

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 **GUS & FLORENCE EHRENBERG HOUSE**

2. Location

Street & Number 1304 S. Cook Street
City, State, Zip Code Spokane, WA 99202
Parcel Number 35214.2613

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 Phillip B. C. Jones & Christina Marino
Street & Number 1304 S. Cook Street
City, State, Zip Code Spokane, WA 99202
Telephone Number/E-mail 534-6766

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 nomination reviewed & recommended for listing on Dec 20, 2006

7. Description

| | | |
|--|--|---|
| Architectural Classification (see nomination, section 8) | Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed | Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> 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 or 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 | Ehrenberg Subdivision of Block 23 of Altamont Addition, Lot 1 and part of Lot 2. |
| 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 | December 20, 2006 |

12. Additional Documentation

| | |
|--------|--|
| Map | City/County of Spokane current plat map. |
| Images | Black & white prints and CD |

13. Signature of Owner(s)

Name Christina Treino

Name Shep B. Jones

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael D. Piro

Council/Board Action _____

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

Jessica Brown

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1911, the Gus & Florence Ehrenberg House is a fine example of the Craftsman style. Located in the East Central area in Spokane, Washington, the home retains identifying elements of the Craftsman tradition which include a one and one-half-story single-family house form with strong horizontal lines, a low-pitched side-gable roof, center gabled dormers, wide barge boards with cut-out ends, wide eaves with exposed rafter tails and decorative brackets, a full-width covered front porch, thick tapered porch pillars, an enclosed porch wall, a combination of clapboard-shingle-stucco cladding, and a tapered clinker brick chimney. Of noteworthy attention, the home has numerous leaded-glass windows (some with two-inch-deep-plus bevels) that display both rhythmic circular and geometric diamond-patterned designs. Prominent foundation walls are embellished with ashlar blocks in black basalt rock. Built in 1912, a single-car garage is located behind the house in the southwest corner of the property and is clad in materials that match the house. The home's interior embodies Craftsman-style ideals featured in gleaming hardwood floors, a prominent staircase with cut-out balusters, Craftsman-style antique light fixtures, built-in bookcases and casework, a spacious open floor plan, and the finest handcrafted vertical grain and curly red fir woodwork which has burnished to a deep reddish brown/ebony hue. Well-preserved, the Ehrenberg House retains excellent exterior and interior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home built in Spokane, Washington.

CURRENT APPEARANCE & CONDITION*Site*

Identified as tax parcel number 35214.2613, the Ehrenberg House is built on all of Lot 1 and a north portion of Lot 2, Block 23 in the Ehrenberg Subdivision in the Altamont Addition in East Central Spokane.¹ The lot measures 50 feet wide and 241 feet deep, and fronts onto South Cook Street. The house is built towards the center front of the lot, and a graveled driveway leads along the south border to a single-car garage in the southwest corner of the property. The home is framed by mature deciduous and evergreen trees, shrubs, and a manicured lawn. Remnants of an original basalt rock garden wall, rock gateposts, and brick pathway are located behind the house and next to the garage. The property is surrounded by tree-lined streets that traverse a north-facing hilly topography, resulting in curvilinear and diagonally placed roadways. Single-family homes built from the 1890s to mostly 1945 comprise the residential area, which was platted as the Altamont Addition (of which the Ehrenberg Subdivision is a part).

Garage and Rock Hardscape Features

Built in 1912,² the Ehrenberg Garage is a one-story frame building constructed for one automobile. It has a low-pitched gable-end roof with widely overhanging eaves, exposed rafter tails, and ten-inch-deep bargeboards with cut-out ends—all architectural features

¹ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

² Spokane City building permit, dated 23 January 1912. Spokane City Hall, Spokane, WA.

that match those on the house. The garage is clad in narrow-width horizontal wood clapboard siding and wood shingles in the gable peaks. A ten-inch-wide wood stringcourse separates the cladding from the wood shingles. An overhanging wood-paneled garage door opens from the east façade of the garage. A small fixed multi-paned wood-sash window is located in the center of the gable field above the garage door. A small wood window box supported by wood knee-brace brackets is located below the window. Multi-paned windows are located on the garage at the north, south, and west elevations. Window boxes supported by wood knee-brace brackets articulate each window. Repaired and repainted in 2006, the garage is in excellent condition and is being nominated for inclusion in the Spokane Register of Historic Places.

The grounds that surround the Ehrenberg House reveal professional designs and plantings. Deciduous trees frame the east façade of the home along with a manicured lawn. The backyard, once an award-winning landscape in the 1920s and 1930s, features two garden sections which are separated by a north-south-oriented wood fence. The garden section just behind the house retains an original basalt rock wall, basalt rock gateposts, and red brick pathway. The pathway curves in a westerly direction under a mature Japanese Maple tree to a wood fence. A gate in the fence opens to a rear garden which is surrounded by mature deciduous and evergreen trees and shrubs, annual and perennials, and a manicured lawn. The original rock wall, gateposts, and pathway are being nominated for inclusion in the Spokane Register of Historic Places.

