

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 **FRED & MARY GUSE HOUSE**

2. Location

Street & Number 1928 W. Pacific Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 25241.0805

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 Mary E. Moltke
Street & Number 1923 W. First Avenue
City, State, Zip Code Spokane, WA 99204-0811
Telephone Number/E-mail 456-8839 office, mary@ejrobertsmansion.com

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 2001-02
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed by SHLC on Feb. 21, 2007

7. Description

| | | |
|--|--|---|
| Architectural Classification (see nomination, section 8) | Condition <input type="checkbox"/> excellent <input checked="" 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 | Lot 7, Block 9, Browne's Addition. |
| 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 | 21 February 2007 |

12. Additional Documentation

| | |
|---------------------|--|
| Map | City/County of Spokane current plat map. |
| Photographic images | CD and black and white prints |

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney *Michael J. Prescott*

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 L. Blum

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

PROPERTY DESCRIPTION

In 1976 the Fred & Mary Guse House was listed on the National Register of Historic Places as a contributing historic resource of the Browne's Addition National Register Historic District in Spokane, Washington. The property was built in 1901 on the corner of a busy intersection in the center of the district and is a textbook example of the Free Classic Queen Anne style. Prominent defining features of the Queen Anne style include the home's two and one-half-story form, irregular hip roof with multiple cross gables, and wide wrap-around front porch at the first floor. Free Classic details include a wide frieze band and cornice, scroll-sawn modillions, narrow-width horizontal wood clapboard siding, round porch columns, a plain wood balustrade, and porch pediments with classic cornice returns. The property is remarkably intact at the exterior and, except for two modifications, exactly reflects the original exterior design and materials depicted on circa 1901 blueprints of the house.¹ The Guse House retains good to excellent exterior historic and architectural integrity in original location, design, materials, workmanship, and association as a turn-of-the-century residence built in 1901 in Browne's Addition in Spokane, Washington.

CURRENT APPEARANCE & CONDITION*Site*

The Guse House is built on Lot 7 in Block 9 in Browne's Addition on the northeast corner of West Pacific Avenue and South Cannon Street. The lot measures 50 feet wide and 107 feet deep and fronts south onto Pacific Avenue at house number 1928. The lot slopes in a gentle northward descent toward the rear of the property and is developed with a manicured lawn, evergreen shrubs, and mature deciduous trees. A detached double-car garage is located behind the house in the northeast corner of the property. The Guse House is surrounded by a National Register-designated mixed-use residential neighborhood with tree-lined streets and mostly large single-family homes that were built primarily during the late 1890s and early 1900s. Other buildings in the neighborhood include random historic and non-historic apartments, commercial buildings, and churches.

Garage

A two-car detached garage is located behind the Guse House in the northeast corner of the property, and measures 20 feet wide and 18 feet deep.² While the Guse House represents the Free Classic Queen Anne style, the garage is a good example of the Craftsman style. Built in 1922,³ the garage is a one-story building with a low-pitched front gable roof. It has widely overhanging eaves with exposed rafter tails, and knee-brace brackets in the gable peak. Like the house, it is clad with narrow-width horizontal wood clapboard siding, and has two multi-paned window pairs at the south elevation. A

¹ Guse House Blueprint, circa 1901. Loren L. Rand Collection, Northwest Museum of Arts & Culture, Spokane, WA. Both Guse's name and Loren L. Rand's name appear on the blueprints.

² Spokane County Tax Assessor's Records. Spokane County Courthouse, Spokane, WA.

³ Spokane building permit #18505, dated 20 Oct 1922. Spokane City Hall, Spokane, WA.

concrete driveway extends east from South Cannon Street to a contemporary metal overhead garage door on the west façade of the garage (original carriage house garage doors replaced with metal overhanging door in the 1970s). In excellent condition, the garage is a contributing historic resource of the property and is eligible for listing on the Spokane Register of Historic Places.

House Exterior

The Guse House is a balloon-frame two and one-half-story home with an irregular roof of multiple cross gables. Including the wrap-around front porch, the house has an irregular-shaped footprint and measures approximately 27 feet wide and 45 feet deep with 1,091 square feet on the first floor and 1,091 square feet on the second floor.⁴ The roof is covered with composition shingles, exterior walls are clad with narrow-width horizontal wood clapboard siding, and fenestration patterns are symmetrical and include a combination of original 1/1 double-hung wood-sash windows, multi-paned and diamond-paned wood casement windows, and fixed plate-glass and fixed leaded-glass windows. Exterior doors at the south elevation include original paneled wood doors with upper leaf lights and original wood screen doors. The home is built on a basalt stone foundation. A large brick chimney with a corbelled chimney cap rises from the center of the house.

South Façade

The Fred & Mary Guse House faces south onto West Pacific Avenue, the center-most and widest street in the Browne's Addition National Register Historic District. The strongest focal points of the home's south façade are a center hip-roof dormer, symmetrical fenestration patterns, original windows, and a wide wrap-around covered front porch at the first floor. Located on the southwest corner of the house, the wrap-around porch extends 27 feet across the full width of the house, has a depth of eight feet at the south elevation, and measures four feet deep at the west elevation. The porch has a very low-pitched hip roof with widely overhanging eaves, scroll-sawn eave brackets, and is supported by round porch columns that are anchored to the porch deck. The deck is made of four-inch-wide fir planks, and the porch ceiling is made of tongue-in-groove wood paneling. A plain wood balustrade protects the porch deck. A porch pediment with cornice returns marks the entrance to the porch at the south façade. Wood steps rise to the porch deck from a concrete walkway that extends to the house from a concrete sidewalk that runs parallel to West Pacific Avenue in front of the property.

