

ORIG. FILE

SPOKANE REGISTER OF HISTORIC PLACES

Nomination Form

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

Type all entries—complete applicable sections

1. Name

historic KARL G. MALMGREN HOUSE
and/or common _____

2. Location

street & number 709 WEST SUMNER AVENUE
city/town SPOKANE vicinity of _____
state WASHINGTON county SPOKANE

3. Classification

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

4. Owner of Property

name ROBERT K. MAUDLIN and LAUREL MARIE BARRITT-MAUDLIN
street & number 709 WEST SUMNER AVENUE
city, town SPOKANE vicinity of _____ state WASHINGTON

5. Location of Legal Description

courthouse, registry of deeds, etc SPOKANE COUNTY ASSESSOR'S OFFICE
street & number WEST 1116 BROADWAY
city, town SPOKANE state WASHINGTON

6. Representation in Existing Surveys

title 1. City of Spokane Landmark Survey 1978
2. National Register of Historic Places Nomination: Marycliff/Cliff Park District
date 2 federal state county local
depository for survey records City of Spokane Historic Preservation Office 6-2
city, town Spokane state Washington

7. Description

Condition	Check one	Check one
<input checked="" type="checkbox"/> _excellent	<input type="checkbox"/> _deteriorated	<input type="checkbox"/> _unaltered
<input type="checkbox"/> _good	<input type="checkbox"/> _ruins	<input checked="" type="checkbox"/> _altered
<input type="checkbox"/> _fair	<input type="checkbox"/> _unexposed	(slightly)
		<input checked="" type="checkbox"/> _original site
		<input type="checkbox"/> _moved date _____

Describe the present and original (if known) physical appearance

The Karl G. Malmgren House is located on the southwest corner of Sumner Avenue and Wall, facing North. The grounds are planted with lilacs, hawthorne trees, honeysuckle, laurel, rhododendrons and assorted evergreens. Three old and majestic sycamore trees line Sumner in front of the home, while two sycamores and a chestnut tree provide privacy along Wall to the East. A small shingle "play house" is situated to the East along Wall; an unobstrusive shingle 3-car garage stands behind the home to the West.

With three stories above a daylight basement, the Malmgren House has 2176 square feet on each of the first two floors. Native basalt serves as the foundation and wall of the basement, rising vertically to surround the east and west porches and the entry framing the brass-hinged oak front door. The home's exterior is shingled; only the east and rear facades have been altered through the addition of aluminum siding.

According to the original drawings for this Cutter and Malmgren designed residence, the first floor arched porches were originally open. They have since been enclosed to provide additional living space. Replacement double-hung windows are in keeping with the original design. The front entry has only been altered slightly, with the addition of more expansive concrete stairs. Two multi-paned bays on the second floor face North and a screened sleeping porch faces West. The east porch has been enclosed. A sitting porch faces to the North on the third floor with a commanding view of Spokane. To each side of the porch are shed and hipped dormers. Likewise, similar dormers face to the East and South, with two dormers facing West on the hipped roof. Atop the home is a widow's watch situated between two brick chimneys -- a design element carefully placed so as to remain undetectable from the exterior elevations.

The interior of the house contains 28 rooms including bathrooms and halls, occupying 7508 square feet on four floors. The walls and ceilings are plastered, with impressive woodwork throughout. The front door is massive and of quarter-sawn oak, as are the wood floors in the entry, hall, living room and dining room. The living room is finished in elegant Honduras mahogany with window seats to the front and rear. A large built-in book case with glass doors stands to the west. The living room's dominant feature is a handsome green Grueby tile fireplace with black marble opening, marble hearth and mahogany surround. A 1.5 by 4.5 foot mural executed in Grueby tile is seen above the fireplace's mahogany mantle. The living room ceiling has three

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DESCRIPTION

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mahogany beams. Large sliding pocket doors of quarter-sawn oak and mahogany separate the living room from the adjoining dining room. The dining room features elegant quarter-sawn oak throughout. Notable are an oak built-in china cabinet with leaded glass doors, oak wainscoting with plate racks, four wall-mounted lights, oak beams and window seat. The pantry, kitchen, bathroom with tile floor and pedestal sink and a hall complete the main floor. The enclosed porches referred to above have become a sun porch and a library. A large oak stairway leads to the second floor where maple floors adorn five bedrooms, two with bay windows with seats. All have walk-in closets, while the master suite has two walk-in closets, a bay window seat, and a Grueby tile fireplace. A large walk-in linen closet, sleeping porch, two bathrooms and a sewing room complete the second floor.