House Exterior

The Ehrenberg House measures 29 feet wide and 54 feet deep. It is one and one-half stories with a side-gable composition shingle roof. The roof is articulated with two clinker brick chimneys and has widely overhanging eaves with exposed rafter tails and tongue-in-groove soffits. A covered front porch spans the full width of the house at the façade and is supported by thick tapered porch pillars which are anchored to an enclosed porch wall. The house is clad in a combination of original materials: black basalt rock ashlar foundation, narrow-width wood horizontal clapboard siding, cedar shingle siding, and coarse-grained stucco. The home retains original doors and windows, many of which are leaded-glass units.³

The *front of the house faces east* along South Cook Street. Prominent façade features include a full-width covered front porch and a broad center gabled dormer. The dormer is articulated with widely overhang eaves, exposed rafter tails, ten-inch-deep bargeboards with cut-out ends, a gable peak that overhangs a ribbon of four multi-paned windows, and a combination of wood shingle and stucco cladding. Constructed with a calculated

³ New windows in the house include three contemporary windows installed in 1979-80 at the back of the house, one small window installed in 1979-80 in a bathroom off the master bedroom at the north elevation, and three architecturally appropriate multi-paned double-hung wood-sash windows installed in 2005 at the east façade in the master bedroom which replaced contemporary windows that had been installed when the original windows were replaced in 1979-80—see Section 7 Page 6 of this document.

design, the gable peak is clad with coarse-grained stucco infill and false half-timbering which curves outward and upward to join exposed rafter tails under wide eaves. The gable peak overhang is embellished with a wide stringcourse which is supported by decorative modillions with beveled ends. Two thick engaged tapered pillars define the southeast and northeast corners of the dormer.

A low-pitched hip roof with widely overhanging eaves and exposed rafter tails covers a full-width front porch below the center gabled dormer. The porch is 29 feet wide and nine feet deep and is supported by thick square tapered wood pillars which are anchored to an enclosed porch wall. The pillars are embellished with small wood brackets at all four sides. The enclosed porch wall is clad with narrow-width wood horizontal clapboard siding and is further horizontally accentuated by a ten-inch-deep horizontal water table that separates the porch wall from the foundation. The foundation for the porch and the house is made of black basalt rock with ashlar joints. The porch deck is constructed of painted fir planks and the ceiling is made of tongue-in-groove wood paneling. A front door is located at the covered front porch and is flanked by two leaded-glass windows. The window at the south end of the front porch is embellished with leaded-glass lights that depict a rhythmic circular pattern. In contrast, the window to the north of the front door is a wide tripartite unit with thick two-inch-deep beveled glass that is divided with lead strips to form geometric diamond-shaped lights. The intricate design of the multi-paned and multi-faceted diamond-patterned beveled-glass produces reflected and refracted light that sparkles with jewel-like brilliance at the beveled window. A wide staircase with three steps descends from the porch deck to a brick-lined walkway that curves through the front yard to a concrete sidewalk which runs parallel to Cook Street. Basalt rock walls flank the steps and are capped with painted concrete coping. The first floor of the house is clad with narrow-width horizontal wood clapboard siding and the second floor is clad with wood shingles.

The *south elevation* of the house abuts a graveled driveway along the south border of the property. The south elevation features a gable-end roof with widely overhanging eaves, exposed rafter tails, and ten-inch-deep bargeboards. The ends of the bargeboards are articulated with cut-out designs. The foundation is made of black basalt rock with ashlar joints, the first floor is clad with narrow-width horizontal wood clapboard siding, the second floor is covered with wood shingles, and the gable peak is clad with false half-timbering and coarse-grained stucco infill. The gable peak overhangs the second floor and is emphasized with modillions that have beveled ends. A ten-inch-deep water table separates the foundation from the first floor, two ten-inch-deep stringcourses separate the first floor from the second floor, and a modillioned overhang separates the second floor from the gable peak. Fenestration is asymmetrical and features original leaded-glass fixed-pane and casement windows and 9/1 double-hung wood-sash windows. The multi-paned pattern in the windows features six divided lights arranged in a geometric pattern that is typical of the Craftsman and Prairie styles.

Like the south elevation, the *north elevation* has a prominent side gable roof with widely overhanging eaves, exposed rafter tails, and a ten-inch-deep bargeboard with cut-out ends. The foundation is exposed black basalt rock with ashlar joints, the first floor is clad with narrow-width horizontal wood clapboard siding, the second floor is covered with wood shingles, and the gable peak features false half-timbering with coarse-grained stucco infill. Like the gable peak design at the south elevation, the gable peak at the north elevation overhangs the second floor and is supported by decorative (non-structural) modillions with beveled ends. Fenestration is asymmetrical and includes leaded-glass casement and 9/1 double-hung wood-sash windows. The north elevation has two focal points: a tapered stepped clinker brick chimney that protrudes through the roof eave and a box bay which is located at the first floor. The single-story box bay has a very low-pitched pent roof with wide eaves, exposed rafter tails, and deep bargeboards. The bay is supported by four wood knee-brace brackets and is illuminated by a tripartite window that matches the multi-paned beveled and leaded-glass diamond-patterned window at the east façade.

