



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

*Replacement
186*

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name WEAVER, LAWRENCE & LYDIA HOUSE
other names/site number _____

2. Location

street & number 520 WEST 16TH AVENUE not for publication _____
city or town SPOKANE vicinity _____
state WASHINGTON code WA county SPOKANE code 063 zip code 99203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (____ See continuation sheet for additional comments.)

Allyson N

2-7-02

Signature of certifying official

Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria.
(____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
- ____ See continuation sheet.
- ____ determined eligible for the National Register
- ____ See continuation sheet.
- ____ determined not eligible for the National Register
- ____ removed from the National Register
- ____ other (explain): _____

for
Signature of Keeper: Edson H. Beall Date of Action: 3/13/02

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- see continuation sheet
- determined eligible for the National Register
- see continuation sheet
- determined NOT eligible for the National Register
- removed from the National Register
- other with explanation

Signature of Keeper

Date of Action

5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Non-Contributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	2	<input type="checkbox"/> building
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	2	<input type="checkbox"/> objects
			<input type="checkbox"/> TOTAL NUMBER

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

Number of contributing resources previously listed
in the National Register?

N/A

0

6. Function or Use (Enter categories from instructions)

Historic Functions **DOMESTIC-SINGLE DWELLING**

Current Functions **DOMESTIC-SINGLE DWELLING**

7. Description (Enter categories from instructions)

Architectural Classification **LATE 19th and EARLY 20th CENTURY REVIVALS
BUNGALOW/CRAFTSMAN**

Materials **STONE and BRICK
COMPOSITION SHINGLES
WOOD SHINGLES**

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance (Enter categories from instructions)

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply)

Property is:

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

Areas of Significance
Period of Significance
Significant Dates
Architect/Builder

ARCHITECTURE
1910
1910
ALFRED JONES, ARCHITECT

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Federal agency
- University
- Other State agency
- Local government
- Other

Name of repository

Spokane City/County Historic Preservation Office
City Hall, Spokane, WA 99201

10. Geographical Data

Acreage of Property	Less than one acre.
UTM References	Zone 11, easting 468550, northing 5276300.
Verbal Boundary Description	South Side Cable Addition, Lots 18 and 19, Block 5.
Boundary Justification	The nominated property includes the entire parcel historically associated with the Weaver House.
Spokane County, WA Parcel Number	35361.0516.

11. Form Prepared By

name/title	Linda Yeomans, Consultant Preservation Planner
organization/title	Historic Preservation Planning
street & number	501 West 27th Avenue
city or town	Spokane
state	WA
zip code	99203
telephone	509-456-3828
email	lyeomans@qwest.net
date	01 August 2001 rewrite

Additional Documentation

Map	U.S.G.S. map, 7.5 series
Photographs	20 black and white photos (2 sets) 28 color slides 2 photocopies of original floor plans, c.1909 Sketch map

Property Owner

name	Louise A. Kodis
street & number	520 West 16th Avenue
city or town	Spokane
state	WA
zip code	99203
telephone number/email	(509) 624-8566

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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LAWRENCE & LYDIA WEAVER HOUSE
Spokane County, Washington

Narrative Description

Built in 1910, the Lawrence Weaver House is an excellent example of a Craftsman-style bungalow. The house follows a modified rectangular plan and has a side-gabled roof with a gabled dormer centered on the main facade. A deep, full-width front porch is formed under an extension of the principal roof and is supported by square clinker brick pillars. The house is clad in wood shingles, and the foundation is built of a combination of clinker brick and basalt rock. Noted for its unique Japanese-inspired design, the front door of the Weaver House, made of oak veneer, is distinguished by an ocular window surrounded by applied polished brass sheeting cut to resemble flames of fire. Another distinctive feature of the Weaver House is found in the windows: except for the original basement windows, every original window in the house reveals a diamond-paned design of multiple leaded-glass lights in the upper sash. The interior of the house also reflects the Craftsman style with oak and maple floors, curly fir woodwork, built-in cabinetry, and original hand-crafted light fixtures. The house is located in an area of tree-lined streets, 50-foot-wide lots, and single-family homes built mainly from 1905 to 1940 in the greater Manito Park neighborhood on Spokane's South Hill. Facing south, the house fronts onto West Sixteenth Avenue and is set behind a cultivated lawn that slopes toward the street. A one-car garage, built in 1917, echoes the house in design, materials, and leaded-glass windows and is set at the northeast corner of the lot. The property is in excellent condition and has had remarkably little alteration since its construction. It retains all seven elements of integrity: original location, design, setting, materials, workmanship, feeling, and association.

Current Appearance and Condition

Site and Exterior of House

The Weaver House and garage are located on Lots 18 and 19, Block Five in the South Side Cable Addition. The Addition extends west from Division to Wall Street, south from 14th to 18th Avenues, and includes two blocks along the west side of Bernard Street from 18th to 20th Avenues that are adjacent to Manito Park. Together, Lots 18 and 19 measure 100 feet wide and 130 feet deep.

The Weaver House rises one-and-one-half stories and forms a slightly irregular footprint that measures approximately 50 feet wide and 33 feet deep with about 1675 square feet on the main floor and nearly 1600 square feet on the second floor. The house is supported by a basalt rock foundation and a clinker brick porch wall. An eight-inch-wide wood belt course separates the basalt foundation from the home's exterior walls which are clad in cedar shingles. The gable peaks in the east, west, and south elevations are covered with decorative false half-timbering and stucco infill. The low-pitched side-gable roof has widely overhanging eaves embellished with decorative brackets, extended purlins, and narrow beadboard soffits--all typical of the Craftsman style. The roof is covered with composition shingles and features a large dormer on the south-facing facade slope and two identical gabled dormers on the north-facing slope. Two brick chimneys clad in stucco with clinker brick quoins rise from the roof. Individually hand-crafted in 1910, nearly all of the windows in the Weaver House are original fixed wood-sash units and double-hung wood-sash units with multiple diamond-paned leaded-glass divided lights in the upper sash. Exceptions are the original basement

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LAWRENCE & LYDIA WEAVER HOUSE
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windows which are multi-paned wood-sash casement units and a newly installed leaded-glass bay window in the kitchen on the north elevation of the house.

