

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. Name of Property

Historic Name **JOHN & ELLEN RUDBERG HOUSE**

2. Location

Street & Number 1128 West 8th Avenue
 City, State, Zip Code Spokane, WA 99204
 Parcel Number 35193.0310

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<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 Terri A. Stravens
 Street & Number 1128 West 8th Avenue
 City, State, Zip Code Spokane, WA 99204
 Telephone Number/E-mail 999-8299

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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey
 Date Federal___ State___ County___ Local 1979
 Location of Survey Records Spokane Historic Preservation Office

Final draft approved by SHLC on July 15, 2009

7. Description

Architectural Classification
(see nomination, section 8)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One
 unaltered
 altered
Check One
 original site
 moved & date _____

8. Spokane Register Categories and Statement of Significance

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

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

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	Less than one acre.
Verbal Boundary Description	Railroad Second Addition, Lot 12, Block 64
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	July 15, 2009

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

Jenni Smith

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: *Michael J. Pucob*

Council/Board Action: _____ Assistant City Attorney

Date: _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Kristen Higgins

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

DESCRIPTION OF PROPERTY

Built in 1911, the John & Ellen Rudberg House is a fine example of the Mission Revival style. With more than 3,000 square feet of finished interior living space, the home is a large 2.5-story brick masonry dwelling with a hip roof, widely overhanging eaves with scroll-sawn rafter tails, a covered front porch, and prominent shaped parapets. The house features a black basalt rock foundation and a combination of red brick/black grout and smooth stucco cladding. The interior is spacious and is finished with the finest quality, hand-rubbed oak woodwork, which, referring to the Mission Revival style, is sometimes called "Mission Oak." As a historic contributing resource of Spokane's Ninth Avenue National Register Historic District, the Rudberg House was listed on the National Register in 1994. The property is well-preserved with a high degree of exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built during the early 1900s in Spokane, and readily conveys popular construction techniques, products, and designs which were used during the time it was built.

CURRENT APPEARANCE & CONDITION*Site*

The Rudberg House is located on the northeast corner of the intersection of West Eighth Avenue and South Jefferson Street which are part of a directionally correct grid system of paved city streets on Spokane's lower South Hill. The lot measures 50.63 feet wide and 142 feet deep and is sited on a fairly steep southwest-sloping hillside. Facing south onto West Eighth Avenue, the Rudberg House is built in the south half of the lot and has an irregular rectangular footprint that measures 34 feet wide and 59 feet deep. A two-car garage is located behind the home in the northeast corner of the lot. A paved driveway extends from the street at Eighth Avenue north along the east side of the house to the garage, then passes the east elevation of the garage, and runs into a graveled alley. The alley runs east and west and borders the rear of the property boundary. Jefferson Street abuts the property to the west, Eighth Avenue fronts the property to the south, and a historic home is adjacent east of the Rudberg House. The home is framed by a manicured lawn and mature evergreen and deciduous trees. The neighborhood, called the Ninth Avenue National Register Historic District, is located one mile southwest of downtown Spokane and features large, architecturally prominent homes that were built at the end of the 1890s and beginning of the 1900s. Quite a few homes in the neighborhood have been altered over the years from single-family residences to multi-family apartment houses while other homes remain intact with good to excellent architectural integrity.

Garage (1911)

A single-car garage was built in 1911 at the same time as the house. It is a single-story building made of red brick masonry construction and has a black basalt foundation. The garage has a low-pitched hip roof with an east-facing very low-pitched hip cross gable, overhanging open eaves, and features a pair of original wood carriage house doors at the

east elevation. Well-preserved with good exterior architectural integrity, the garage is listed on the National Register of Historic Places as a contributing property of the historic district and is nominated to the Spokane Register at this time.

House Exterior

The Rudberg House is 2.5 stories high with a medium pitched hip roof and a lower hip roof cross gable. The roof is covered with composition shingles and has widely overhanging open eaves which are embellished with decorative scroll-sawn rafter tails. Soffits are clad with original tongue-in-groove wood paneling. The roof has three hipped roof dormers that project from the centers of the east, west, and north roof slopes while the south façade of the home features a gabled dormer in the center of the south roof slope. The south slope and west slopes of the house are further distinguished with prominent shaped parapets which are indicative of the Mission Revival style. The parapets are clad with smooth stucco and are accented with center quatrefoils and prominent coping. The remainder of the house is clad with stucco at the second floor, red brick with black grout at the first floor, and black basalt rubblemix rock at the foundation wall. Most of the windows in the house are original and feature combinations of fixed pane tripartite, 8/1 double-hung wood-sash, and casement units, and multi-paned stained and leaded-glass windows that reveal a Prairie School design influence in the divided lights.

South Façade

The south façade of the Rudberg House is asymmetrical and is dominated by two Mission-style features: a shaped parapet and a full-width covered front porch at the first floor. The parapet is located at the west end of the south roof slope above the eave. A quatrefoil window is located in the center of the parapet. The front porch extends the full width of the house and is supported by thick square brick porch pillars which are anchored to a brick porch wall. Prominent molded concrete coping protects the porch wall, and the porch wall rings and protects the porch deck. The porch deck is made of poured concrete and is accessed by two concrete steps located at the far east end of the porch that lead downhill from the house to a paved sidewalk. The porch is covered with an almost flat hip roof which is embellished with widely overhanging eaves and scroll-sawn rafter tails. The porch ceiling is made of tongue-in-groove paneled wood. The first floor is clad with red brick which is joined with black grout. A front door is located at the east end of the south façade beneath the roof of the covered porch. A large tripartite window with fixed panes and a decorative transom is located next west of the front door and features stained, leaded-glass lights in the transom. The design for the divided lights in the transom reveal a geometric Prairie School design. To the east of the front door is a small window with a fixed pane. The second floor is distinguished with stucco cladding and features a horizontal stringcourse above which is located a wide horizontal band. Above the band is the planar wall surface of the second floor which is inset from the band. A lower, shallow-pitched hip cross gable projects from the roof slope at the southeast corner of the house at the south façade, forming a second-floor sleeping porch

that projects over the first floor to cover the front porch at the first floor. The sleeping porch has a row of vertical casement windows with Prairie School stained and leaded-glass glazing. A row of two casement windows and a row of four casement windows are located adjacent next west of the sleeping porch.

West Elevation

The west elevation of the house is asymmetrical, faces South Jefferson Street, and because it is visible from a public right-of-way, is considered a secondary façade. It is dominated by two prominent features: a shaped parapet at the north end of the elevation and a wide, tapered brick chimney at the south end of the west elevation. The chimney is made the same red brick and black grout in which the first floor of the house is clad, and projects through the roof eave at the second floor. The top of the chimney is articulated with corbelled corner brackets and a corbelled cap. The shaped parapet features a center quatrefoil window and prominent coping, and is located at the top of a full-height bay which projects two feet out from the planar wall surface of the house. Since the house is built on a southwest-sloping hillside, the basement is exposed more than usual at this elevation and features original windows. The windows are fixed casement units arranged in trios, pairs, and single units, and are capped with a basalt rock arch. Like the rest of the house, first floor at the west elevation is clad with red brick and black grout, and the second floor is clad with stucco. The horizontal stringcourse and horizontal band at the south façade continues around the southwest corner of the house and is prominent at the west elevation. Windows at the west elevation include 8/1 double-hung wood-sash units and a large tripartite window at the first floor, and casement windows with leaded and stained-glass lights at the second floor.