The *west, rear elevation* of the house features a side-gable roof and a center gabled dormer. A clinker brick chimney projects through the roof eave at the dormer and is flanked by two 9/1 double-hung wood-sash windows. The dormer is clad in wood shingles and has widely overhanging eaves with exposed rafter tails and deep bargeboards with cut-out ends. A wood deck is attached to the back of the house. Two back doors are located at the rear elevation: the door at the south end opens to the first floor and the door at the north end opens to stairs at grade that descend to the basement. Like the rest of the house, the first floor is clad in narrow-width horizontal wood clapboard siding and the foundation is made of black basalt rock.

House Interior

The interior of the Erhenberg House has 1,311 finished square feet on the first floor, 700 finished square feet on the second floor, and 300 partially finished square feet in the basement.⁴ The front door is made of honey-colored solid oak and has a thick beveled plate-glass light. The door opens from the southeast corner of the house to a reception hall. The hall opens north through a wide flat-arched spandrel to a formal living room and dining room, and west to an interior hallway which leads to a small powder room and a library. The library opens north through double doors to the dining room and west to a kitchen, TV/sitting room, an enclosed stairway to the second floor, and a back porch deck.

The reception hall is dominated by a formal staircase that ascends west along the south wall of the house to the second floor. The staircase is made of the finest quality vertical grain and curly red fir and is embellished with a closed stringer, a paneled-wood newel post, and a cut-out balustrade. The cut-outs in the balustrade depict a stylized floral design typical of the Craftsman style. The living room features a center fireplace on the

⁴ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

north wall and is flanked by two leaded-glass fixed-pane windows. The fireplace has a fir mantel with decorative brackets, a ceramic tile surround, and a glazed ceramic tile hearth. The ceramic tiles in the surround are glazed and feature a relief pinecone design. Another focal point of the room, a gridwork of boxed beams accentuate the ceiling. A flat-arched spandrel separates the living room from the dining room. It is supported by two half-walls atop which are anchored massive tapered pillars. The dining room's focal point is a box bay at the north wall which has a tripartite beveled and leaded-glass window with diamond-paned patterns. Double doors with multi-paned lights in the upper leaf open from the south wall of the dining room to a library. The library features built-in bookcases with original leaded-glass doors.

A kitchen is located in the rear southwest corner of the house, and an enclosed stairwell which was specifically designed for use by domestic help is located in the northwest corner of the house. Remodeled in 1979-1980, the kitchen features built-in casework and an oak floor. Period pendant drop light fixtures were installed in 2006. The original staircase in the northwest corner ascends to the second floor and features built-in cupboards and linen shelves with leaded-glass doors on the east wall of the stairwell at the first-floor landing. Some of the leaded-glass is colored with floral designs. The stairwell and casework are made of hand-polished curly red fir and reveal an age-old patina. The kitchen opens west to a TV/sitting room at the back of the house. Except for the kitchen (which is painted pine) the entire first floor of the house is finished with curly and vertical grain fir of the highest quality. The walls and ceilings are made of original lathe-and-plaster construction, the doors and woodwork are ebony-finished red fir, the floor is solid oak, ceiling height is eight feet, and attached light fixtures are original antique Craftsman-style chandeliers and pendant drop lights made of wrought-iron and hammered brass and copper.

The second floor has a long east-west oriented hallway which leads to three bedrooms, a bathroom, and a master bedroom *en suite* with bathroom at the east end of the hallway. The bedroom in the southwest corner of the second floor was designed for use by domestic help (close to interior servants' stairway in the northwest corner of the house). The bathroom at the west end of the hall retains original fixtures, including a porcelain wash basin, porcelain toilet, and a cast-iron/porcelain claw foot bathtub. The woodwork on the second floor is painted pine, including a built-in linen closet with drawers at the west end of the hall by the servants' stairs. The basement is partially finished with a laundry room, storage room, furnace/mechanical room, and a large multi-purpose room. The floor is made of poured concrete. The home retains its original heating system which is gas-fired hot-water radiant heat transported through original cast-iron radiators.

ORIGINAL APPEARANCE & AND SUBSEQUENT MODIFICATIONS

The original appearance of the Ehrenberg House is pictured in 1928 and 1960 black and white photographs of the home's east facade.⁵ Both photographs reveal the original design for the house which included a second-floor sleeping porch in the center dormer above the front porch and a small multi-paned window in the gable peak. The original design for the back of the house at the west elevation featured a small porch at the southwest corner.⁶

Modifications to the Ehrenberg House include the following:

- *1967:* Original wood shingle roof was recovered with composition shingles.⁷
- *1974:* Kitchen enlarged and remodeled, and back porch enclosed.⁸
- *1979-80:* Kitchen enlarged and remodeled again with a six-foot-deep addition at the rear of the house (original back porch replaced by addition); deck built onto addition. Second-floor sleeping porch enclosed with four windows to enlarge master bedroom. Bathroom installed on second floor in master bedroom in attic space on north wall.⁹ Roof on house and garage covered with composition shingles. Fixed multi-paned window above sleeping porch replaced with louvered wood vent; multi-paned window installed on garage above garage door.
- *2002:* Living room fireplace remodeled with glazed ceramic tile surround and hearth in Craftsman style. Interior and exterior of house repainted. Deck remodeled.
- *2005:* Four contemporary c. 1979-80 windows in enclosed dormer were replaced with architecturally appropriate aluminum-clad double-hung wood-sash windows with 9/1 multi-paned lights that replicate the exact pattern of divided lights on original bedroom windows located throughout house. Clinker brick chimney repaired. Plumbing in house repaired and re-plumbed. Original clay sewer pipe replaced (house and front yard).

