

FOR COUNCIL MEETING OF: February 4, 1991

AGENDA CATEGORY

RECOMMENDATION

Notify Prior to Meeting:
Spokane Valley Advisory Council?
Other? _____

- Hearing
- Annexation
- Report
- Contract
- Resolution
- Emergency Ord.
- First Rdg. Ord.
- Report of City Manager

TO: MAYOR AND CITY COUNCIL
 For Action
 For Information

RECEIVED

JAN 25 1991

**CITY CLERK'S OFFICE
SPOKANE, WA**

AGENDA WORDING:

Designation of the Sengfelder-Bungay House, West 1321 Ninth Avenue, to the Spokane Register of Historic Places.

BACKGROUND:

Ordinance #C-26353 provides that the City/County Historic Landmarks Commission can recommend to the City Council that certain properties in Spokane be placed upon the Spokane Register of Historic Places. The Sengfelder-Bungay House has been found to meet the criteria set forth for such designation. The property owners, Wallace E. and Betty J. Turnbow, have signed the nomination form, and have signed a contractual agreement with the City to maintain certain standards of management with regard to the property. The City Council should designate the property, or decline to do so, within 30 days of submittal of all documents.

ENVIRONMENTAL FINDING: N/A

FISCAL IMPACT: NONE

BUDGET ACCOUNT #: N/A

ATTACHMENTS: (list)

Signatures of:

Kathleen L. Dunnett J. Stewart
Submitting Department Legal
HISTORIC PRESERVATION OFFICER

Manager (Finance, Administration,
Engineering, or Planning)

Finance

JRU

City Manager

COUNCIL ACTION:

DISTRIBUTION AFTER COUNCIL ACTION

APPROVED BY
SPOKANE CITY COUNCIL:
Feb. 4, 1991

- Wallace E. and Betty J. Turnbow
- West 1321 Ninth Avenue
- Historic Preservation Office
- Planning Director
- Zoning Director
- Community Development
- Building Services Director

Marilyn Montgomery
CMC/AAE, SPOKANE CITY CLERK

FOR COUNCIL MEETING OF: February 4, 1991

AGENDA CATEGORY

RECOMMENDATION

Notify Prior to Meeting:
Spokane Valley Advisory Council?
Other? _____

- Hearing
- Annexation
- Report
- Contract
- Resolution
- Emergency Ord.
- First Rdg. Ord.
- Report of City Manager

- Accept
- Approve
- Deny
- Place on File
- Set Hrg. / Review
Date For: _____
- Defer / Continue
To: _____
- Council Direction

TO: MAYOR AND CITY COUNCIL
 For Action
 For Information

RECEIVED

JAN 25 1991

**CITY CLERK'S OFFICE
SPOKANE, WA**

Clerk's File # OPR 91-135
Eng. / LID # _____ BID # _____

AGENDA WORDING:

Designation of the Sengfelder-Bungay House, West 1321 Ninth Avenue, to the Spokane Register of Historic Places.

BACKGROUND:

Ordinance #C-26353 provides that the City/County Historic Landmarks Commission can recommend to the City Council that certain properties in Spokane be placed upon the Spokane Register of Historic Places. The Sengfelder-Bungay House has been found to meet the criteria set forth for such designation. The property owners, Wallace E. and Betty J. Turnbow, have signed the nomination form, and have signed a contractual agreement with the City to maintain certain standards of management with regard to the property. The City Council should designate the property, or decline to do so, within 30 days of submittal of all documents.