A hip-roof dormer is located in the center of the roof above the second story. It has a pair of multi-paned casement windows and is clad with wood shingles. At the dormer and second floor, a wide frieze band, cornice, and deep overhanging eaves articulate the roof. Soffits are made of tongue-in-groove paneling, and a scroll-sawn modillion course accentuates the eaves at the second floor. The house is clad with horizontal narrow-width wood clapboard siding. Fenestration at the second floor is four ranked with a center window pair flanked by two casement windows. The window pair has 1/1, double-hung,

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

wood-sash units and the casement windows have diamond-paned lights. At the first floor, a front door is located at the east end of the south façade. A small window with decorative leaded-glass lights is located next east of the door, and a fixed plate-glass window with a leaded-glass transom light is located next west of the door. Well-preserved, the south façade is an exact duplication of the design pictured on a circa 1901 blueprint of the house.⁵

West Elevation

The covered front-porch at the south facade wraps around the southwest corner of the house and extends 15 feet across the west elevation. At the west elevation, the porch is four feet deep, and matches the design of the porch at the south façade with round porch columns, a plain wood balustrade, a porch deck made of fir planks, a ceiling made of tongue-in-groove paneling, and widely overhanging eaves with scroll-sawn brackets. Revealing classic details, a porch pediment with cornice returns marks the entrance to the porch where wood steps rise from a concrete walkway to the porch deck. A prominent cross gable with a hip roof projects out eight feet from the planar wall surface, forming a two-story bay. At the first floor the bay has three beveled windows; at the second floor the bay is square with two windows. An extension of the porch roof covers the beveled bay at the first floor. A side/back porch entrance is located on the northwest corner of the house and is covered by a shallow shed roof. The single-story covered side/back porch is supported by a single round column and has widely overhanging eaves with scroll-sawn brackets. A plain wood balustrade protects the porch deck. Like the rest of the house, the west elevation has widely overhanging eaves with a prominent cornice, modillion course, and wide frieze band at the second floor. The house is clad in narrow-width horizontal wood clapboard siding, the foundation is made of black basalt rock, and the windows are symmetrically placed and include mostly 1/1 double-hung wood-sash units. A small multi-paned wood casement window is located on the second floor above the covered side/back porch. The west elevation is an exact duplicate of the design pictured on the original blueprint with one exception: the small multi-paned casement window above the side/back porch was not pictured on the blueprint (perhaps it was added as a second window in the northwest bedroom when the house was built in order to produce necessary cross-ventilation).

East Elevation

The east elevation of the house is not visible from a public right-of-way and is separated from the next adjacent east house by a setback of less than eight feet. Similar to that featured at the west elevation, the east elevation of the Guse House has a projecting cross gable with a hip roof which forms a two-story bay. The bay at the first floor has a beveled design with 1/1 double-hung wood-sash windows. The east elevation matches the rest of the house with widely overhanging eaves, scroll-sawn modillion course, prominent cornice and wide frieze band, narrow-width horizontal wood clapboard siding,

⁵ Guse House Blueprint, circa 1901. Loren L. Rand Collection. Northwest Museum of Arts & Culture, Spokane, WA.

original 1/1 double-hung wood-sash windows, and a basalt rock foundation. A small shed addition is located at the rear northeast corner at the first floor. It serves as an enclosed back porch and is clad with a combination of clapboard siding and vertical boards. Except for the back porch addition, the design of the east elevation matches the design depicted on the original blueprints.

North Elevation

The north elevation is located at the back of the house and is partially visible from the public right-of-way at South Cannon Street. It features a prominent projecting cross gable with a gable end roof, deep eaves, prominent cornice, cornice returns, narrow-width clapboard siding, basalt rock foundation, and symmetrical fenestration patterns with 1/1 double-hung wood-sash windows. The design for the north elevation is an exact duplicate of the design depicted on the original blueprints.

House Interior

An original circa 1901 wood paneled door with a light in the upper leaf opens from the front porch at the south façade into a front reception hall. A flight of stairs is located along the east wall and rises to the second floor. A small closet is located on the first floor under the stairs in the reception hall. The woodwork and staircase are painted. The floor is made of oak. The walls and ceiling are made of original lathe-and-plaster construction. The ceiling measures nine feet high.

In 1959, the interior of the Guse House was altered to accommodate three apartments: two on the first floor and one on the second floor.⁶ The first floor holds five rooms which were originally designed as the reception hall (southeast corner), a front parlor (southwest corner), sitting room (west bay), dining room (east bay), and kitchen (north bay) which had a butler's pantry and kitchen closet. Today, the front parlor, sitting room, and dining room comprise one apartment, while the original kitchen, pantry, and closets comprise a second apartment. A narrow flight of stairs originally designed for use by domestic help rises from the rear northeast corner of the second apartment (original kitchen) to the second floor. The second floor was originally designed with four bedrooms, closets, a lavatory (toilet), and separate bathroom (bathtub and washbasin). The second-floor bedroom on the north wall (originally designed as the "maid's room") and the narrow staircase ("maid's stairs") are part of the apartment on the first floor at the north end of the house. The remaining space on the second floor included three bedrooms, lavatory, and bathroom and was altered to serve as one apartment. It is accessed from the front stairs in the front reception hall on the first floor.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Amazingly well-preserved, original antique circa 1901 blueprints exist for the Fred & Mary Guse House and are located in the archive library at the Northwest Museum of Arts

⁶ Spokane building permit # B-46306, dated 5 Oct 1959. Spokane City Hall, Spokane, WA.

& Culture.⁷ Except for two small changes, the exterior designs depicted in the 1901 blueprints were exactly copied and built and can be seen on the house today. It is remarkable that after 106 years the four exterior elevations of the house still nearly exactly match the designs and specifications drawn and noted on the blueprints!