⁵ Eastern Washington State Historic Society, L2000-7.1/L81-656. Northwest Museum of Arts & Culture, Spokane, WA. Spokane County Tax Assessor photograph, Spokane County Courthouse, Spokane, WA.

⁶ Sanborn Fire Insurance Map, 1935 revised in 1953. Spokane Public Library, Northwest Room, Spokane, WA.

⁷ Spokane City Building Permit #B66855, dated 25 Sept 1967. City Hall, Spokane, WA.

⁸ Ibid, #B-7768, dated 15 May 1974. City Hall, Spokane, WA.

⁹ Ibid, #B-3743, dated 1 Feb 1974. City Hall, Spokane, WA.

- 2006: Exterior: basalt rock foundation repaired, repointed, cleaned, and oiled; exterior repainted; back storm door refinished; roof eaves-soffits-brackets

repaired and repainted; replaced non-compatible aluminum window wells with appropriate basalt rock retaining walls around basement windows.

Although the property has had modifications, the Ehrenberg House retains nearly all of its essential physical features which determine the property's integrity and significance as an exemplary representation of a single-family home designed and built in the Craftsman style. Those essential physical features include:

- original one and one-half story form
- original side-gable roof
- original center façade dormer
- original widely overhanging eaves with exposed rafter tails
- original wide bargeboards with cut-out ends
- original gable peak embellishment with false half-timbering and stucco infill
- original gable peak overhang with modillion course
- original narrow-width horizontal wood clapboard cladding
- original cedar shingle siding
- original coarse-grained stucco infill and false half-timbering
- original covered front porch with tapered pillars, enclosed porch wall, and brackets
- original clinker brick chimneys
- original windows—both beveled leaded-glass and 9/1 multi-paned double-hung wood-sash units
- original black basalt rock foundation wall with ashlar joints
- original interior floor plan for most of first floor (except kitchen) and second floor (except added bathroom in master bedroom)
- original woodwork, oak floors, beamed ceiling, staircases, linen closets, cupboards, bookcases with leaded doors, working radiators, and brass hardware

All of the aforementioned essential physical features of the house combine to render the Ehrenberg House architecturally significant as a fine example of the Craftsman style and as a fine example of a single-family residence built in the early 20th century in Spokane, Washington. The Ehrenberg House retains excellent exterior and interior integrity and is able to convey through essential physical features its stylistic significance, original building materials, and original construction methods which were popular when the home was erected in 1911. The Ehrenberg House is eligible for listing on the Spokane Register of Historic Places.

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|------------------------|--|
| Areas of Significance | Architecture, Community Planning & Development |
| Period of Significance | 1911-1956 |
| Significant Date | 1911 |
| Builder | John Walter Ehrenberg, carpenter/builder |

STATEMENT OF SIGNIFICANCE

The Gus & Florence Ehrenberg House was built in 1911 in the Ehrenberg Subdivision, which is part of the Altamont Addition in East Central Spokane. Well-preserved, the home is in excellent condition and is a hallmark example of the Craftsman style applied to a single-family residence. Prominent Craftsman-style architectural elements include the home's side-gable form; low-pitched roof; widely overhanging eaves with exposed rafter tails; deep bargeboards with cut-out ends; covered full-width front porch with thick square tapered porch supports; clapboard-wood shingle-stucco cladding/siding; and original multi-paned windows. Artfully articulated, some of the windows have thick beveled-glass lights that are divided by lead strips which form multi-faceted geometric diamond-shaped patterns. Other windows have circular leaded-glass designs, and second-floor windows feature 9/1 multi-paned geometric patterns which are typical of Craftsman and Prairie traditions. Interior Craftsman-style details include a spacious reception hall/living/dining room, handcrafted hand-polished fir woodwork, box beamed ceiling, and numerous built-in cabinets, cupboards, linen shelves, and bookcases, some with leaded-glass doors. The home's original design, horizontal emphasis, and natural building materials (stucco, clinker brick, wood, metal), all work together to form the handcrafted "back to nature" aesthetic which is synonymous with the Craftsman tradition. The home was built for Gus & Florence Ehrenberg and their family who made the property their home for more than 60 years. A Spokane hotelier, Gus Ehrenberg was a manager of the Palmerston Hotel Company, a proprietor of the Palmerston Hotel in downtown Spokane, and was invested in area mining operations. Florence Ehrenberg gained notoriety as an accomplished "piano teacher" and "pianist and composer"¹⁰ and was praised in Spokane newspaper articles and the March 1931 edition of *Better Homes & Gardens Magazine* for her talent as an amateur gardener and winner of numerous local, state, and national garden contests during the 1920s and 1930s. During its period of significance from 1911 to 1956, the Ehrenberg House (and garage, basalt rock walls, rock gateposts, and brick pathways) gained importance in the contexts of "architecture" and "community planning & development" for its high artistic values and fine depiction of the Craftsman style, and for its association with the development and subsequent residential settlement of the Ehrenberg Subdivision, which is part of the Altamont Addition. Originally owned by and named for the Ehrenberg family, the Ehrenberg Subdivision contained six parcels which were developed like the Altamont Addition with single-family homes built from 1911 through 1985. As the winner of numerous home and garden awards, the Ehrenberg House, garage, and rock landscape features are further