Stairs lead to the third floor where two bedrooms, kitchen/living room, sitting porch and bathroom are located. Access to the widow's watch is from this floor.

The daylight basement is finished with common brick walls and concrete floor. The game room predominates this floor and is notable for three built-in bookcases with glass doors, a brick fireplace and dull red cement floor divided into squares so that they have more the appearance of Welsh quarries. Behind one bookcase (originally a gun and fishing rod cabinet) is a secret room situated beneath the main floor entry. Laundry room, wine cellar, boiler room, bathroom and storage room complete the basement.

8. Significance

Period	Areas of Significance-Check and justify below		
--prehistoric	--archeology-prehistoric	--economics	--military
--1400-1499	--archeology-historic	--education	--music
--1500-1599	--agriculture	--engineering	--philosophy
--1600-1699	X_architecture	--exploration/settlement	--politics/government
--1700-1799	--art	--industry	--religion
--1800-1899	--commerce	--invention	--science
X1900-	--communications	--landscape architecture	--sculpture
	--community planning	--law	--social/humanitarian
	--conservation	--literature	--theater
			--transportation
			--other(specify)

Specific dates 1908 - 1910

Builder/Architect CUTTER AND MALMGREN ARCHITECTS

Statement of Significance (In one paragraph)

Situated within the "neighborhood of choice" for many of Spokane's most prominent and influential citizens at the turn of the century, the Karl G. Malmgren House was designed by Cutter and Malmgren as Malmgren's private residence. This renowned architectural firm designed many of Spokane's most impressive homes and principal buildings between 1889 and 1917. The Malmgren House is unique within the distinctive Marycliff-Cliff Park Historical District for its Arts and Crafts inspiration. This Craftsman influence appears as a reflection of Malmgren's own interest in quality and simplicity. Completed in 1910, the house remained Malmgren's personal residence until his death in May, 1921, at the age of 58.

Karl Gunnar Malmgren was born on September 2, 1862, in the Soderbarke congregation, Stora Kopparberg province. He was instructed in architecture and the practical art of building by the architect P.L. Anderson. Malmgren completed a four-year course in the chemical as well as the mechanical departments as a pupil of Professors Scholander and Bystrom in Stockholm. He served as an architect for seven years in P.L. Anderson's practice. He departed to America to gain greater experience in 1888, arriving in Spokane in the Spring of 1889 at the invitation of Kirtland K. Cutter. (1.) Joining the firm of Cutter and Poetz, Malmgren quickly became a key member of this firm. In 1894, Cutter and Malmgren went into partnership. Malmgren, described to be of a retiring disposition but well qualified as an architect; and his more flamboyant partner Kirtland Cutter, who was not formally trained as an architect, designed many of Spokane's great homes and principal buildings.

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SIGNIFICANCE

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From 1889 to 1890, after the Spokane Fire, Cutter and Malmgren designed the First National Bank, the initial Rookery Building, the Spokane National Bank and the Glover House on Eighth Avenue and Summit Boulevard. In 1892-93, they designed the State of Idaho Building for the Chicago World's Fair, which was later reproduced in Lake Geneva, Wisconsin and Ringwood, England. From 1897 to 1900, Cutter and Malmgren designed the John Finch House, the Campbell House, Patrick Clark's Mansion and J.P. Graves House in Browne's Edition and the Austin Corbin House, the D.C. Corbin House and the F. Lewis Clark House on Spokane's South Hill. It was at this time their practice broadened to include: the Joshua Green Mansion (Stinson-Green Mansion) in 1899-1900, the C.D. Stinson House in Seattle's Highland District in 1900, Kirtland Hall at Yale University in 1902, the Ranier Club in 1903-1904, and a retreat house for Mrs Lucie Carnegie in the Adirondacks in 1902. At the turn of the century, they begin working on the Davenport Restaurant which culminated in 1913, with the Davenport Hotel. Other early twentieth century work included: the homes of L.M. Davenport and J.P. Graves (Waikiki Retreat House) in 1908-1910; the home of Chester Thorne (Thornewood) south of Tacoma in 1909-1911; and the Spokane Club and Washington Water Power Substation in Spokane (1909-1911). In 1913, Lake McDonald Lodge in Glacier National Park was completed. Additionally, buildings in the eastern and southern United States have been constructed according to Cutter and Malmgren drawings. In 1916, the Chronicle Building was designed, however it would not be constructed until the 1920s. In 1917, the partnership of Cutter and Malmgren was dissolved. Cutter remained in Spokane until 1923, when he moved to southern California. He died in 1939. (2.)