Two minor changes include a small multi-paned casement window on the west elevation above the side/back porch (in order to provide necessary fresh air bedroom ventilation, this window may have been added when the house was built in 1901) and a small enclosed back porch addition that was added at the rear northeast corner of the house in 1959. The original roof of the house was covered with wood shingles and may have been replaced two or three times since 1901. The current roof is covered with composition shingles. As previously stated, the interior of the house was modified in 1959 to accommodate three apartments—two on the first floor and one on the second floor.

INTEGRITY

The Guse House and garage are well-preserved in good condition and retain good to excellent exterior integrity in original location, design, materials, workmanship, and association as residential building forms. Originally designed as a single-family home, the original location and exterior style, design, and architectural elements remain intact on the Guse House and continue to convey the home's original intended use as a single-family home even though it is currently used as a multi-family residence. Built in 1901, the home served as a single-family residence for more than five decades during its period of significance (1901-1957) until 1959 when the interior was altered for use as apartments. This means that the property achieved historic and architectural significance during the time it was used as a single-family house—which was the original intent of the architect and first homeowners. The Guse House and garage retain architectural integrity sufficient to convey their respective original Free Classic Queen Anne and Craftsman styles and their use as residential building types.

⁷ Guse House current homeowner, Mary Moltke, gifted the antique blueprints to the museum in 2007.

| | |
|------------------------|-------------------------------------|
| Areas of Significance | Architecture, Community Development |
| Period of Significance | 1901-1957 |
| Significant Date | 1901 |
| Architect | Loren L. Rand |
| Builder | Unknown |

STATEMENT OF SIGNIFICANCE

In 1976, the Fred & Mary Guse House was listed on the National Register of Historic Places as a contributing historic property in the Browne's Addition National Register Historic District, and is historically and architecturally significant in the contexts of "community development" and "architecture" in Spokane. Built in 1901, the property is a fine example of the Free Classic Queen Anne style, and is a product of noted Spokane architect, Loren L. Rand, "a skilled exponent of the [architectural] profession" who was ranked "among the foremost in the northwest."⁸ The property is further significant for its association with the design, development, and subsequent settlement of Browne's Addition, one of Spokane's first socially and architecturally prominent residential neighborhoods. The property was built for Mary & Fred Guse, "a pioneer Spokane grocer,"⁹ and was home to the Guse family for 58 years. Although the interior of the house was modified in 1959 to accommodate three apartments, the exterior of the Guse House remains intact and nearly exactly depicts designs rendered in circa 1901 blueprints of the property. Remarkably well-preserved after a century of use, the exterior of the Guse House well conveys its original design, materials, and workmanship as a single-family residence, and was associated as such during the time it achieved historic significance from 1901 to 1957. The Guse House and detached garage are historically and architecturally significant and are nominated to the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Browne's Addition National Register Historic District

"Today, Spokane is one of a thousand middle-size American cities, but in 1900 it was one of the wealthiest and most rapidly growing towns in America."¹⁰ Browne's Addition, a 155-acre tract located one mile west of downtown Spokane, was platted in 1883 by John J. "J.J." Browne and his wife, Anna Browne. After he platted it, J. J. Browne called his quarter section "Browne's Addition" and began to develop it as "one of Spokane's most socially correct"¹¹ neighborhoods which became the chosen home of many of Spokane's first millionaires. Fantastic fortunes were made in Spokane during the late 1880s and early 1900s in mining, lumber, railroads, ranching, real estate, business, and banking, and as Spokane's "Age of Elegance" was born, it was epitomized

⁸ "They Built the City." *Spokane Daily Chronicle*, 27 Jan 1896, p. 6

⁹ "Mrs. Mary Guse Taken by Death." *Spokesman-Review*, July 1948

¹⁰ Yeomans, Linda. *Browne's Addition Historic District Historic Resources Inventory, 2001-2002*.

Spokane Downtown Public Library, Spokane, WA, section 3.

¹¹ *Ibid.*

by the construction of large, gracious homes, many of which were built in Browne's Addition. In 1976, the neighborhood was listed on the National Register of Historic Places as a historic landmark district and was called the Browne's Addition National Register Historic District. A contributing historic property of the district is the Fred & Mary Guse House, located on the corner of Pacific Avenue and Cannon Street, one of the neighborhood's most prominent intersections.

On July 2, 1886, J. J. & Anna Browne sold Lot 7 on Block 9 on the northeast corner of Pacific and Cannon in Browne's Addition to William A. Domke and his wife, Julia H. Domke. The cost of the property was \$325. Two months later, the Domkes bought Lot 8 (adjacent next east) for \$350. They hired Loren L. Rand, a prominent Spokane architect, to design two houses for them, to be built side by side on the two lots. In 1889 and 1890, two *Spokane Falls Review* newspaper articles chronicled Spokane's late 19th-century bustling construction activities and listed homes and buildings designed by Loren Rand, including the "two cottages" in "Browne's Addition." The estimated cost of construction for the two homes at that time was reported at \$2,000 to \$2,200.¹²

In 1891, Domke built a house from Loren Rand's plans on Lot 8 at 1924 W. Pacific Avenue, and resided in it with his wife and family. A successful saloonkeeper, Domke owned and operated Domke's Saloon in downtown Spokane at 714½ W. Sprague Avenue. Although he built a home on Lot 8, Domke left Lot 7 on the corner of Pacific and Cannon vacant. In 1892, W. A. Domke died, and in 1895, his widow, Julia Domke, sold the house and both lots to Fred Guse for \$2,200.¹³

Fred & Mary Guse

A Wisconsin native, Frederick H. Guse and his wife, Mary Guse, came west to Spokane in 1889. Fred Guse worked first as a sawmill operator but quickly turned his business interests to that of merchant grocer. He owned and operated a grocery business at 16 S. Monroe (present site of Fox Theater), then moved south across the street to the first floor of the Montvale Hotel at 1001 W. First Avenue. He also maintained grocery stores at 302 S. Sherman Street and 2323 N. Wall. By 1911, Guse had moved his successful and expanding grocery business to the Spokane City Market Building on the southeast corner of Second and Stevens and called it "Guse Brothers Grocery" in honor of his sons.¹⁴

Although they purchased vacant Lot 7 in 1895, the Guses did not build a home on the property until 1901. As the Domkes had previously done, the Guses commissioned Spokane architect Loren L. Rand to design a house to be built on Lot 7. The Guses may have used the Domke's plans (already drawn by Rand in 1889) or they may have requested new plans be drawn by Rand that met their own specific needs and

¹² "Some New Buildings." *Spokane Falls Review*, 7 July 1889.