Specific architectural features distinguish each exterior elevation of the house. The south elevation of the house is designed as the dwelling's primary facade and is distinguished by a single-story full-width covered porch that measures ten feet deep. The porch is supported by square clinker brick pillars which divide clinker brick porch walls. The porch walls extend to the ground and are ventilated by arched louvers with vertical metal slats. Cement steps lead to the porch from a front walkway and from a driveway on the east side of the house. The porch is highlighted by a dentilated frieze band above the square pillars and molded cement coping on the porch wall. A low-pitched gabled dormer projects from the center of the roof above the covered porch and forms an open-air balcony enclosed with original screened panels.

The west elevation of the house reveals a side-gabled roof, asymmetrical window placement, and is dominated by a two-story wing that extends five feet west from the house. The wing encases a bedroom on the second floor and a small enclosed sun porch on the first floor. The east elevation of the house features asymmetrical window placement and a two-story bay that projects five feet from the wall. The bay's second story overhangs a cut-away bay window on the first story and is supported by massive decorative brackets clad in shingles. The wall of the second-story overhang is battered, accentuating the separation between the first and second. The rear, or north elevation of the house, reveals asymmetrical window placement, twin gabled roof dormers, a second-story overhang on the northeast corner of the house, and a second-story balcony supported by large shingled brackets. A first-floor bay window with a shed roof extends from the north wall and is located adjacent to a back entry porch at the northwest corner of the house. The entry porch is covered by a gabled roof.

Interior

The front door of the house opens to small vestibule. The floor of the vestibule is covered with glazed brown hexagonal ceramic tiles with a matte finish, and the walls are papered with original embossed wallpaper. A built-in bench seat is located on the west wall, and woodwork is finished fir. A beveled-glass door flanked by matching leaded-glass sidelights opens from the vestibule to a central foyer.

The foyer opens west to a small dining room originally designed as a nursery, east to a living room and formal dining room, and north to an interior hallway and a staircase that ascends to the second floor. The flooring in the foyer, hall, staircase, living room, and formal dining room is solid oak planks, and the woodwork is original curly fir that is finished and handrubbed to a deep walnut patina. The living room measures 21.4 feet long. The room is accentuated by a decorative beamed ceiling, red brick fireplace, and inglenook with a built-in bench seat and glass-doored bookcase. A

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LAWRENCE & LYDIA WEAVER HOUSE
Spokane County, Washington

second bookcase with leaded-glass doors opens from the north wall of the living room. Paneled fir pocket doors separate the living room from the foyer, and also from a formal dining room located in the northeast corner of the house.

The formal dining room features a boxed-beam ceiling, wood wall battens capped by a bracketed platerail, and a built-in china cupboard and mirrored buffet flanked by two built-in bench seats. The dining room leads west to a butler's pantry and a kitchen located at the rear of the house. The butler's pantry retains original painted-pine cupboards with glass doors. The kitchen retains some of the original painted-pine cupboards and a built-in refrigerator complete with original nickel-plated hardware, an insulated door, and an ice box accessible from both the kitchen and the back porch. The kitchen opens to a hall that leads to a powder room with an original toilet and washbasin, and to a west wall door that opens to a small enclosed sun porch.

From the foyer, a four-foot-wide staircase rises for three steps to a landing, then turns east and continues up to the second floor. The second floor includes five bedrooms, two full bathrooms, a closet with private washbasin, a fireplace, and two balconies. The bedroom located in the northwest corner of the house was designated on the original plans as the "girl's room" designed for use by domestic help and includes an original porcelain wash basin. Second-floor woodwork is painted pine, the stairs and hall floor are oak, and the bedroom floors are maple. The bathrooms are remarkably intact revealing original fixtures and built-in cabinets constructed in 1910. They include glazed ceramic tile floors; glazed ceramic tile wainscot; original washbasins, toilets, and bathtubs; nickel-plated plumbing hardware and towel bars; built-in drawers designed to hold linens; built-in medicine cabinets with beveled mirrors; and a laundry chute located in the bathroom along the north wall. The master bedroom located in the southeast corner of the house includes two walk-in closets, a paneled fireplace, and a built-in bench seat.

Stairs lead from the second floor to an unfinished attic space. From the first floor, a staircase leads down to the basement. The basement features a poured cement floor, an original cold storage/fruit room, a laundry room with a three-basin laundry tub, a large unfinished room originally designed and noted as the "fuel" room, and an exterior door on the north wall that opens to cement stairs that rise to grade at the rear of the house.

The Weaver House retains three original electric light fixtures manufactured and custom-made in 1909-1910 when the house was erected. These include the hanging lights located in the foyer, small dining room (originally the nursery), and the living room. The foyer light fixture was custom-made for the house and features an unusual Craftsman-inspired tear-drop design made of small pieces of cut stained-glass held together by copper foiling. The small dining room's light fixture is a small chandelier with brass arms, opaque cream and amber shades, and a double fringe made of glass beads with a four-inch drop. Two matching chandeliers hang from a ceiling beam in the living room. They feature four brass

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arms each that support translucent glass shades with etched grape cluster motifs. All three light fixtures are in excellent condition and represent lighting designs popular in 1910.

Garage

Built in 1917, a garage is located behind the Weaver House in the northeast corner of the property at the end of a graveled driveway. The garage was built to shelter a single car and measures 14 feet wide and 22 feet deep for a total of 308 square feet. Constructed on a poured cement slab, the garage is a simple one-story front-gable building clad in cedar shingles and a composition roof. Double-diagonal wood batten carriage house doors operate as the main entrance to the garage, and the building is illuminated with original wood-framed leaded-glass horizontal-slide windows.