ENVIRONMENTAL FINDING: N/A

FISCAL IMPACT NONE

BUDGET ACCOUNT #: N/A

ATTACHMENTS (list)

Signatures of:

Katherine W. Harrett
Submitting Department
HISTORIC PRESERVATION OFFICER

J. Stewart
Legal

Manager (Finance, Administration,
Engineering, or Planning)

Finance

J. Turnbow
City Manager

COUNCIL ACTION:

APPROVED BY
SPOKANE CITY COUNCIL:
Feb. 4, 1991

Norilyn J. Montgomery
CMC/AAE, SPOKANE CITY CLERK

DISTRIBUTION AFTER COUNCIL ACTION

- Wallace E. and Betty J. Turnbow
- West 1321 Ninth Avenue
- Historic Preservation Office
- Planning Director
- Zoning Director
- Community Development
- Building Services Director

OPR 91-135

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries--complete applicable sections

1. Name

historic Sengfelder-Bungay House
and/or common same

2. Location

street & number West 1321 Ninth Avenue
city/town Spokane vicinity of _____
state Washington county Spokane

3. Classification

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

4. Owner of Property

name Wallace E. and Betty J. Turnbow
street & number West 1321 Ninth Avenue
city,town Spokane vicinity of _____ state WA 99204

5. Location of Legal Description

courthouse,registry of deeds,etc Spokane County Courthouse
street & number West 1116 Broadway
city,town Spokane state WA 99201

6. Representation in Existing Surveys

title none
date _____ federal _____ state _____ county _____ local _____
depository for survey records _____
city,town _____ state _____

21c

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date 1907-1908

Describe the present and original (if known) physical appearance

The Sengfelder-Bungay House, situated on a double lot at the southeast corner of Ninth Avenue and Cedar Street, is a two and one-half story residence. Designed by the firm of Cutter and Malmgren in 1907, the house is located one mile southwest of the City center in a neighborhood that contains numerous distinctive homes built shortly after the turn of the century. Veneered with red brick, the structure's solid vertical masses, uniform surfaces, and strong horizontal lines identify this house as an early example of the Prairie Style. Window arrangement and interior features reflect Craftsman influences. The integrity of the house is mostly intact.

The principal two-story mass (an example of the Prairie Box or American Foursquare), is of wood frame construction faced with red brick in a stretcher bond pattern. A hipped roof, with broad eave overhangs, forms a half-story. The roof is covered with composition shingles. Eaves are plain and boxed. On the front, there is a full-width veranda with solid brick railing that extends around a portion of the east elevation. Shallow roofs, supported by large square masonry piers, cover the veranda at the entry and the northeast corner, creating the intersecting horizontal lines typical of the Prairie Style. Stairs framed by a solid railing support flattened urns and lead to the nearly-centered entry. The front door, of stained vertical oak panels, has prominent brass fittings and leaded side lights in a diamond pattern. On either side of the entry; first-floor windows consist of a large fixed pane, flanked by leaded casements, and capped with radiating voussoirs. Second story windows are double-hung, with leaded lights over single panes. A band of three are centered over the entry, with larger paired windows on either side. On the roof, a centered dormer with hipped roof, leaded casements, and coursed shingles, is repeated on the west and east elevations. The south elevation has paired hipped dormers. A projecting bay is centered at the back entry, flanked by shallow one-story wings. A large exterior brick chimney on the west elevation has a smaller counterpart on the east elevation.

The interior is rich with detail in the Arts and Crafts tradition. To the west of the central entry hall, the spacious living room features a large fireplace framed with glazed tiles of deep green. Wood trim is stained dark to match the large quarter-sawn ceiling beams. The library, beyond the living room, is also beamed and has

Spokane Register of Historic Places Nomination Form

Continuation sheet

Item number 7

Page 2

built-in shelves. To the left of the entry hall, the dining room has wainscoting that extends to a plate rail. Fabric with an Art Nouveau motif covers the remainder of the wall to the frieze board. A band of leaded clerestory windows on the east wall also reflects restrained Art Nouveau styling with vertical lines ending in a stylized floral motif. The broad entry hall extends the full length of the house and includes the main stairway. The stair railing has flat stiles with a cut-out pattern that is repeated in the window seats on its landing. The landing itself is extended with a south-facing sunporch that opens up the hall and staircase to daylight. Flooring is oak in the hall, living, and dining areas; principal upstairs chambers have maple floors. Many original interior features from kitchen and pantry cupboards to light fixtures in secondary areas, and downstairs bath fittings, remain.