East Elevation

The east elevation of the house abuts a paved driveway which separates it from the next house east. The design of the east elevation, like the rest of the house, is asymmetrical with a combination of fixed, casement, and double-hung windows. The basement foundation is made of black basalt rock, the first floor is clad with red brick and black grout, and the second floor is clad with stucco. The horizontal stringcourse and horizontal band at the south facades wrap around the southeast corner of the house and extend across the east elevation.

North Elevation

The north elevation is at the rear of the house. It features an asymmetrical design with a center hipped dormer, a hip roof with widely overhanging eaves and scroll-sawn rafter tails, a second floor clad with stucco, a first floor clad with red brick, and a foundation made of black basalt rock. A tripartite casement window illuminates the basement from its location in the rock foundation wall. A full-height bay projects out three feet from the planar wall surface and is located at the west end of the north elevation. At the second floor, the bay overhangs the first floor by two feet. An enclosed sleeping porch is located in the bay at the second floor and has wood-framed casement windows. The first floor

under the sleeping porch has three windows: two 8/1 double-hung wood-sash units between which are located a horizontal fixed-paned window which is located high on the wall just under the second-floor overhang (this window illuminates the dining room and forms a windowed backsplash in a built-in dining room buffet/hutch on the north wall). Next east of the bay is a back porch at the northeast corner of the first floor. The original back porch, which is covered with a shallow hip roof, was enclosed in the 1990s and opens out to a wood deck. Steps from the wood deck descend to the driveway and to the backyard.

House Interior

The finished interior of the Rudberg House contains more than 3,000 square feet. From the front porch, a solid oak front door with multiple divided lights in the upper half opens into a formal reception hall in the southeast corner of the first floor. Made of the finest oak hardwoods, the door's bottom panel features prominent "tiger stripes" in quarter-sawn cuts. A four-foot-wide staircase rises two steps to a landing, turns and ascends along the east wall to the second floor. The steps are made of oak, and the staircase is mostly enclosed. At the bottom steps, the staircase is partially enclosed with an oak stair wall. The stair wall has a stepped design and features oak panels with decorative cutouts. An inglenook bench seat, also made of oak, is located at the base of the stair wall. The floor in the reception hall is made of oak, the walls and ceiling are lathe-and-plaster construction, and the ceiling height is nine feet. The reception hall opens west into a formal living room and north through a hall to the kitchen.

The living room is located in the southwest corner of the first floor. It features a boxed beam ceiling, built-in bookcases on the east wall, built-in inglenook seats on the west wall, and a center fireplace which is located between the inglenook seats. All of the woodwork in the living room is of the highest grade quarter-sawn oak and is burnished to a deep, rich walnut color. The fireplace has an oak mantel supported by two thick curved brackets, a rectangular firebox with original hammered copper and iron andirons, a brick surround, and a glazed ceramic tile hearth. Glazed ceramic tile also accentuates the firebox as it forms an outline around the firebox opening. Centered above the firebox below the mantel, a horizontal strip of four adjoining glazed ceramic tiles are finished with an image of a running puma or mountain lion in *bas relief*.

Solid oak pocket doors slide open at the north wall of the living room to reveal a formal dining room. The dining room is located in the northwest corner of the first floor of the house. It features a boxed beam ceiling, oak floor, oak woodwork, oak wainscoting and plate rail, and a built-in oak buffet and hutch. A beveled mirror forms the backsplash at the buffet while a window forms a backsplash in a china cupboard in the top of the hutch. The buffet has linen and silver drawers while the hutch atop the buffet has beveled-glass doors with beveled leaded-glass lights. The form of the built-in buffet/hutch is canted at the sides and is located between two 8/1 double-hung wood-sash windows on the north wall. A built-in window seat is located under a large tripartite window at the west wall.

Original glass and brass sconces light the window seat, and a period-appropriate antique chandelier with opalescent shades is suspended from the center of the ceiling.

The dining room opens east into a kitchen/family room. The kitchen has built-in cupboards and cabinets which were installed in the 1990s, a vinyl tile floor, and is open to a family room to the south. The family room has an oak floor. An entrance to the basement stairs and a back door on the north wall is located on the kitchen's north wall.

The second floor has three bedrooms which are located at the southeast corner, the southwest corner, and the northwest corner of the house, a full bath on the north wall, and a laundry room in the northeast corner. The woodwork on the second floor is painted, the floors are oak and fir in the hallways and bedrooms, the bathroom has a ceramic tile floor, and the laundry room has a vinyl tile floor. A built-in linen closet with drawers is located in the center hallway at the second floor. A fireplace is located along the west wall of the southwest corner bedroom (this fireplace shares chimney flue space with a fireplace in the living room on the first floor) and features a painted wood mantel and a painted brick surround. An interior staircase off the hall leads up to the third floor which is finished with a bedroom, bathroom, and small kitchenette. The basement is partially finished with a family room in the northwest corner. A fireplace is located in the family room and features a brick surround which is articulated with a center-placed glazed ceramic sculpted Indian head silhouette. The basement floor is poured concrete and the walls and ceiling in the family room are lathe-and-plaster construction. The ceiling is eight feet high, unusual for most basement rooms but somewhat common in homes of the size and scale of the Rudberg House. Heat is provided by an original steam heat system which is piped through original cast iron radiators stationed throughout the house.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A photograph of the southwest façade of the house just after it was built was featured in a February 9, 1911 article in the *Spokesman-Review* newspaper in Spokane. The article described the house as being made of “brick, stone, and stucco” with “eleven rooms...all finished in hardwood.”¹ The photograph of the house matches the current appearance of the Rudberg House except that the original sleeping porch in the southeast corner of the second floor was not enclosed in 1911. It was however, finally enclosed in the 1990s with multi-paned casement windows due to continuing damage caused by elements of weather such as wind, rain, snow, and ice. The other exterior modification to the house was an enlargement and enclosure of the home's original back porch at the rear, north elevation at the northeast corner of the house. In the 1990s, a wood deck was built onto the back porch. Except for these two modifications to the exterior of the house, it retains its original appearance.

¹ “New Houses in Cannon Hill at Northeast Corner Eighth and Jefferson.” *Spokesman-Review*, 5 Feb 1911.

Modifications in chronological order include:

1930s Screens replaced with wood casement windows in NW second floor sleeping porch.

1950s Kitchenette built on third floor, powder room built in basement and on first floor, kitchen remodeled, library/den on east wall first floor remodeled as bedroom

1960s Four casement windows south wall second floor SW bedroom replaced with similar wood casement windows, original stained glass lights saved and reinstalled in new casement windows, three contemporary windows installed in third-floor dormer on south wall²

1990s Composition roof installed (there may have been other roof coverings installed previous to the 1990s), back porch at NE corner of first floor enlarged and enclosed, wood deck built onto back porch, house repainted inside and out

2005-2008 Kitchen and first-floor bedroom remodeled as kitchen/family room, wood floors refinished, second-floor bathroom remodeled, interior at first-second-third floors repainted, oak woodwork cleaned, NE second-floor bedroom remodeled as laundry room.