Original Appearance and Subsequent Alterations

Exterior Alterations

The Weaver House has had very few alterations since it was built in 1910. The house was originally built with a front porch deck that extended uncovered 10 feet beyond the east elevation, and wrapped 16 feet around the southeast corner of the house. A continuation of the clinker brick porch wall from the main front porch enclosed part of the porch deck extension. Due to continual deterioration, the porch extension was removed in the early 1950s, and cement steps leading to the existing deck from the driveway were constructed. A cedar shingle roof was applied over the original wood shingle roof in 1935-1940, and a composition roof was installed over both wood-shingled roofs in 1975. In 2001, the three layers of roofing were removed, and a new composition roof was installed. In 1992, the second-floor balcony-sleeping porch located on the facade of the house was repaired and secured with a center support set between screened panels. The porch on the west elevation was enclosed in 1993 with leaded-glass windows custom-made by craftsman David Glass. The carriage house doors in the garage located behind the Weaver House were replaced with architecturally similar units in 1980, and the garage was repainted in 1983.

Interior Alterations

During the 1970s, all of the kitchen except the south wall and southeast corner of the room was remodeled. The kitchen was remodeled again in 1981 with wood cabinets, period light fixtures, and a leaded-glass bay window on the north wall.

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LAWRENCE & LYDIA WEAVER HOUSE
Spokane County, Washington

Statement of Significance

Built in 1910, the Lawrence Weaver House is an excellent, intact example of a Craftsman-style bungalow in Spokane. Designed by prominent Spokane architect Alfred Jones, the house was built for successful rancher and orchardist Lawrence Weaver and his wife Lydia who raised a family of six children and lived in the home for more than 60 years. The Weaver House is architecturally significant and is eligible for listing on the National Register of Historic Places under Criterion C.

Historic Context

Early Spokane

The town of Spokane began in the early 1870s when fur trappers and pioneers settled in the area, joining Spokane Indian tribes who lived and fished along the banks of the Spokane River. The small community grew and was soon nationally recognized as a center for mining, lumber, agriculture, and rail transport. Experiencing phenomenal growth, Spokane's population tripled from 36,000 in 1900, to over 100,000 by 1910. Railroad magnates, lumber barons, mining millionaires, and wealthy ranchers bought land in the city and commissioned Spokane's most prominent architects and builders to design and build their new homes. These houses ranged from grand, sometimes-ostentatious homes, to spacious, but more moderate dwellings built from designs regarded as modern and fashionable for the time. These finished homes and their groomed grounds attracted prospective homeowners and proved to be a catalyst for the subsequent settlement of residential neighborhoods throughout Spokane. The Weaver House located in Spokane's South Side Cable Addition was one such home.

The South Side Cable Addition

Before 1891, the South Side Cable Addition was undeveloped, unplatted land located on the Manito Plateau above a high basalt bluff that overlooks the city. The Manito Plateau was characterized by an irregular rocky landscape with scattered stands of pine and cedar trees, scrub brush, wildflowers, and native grasses. Rocky basalt outcroppings dotted the landscape.

Beginning in 1907, Spokane developer Jay P. Graves and other real estate investors began investing thousands of dollars to develop the infrastructure of the neighborhood. Water and sewer lines were laid, electric service was installed, trees were planted along the street, sidewalks were paved, and roads were graded. Elementary schools were built, public spaces like Manito Park and Manito Boulevard were designed and landscaped, and electric street car lines traversed the neighborhood, efficiently connecting the suburban area to downtown Spokane. Real estate speculators and land developers capitalized on the area's many amenities and offered tantalizing land deals to Spokane's burgeoning population. The Western Trust and Investment Company placed an ad in the *Spokesman-Review* in June, 1910 that read:

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LAWRENCE & LYDIA WEAVER HOUSE
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*“More Business and Professional Men Have Bought Lots in
SOUTH SIDE CABLE ADDITION
Than in Any Other Addition in the City.*

*Business men and professional men are
discriminating buyers. An addition must
have the attractive features, must be on sale
at right prices, must be improved with substantial
improvements or such will not buy.”*

Such slick advertising campaigns and the area's amenities beckoned bankers, lumbermen, lawyers, merchants, miners, and businessmen who bought lots. Many sought local architects and builders to create and construct their new homes. A range of architectural styles from Tudor Revival, Colonial Revival, Craftsman, and American Foursquare are depicted in residential architecture built throughout the South Side Cable Addition and the greater Manito Park neighborhood.

Lawrence Myers Weaver and Lydia Weaver

Lawrence Myers Weaver was born in Falls City, Nebraska in 1877. He married Lydia, a native of Blair, Nebraska, and together they moved to Spokane in 1909. After their arrival in Spokane, they lived at 804 West Kiernan Avenue and began plans to erect a permanent home on Spokane's South Hill. Their new residence was built at 520 West 16th Avenue and was home to the Weaver family for more than 60 years. Lawrence and Lydia Weaver raised four daughters and two sons (Polly, Persis, Mary, Margaret, John, and Robert) in this house. A successful rancher, stockman, orchardist, and financial investor, Lawrence Weaver raised cattle and sheep, and owned a number of fruit orchards in the Wenatchee Valley. He and Lydia lived in their home on 16th Avenue until her death in 1963, and his death in 1969.

Architectural Significance

The Craftsman Style Bungalow

The Weaver House is an excellent and well-preserved example of the bungalow form embellished in the Craftsman style. Author Jan Cigliano (*Bungalow—American Restoration Style*) defines *bungalow* as “a form of house—a type of structure designed in a number of architectural styles.” She states that “style, by contrast, is a particular period and genre of design.” Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows, as defined, are limited to one or one-and-one-half stories and have a partial or full-width front porch covered by an extension of the principal roof, or by a separate roof structure.

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The origin for the term bungalow began in 19th-century British East India and is derived from Hindi words *bungali* and *varanda* which together mean "covered porch" and "small house with wide verandahs." In the early part of the 20th century, the bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it. The bungalow house form was embellished in many different ways resulting in various stylistic treatments that reflect Mediterranean, Colonial Revival, Swiss Chalet, and Craftsman. Heavily influenced by the 19th-century English Arts and Crafts Movement, which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftmanship and natural materials such as native field stone or basalt rock, irregularly textured clinker brick, hand-split wood shingles, and smooth-finished hand-rubbed interior woodwork were revered trademarks of the style. Identifying features of the Craftsman style include a broad form with a low-pitched roof, a deep front porch, widely overhanging exposed eaves, decorative eave brackets and purlins, exposed rafter tails, battered walls or porch piers, and thick porch pillars that all worked together to accentuate horizontal lines and render the house organically integrated to its building site. The style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and home design magazines, especially Gustav Stickley's magazine called *The Craftsman* (1901-1916). As a result, thousands of Craftsman style bungalows were built in American cities from 1905 to 1930, and the architectural style became one of the most popular home designs in America. By 1930, however, the style had almost completely faded from favor, being replaced by revival styles of earlier traditions.