Malmgren initially practiced alone and then formed a partnership with C.I. Carpenter. At this time, little is known about what work Malmgren did in Spokane, however he is known to have designed a number of buildings in Ellensburg at Central Washington Normal School (Central Washington University). (3,4.)

The Craftsman idea of home building was to emphasize simplicity, durability and harmony with its natural surroundings. For interest and beauty, the liberal use of wood and structural features such as rock, tile, chimney pieces, window-seats, staircases and built-in furnishings were intended to make each room seem complete before a single piece of furniture was added. Particular attention was often shown in making the transition between outdoors and indoors as little marked as possible by finishing the interiors in a natural way and including sleeping porches and pergolas in the design. (5.)

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Executed on a grand scale, the Malmgren residence reflects Malmgren's own adaptation of Craftsman' principles, his Scandinavian heritage and his exacting attention to quality and detail. His extensive use of quarter-sawn oak, Honduras mahogany and other fine woods, native basalt, Grueby tiles and window flower boxes create a profound and lasting statement in keeping with Spokane's "Age of Elegance". Moreover, while Cutter's own home on Seventh Avenue was razed during the 1970s, Karl G. Malmgren's remains as a significant and personalized testament to the creative genius of Cutter and Malmgren Architects.

At the time of his death in May 1921, at the age of 58, Karl Gunnar Malmgren was survived by his wife, Mary M. Malmgren; two sons Arthur and Karl Jr., and three daughters Louise Brueggman, Marie Theis (whose husband Edwin owned the Bohemian Brewery) and Frances. (3.) His wife remained at the Sumner address until August 19, 1929, when the title was assumed from the estate of Mary M. Malmgren by Robert M. Betts. In 1933 Raymond S. Betts purchased the home; in 1940 Dr. Marjorie Heitman; and in 1961 Dr. Robert Hunter. (6.) The home fell into considerable disrepair during the mid-to-late 1980s when the Small Business Administration had possession of the property. In 1989, the present owners, Dr. Robert K. Maudlin and Laurel Marie Barritt-Maudlin, purchased the home and have been conducting considerable restoration both on the interior and exterior. The living room, dining room, entry, main-floor hall and pantry have been restored according to original drawings. Reopening of the east and west-facing porches on the main floor and restoring window flower boxes is also planned.

9. Major Bibliographical References

* see below

10. Geographical Data

Acreege of nomlnated property _____

42.4 X 164.95 X 110.58 X 150 (11,791 square feet)

Verbal boundary description and justification _____

Lot 11, Block 9, Cliff Park Resurvey

llst all states and countles for properties overlapping state or county boundaries _____

state _____

county _____

state _____

county _____

11. Form Prepared By

name/title ROBERT K. MAUDLIN/ OWNER

organization _____

date 26 September 1991

street & number WEST 709 SUMNER AVENUE

telephone (509) 624-6415

city/town SPOKANE

state WASHINGTON

*

1. Skarstedt, Ernst, Washington Och Dess Svenska Befolkning, pg 465, 1908.
2. Personal communication with Professor Henry Mathews, Department of Architecture, Washington State University.
3. Obituary of Karl G. Malmgren, Spokesman Review, May 24, 1921.
4. Letter from Karl Malmgren Jr., September 9, 1980.
5. Stickley, Gustav, Craftsman Homes, Dover Publications Inc, New York, 1979.
6. Title Search: West 709 Sumner Avenue.
7. Cutter and Malmgren Architects, Residence for Mr K.G. Malmgren, Front, Rear and two Side Elevations.

12. Signature of Owner(s)

Robert K. Mauldin

For Office Use Only:

Date Received: 8-30-91

Date Heard: 9-18-91

Commission Decision: Approved

Council/Board Action: Approved

Date: September 30, 1991

Attest: Marilyn J. Montgomery
City Clerk

Approved as to Form:

Aubrey Schwab
Ass't City Attorney

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

Robert Dollard
MAYOR, City of Spokane (Pro Tem) or CHAIR, Spokane County Commissioners

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

Katharine W. Daniel
City/County Historic Preservation Officer

Washington Och Dess Svenska Befolkning. Page 465
 Published 1908 by Ernst Skarstedt
 Translated by Veronica Bruebake, Univ. of Washington