Original drawings indicate wood railings with open work capped porch roofs, and decorative iron work topped the main roof and dormers. A two-car garage, constructed when the house was built but not included in architectural renderings, occupies the southeast corner of the lot. Also veneered with red brick, its roof has been altered. On the remainder of the large lot, native pines were left in place when the house was built, and remain today.

8. Significance

Period	Areas of Significance-Check and justify below		
--prehistoric	--archeology-prehistoric	--economics	--military
--1400-1499	--archeology-historic	--education	--music
--1500-1599	--agriculture	--engineering	--philosophy
--1600-1699	<input checked="" type="checkbox"/> _architecture	--exploration/settlement	--politics/government
--1700-1799	--art	--industry	--religion
--1800-1899	<input checked="" type="checkbox"/> _commerce	--invention	--science
<input checked="" type="checkbox"/> _1900-	--communications	--landscape architecture	--sculpture
	--community planning	--law	<input checked="" type="checkbox"/> _social/humanitarian
	--conservation	--literature	--theater
			--transportation
			--other(specify)

Specific dates 1907, 1923

Builder/Architect Cutter and Malmgren Architects

Statement of Significance (In one paragraph)

Designed by the firm of Cutter and Malmgren in 1907 for John Sengfelder, this home is architecturally significant for its association with Spokane's renowned architect, Kirtland Kelsey Cutter. One the earliest Spokane examples of a custom-designed house with strong Prairie Style elements, the Sengfelder-Bungay House affirms Cutter's design versatility and illustrates his use of stylistic trends. While the Prairie Box shape appears frequently in homes of this era, Cutter has carried its styling a step further with a uniform brick exterior and one-story porch wings. The house is also historically important for its connection with two socially prominent businessmen who were leaders in the commercial development of Spokane, John Sengfelder and Roy Bungay.

Kirtland Kelsey Cutter, known throughout the northwest for his public buildings and grand mansions, solidified his career as an architect after the Spokane fire of 1889. Born in 1860 in Cleveland, Ohio, educated in New York and abroad, his partnership with Karl Gunnar Malmgren lasted until 1917 and produced several of Spokane's best-known historic structures. Their works in Spokane include the Davenport Hotel, Sherwood Building, Chronicle Building, Spokane Club; and the Glover, Clark, Campbell, and Graves mansions. Beyond Spokane, the firm designed extensively throughout the northwest. Examples include the Rainier Club in Seattle and the Chester Thorne estate near Tacoma. Nationally recognized as well, Cutter did the award-winning Idaho Pavilion for the Chicago World's Fair of 1893, the Glacier National Park Hotel in Montana, and Kirtland Hall on the Yale campus (named for his grandfather). Cutter left Spokane in 1923 for Long Beach, California where he continued to design homes in southern California until his death in 1939. His honors include AIA recognition.

Spokane Register of Historic Places Nomination Form

Continuation sheet

Item number 8

Page 2

Though exact roles that each man played in the Cutter-Malmgren partnership are not known, Cutter is generally credited with artistic contribution, while Malmgren did the technical work. Cutter was known for his skill in translating popular styles of his day, adding his own signature in the quality of his design, workmanship, and artistic detail. He brings those same unique and recognizable qualities to his lesser-known works and it is evident in the Sengfelder-Bungay House. Sensitive to the effects of light and dark, and skilled in creating dramatic effect, Cutter has varied the moods from the umbrage of the dining room with its deep wood tones, to the light and airy quality of the sitting porch off the stairway landing. Design detail is carefully coordinated.