The Rudberg House is well-preserved with most of its original exterior and interior design, materials, and workmanship intact. The home retains good to excellent interior and exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built during the early 1900s in the Ninth Avenue National Register Historic District on the lower South Hill in Spokane, Washington.

² The first, second and third floors of the house contain a total of 60 windows. Of the 60 windows, 8 are newer than 50 years old with 7 windows installed in the 1960s and 1 window installed in the 1990s.

Area of Significance	Architecture
Period of Significance	1911-1959
Built Date	1911
Architect	Unknown
Builder/Home Designer	Aaron L. Lundquist

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1911, the Rudberg House was erected as a “spec home” by Aaron Lundquist, a prominent pioneer Spokane builder and home designer who traveled throughout the country, studying architecture,³ and was admired for his construction of “many of the city’s most beautiful homes.”⁴ Along with its 1911 built date, character-defining shaped parapets and quatrefoil windows, covered front porch, massive square brick porch supports, and smooth stucco cladding, the Rudberg House stands out as a very fine example of the Mission Revival style. The interior of the home is a study in “Mission Oak” as demonstrated by fine quarter-sawn oak woodwork burnished to a fine patina and rich walnut color, a stylistic interior woodwork treatment which gained popularity and prominence during the time the Mission Revival style was fashionable. Borrowing elements from the Craftsman style, the house boasts many built-ins, including inglenooks, window seats, bookcases, serving buffet/china hutch, cupboards, and linen closets. The home’s Mission Revival style also borrowed elements from the Prairie School as found in original windows which have stained and leaded-glass glazing with geometric designs. A February 1911 newspaper article in the *Spokesman-Review* featured a photograph of the Rudberg House just after it was erected, and reported that it was “made of brick, stone, and stucco,” had “eleven rooms finished in hardwood,” and cost about \$17,000 to build—quite a sum when the average Spokane home could be purchased for less than \$3,000. In fact, the cost of the Rudberg House superseded by eight times the minimum \$2,000 requirement stated in subdivision covenants which were initiated to help control land use and architectural development throughout the neighborhood. From 1911 to 1959, the Rudberg House gained architectural significance in the area of significance, “architecture,” as a fine representation of the Mission Revival style and as an excellent representation of the work of accomplished Spokane builder, Aaron Lundquist. The home is well-preserved and retains a high degree of architectural integrity both inside and out in its original location, design, materials, workmanship, and association as a single-family home built in the early 1900s in Spokane. Listed on the National Register of Historic Places in 1994 as a contributing historic resource of the Ninth Avenue National Register Historic District, the Rudberg House and garage are now nominated to the Spokane Register of Historic Places under Category C.

³ “Novel Residence Costs \$12,000.” *Spokesman-Review*, 8 Sept 1907.

⁴ “With Death Near Keeps His Nerve.” *Spokesman-Review*, 20 Oct 1913.

HISTORICAL CONTEXT

As described in the National Register nomination for the Ninth Avenue National Register Historic District, the area around West Ninth Avenue on Spokane's lower South Hill was undeveloped hillside prior to platting in 1883. "Ponderosa pine and Douglas fir inhabited the area along with the extensive basalt outcroppings which characterized the South Hill."⁵ The Rudberg House and the majority of the Ninth Avenue National Register Historic District are located within the boundaries of the Railroad Second Addition and Cannon's Addition, which were platted in 1883 by prominent businessman, Anthony Cannon.

Cannon arrived in Spokane Falls on April 24, 1878 with his partner, J. J. Browne. With an initial investment of \$50 down on a \$3,000 mortgage, Browne and Cannon acquired one-half interest in James Glover's townsite. By 1890, Cannon and Browne were both millionaires and hailed as civic leaders. Five years later, Cannon died alone and penniless in New York City, ostracized by the town he helped to build.⁶

After the land in the Ninth Avenue National Register Historic District was platted, prominent Spokane architects and builders began designing and erecting large, architecturally prominent single-family homes for successful businessmen and many of Spokane's wealthy social elite who settled in the neighborhood. One of these homes was the John & Ellen Rudberg House at 1128 West Eighth Avenue.

The John & Ellen Rudberg House

In 1906, the Northwest & Pacific Hypotheekbank sold Lots 11 and 12, Block 64 in the Railroad Second Addition on Spokane's lower South Hill at the intersection of West Eighth Avenue and South Jefferson Street to real estate investors, James & Anna Leonard. The cost of the two lots totaled \$3,000. As listed in Spokane city directories, James Leonard was a real estate man who worked as Vice President of the Matthews-Moore Abstract Company (a title company). When Leonard purchased the property, he agreed to regulatory covenants which were stipulated on the warranty deed. Created as early land use tools, the covenants were initiated to control architectural development within the neighborhood. When the Rudberg House was built, the covenants, established in 1906, mandated the following requirements:

- Each home built must have a construction cost of at least \$2,000.
- No cheaper or temporary structure will be allowed for dwelling purposes on the premises.
- No building erected on premises shall be used for business purposes of any kind.

⁵ Garrett, Kit, et al. *West Ninth Avenue National Register Historic District, 1994*. Spokane Public Library, Spokane, WA, p. 7:1.

⁶ *Ibid*, p. 8:1.

- The covenant is to run with the land and continue in full force and be binding for five years.⁷

In 1909, the Leonards, who bought the two lots on speculation, sold Lot 12, the one on the northeast hillside corner of Eighth Avenue and Jefferson Street, to Aaron L. Lundquist, a carpenter and general contractor who worked in Spokane. Like Leonard, Lundquist speculatively purchased Lot 12 for \$3,450 on which he would build a single-family home. He also bought Lot 11, adjacent next east, in order to build another house. Making good on his investment, Lundquist completed the house on corner Lot 12 in 1911 and sold it to John & Ellen Rudberg for \$17,000.

A prominent businessman in Spokane, John Rudberg held an important job as the Secretary-Treasurer of Hill Brothers Shoe Company, 520 W. Riverside, and during his residency in the Rudberg House, was promoted to manufacturing agent and later to Vice President of the company. In addition to his work at the shoe store at 520 W. Riverside Avenue, Rudberg was Vice President of the Eyller Shoe Company which was also owned by Hill Brothers and was located a few blocks west at 818 W. Riverside Avenue in downtown Spokane.

Subsequent Homeowners

After 15 years of residency, the Rudbergs sold the property in 1926 to George Walter Ross and his wife, Mandy Ross. The Ross family resided in the home for 22 years and then sold the property to John Daniel King & Betty King. Following a trend in Spokane which promoted the adoption of multi-family apartments in large homes throughout the city, the Kings remodeled the Rudberg House to accommodate four apartments. They lived on the main floor in which they remodeled a library/den by the kitchen into a bedroom, and a closet in the northeast corner of the house into a powder room. The second apartment was located on the second floor and included three bedrooms and a bathroom (the bedrooms were used as a combination of living, eating, and sleeping quarters). The third apartment was located on the third floor with a large room, kitchenette, and a small bathroom built under the eaves. The fourth apartment was located in the basement and included a kitchenette, bedroom, half bathroom, and a living room (originally finished as a recreation room in 1911). According to Spokane County Tax Assessor records, the apartments rented in 1984 for \$300 each. Apartment tenants during the 1950s-1980s included single men, single women, and married couples who were listed in city directories as clothiers (Pierone's Men's Clothing Store), commercial artist, business manager, registered hospital nurse, office secretary, and serviceman and servicewomen in the United States Air Force (Fairchild Air Force Base) and the United States National Guard. The Rudberg House was operational with four apartments from 1953 to 1989.