¹⁰ "Mrs. Gus Ehrenberg." *Spokane Daily Chronicle*, 23 Jan 1975.

significant for their association with the widespread “city beautiful” movement during the 1920s and 1930s that culminated in local and national garden contests. During this time,

Spokane City/County Register of Historic Places Nomination Continuation Sheet

GUS & FLORENCE EHRENBERG HOUSE

Section 8

Page 2

the Ehrenberg property was locally praised and “selected as the representative of the Spokane community in...national yard and garden contests”¹¹ and contributed to “a marked improvement in city beautification” in which “Spokane...won and...maintained an enviable reputation as “the city beautiful.”¹² Architecturally and historically significant, the Ehrenberg House, garage, and rock landscape features are eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Platted in 1888, the Altamont Addition was located outside and east of Spokane’s city limits and was legally referred to as the Town of Altamont. The word “altamont” means “high mount” and was used to describe the steep rocky basalt bluffs that characterize the area’s topography. In 1906-07, the Addition was re-platted and annexed to the City of Spokane. The Altamont Addition contained affordable lots for sale that radiated from a circular tree-lined street (called East Altamont Boulevard) located in the center of the neighborhood, and offered building sites with panoramic views of the city. Although somewhat remote in the early 20th century, the Altamont Addition’s picturesque setting beckoned prospective homeowners to enjoy life in the country while also enjoying city amenities conveniently located in the area. These amenities included the development of mixed-use commercial/residential services along nearby South Perry Street, public transportation and public schools, buried sewer lines, delivered electricity and fresh tap water, graded streets with poured concrete curbing, and newly planted street trees. From 1888 to mostly 1945, the Altamont Addition was developed as a residential urban neighborhood with single-family dwellings. Homes spanned a plethora of styles and sizes, from small vernacular bungalows to large Queen Anne, Colonial Revival, and Arts & Crafts examples. One of the Arts & Crafts-styled homes was the Gus & Florence Ehrenberg House which was built in the Ehrenberg Subdivision at the south end of the Altamont Addition.

Gus & Florence Ehrenberg

According to Spokane County Tax Assessor records, the six plats that comprise the Ehrenberg Subdivision were platted in 1910 as part of Block 23 in the Altamont Addition. Just after the Ehrenberg Subdivision was platted, John Walter Ehrenberg, a Spokane carpenter and builder, erected a house for his brother, Gus Ehrenberg, on Lot 1 in the subdivision. Gus & Florence Ehrenberg purchased the property on November 1911, and assumed a construction mortgage of \$2,400. Gus Ehrenberg worked as an hotelier at the Palmerston Hotel in downtown Spokane at 104-106 S. Post Street and was active in area mining investments and operations. His wife, Florence Ehrenberg, gained local notoriety as an accomplished pianist, composer, music teacher, and writer. During her career as a musician, she “turned out words and music for a very catchy piece” called

¹¹ “Spokane Garden, S-R Winner, Wins First in National Contest.” *Spokesman-Review*, 1930.

¹² “Garden Contests Help Make Spokane Truly City Beautiful.” *Spokesman-Review*, 27 Mar 1938.

“The Pixilated Peas” which proved to be a “clever novelty number” and which was given “considerable local promotion...and was featured regularly on radio programs” in

Spokane City/County Register of Historic Places Nomination Continuation Sheet

GUS & FLORENCE EHRENBERG HOUSE

Section 8

Page 3

Spokane.¹³ Gus & Florence Ehrenberg raised two sons in the Ehrenberg House, Elliott and Alan Ehrenberg, and lived at the property for more than 60 years. During their ownership, the Ehrenberg family, including sons Elliott and Alan Ehrenberg, became proficient amateur gardeners and participated in local, state, and national garden contests where they won numerous awards.

Subsequent Homeowners

From 1972 to 2003, the Ehrenberg House was owned by a succession of nine owners who reaped financial rewards at every sale. In 1972, Kirk & Marylin Keuter bought the Ehrenberg House for \$20,400. Kirk Keuter worked as an assistant manager of the Towne Equipment Company in Spokane. David & Muriel Lindsay bought the property in 1975 for \$35,500 and sold it two years later in 1977 for \$40,000 to John & Linda Kauzloric. John Kauzloric was a program director for KJRB radio station in Spokane. One year later in 1978, the Kauzlorics sold the property to insurance salesman, William Burns, and his wife, Susan Burns, for \$68,000. In 1984, Deborah & Donald Jensen, general manager of Pinnacle Production Incorporated, purchased the property for \$106,500. In 1989, Gunnar Holmquist and noted Spokane musician, Kendall Feeney, bought the house for \$118,000. They sold it to Robert & Carol Eichler in 1994 for \$185,000. In 2001, Chadwick & Mary Gladhart bought the property for \$229,900, and sold it two years later in 2003 to current owners Christina Marino and Phillip Jones. Christina Marino is a board-certified physician specializing in dermatology in Spokane, and Phillip Jones is an attorney who is self-employed as a writer and historian.