The Weaver House

Hundreds of bungalows were built in Spokane during the first three decades of the 20th century and represent a variety of stylistic treatments including Mediterranean, Swiss Chalet, Spanish Eclectic, Colonial Revival, and Craftsman. Some bungalows were designed by architects, builders, or home designers, but the majority of bungalows in Spokane appear to be built from stock plans similar to those found in circa 1900-1930 pattern books, magazines, and catalogues. These bungalows were affordable to many and are plain vernacular examples with little-to-no stylistic embellishment. In contrast, the Weaver House stands out as a finely crafted bungalow developed in the Craftsman style.

Identifying features of the Craftsman style found on the Weaver House include accentuated horizontality achieved through a low-slung, full-width covered front porch; decorative purlins and dentil frieze; and indigenous organic building materials including clinker brick, stucco, cedar shingle siding, custom-designed brass detailing on the front door, leaded-glass windows, hand-rubbed finished fir woodwork, and oak, maple, and fir floors. The Weaver House is further distinguished as an architect-designed home particularly customized for the Weaver family.

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LAWRENCE & LYDIA WEAVER HOUSE
Spokane County, Washington

On May 17, 1909, Lawrence Weaver and his wife Lydia bought Lots 18 and 19 in the South Side Cable Addition for \$1500 from the Kiernan Land Company. The subdivision was planned with land use controls to retain architectural integrity within the subdivision. Covenants were established that required all houses erected to cost more than \$2500 each and be designed in a "modern style of architecture." The covenants further stated that no outhouse or barn could be "erected and used as a dwelling before the construction of the main dwelling house."

The Weavers hired the Spokane architectural firm of Jones & Levesque to design their home. Although the architectural firm was co-owned by architects Joseph T. Levesque and Alfred Jones, the only participating architect whose name appears on the original specifications and blueprints for the Weaver House is Alfred Jones. The house plans were completed by the end of June, 1909, and construction commenced immediately. The home was finished one year later and was built at a reported cost four times greater than the required \$2500 minimum expenditure stipulated in the subdivision covenants. A June 26, 1910 article with a photograph in the *Spokesman-Review* describes the "recently completed home of L. M. Weaver" and applauds architect Alfred Jones' work noting that "convenience and attractiveness has been the keynote in designing the house." The article further states,

"Attractive homes completed this year on the South Side [of Spokane] have been many, and the residence of L. M. Weaver...is included in this list. At a cost of \$10,000, Mr. Weaver has built a residence...with nine rooms and many attractive features. The exterior of the house with its pleasing and effective architecture is all that rustic foundation, frame, and stucco work can evolve. A large porch of clinker brick running entirely across the house front...and a side porch off the nursery are first features of the exterior construction. Large and well-placed windows, sleeping balconies, and the proportion of the structure all lend to the motif of convenience and beauty."

Specifically planned for a large family, the design for the Weaver House included five spacious bedrooms, two sleeping porches, and a "children's nursery" located in the southwest corner of the first floor. The uniquely located first-floor nursery was designed with ample "light, ventilation, and fixtures" such as "built-in seats and shelves" that "combined to make for the best facilities." The newspaper article praised the novel nursery design and first-floor location, saying,

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LAWRENCE & LYDIA WEAVER HOUSE
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"The prominence which this room plays in the general scheme of the house is in a measure a feature not seen frequently in Spokane homes and one which has been commented on without reserve by interested home builders. It is a winning feature and has been recognized as such especially by the home builders with several children."

In 1917, eight years after the home was built, the Weavers built a single-car garage behind the house for \$200. Attention to detail resulted in a garage design that reveals Craftsman style elements borrowed from the house. These include widely overhanging eaves, decorative brackets, plain-pattern cedar imbrication, and leaded-glass windows.

Alfred Jones, Architect

In addition to the Weaver House, Alfred Jones designed many other houses and commercial buildings in Spokane. He was born in 1872 in Chicago, apprenticed with the architectural firm W. W. Boyington and Company for six years, and came to Spokane in 1899. Upon his arrival in Spokane, Jones worked as a draftsman for Spokane architect Albert Held. Over the next few years, Jones joined with various architects and designers, and in 1910, teamed with architect Joseph T. Levesque. Together, Jones and Levesque designed the Smith Funeral Home and the First Baptist Church (later remodeled by Whitehouse & Price). Alone, Jones was responsible for designing the Kempis, Espanola, Frederick, and Tokyo apartments, the Nagle and Postal Building, the Morgan Block (the Fairmont Hotel), and the Kemp and Hebert Building. He also designed Spokane homes including those located at 404 West Sumner Avenue and 238 East 13th Avenue. Like the Weaver House, both of these houses were custom-built during the first decade of the 20th century for affluent homeowners, and are large, high-style examples of the Craftsman style. All three homes share similar design features such as full-width front porches, brick and/or stone porch walls with large porch piers, prominent front-facing gabled dormers, decorative brackets, and leaded-glass in the upper sash of many windows. Due to poor health, Jones practiced in Spokane for only 13 years until 1912, when he moved to Arizona.

Compare and Contrast

Many bungalows in Spokane have been altered, but the Weaver House retains a high level of architectural integrity of location, design, materials, workmanship, and association. The house reveals original handcraftmanship, materials, and methods typical of Craftsman-style architecture used during the early 20th century in American home-building. Other than maintenance, repair, and the enclosure of a small side porch, the house has had very little alteration to its exterior design since it was built in 1910. The house remains sited in its original location, continues to function as a single-family residence, and retains historic workmanship and original intact materials such as a basalt foundation, clinker brick porch piers, split cedar shingle siding, decorative purlins and brackets, dentilated frieze, stucco chimney with clinker

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Spokane County, Washington

brick quoins, original leaded-glass windows, and a uniquely designed front door. Except for garage doors and roof replacement, the garage located behind the Weaver House remains unaltered and retains its original design and workmanship that echo the Craftsman-style elements and materials found on the Weaver House.