⁷ Spokane County Warranty Deed #156916, date of indenture 30 October 1906. Spokane County Courthouse, Spokane, WA.

In 1958, John Daniel King & Betty King sold the property to Annie Morgan for \$24,000. She in turn sold it to Spokane City Water Department employee, Stanley Hedrick, and his wife Jeanne Hedrick, for \$28,000. After 1958, the property changed title ownership at least nine times until Terri A. Stravens, the current owner bought it in 2007 for \$320,000. Terri Stravens owns and operates a successful florist shop called Just Roses, Inc. in downtown Spokane. She is married to Mitchell O'Connor, a registered real estate appraiser/co-owner of Berg Appraisal Services PC at 203-209 W. Ninth Avenue on Spokane's lower South Hill.

ARCHITECTURAL SIGNIFICANCE

Category A

As outlined in *National Register Bulletin 15* and adopted by the Spokane City/County Office of Historic Preservation, registration requirements for Category C of the Spokane Register of Historic Places apply to "properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork."⁸ To be eligible for historic register listing under Category C, "a property must meet at least one of the following requirements:"⁹

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.¹⁰

The Rudberg House is nominated under above-stated registration requirement #1 because it "embodies distinctive characteristics of a type, period, or method of construction" and "refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history."¹¹ The Rudberg House is also nominated under registration requirement #2 because it well-represents the work of a master builder.

The Rudberg House appears to meet above-stated registration requirement #1 as it embodies distinctive characteristics of the Mission Revival style. Because it retains a high degree of exterior and interior architectural integrity, the home easily illustrates characteristics of the period in which it was built during the early 1900s, and reveals materials, workmanship, and methods of construction used at that time. The Rudberg House demonstrates ways in which it was designed and fabricated in 1911 through its well-preserved physical appearance, materials, workmanship, architectural/historical integrity, and documented history, and is a fine example of the Mission Revival style which was developed in California during the years from 1890 to 1920.

⁸ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

⁹ *Ibid*, p. 17

¹⁰ *Ibid*, p. 17

¹¹ *Ibid*, p. 17

Historic architects Lee & Virginia McAlester (*A Field Guide to American Houses*, 1989) wrote the following about the Mission Revival style:

California was the birthplace of the Mission style, and many of its landmark examples are concentrated there. The earliest were built in the 1890s; by 1900 houses in this style were spreading eastward under the influence of fashionable architects and national builders' magazines. Although never common outside of the southwestern states, scattered examples were built in early 20th-century suburbs throughout the country. Most date from the years between 1905 and 1920.¹²

Identifying elements of the Mission Revival style include shaped dormer and/or roof parapets (like the Alamo), glazed ceramic tile roof coverings (usually red), a low to medium-pitched hip roof, widely overhanging eaves (usually open), porch roofs supported by large square columns or piers (commonly arched above the first-floor porch), and a smooth stucco wall surface. Scroll-sawn exposed rafter tails, quatrefoil windows, corbelled brackets and window sashes (especially quatrefoil windows), vertical board doors, wrought iron door straps and hinges, wrought-iron light fixtures, carved stonework, and walnut- and/or ebony-colored "Mission Oak" woodwork comprise architectural details revered in the Mission Revival style aesthetic. The McAlesters noted that sometimes "innovative architects designed Mission buildings with many features borrowed from the contemporary Craftsman and Prairie movements,"¹³ which is demonstrated in the Rudberg House with Prairie School designs in stained and leaded-glass lights in some of the home's windows (living room, second-floor bedrooms) and Craftsman-inspired built-ins.

The Rudberg House is fine example of the Mission Revival tradition with the following prominent architectural character-defining stylistic elements:

- 1911 built date
- Hip roof with low-pitched hip cross gable
- Corbelled chimney cap with corbelled corners
- A combination of stucco, brick, and stone wall cladding
- Widely overhanging open eaves with scroll-sawn rafter tails or brackets
- Covered front porch roof supported by massive square porch piers and columns
- An asymmetrical façade design
- Prominent, style-defining shaped parapets
- Quatrefoil windows
- Borrowed Prairie School elements with geometric designs in stained and leaded-glass windows

¹² McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 407-415.

¹³ *Ibid*, p. 410

- Borrowed Craftsman-style built-in designs for inglenooks, window seats, bookcases, linen closets, and dining room buffet/hutch
- Prominent use of “Mission Oak” woodwork

Aaron L. Lundquist, Builder/Home Designer (18??-1913)

Not much is known about prominent Spokane builder/home designer Aaron L. Lundquist. He is first recorded in a Spokane city directory in 1901 as a contractor and builder. He advertised his work in Spokane as a “builder of fine homes” and worked in the city for only 12 years until his premature death in 1913.¹⁴ Lundquist was praised in his Spokane obituary in the *Spokesman-Review* newspaper as a “pioneer builder” who “constructed many of the city’s most beautiful homes” and was said to have been so dedicated to his business that even in his last days when his illness made it almost impossible to work, he “continued busy, looking after the construction of one of the finest houses in the Cannon Hill Park district at Twenty-First Avenue and Howard Street” (626 W. 21st Avenue).¹⁵

Aaron Lundquist worked throughout the city of Spokane, erecting many homes especially in South Hill neighborhoods, including the Rockwood National Register Historic District and the Ninth Avenue National Register Historic District where the Rudberg House is located. Documentation revealed that he worked with at least three Spokane architects: Kirtland Cutter (626 W. 21st Avenue), John A. Cruetzer (1627 W. Ninth Avenue and 1125 S. Adams Street), and Earl Morrison (1226 S. Cedar Street). He may have been associated with many more architects in Spokane, and that fact may be documented in the future as further research continues to uncover their names.

In the Ninth Avenue National Register Historic District, Lundquist was documented as the builder of the following homes:

- | | | | |
|------------------------------------|---------------|-----------------------|----------------------------------|
| • 1021 West 8 th Avenue | built in 1910 | architect unknown | Mission Revival style |
| • 1124 W. 8 th Avenue | built in 1911 | architect unknown | American Foursquare |
| • 1128 W. 8 th Avenue | built in 1911 | architect unknown | Mission Revival style |
| • 1627 W. 9 th Avenue | built in 1907 | J. A. Cruetzer, arch. | Craftsman style |
| • 1129 W. 9 th Avenue | built in 1906 | architect unknown | American Foursquare |
| • 1621 W. 9 th Avenue | built in 1907 | architect unknown | American Foursquare |
| • 1703 W. 9 th Avenue | built in 1909 | architect unknown | Mission Revival style |
| • 815 S. Adams | built in 1906 | architect unknown | Craftsman |
| • 817 S. Adams | built in 1906 | architect unknown | Neoclassical style ¹⁶ |

¹⁴ “With Death Near Keeps His Nerve.” *Spokesman-Review*, 20 Oct 1913.

¹⁵ The home referred to in the obituary was the Bender House at 626 W. 21st Avenue, one of the most prominent and unique residences built in the Cannon Hill Park Neighborhood.

¹⁶ It is probable that Lundquist built many more homes in the Ninth Avenue National Register Historic District but documentation to date reveals only nine homes constructed by him in the district.