"Five Millions." *Spokane Falls Review*, 1 Jan 1890, p. 16.

¹³ Spokane County Warranty Deed, book 65, page 111. Spokane County Courthouse, Spokane, WA.

¹⁴ "Longtime Banker, Frank Guse, Dies." *Spokane Daily Chronicle*, 15 Feb 1972.

expectations. Whatever the action, the original blueprints exist today and list Loren L. Rand's name as the architect responsible for the plans. They also list Fred Guse's name as the man for whom the plans were drawn.

According to Spokane County Tax Assessor records, the house was built in 1901, but was not occupied by the Guse family until 1905. The Guses lived next door at 1924 W. Pacific from 1895 to 1905 at which time they sold the property, and moved into the corner Guse House at 1928 W. Pacific Avenue.

Fred & Mary Guse lived in the house at 1928 W. Pacific from 1905 to 1914, during which time they raised four children: Frank, Ida, Ralph, and Clarence Guse. While he lived in the Guse House, eldest son Frank Guse worked downtown at the Washington Trust Bank, for which he later became director and chairman of the board.¹⁵ Ida Guse worked as a bookkeeper for several banks in Spokane, and brothers Ralph and Clarence both worked for their father, Fred Guse, in his grocery stores. In 1914, Frederick Guse died, leaving his widow, Mary Guse, and four children. The three Guse sons eventually married and moved out of the house but Ida Guse remained single, caring for her mother in the home from 1914 to her mother's death in 1948. During this time Mary and Ida Guse built a double-car detached garage on the property in 1922 for \$250 and maintained their home as a single-family residence. Ida continued to live in the Guse House after her mother's death until 1956, the year Ida died.

After 58 years of continuous use and ownership by the Guse family, the single-family Guse House was sold in 1959 to real estate investors Ruth Brown and Dorothy Johnson. Immediately after purchasing the property, Brown and Johnson hired Spokane builder, Lawrence Wayland, to modify the interior of the house to accommodate three apartments. The cost of the work was reported at \$500.¹⁶ Brown and Johnson leased the property to various women, including Vada Hogarty in 1960 (Bernard's Women's Apparel), Lillian Krueger in 1964 (retired), and Betty Wolf from 1970 to 1975 (accountant for LeMaster & Daniels).

In 1973, Bert & Doris Clute bought the property and continued to lease it as a rental. In 1983, Russell & Mary Moltke purchased the house for \$43,000. Today, the home is owned by Mary Moltke, owner and proprietor of the historic E. J. Roberts Mansion Bed & Breakfast and other properties in Browne's Addition.

HISTORIC SIGNIFICANCE

Category A

The Guse House is historically significant in the context of Spokane "community development" in the Browne's Addition National Register Historic District. Built for Mary & Frederick H. Guse, a prominent "pioneer grocer" in Spokane, the Guse House is

¹⁵ "Longtime Banker, Frank Guse, Dies." *Spokane Daily Chronicle*, 15 Feb 1972

¹⁶ Spokane building permit #B46306. Spokane City Hall, Spokane, WA.

associated with the high-quality social and architectural residential development and settlement in Browne's Addition that occurred during the late 1880s and early 1900s.¹⁷ The close proximity to Spokane's downtown business district and the availability of platted and improved land appealed to Spokane's wealthy elite. They bought lots in the neighborhood and hired professional architects and builders to construct spacious and sometimes opulent homes, reflecting the owners' personal tastes and financial acumen. No other residential neighborhood in Spokane compressed so many luxurious and prestigious homes in so small an area. Over 300 homes were built in Browne's Addition, reflecting a variety of high style and landmark examples. Queen Anne and Colonial Revival are the dominant styles expressed in a variety of forms, and Folk Victorian, Craftsman, and Tudor Revival styles are also well-represented. Less common stylistic examples include Mission Revival, Neoclassical, and Mediterranean influences.

The Browne's Addition neighborhood was settled by some of Spokane's wealthiest and most socially prominent men and women. Homes, graceful and roomy and sometimes majestic and grandiose, were built as expressions of their owners' financial and social successes in the community. Notable examples include the Graves-White House and the Campbell, Wakefield, and Finch Houses all built along First Avenue and all designed by Kirtland Cutter, a leading Spokane architect. Other large architect-designed homes in the neighborhood include the Reid, Weil, and Phelps Houses which were designed by architect Albert Held, and the Odell, Dr. Catterson, Domke-Guse, and Guse Houses, all designed by Loren L. Rand.

Browne's Addition National Register Historic District can be compared to other socially and architecturally prominent residential neighborhoods in Spokane. These include the Marycliff-Cliff Park National Register Historic District, the Mission Park National Register Historic District, the Rockwood National Register Historic District, the Corbin Park National Register Historic District, and the Sherwood Addition along Summit Boulevard in northwest Spokane. All of the neighborhoods were developed with parks, greenbelts, boulevards, and/or tree-lined streets with streetcar lines. All of the neighborhoods were built with mostly architect-designed high-style homes, some erected as large landmark examples. All of the neighborhoods except the Sherwood Addition are listed on the National Register of Historic Places as historic districts, and all of the neighborhoods were settled by affluent men and women who were successful Spokane entrepreneurs, investors, merchants, doctors, lawyers, politicians, engineers, and businessmen and businesswomen. The neighborhoods were all developed and settled during the late 19th and early 20th centuries and were regarded as Spokane's finest residential areas. Built in 1901 in Browne's Addition, the Fred & Mary Guse House is associated with the platting, planning, development, and subsequent settlement of one of Spokane's most historically and architecturally significant National Register-listed residential historic districts.