The Weaver House is one of the largest homes in the South Side Cable Addition and can be compared to eight large bungalows in the subdivision. These include the Marr House located at 204 West 16th Avenue and seven other homes located at 107, 458, and 518 W. 15th Avenue, 455 W. 16th Avenue, 612 W. 17th Avenue, and 428 and 446 W. 18th Avenue. Like the Weaver House, the eight large bungalows were built during the early 20th century and are distinguished as fine examples of the Craftsman style compared to smaller vernacular bungalows located throughout the subdivision. Like the Weaver House and the Marr House, the other large Craftsman bungalows were probably designed by local architects or home designers working in Spokane. Of the eight Craftsman bungalows, the Weaver House is most similar to the home located at 612 W. 17th Avenue, and to the Marr House located at 204 W. 16th Avenue. All three homes have a similar side-gabled bungalow form that rises one-and-one-half stories with a full-width front porch covered by an extension of the principal roof. While the Marr House has twin gabled facade dormers joined by a shed dormer, the Weaver House and the home at 612 W. 17th Avenue both have one centered gable that projects from the roof extension over the front porch. All three homes feature a similar symmetrical porch design with four brick porch pillars and a brick porch wall. All three homes retain excellent exterior integrity, and the Weaver and Marr houses also retain excellent interior integrity. All three homes have unattached garages located behind the house, but in contrast, only the Weaver property retains its original garage built from a complimentary design and with materials that mimic the Craftsman-style Weaver House. Lastly, compared to all eight of the Craftsman bungalows in the subdivision, the Weaver House is the only dwelling distinguished with a unique front door embellished with a decorative Japanese-inspired brass flame design, and the only dwelling illuminated with original leaded-glass windows located throughout the house.

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Additional Documentation--Black and white photographs (all taken in 4/2001 and 8/2001 by consultant)

- Photo 1 South facade of house, camera facing northeast.
- Photo 2 West elevation of house, camera facing northeast.
- Photo 3 South facade of house, camera facing northwest.
- Photo 4 Front door of house, camera facing northwest.
- Photo 5 Front door of house, camera facing north.
- Photo 6 East elevation of house, camera facing northwest.
- Photo 7 East elevation of house, camera facing southwest.
- Photo 8 Kitchen, built in cupboards and original refrigeration unit, camera facing southwest.
- Photo 9 Butler's pantry, camera facing east.
- Photo 10 2nd floor bathroom, camera facing southeast.
- Photo 11 2nd floor bathroom, camera facing southwest.
- Photo 12 Living room, camera facing east.
- Photo 13 Living room, camera facing east.
- Photo 14 Living room, camera facing west.
- Photo 15 Living room, camera facing west.
- Photo 16 North elevation of house, camera facing south.
- Photo 17 North elevation of house, camera facing south.
- Photo 18 South elevation of garage, camera facing north.
- Photo 19 East elevation of garage, camera facing northwest.
- Photo 20 West elevation of garage, camera facing northeast.

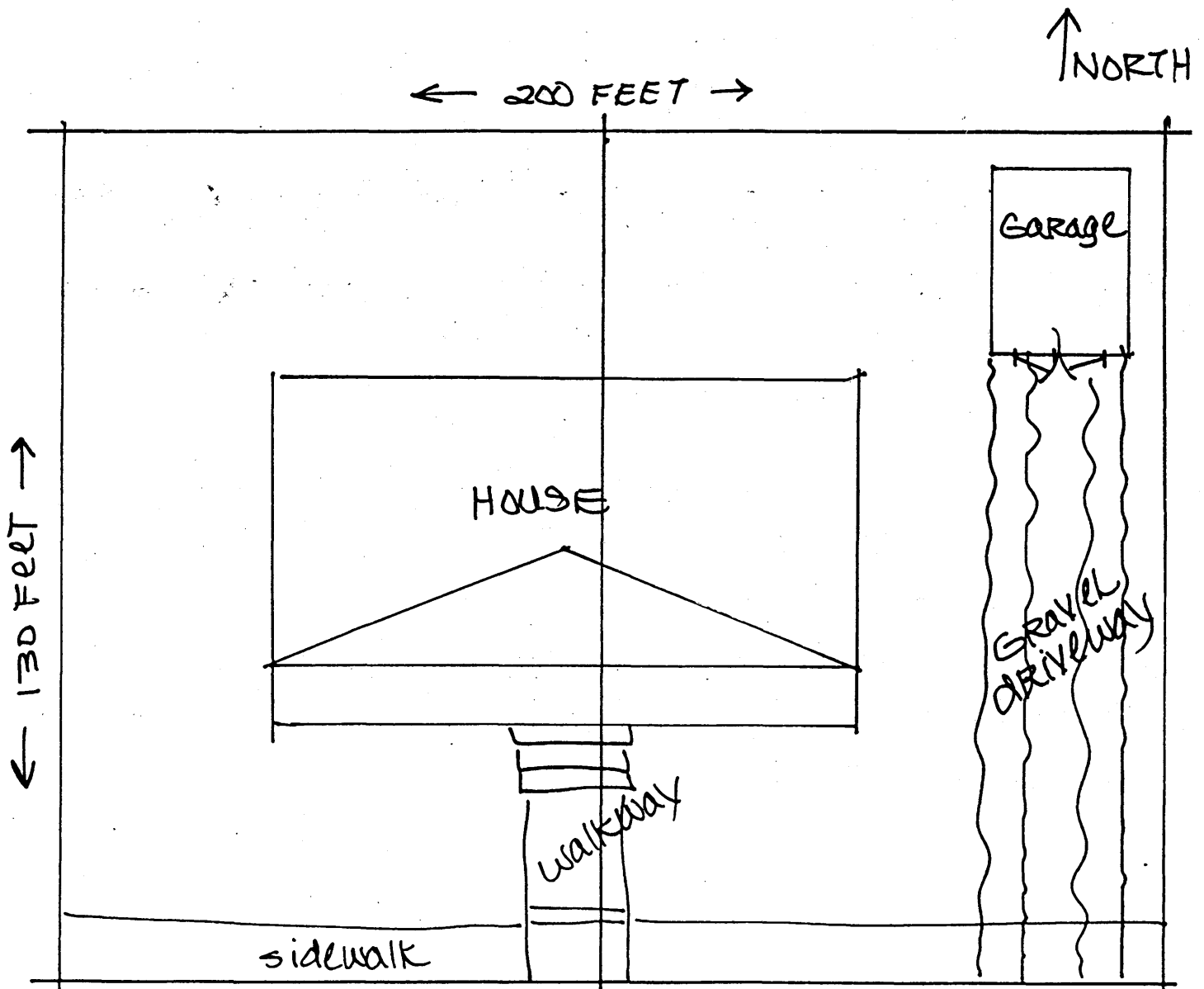
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Spokane County, Washington