HISTORICAL SIGNIFICANCE

Category A

Ehrenberg Subdivision

The Ehrenberg House is historically significant in the context of “community planning & development” as a tangible demonstration of the early 20th-century urban residential development and subsequent settlement of the Ehrenberg Subdivision which is part of the Altamont Addition in East Central Spokane. In 1910, the Ehrenberg family subdivided their land, which was located at the northwest corner of South Cook Street and East Fourteenth Avenue, and platted it into six parcels. Like the early 20th-century development trends that resulted in widespread urban residential settlement in the Altamont Addition, the Ehrenberg Subdivision was developed with the construction of four single-family homes from 1911 through 1985, including the home of the Ehrenberg family for whom the Ehrenberg Subdivision is named.

City & Garden Beautiful Movements

The Ehrenberg House is further historically significant for its contributions to an early 20th-century period of the “city beautiful movement” that took place in Spokane and

¹³ “California Calls.” *Spokesman-Review*, 1965.

across the nation during the 1920s and 1930s. Implemented in the late 1890s and early 1900s, the city beautiful movement in American cities first began as progressive social

Spokane City/County Register of Historic Places Nomination Continuation Sheet

GUS & FLORENCE EHRENBERG HOUSE

Section 8

Page 4

reform which was designed to counteract poverty and disease in blighted urban environments in crowded tenement-filled inner-city neighborhoods. Reform was implemented through architectural and urban city planning efforts that concentrated on beautification and monumental grandeur. The first large-scale elaboration of the city beautiful movement was displayed through the construction of classically influenced and Beaux Arts-style buildings at Chicago's World Columbian Exposition in 1893. Exposition planning was headed by the nationally famous architect, Daniel Burnham, who also designed the multi-story crème-colored terra cotta Old National Bank Building on West Riverside Avenue in downtown Spokane. "The exposition displayed a model city of grand scale with clean state-of-the-art transport systems and no visible poverty...and is credited with leading to the wide-scale embrace of the monumental idiom in American architecture for the next 15 years."¹⁴

Influenced by the city beautiful movement in the United States and by English social reformer Ebenezer Howard's garden city planning, an American "movement for the design of cohesive suburban neighborhoods in the form of residential parks and garden suburbs began to emerge in the 1890s and continued into the early decades of the 20th century."¹⁵ Plans for separating residential areas from busy downtown city cores were devised to include park-like settings in urban and suburban residential neighborhoods. Traffic circles, residential courts, tree-lined streets, city parks, and landscaped boulevards provided open spaces for planting shade trees, ornamental trees and shrubs, and gardens. The popularity of the garden movement transcended city planners and their efforts to include business owners and homeowners, who became willing advocates and amateur practitioners of advanced gardening methods and designs. Businesses like the Davenport Hotel in downtown Spokane made indoor plants the focal point of restaurants and hotel lobbies, and framed the exterior entrances of their buildings with flower boxes and potted plants. Spokane homeowners organized garden clubs and societies for all ages. Sponsored by the *Spokesman-Review* newspaper, garden contests were held throughout Spokane, especially during the decade from 1928 to 1938. During this period, home and garden contests were popular with "owners of 2,878 Spokane homes" who actively participated as contestants, producing an average of "nearly 320 entries yearly."¹⁶ In addition to the local level, national contests were also given and were sponsored by organizations such as the National Yard & Garden Contest Association of America.¹⁷ The results of local and national home and garden contests were "city-wide beautification

¹⁴ "City Beautiful Movement." Wikipedia, 2006. http://en.wikipedia.org/wiki/City_Beautiful.

¹⁵ Ames, David L. and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs*. Washington DC: U.S. Department of the Interior, National Park Service, 2002, p. 39-42.

¹⁶ "Garden Contests Help Make Spokane Truly City Beautiful." *Spokesman-Review*, 27 March 1938.

¹⁷ Ibid.

movements” that brought “happiness and contentment into the daily lives of...fellow citizens.”¹⁸

Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 8 Page 5

In 1928, Gus & Florence Ehrenberg were awarded the “Sweepstakes Cup” in Spokane for the “city’s best garden.”¹⁹ Newspaper headlines read, “Judges in *Spokesman-Review* Garden Contest Give Highest Honor to Mr. and Mrs. Gus Ehrenberg, S. 1304 Cook—Some Unusually Artistic Effects.”²⁰

The Erhenbergs won several successive home and garden contests, and in 1930, the *Spokesman-Review* reported the following:

*Spokane Garden, S-R Winner, Wins First in National Contest
Ehrenberg Grounds, Four-Time Winner in Spokane, Are Highly Praised*

The *Spokesman-Review* is proud to announce today that out of four entries in the National Yard & Garden contest submitted by its contest department, Mr. and Mrs. Gus Ehrenberg, S. 1304 Cook Street, won the first prize in Class One, the premier class. The national garden contest is fostered by the Yard & Garden Contest Association of America, established for the purpose of making America a more beautiful and fruitful nation.