In the context of the Ninth Avenue National Register Historic District, the Rudberg House is one of nine homes built by Aaron Lundquist. At least three of the homes are examples of the Mission Revival style: 1021 W. Eighth Avenue, 1128 W. Eighth Avenue, and 1703 W. Ninth Avenue. All three homes were built within two years of each other from 1909 to 1911, all three homes are large two-story residences, and all three homes were initially owned by socially and professionally prominent residents in Spokane (businessman, merchant, dentist). Although they differ somewhat in overall design and custom details, all three homes are similar with Mission Revival style-defining characteristics that include prominent shaped parapets, quatrefoil windows, hip roofs, widely overhanging eaves, exposed rafter tails, stucco wall cladding, covered front porches supported by massive porch piers/columns, multi-paned windows with decorative lights, and walnut/ebony-finished interior woodwork made of oak and fir which was popularly called "Mission Oak" during the early 1900s.

Documentation to date also indicates that Aaron Lundquist was responsible for at least five other homes in Spokane that are located outside of the Ninth Avenue National Register Historic District. These houses are located at 1226 S. Cedar Street (Earl Morrison, architect), 626 W. 21st Avenue (K. K. Cutter, architect), 1125 S. Adams Street (J. A. Cruetzer, architect), 224 E. Manito Place, and 1106 N. Evergreen Street. Like the Rudberg House, the home at 1226 S. Cedar Street is a fine example of the Mission Revival style but reveals a completely different representation of the tradition. The other four homes reflect the Craftsman and Arts & Crafts aesthetic.

Summary

To summarize, the 1911 Rudberg House and garage are architecturally significant as fine examples of the Mission Revival style and as products of Spokane master builder, Aaron L. Lundquist. Currently listed on the National Register of Historic Places, the property is today nominated to the Spokane Register of Historic Places under Category C.

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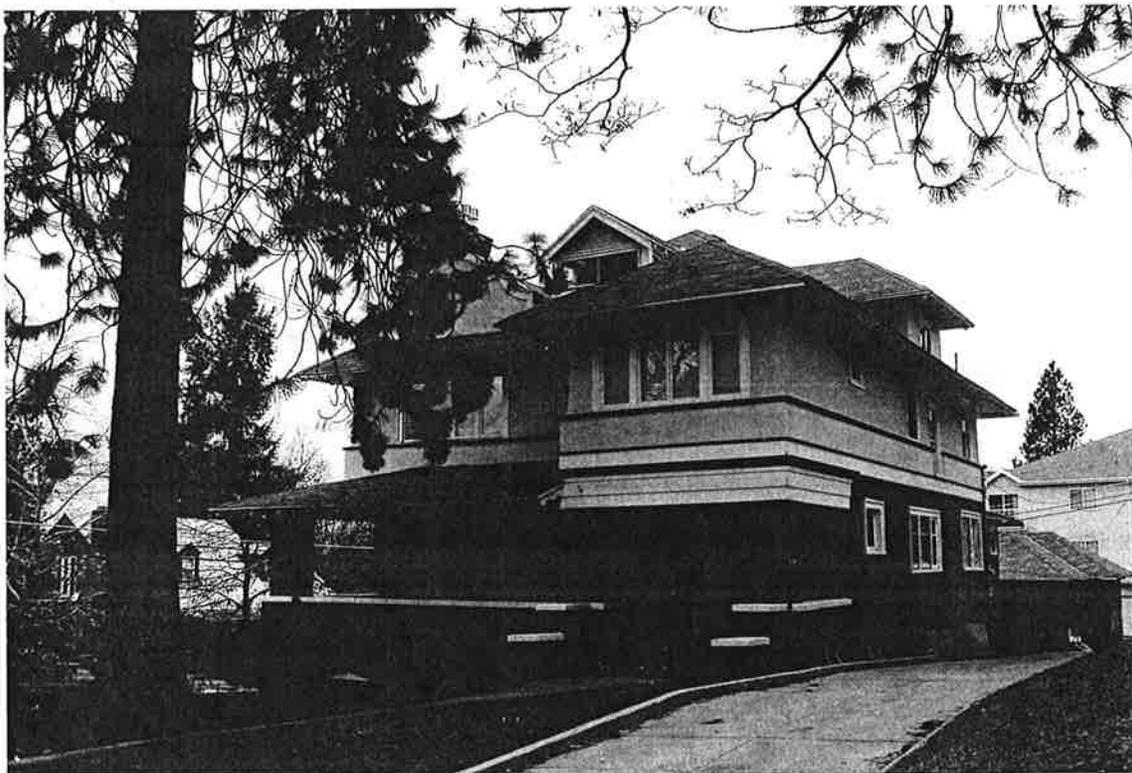
Newspaper Articles

“New Houses in Cannon Hill at Northeast Corner Eighth and Jefferson.” *Spokesman-Review*, 5 February 1911

“With Death Near Keeps His Nerve.” *Spokesman-Review*, 20 Oct 1913, p. 1.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE **Section 10**

Photo 1 1995 photo from Spokane County Assessor's Records.
Photo 2 2009 photo of south façade and east elevation.

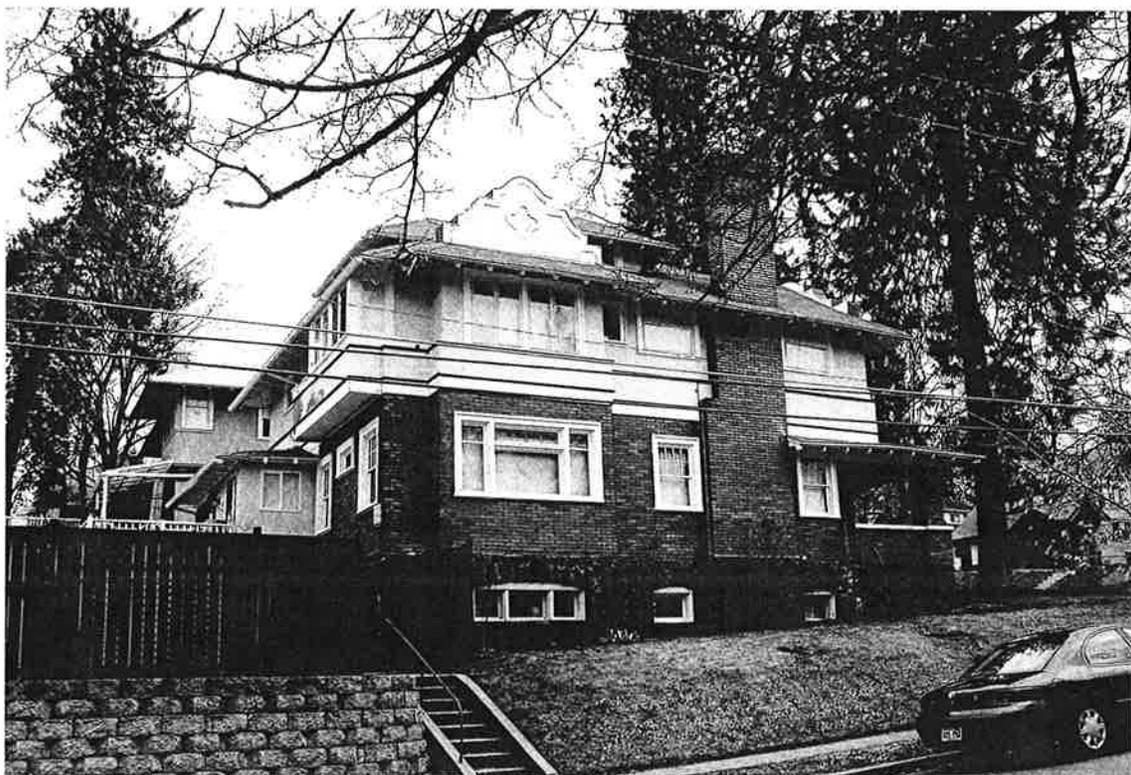


Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE

Section 10

Photo 3
Photo 4

Southwest primary and secondary facades in 2009.
West elevation of house in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE **Section 10**