Sketch Map of Site



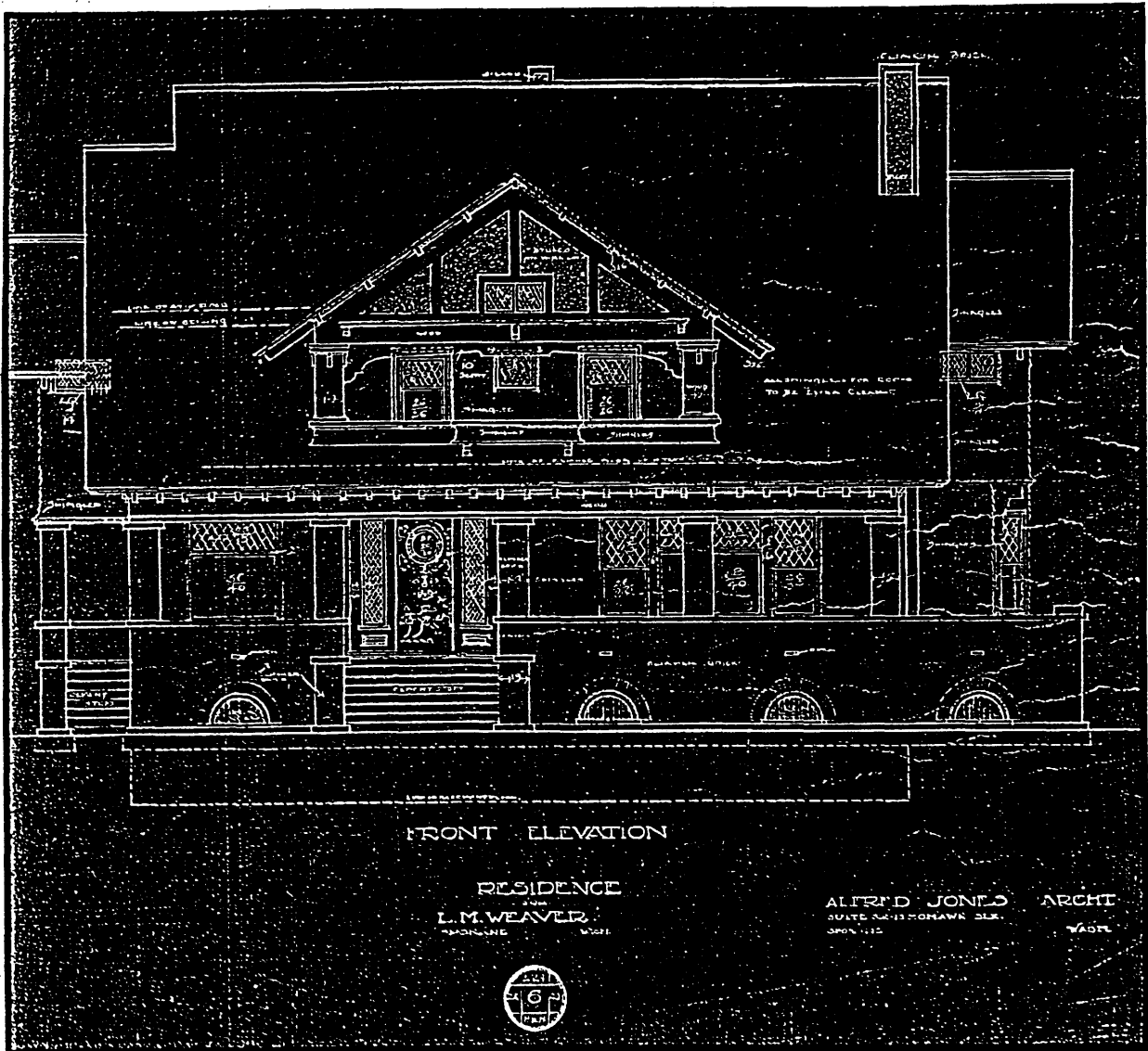
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Spokane County, Washington

Photocopy of circa-1909 elevation, south facade.