John Sengfelder, born in Pennsylvania in 1859, migrated west at age 18, eventually arriving in the Inland Empire in 1884, during the era of expansive growth associated with mining and rail development. He worked briefly in the boom town of Eagle City, Idaho before moving on to Spokane. Practicing his trade as a baker and confectioneer, he had saved enough to open his own establishment at South 11 Howard Street by 1887. The Sengfelder Bakery and Confectionery Company, the largest establishment of its kind in Spokane, eventually employed over 20 people, operating four delivery trucks. The J. Grier Long family chose Sengfelder's to create a custom-made dessert when they entertained President Theodore Roosevelt for lunch on one of his visits to Spokane. Mr. Sengfelder's numerous other enterprises included real estate investments. He built the Windsor Block at Howard and Front Streets in 1889 in partnership with J. D. Maxwell (the building was razed in 1908 for the North Coast depot). He was also a partner in the Hayden Lake Interstate Irrigated Land Company, and the Warehouse Realty Company. He began selling his bakery holdings in 1907, turning his interests to the paving business, organizing the Spokane Bitu-Mass Paving Company in 1911. A witness to the transformation of Spokane from a railroad-mill town to a thriving metropolis, John Sengfelder was a member of the Pioneer Society (settlers who arrived before Thanksgiving, 1884), holding office in that organization. His other memberships included the Masons, Elks, Spokane Club, and Inland Club. In 1923 he and his wife moved to Los Angeles. Married in 1888 to Elizabeth Stevens, he had two daughters.

Spokane Register of Historic Places Nomination Form

Continuation sheet

Item number 8

Page 3

Roy Bungay and his wife purchased the House at West 1329 Ninth from the Sengfelders in 1923. Mr. Bungay helped develop the Spokane International Railway, surveying the line between Spokane, Coeur d'Alene, and Nelson, British Columbia. In 1914 he established, in partnership with John Johnson, the Johnson-Bungay Fuel Company, a leading business until 1942. He participated in organizing the Washington Children's Home Society and was a Mason, Shriner, and a member of the Sons of the American Revolution. His wife, who died in 1951, was a pioneer telephone operator in the city, and was prominent in Spokane Women's clubs. Mr. Bungay occupied the house until his death in 1969.

Used as a group home for nearly 20 years, the house has been carefully restored.

9. Major Bibliographical References

Durham, Nelson W. Spokane and the Inland Empire. Spokane: S. J. Clarke
Publishing Company, 1912

Edwards, Jonathan. Illustrated History of Spokane County. Spokane: Lever: 1900
(continued)

10. Geographical Data

Acreege of nomlnated property approximately 1/3

Verbal boundary description and Justiflcation

Lots four and five, Block four, McIntosh Addition

llst all states and countles for properties overlapping state or county boundarles

state	<u>n/a</u>	county	
state		county	

11 Form Prepared By

name/title Sally R. Reynolds, Planner

organization _____ date November 16, 1990

street & number East 7015 44th telephone 448-0311

city/town Spokane state Washington 99223

Spokane Register of Historic Places Nomination Form

Continuation sheet

Item number 9

Page 2

Campbell, Frances Long. Letter. Northwest Room, Spokane Public Library
Spokesman Review, April, 1907 to September, 1908; July 24, 1969
Ticor Title Company Tract Books.
Sanborn Insurance Maps.
Spokane City Directories.
Spokane County Property Records.

12. Signature of Owner(s)

Wallace E. Trubow
Betty J. Trubow

For Office Use Only:

Date Received: 12-3-90

Date Heard: 12-19-90

Commission Decision: Approved

Council/Board Action: Approved

Date: February 4, 1991

Attest: Marilyn J. Montgomery
City Clerk

Approved as to Form:

Amber Shubert
Ass't City Attorney

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

Sheri S. Barnard
MAYOR, City of Spokane or CHAIR, Spokane County Commissioners

[Signature]
CHAIR, Spokane City/County Historic Landmarks Commission

Katherine W. Farrell
City/County Historic Preservation Officer