¹⁷ "Mrs. Mary Guse Taken By Death." *Spokesman-Review*, July 1948

ARCHITECTURAL SIGNIFICANCE*Category C**Free Classic Queen Anne style*

The Fred & Mary Guse House is an excellent example of the Free Classic Queen Anne style. In Spokane and across America, the Queen Anne tradition was the dominant style of domestic building from about 1880 to 1910, but didn't necessarily reflect designs associated with England's Queen Anne.

The style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1701-14).¹⁸

As it evolved in America, the Queen Anne style was recognized as a harmonious and eclectic blend of architectural elements borrowed from at least two or more stylistic influences (example: the Patsy Clark Mansion reflects Italian Renaissance, Spanish Eclectic, and Islamic-Moorish-Byzantine elements). Identifying features of the Queen Anne style include a steeply pitched roof of irregular shape; multiple cross gables; tall vertical windows; towers and turrets; asymmetrical façade; covered full or partial-width front porches; wrap-around porch; and devices such as patterned shingles, patterned masonry, multiple robust color palette, belt and stringcourses, corner boards, stickwork, bays, oriel, cut-away windows, insets and overhangs which all worked together to avoid a smooth-walled appearance;

The Queen Anne style can be divided into four subtypes based on decorative detailing: 1) Spindework, 2) Free Classic, 3) Half-timbered, and 4) Patterned Masonry. The *Free Classic* subtype is characterized by architectural elements which are influenced by classical Greek and Roman architecture and Early American Colonial styles (Federal, Adam, Georgian). According to architectural historians Lee & Virginia McAlester, "about 35 percent of Queen Anne houses use classical columns rather than delicate turned posts with spindework detailing as porch supports."¹⁹ In addition to classical columns, Free Classic details include symmetrical designs and fenestration patterns, the use of plain porch balustrades instead of spindework; cornice-line details such as friezes, dentils and modillion courses; clapboard siding; Palladian windows; and pediments with cornice returns.

An excellent example of the Free Classic Queen Anne style, the Fred & Mary Guse House is an eclectic fusion of Queen Anne and Free Classic forms and details. The house form reflects two-story *Queen Anne*-style massing with a steeply pitched irregular shaped hip roof and multiple cross gables, two-story square and beveled projecting bays, and a

¹⁸ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 263-64.

¹⁹ *Ibid*, p. 264.

prominent wrap-around porch at the home's southwest façade. *Free Classic* embellishments are depicted in wide frieze bands and cornice details, modillion course, narrow-width clapboard siding, round porch columns, plain wood porch balustrade, and porch pediments with cornice returns.

Loren L. Rand, Architect (1851-1935)

Loren Leighton Rand designed the Fred & Mary Guse House as evidenced by his name which is printed on the circa 1901 plans and elevations for the property.²⁰ An 1896 newspaper article entitled, "They Built the City: Spokane Architects, Contractors, and Engineers," lists Loren Rand and his accomplishments at that time:

Mr. L. L. Rand, 420 Rookery Building, is one of our most successful architects. Mr. Rand is a native of Amesbury, Massachusetts. After a...course in the Boston School of Technology [MIT], he worked as a draughtsman with leading architects in Minneapolis and Grand Rapids, there perfecting himself in his profession. Eight years ago [1888], he came to Spokane, and his work is some of the best to be seen here. He designed the Cannon Bank and a great many of the largest [commercial building] blocks in the city; also many of the most prominent residences here. Mr. Rand is a skillful exponent of the profession and ranks among the foremost in the northwest.²¹

Documented to date, Loren Rand designed his own home at 2529 W. Maxwell and homes for Judge Nash, E. L. Powell, H. F. Belt, Sylvester Heath, George Odell (2325 W. First), Clough (1406 W. Ninth), Wm. A. Domke (1924 W. Pacific), and the Comstock and Shadle families (1118 and 1128 W. Ninth). Commercial buildings he designed include the Main Avenue addition to the Crescent Department Store, Marble Bank Building (demolished), First Presbyterian Church, Spokane Dry Goods Building, and many of Spokane's public schools, including Lewis & Clark High School and Administration Building, Adams, Jefferson, McKinley, Wilson, Franklin, Audubon, Bemis, Cooper, Hawthorne, Hays Park, Logan, Longfellow, Roosevelt, Sheridan, Stevens, and Willard (last 11 schools now demolished). In partnership with Spokane architect J. K. Dow, Rand was responsible for the Tidball Building, Bennett Block, Bump Block-Carlyle Hotel, and Masonic Temple in downtown Spokane.²² Loren Rand's work, as evidenced in the aforementioned buildings and homes, ranks him an accomplished and professional architect, a leader in his field during the late 1800s and early 1900s in Spokane. His work has stood the test of time and is especially evident in large public buildings like

²⁰ Guse House Blueprints, 1901. Loren Rand Collection, Northwest Museum of Arts & Culture, Spokane, WA.

²¹ "They Built the City." *Spokane Daily Chronicle*, 27 Jan 1896, p. 6

²² EWSHS. *Spokane Skyline: A Century of Architecture 1889-1989*. Northwest Museum of Arts & Culture, Spokane, WA.

Lewis & Clark High School and homes like the Odell House, the James & Elizabeth Comstock House, Shadle-Veasey House, and the Fred & Mary Guse House.