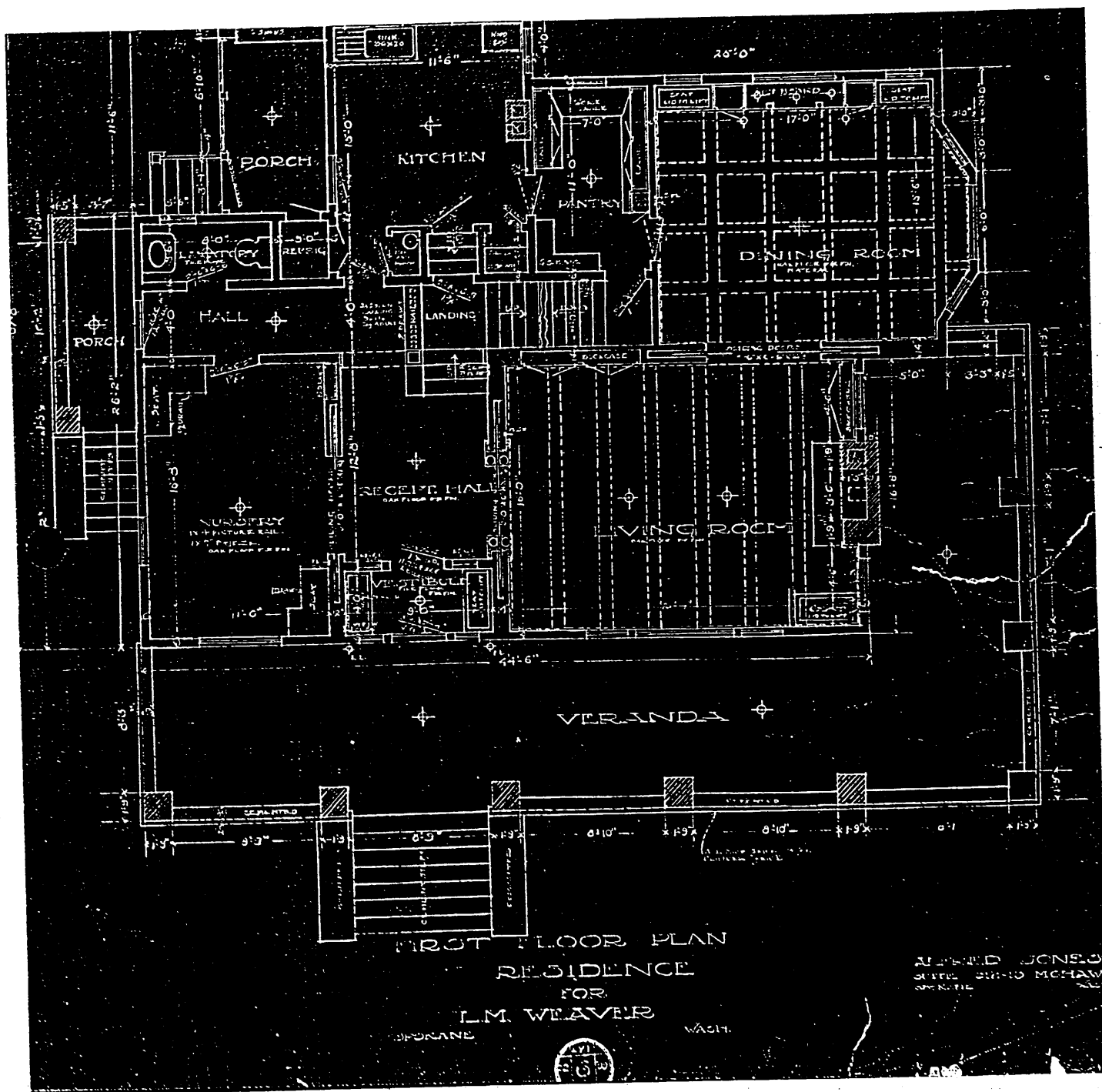
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Photocopy of circa-1909 first-floor plan.