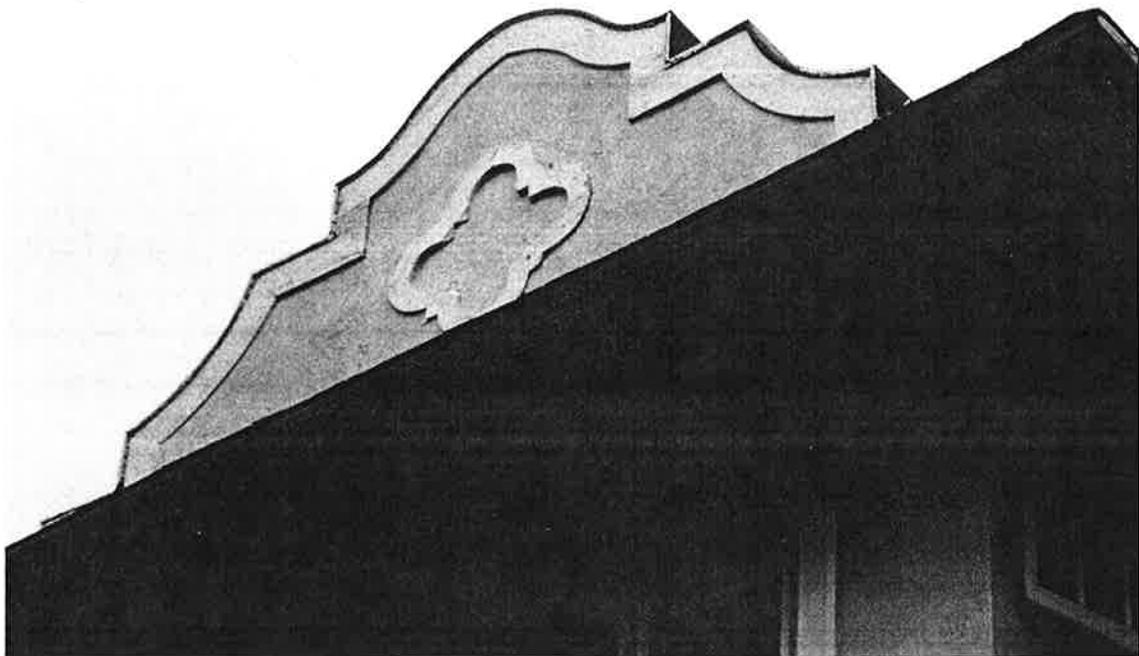
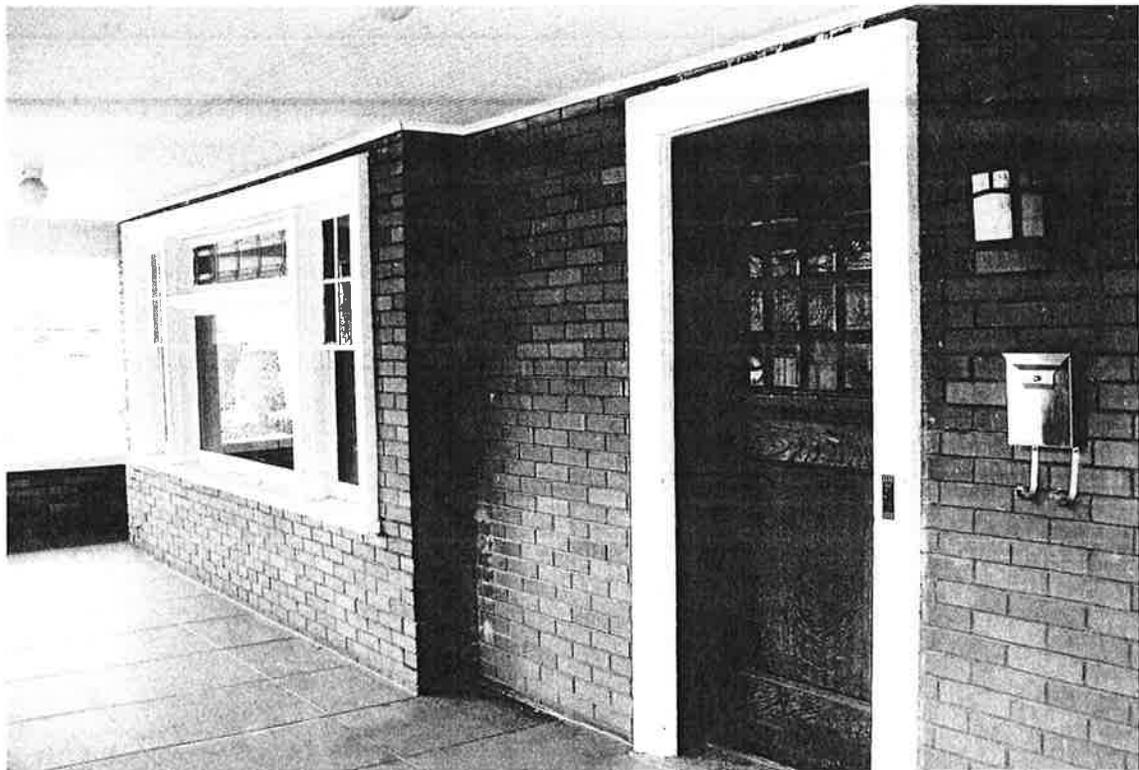
Photo 5
Photo 6.

North, rear elevation of house in 2009.
Southwest façade of garage in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE **Section 10**

Photo 7 Front porch of house in 2009.
Photo 8 Parapet detail in 2009.