Summary

The Guse House is well-preserved at the exterior and retains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residential house form built in 1901 in Spokane, Washington. Achieving historic and architectural significance from 1901 to 1957 in the contexts of “community development” and “architecture” in Spokane, the Fred & Mary Guse House is nominated for listing on the Spokane Register of Historic Places under Categories A and C.

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"Longtime Banker, Frank Guse, Dies." *Spokane Daily Chronicle*, 15 Feb 1972

"Mrs. Mary Guse Taken by Death." *Spokesman-Review*, July 1948

"Some New Buildings." *Spokane Falls Review*, 7 July 1889

"They Built the City." *Spokane Daily Chronicle*, 27 Jan 1896, p. 6

PHOTOS 1 & 2

South façade of house in 2007



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE Section 10

PHOTOS 3 and 4

South façade in 2007; front door (original)



PHOTOS 5 and 6

South façade in 2007



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE **Section 10**

PHOTO 7

West elevation in 2007

PHOTO 8

North elevation at rear of house in 2007



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE Section 10

PHOTO 9 Northeast rear corner of house in 2007.
PHOTO 10 North rear elevation of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE **Section 10**

PHOTO 11 **West façade of garage in 2007.**



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE **Section 10**

Drawing 1

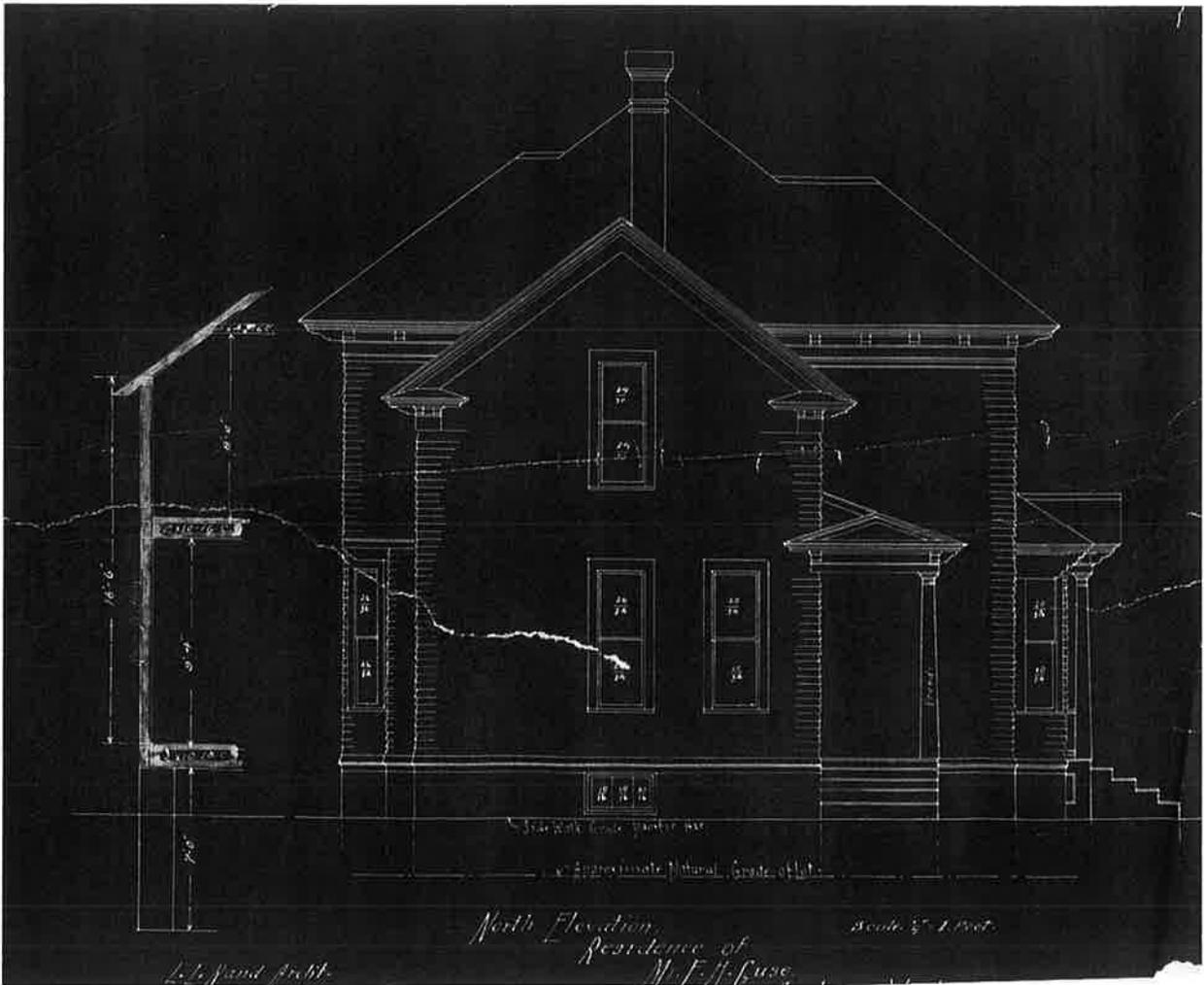
Rendering of south façade in circa 1890-1900