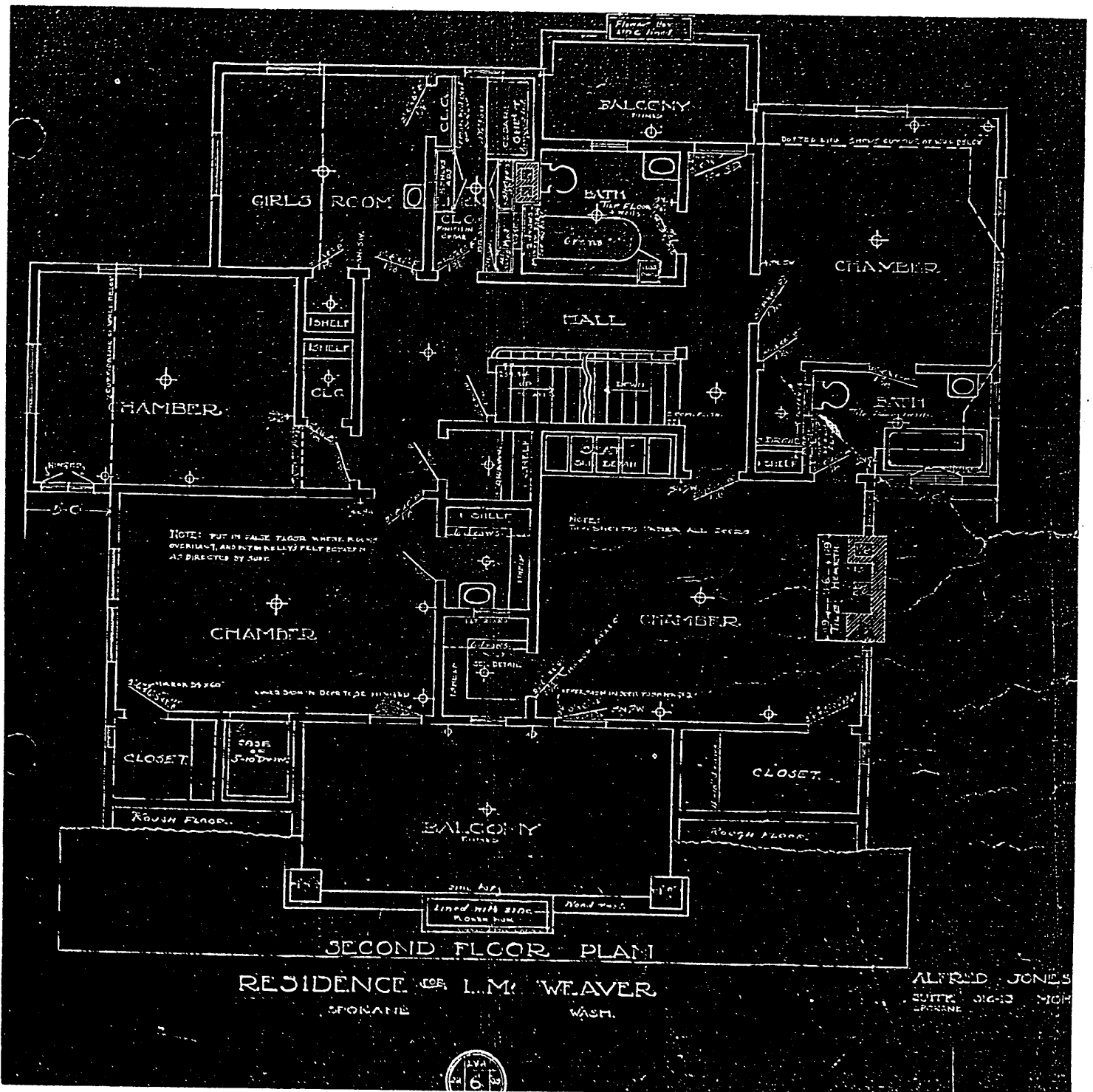
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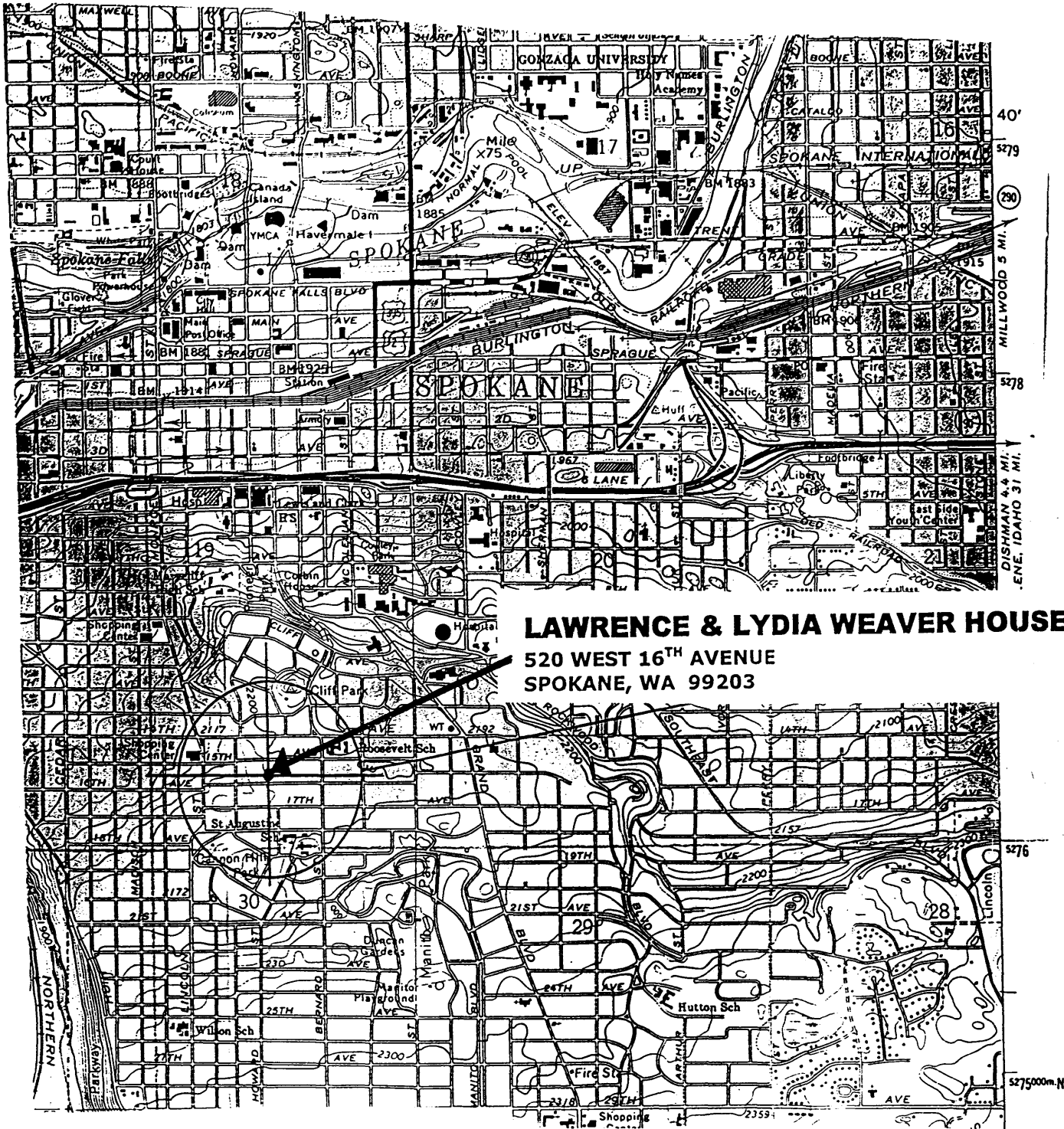
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Photocopy of circa-1909 second-floor plan.





LAWRENCE & LYDIA WEAVER HOUSE
520 WEST 16TH AVENUE
SPOKANE, WA 99203

Mapped, edited, and published by the Geological Survey

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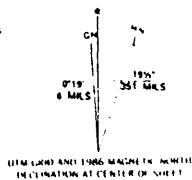
Topography by photogrammetric methods from aerial photographs taken 1946 and planetable surveys 1950. Revised from aerial photographs taken 1972. Field checked 1974

Projection and 10,000-foot grid ticks: Washington coordinate system, north zone (Lambert conformal conic) 1000 meter Universal Transverse Mercator grid ticks, zone 11, shown in blue. 1927 North American datum

Red tint indicates areas in which only landmark buildings are shown

To place on the predicted North American Datum 1983, move the projection lines 15 meters north and 79 meters east as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map



Revisions shown in purple compiled from aerial photographs taken 1982 and other sources. This information not field checked. Map edited 1986. Purple tint indicates extension of urban areas

ROAD CLASSIFICATION

- Primary highway, hard surface ——— Light-duty road, hard or improved surface ———
- Secondary highway, hard surface - - - - - Unimproved road - - - - -
- Interstate Route (I) U S Route (U) State Route (S)

SPOKANE NW, WASH.
NW/4 SPOKANE 15 QUADRANGLE
47117-F4-TF-024

1974
PHOTOREVISED 1986
DMA 2519 III NW-SERIES V881