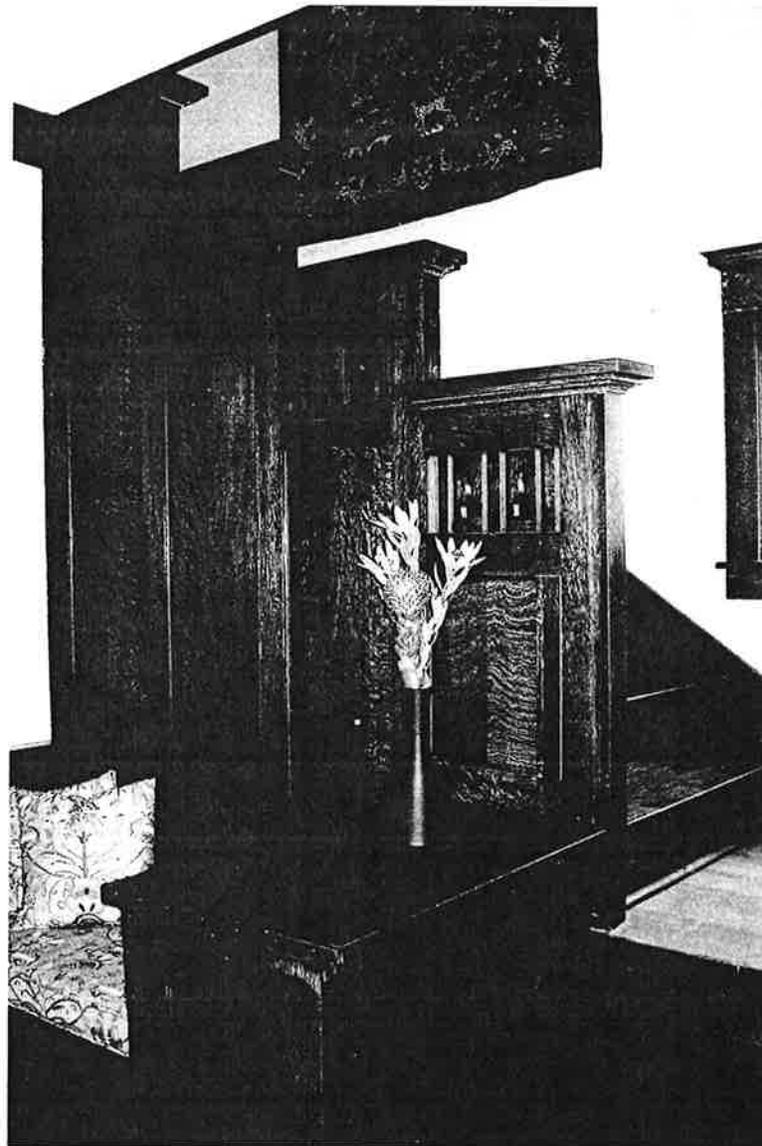


Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE

Section 10

Photo 9

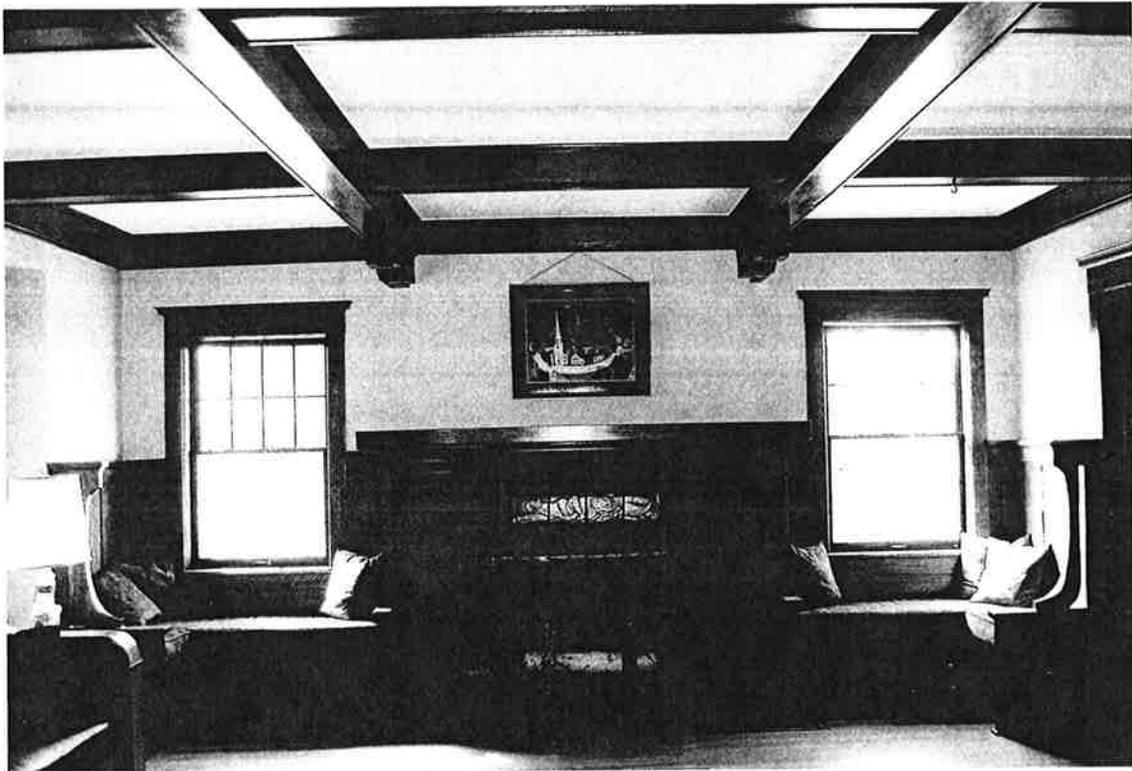
Front reception hall staircase in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE **Section 10**

Photo 10
Photo 11

Living room, looking west in 2009.
A look at living room from dining room in 2009.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE **Section 10**

Photo 12
Photo 13

Built-in buffet and hutch, looking north in 2009,
Dining room in 2009, looking north.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE **Section 10**

Photo 14
Photo 15

Kitchen in 2009, looking north.
Family room, looking south from kitchen in 2009.