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE Section 10

Drawing 2

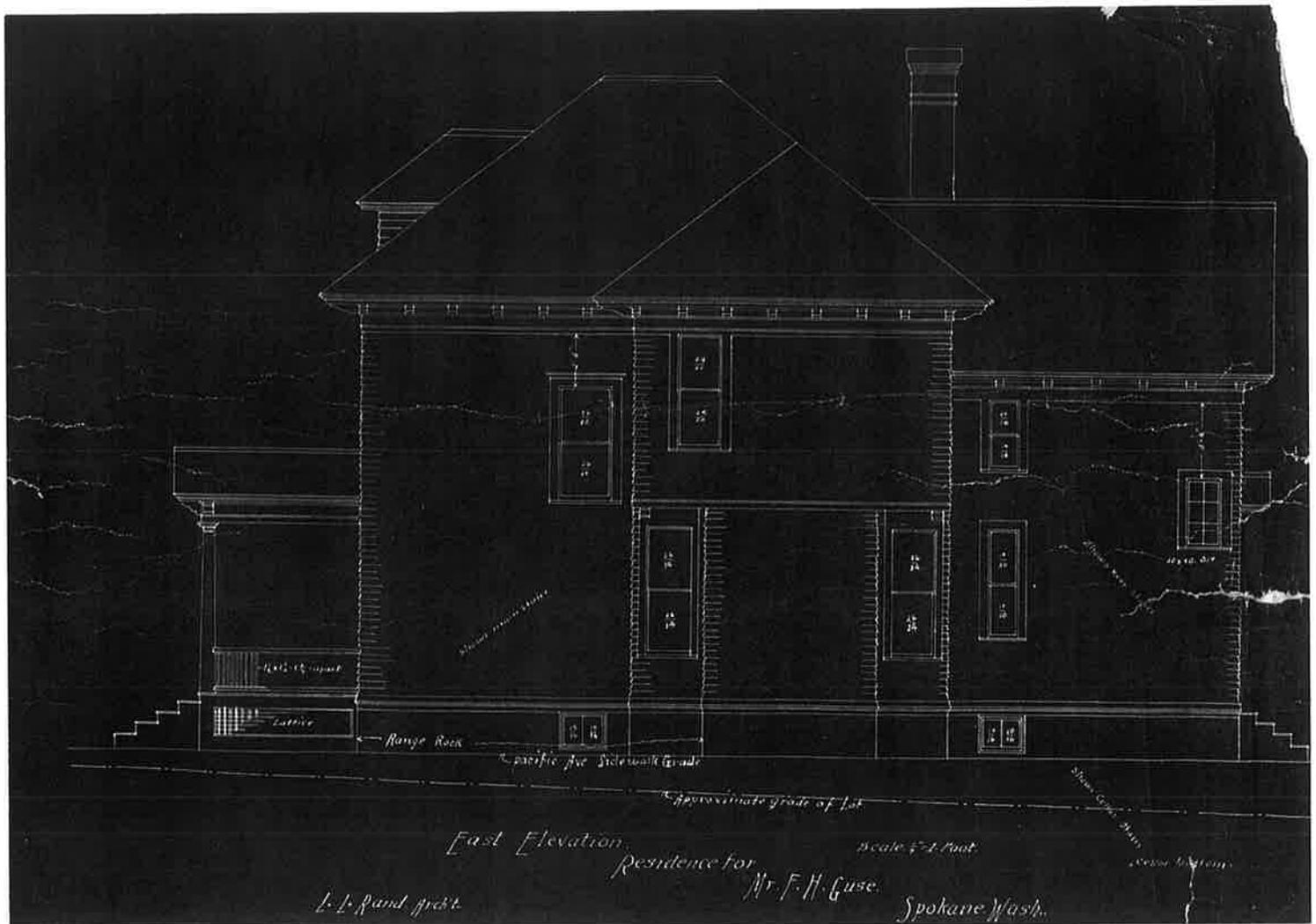
Rendering of north elevation in circa 1890-1900