The Ehrenberg garden is striking proof that home grounds of surpassing beauty and charm can be developed on the average-sized city place. In spite of the small area, the Ehrenberg garden is a veritable fairyland of beautiful growing things. It is made colorful and interesting by almost every flower that blooms on the Pacific coast. Perennial plants in exquisite variety, shrubs in healthy profusion, trim stately evergreens, shade and orchard trees, fruiting and flowering vines and a velvety carpet of soft green turf are all features of the prize-winning yard.

These beautiful home grounds were...selected as the representative of the Spokane community in the national yard and garden contest after they had won over several hundred other fine home gardens in the local contest conducted by the *Spokesman-Review*. Prior to winning the 1930 city of Spokane Sweepstakes, [the Ehrenberg] garden had won first prize in its district for three years in succession.²¹

After their first prize in the national garden contest, the Ehrenberg sons, Elliott and Alan Ehrenberg, wrote a story about their involvement as garden helpers at the Ehrenberg

¹⁸ Ibid.

¹⁹ “City’s Best Garden Wins on Plan and Color.” *Spokesman-Review*, 2 Sept 1928.

²⁰ Ibid.

²¹ “Spokane Garden, S-R Winner, Wins First in National Contest.” *Spokesman-Review*, 1930.

House in Spokane. An article with their story, their photographs, and a photograph of their mother, Florence Ehrenberg, in the garden, was published in the March 1931 edition of *Better Homes & Gardens Magazine*, a national home and garden publication.

The Ehrenberg's winning property and emphasis on gardening and home and garden contests paid off for Spokane in a big way. A Spokane newspaper in 1933 reported that "because of winning a first prize three years in succession, Spokane...has been granted by the national association the right to use the term 'The City of Beautiful Homes.'" ²² The contests and multiple awards won by the Ehrenberg property contributed to a local and nationwide trend that saw a widespread "toning up of grounds and gardens."²³

Whole neighborhoods—in fact, entire districts—have been spruced up. It has been demonstrated in Spokane that the desire to beautify grounds and gardens is contagious. Where a few contestants become active, the fine results are immediately reflected in the yards and gardens of their neighbors. The net result has been a marked improvement in city beautification. Spokane has won and has maintained an enviable reputation as "the city beautiful."²⁴

Although only remnants of the original award-winning grounds and gardens exist at the Ehrenberg property today, the Ehrenberg House, garage, and rock landscape features exist with excellent architectural integrity, and are tangible examples of the documented history of the property and its association in the 1920s and 1930s with the city beautiful movement in Spokane.

ARCHITECTURAL SIGNIFICANCE

Category C

With high artistic values revealed in its design and construction, the Ehrenberg House is remarkably well-preserved and is architecturally significant as a fine example of the Craftsman style designed as a single-family dwelling. Architectural historian Jan Cigliano (*Bungalow: American Restoration Style*) defines "style" as a particular period or genre of design.²⁵ Heavily influenced by the 19th-century English Arts & Crafts Movement which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, the Craftsman style developed as one that applauded nature and the environment. Traditional handcraftsmanship and "natural" materials such as native field stone and basalt rock, irregular clinker brick, coarsely textured stucco, hand-split wood shingles, and smooth-finish hand-polished natural woodwork were revered and used. The natural building materials helped organically integrate the house to its natural site and surroundings. In addition to the use of natural building materials, identifying

²² "City's Gardens Win Distinction." *Spokesman-Review*, 8 May 1933.

²³ "Garden Contests Help Make Spokane Truly City Beautiful." *Spokesman-Review*, 27 March 1938.

²⁴ *Ibid.*

²⁵ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

features of the Craftsman style include a broad house form with strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, exposed rafter tails, deep bargeboards, horizontal bands that separate different wall claddings, decorative brackets, an expansive covered front porch, and thick square and/or tapered porch piers,

Spokane City/County Register of Historic Places Nomination Continuation Sheet

GUS & FLORENCE EHRENBERG HOUSE

Section 8

Page 7

posts, and pillars. Horizontal lines were further achieved by narrow-width wood clapboard siding, enclosed porch designs, wide porch spandrels, and the horizontal shadows cast by widely overhanging eaves. The Craftsman style quickly spread throughout the United States by builder's pattern books, pre-cut house packages, and home design magazines, especially Gustav Stickley's publication called *The Craftsman* (1901-1916). The architectural style was enormously popular in America from about 1905 to 1930, at which time it began to fade from fashion.

Identifying Craftsman-style elements and materials for the Ehrenberg House are reflected in the home's essential physical features. These include a low-pitched side gable roof, widely overhanging eaves, exposed rafter tails, deep bargeboards with cut-out ends, knee-brace brackets, a full-width covered front porch, thick square tapered porch pillars, "natural" building materials (wood clapboard siding, wood shingles, coarse stucco, clinker brick, and black basalt rock), Craftsman-style patterns for multi-paned windows, and leaded and beveled-glass windows. Craftsman-style interior features include a spacious floor plan at the first floor, golden-colored solid oak floors, numerous built-ins (window seat, cupboards, linen closet, medicine cabinet, bookshelves), leaded-glass cabinet doors, and fine quality red fir woodwork handcrafted and finished to a dark red/ebony color. The garage retains identifying features of the Craftsman style as described in Section 7 of this document and mimics the house in style and materials. The original basalt rock garden walls, rock gateposts, and brick pathway reflects rustic Craftsman styling.

