tried their hands at crafts, and enjoyed a range of speakers. Enhancing its social aspect, members designated one meeting as an annual party, including husbands. Business sessions rotated officers annually and revised by-laws about every decade; by the late 1980s at least two meetings were moved to the evening, likely to accommodate members who had joined the workforce.

Post 1958: Still a Popular Neighborhood

Eight houses have been built in the CHPA since 1958, six of which are included in the historic district boundary. All but one of these are located on one of the Avenues between S. Bernard and S. Oneida Place. After a fire destroyed 1918 S. Oneida Place, it was rebuilt in 1984 and is considered to date from that time. During the 21st Century, many owners have reinvested in their properties, making additions and adding amenities, including in-ground swimming pools. Owners have added larger garages to their lots, sometimes with living space above. This type of work altered the character of four houses to the extent that they no longer depict their historic character: 1925 S. Stevens Street, 623 W. Shoshone Place, 627 W. Shoshone Place, and 607 W 21st Avenue.

The activities of the Cannon Hill Garden Club continued to foster community. To fund special projects, the club assessed annual dues that began at \$1 and reached \$5 by the 1990s. A major 1950s

⁷⁴ Real estate advertisement, *The Spokesman-Review* 16 March 1947; Hege’s advertisement, *The Spokesman-Review* 9 April 1950; Real estate advertisement *The Spokesman-Review* 11 September 1949.

⁷⁵ Eleanor Rutherford, “Beet, Zinnia Share Space in Dual Plot,” *The Spokesman-Review* 16 September 1973.

⁷⁶ Marsha Rooney compiled this narrative of the club based on its scrapbooks and records in January, 2025.

project made American flags available and encouraged all neighborhood homeowners to fly them on patriotic occasions. The group also coordinated with the Parks department to plant a few flowering trees in Cannon Hill Park around 1960; they donated to the Manito Flower Fund for Duncan Gardens plantings in 1985.

Cannon Hill Park was a popular ice-skating venue. Before budgets tightened in the late 20th century, the fire department sometimes flooded the pond to make ideal ice. Club minutes in 1961 thanked Parks Director William Fearn for dividing regular skaters from the hockey players. The club worked with Parks to build cement benches and a fire ring in 1972, but soon after began complaining about pond and bridge conditions, and late-night “activities” needing curfew enforcement and extra policing. They described a “perennial winter park problem concerning the fire and all our fire wood. ... We have always had a fire in the park and taking out the fire ring will not solve our problem and will penalize all those who live around the park.”

But the most visible of the club’s projects, and its lasting legacy, was (and is) the annual Christmas Eve Caroling event that began in 1951. Mrs. Harold Anderson, who would become a charter member of the Garden Club three years later, patterned this event after her Swedish family tradition in upstate New York. First held just for families with homes bordering Cannon Hill Park, it quickly grew to include the whole area and engaged club members’ husbands, as well. Some years, Santa rode a fire truck around the neighborhood, calling all to assemble; occasionally a church loaned a truck and loudspeaker to perform that job. Flyers reminded all to bring a log for the fire, although in 1962 a burning ban threatened the tradition, and club members supplied luminaria and flashlights. Each year the newspaper featured photos of club members’ children to promote the event. Local stores donated candy for the children, and for years the Parker family led the singing, holding up oversized song lyrics for all to read.

Around 2007, the Parkers handed over these hand-lettered song sheets to club member Darlene Morehouse, who has led the group since that date. She keeps membership records and brief minutes for 1-2 meetings per year, attended by about 20 members. The club’s primary project is organizing the Christmas Eve Caroling event, although they are discussing a summer 2025 event that would include spouses. The logistics and costs of the Christmas Eve event have risen significantly over the past decade, as Parks dismantled the fire ring, Fire permit fees increased drastically, and access to Park storage became more complicated. Dues will rise from \$10 to \$15 in 2025 to defray costs. Around 2020, the club voted to change its name to “The Cannon Hill Ladies Club.”

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Section 12 will contain photographs (both historic and modern) of the property, as well as plat maps, Sanborn maps and any other relevant documentation.