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE **Section 10**

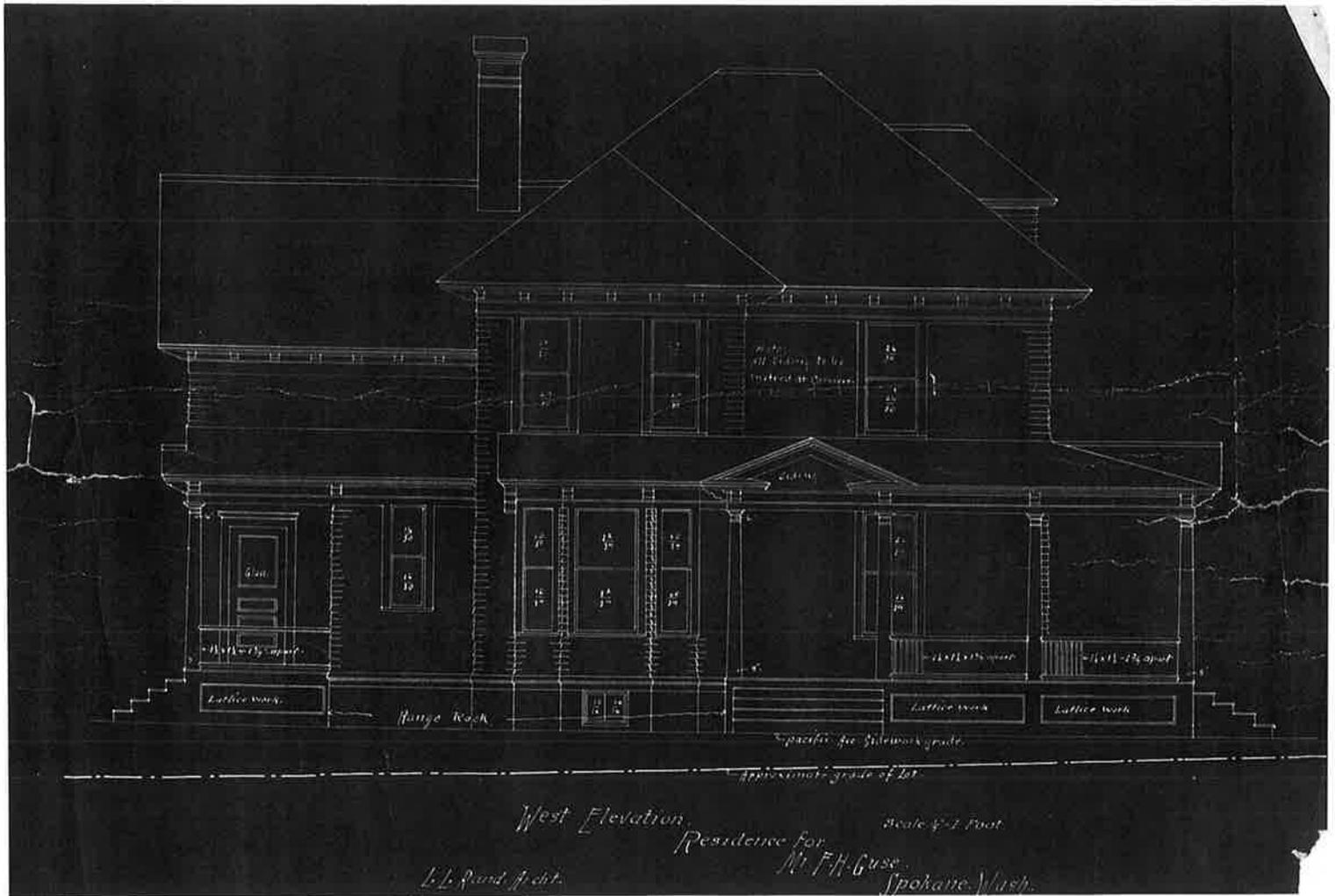
Drawing 3

Rendering of east elevation in circa 1890-1900

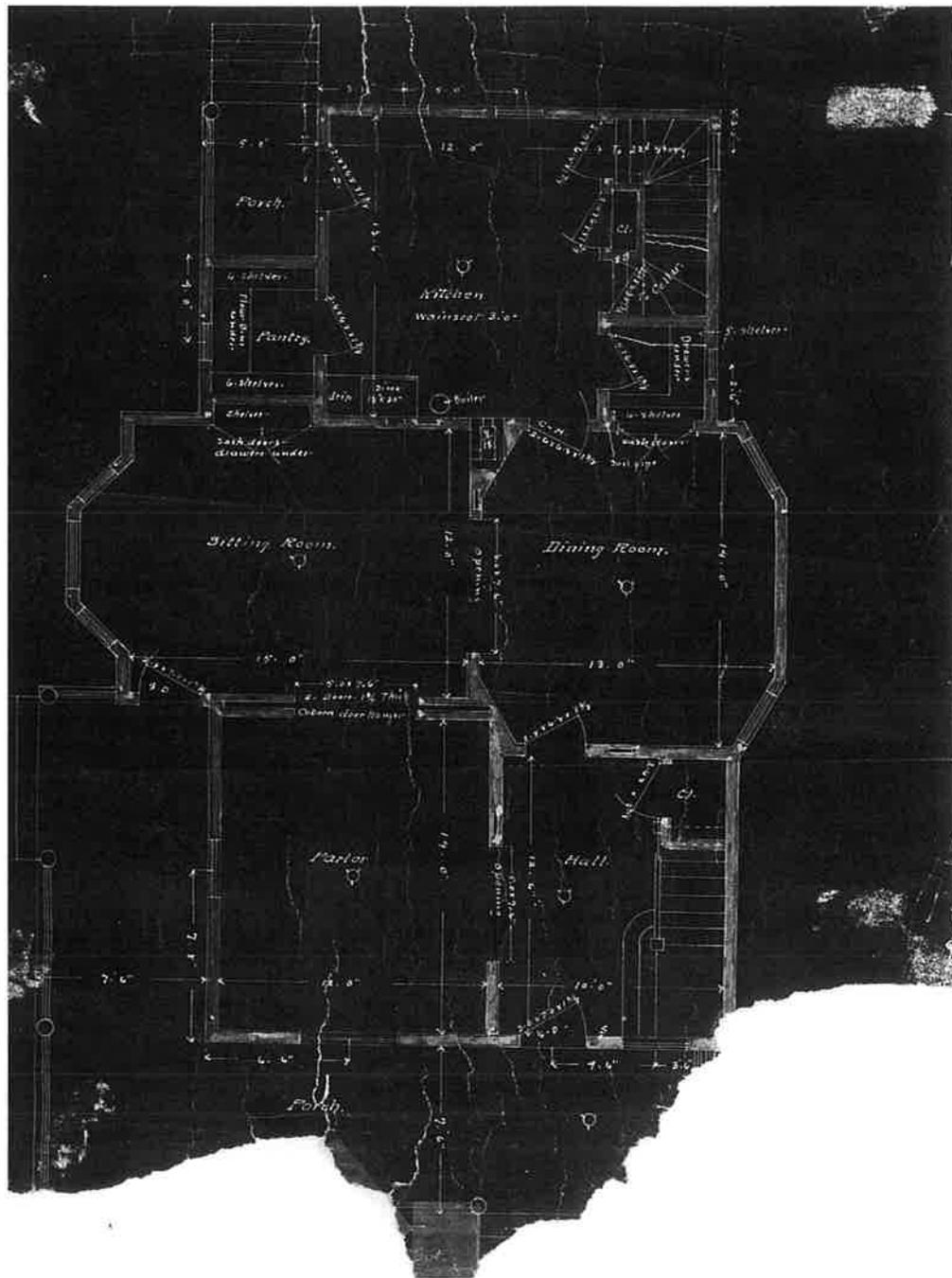


Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRED & MARY GUSE HOUSE Section 10

Drawing 4 Rendering of west elevation in circa 1890-1900



Drawing 5 Rendering of first floor interior plan in circa 1890-1900



Drawing 6 **Rendering of second floor interior plan in circa 1890-1900**