Conclusion

The Ehrenberg House (and garage and basalt rock landscape features) is architecturally significant as a good example of the Craftsman style. It retains excellent integrity as a well-preserved single-family home and displays artistic, prominent, and distinctive physical characteristics of the Craftsman style. The Ehrenberg House is historically significant as a tangible expression of the kind of residential urban development and settlement that occurred in the Altamont Addition and more specifically, in the Ehrenberg Subdivision, which was named after the Ehrenberg family. The property is further significant for its historic contributions made in the 1920s and 1930s as a local and national award-winning home and garden that helped foster the trend for beautification of home and gardens in Spokane. The property is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

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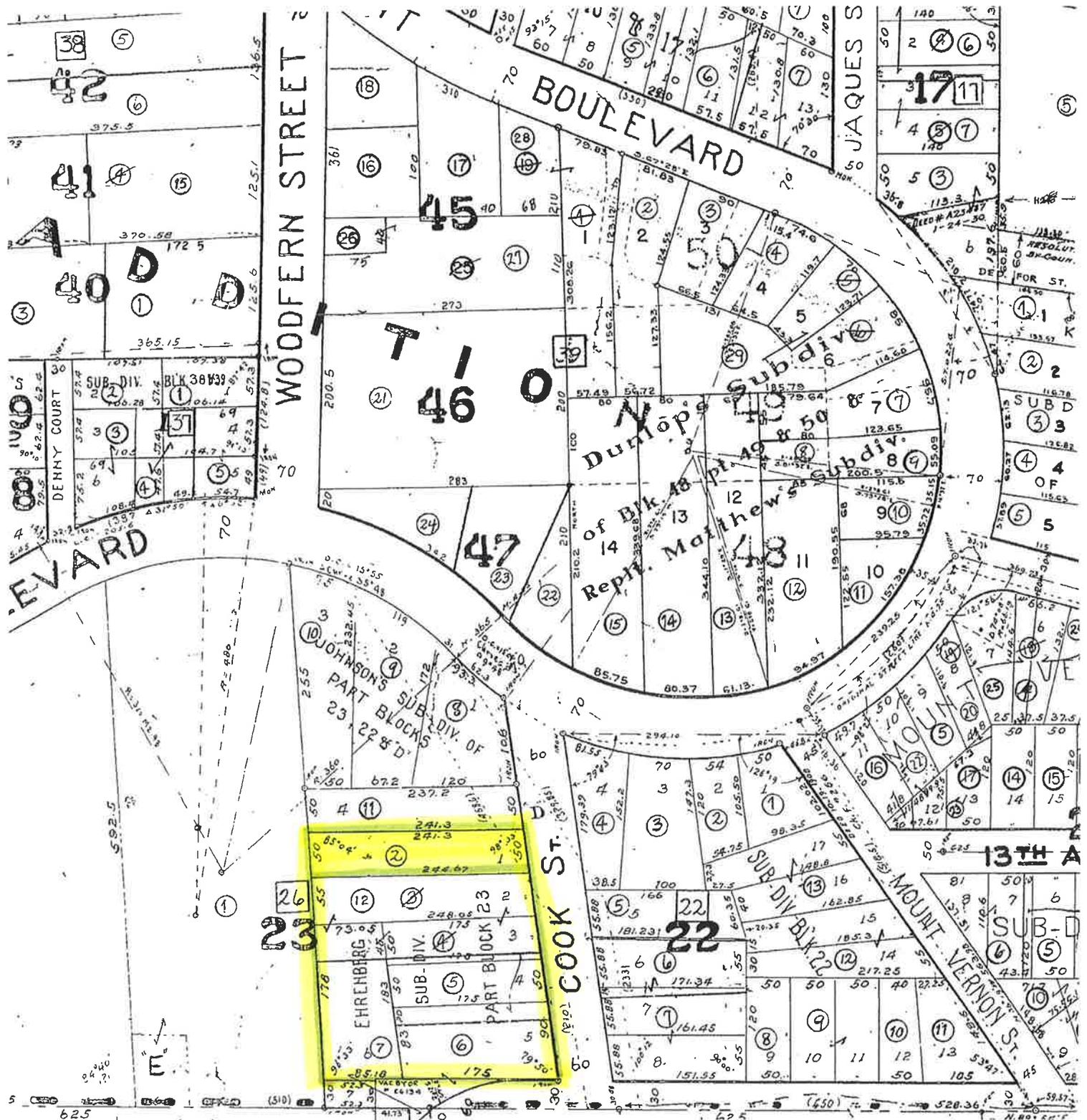
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE
Section 10

Plat Map

Spokane County Assessor's Records, 2006



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Historic photo 1 East façade of house in circa 1928.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Historic photo 2 East façade of house in 1960.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 1 and 2 East façade of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 3 and 4 East façade details of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

- Photo 5 South elevation of house next to driveway in 2006.
Photo 6 Pillar at SE corner of front porch in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 7 and 8

North elevation of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 9 and 10 West, rear elevation of house in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 11 and 12 North elevation details in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 13 and 14 Foundation details in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photo 15

Garage in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 16 and 17 Garage in 2006.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
GUS & FLORENCE EHRENBERG HOUSE Section 10

Photos 18 and 19 Grounds behind house in 2006.