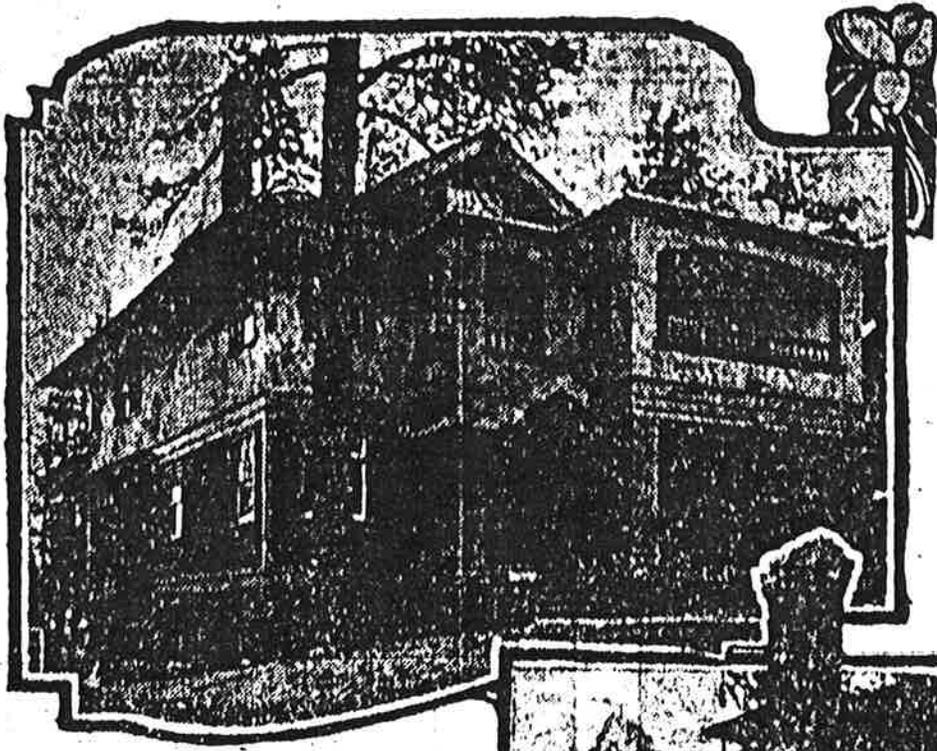


John & Ellen Rudberg House

1128 West 8th Avenue
Spokane, WA 99204

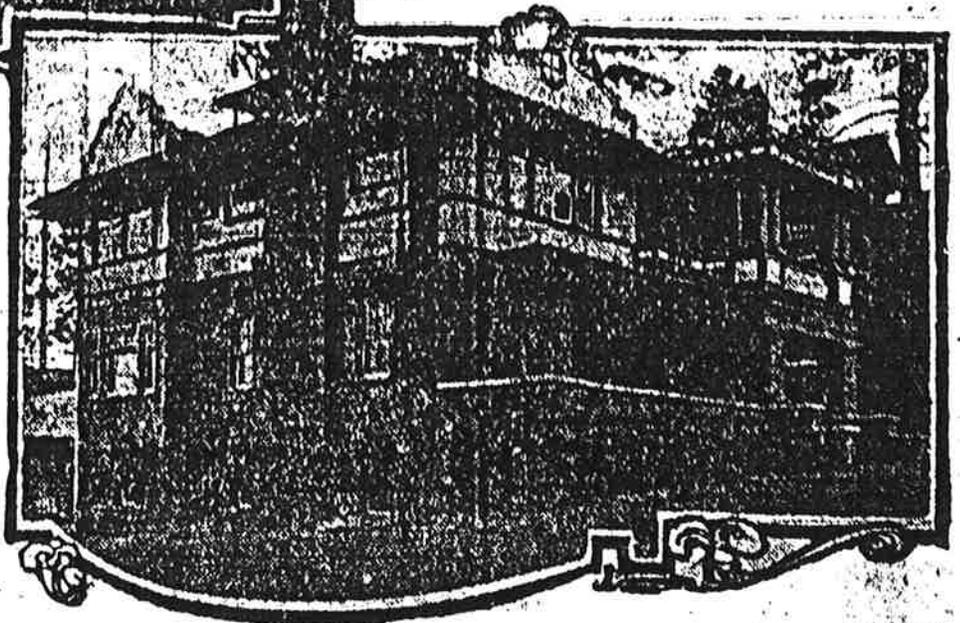
"New Houses in Cannon Hill at Northeast Corner Eighth and Jefferson."
Spokesman-Review, 5 February 1911

New Houses in Cannon Hill at Northeast Corner Eighth and Jefferson



The two houses shown herewith recently have been completed by O. M. Lillequist on the northeast corner of Eighth avenue and Jefferson street. The house shown above is an eight-room structure built at a cost of about \$14,000. It has eight rooms, is handsomely finished in hardwoods and follows the Swiss style of architecture. The lower story is frame and the upper floor is stucco work. The large sleeping balcony in the front is an attractive feature.

The lower picture is a brick, stone and stucco work house on the corner adjoining the house above and was built at a cost of about \$17,000. It has 11 rooms and all finished in hardwood. The lower part is brick and the upper floor is stucco work. The houses were built for investment and are being handled by Arthur D. Jones & Co.

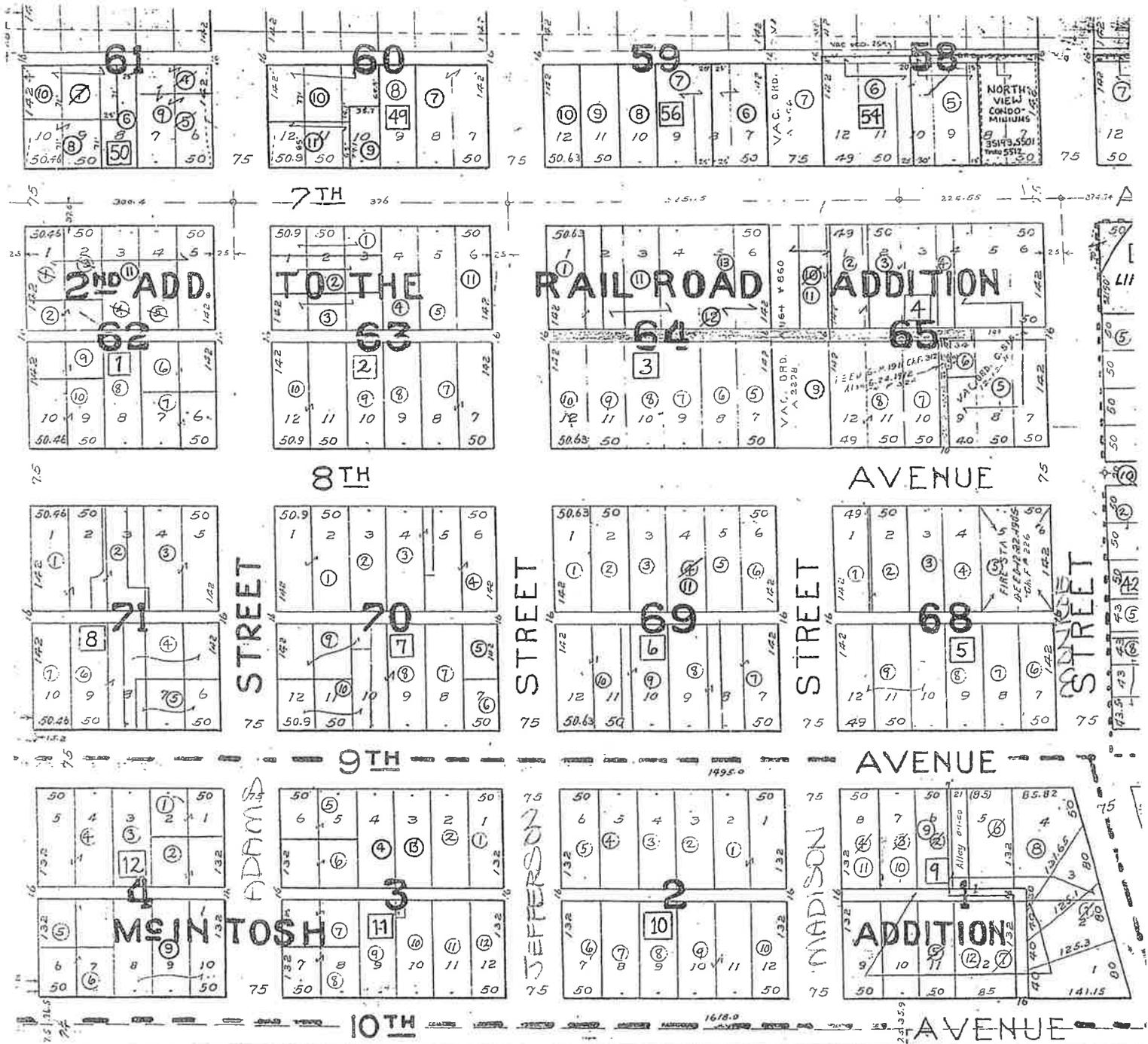


Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE

Section 10

PLAT MAP

Spokane County Assessor's Records, 2009



Spokane City/County Register of Historic Places Nomination Continuation Sheet
JOHN & ELLEN RUDBERG HOUSE

Section 10

SITE PLAN

Spokane County Assessor's Records, c. 1950s