Malmgren, Karl Gunnar, architect - Spokane - born in the Söderbärke congregation, Stora Kopparberg province, Sept. 2, 1862. received his education in the elementary school and the technical teachers' college in Örebro and was instructed in architecture and the practical art of building by the architect P. L. Anderson, pupil of professors Scholander and Byström in Stockholm. After having completed a four-year course in the chemical as well as the mechanical departments and passing the exam, he participated for seven years in architect Anderson's practice. Departed, in order to gain greater experience, to America and arrived in spring 1889 in Spokane, Wash., at the invitation of Kirtland K. Cutter, with whom he is now partner. The firm of Cutter & Malmgren is represented also in Seattle, as well as for example among others in Spokane: Exchange National Bank Building, Spokane National Bank Building, Lang & Hookery Buildings, Spokane, Kilpath, Armstrong, Madison, Chicago, Peñicord, & Kaiser hotels, Elks Temple, residential houses for Patrick Clark, J. A. Finell, A. B. Campbell, R. E. Stahorn, D. C. Corbin, F. L. Clark, Clyde Graves, Jay P. Graves, W. J. C. Wakefield, J. D. Sherwood, Dr. C. F. Thomas, Dr. W. O. Dutton, D. L. Huntington, L. M. Davenport, etc. Washington, Spokane and Pantages theaters; in Seattle: Rainier Club, Seattle New Golf & Country Club, residential houses for C. D. Stimson, Samuel Hill, H. Lindley, J. J. Farrell, L. B. Peoples, Thomas Burke, etc. In Lewiston, Idaho, the named firm has constructed the Idaho Trust Co's and Weisgerber's buildings and the state's elementary school building and dormitory. He constructed the state of Idaho's building for the world's fair in Chicago, a large log building, which since then has been reproduced in Lake Geneva, Wis., and in Ringwood, England, where the logs were shipped from Seattle around Cape Horn to Southampton, England. Even in America's eastern and southern states there are buildings which have been constructed according to drawings of the named Spokane firm, such as Mrs. Carnegie's palace in Adirondacks and in Fernandino, Florida. Malmgren is a Mason and member of Elks and of Scand-Am. Brotherhood. Married to Mary Arneson from Kansas and has two sons and three daughters.

BIOGRAPHY-MALMGREN, KARL G. & FAMILY

S. R. MAY 24-1921

Karl G. Malmgren, age 68, a pioneer architect of Spokane, died early last Saturday at his residence, 708 Superior avenue, of a cancerous affection of the throat.

Mr. Malmgren, though of a retiring disposition, was a well known and esteemed citizen. A native of Sweden, he came here more than 30 years ago and joined the staff of Cutter & Poetz, on the retirement of Mr. Poetz he entered into partnership with K. R. Cutter.

The firm of Cutter & Malmgren is associated with the designing of many of the principal buildings of the city. After the dissolution of the firm Cutter & Malmgren a few years ago, Mr. Malmgren practiced alone until he took into partnership C. J. Carpenter, formerly superintendent of buildings and grounds of the school board.

Accompanied by his friend, Enoch R. Engdahl, Mr. Malmgren went to the Mayo Institute at Rochester, Minn., last February, but was told that nothing could be done in his case.

He is survived by his widow and five children—two sons, Arthur, who has just been discharged from the navy after serving four years, and Carl, who is attending the Roosevelt school; three daughters, Mrs. Louise Brueggeman of St. Louis, Mo., Mrs. Marie Theis of Spokane and Frances, a student.

Marie Malmgren Theis

A Spokane native, Marie Malmgren Theis, 86, died Tuesday at her home.

Private memorial services are at 11 a.m. tomorrow at Smith's. Cremation is planned.

Mrs. Theis was the daughter of pioneer architect Karl J. Malmgren, who, with Kirtland Cutter, helped design the Davenport Hotel, Paulsen Building and other local landmarks.

Her husband, Edwin Theis, owned the Bohemian Brewery here. He died in 1958.

Mrs. Theis, a housewife, was a member of the Episcopal Cathedral of St. John the Evangelist. She was active in the social service guild there.

She was a graduate of Lewis and Clark High School, and she and her husband were avid trap shooters.

Mrs. Theis is survived by a sister, Frances Hanaford, Eugene, Ore., and a brother, Karl J. Malmgren, Seattle.

Malmgren, Karl Gunnar

Information taken from a letter written by his son Karl, dated Sept. 9, 1980.

Father died in 1921 when Karl, Jr. was 13 years old.

Their home was located on the corner of Sumner Ave. and Wall Street - West 709 Sumner Ave. It was across the street from the former T. J. Humbird residence. The present owner is Dr. Hunter who has done a remarkable job of restoring the architectural features.

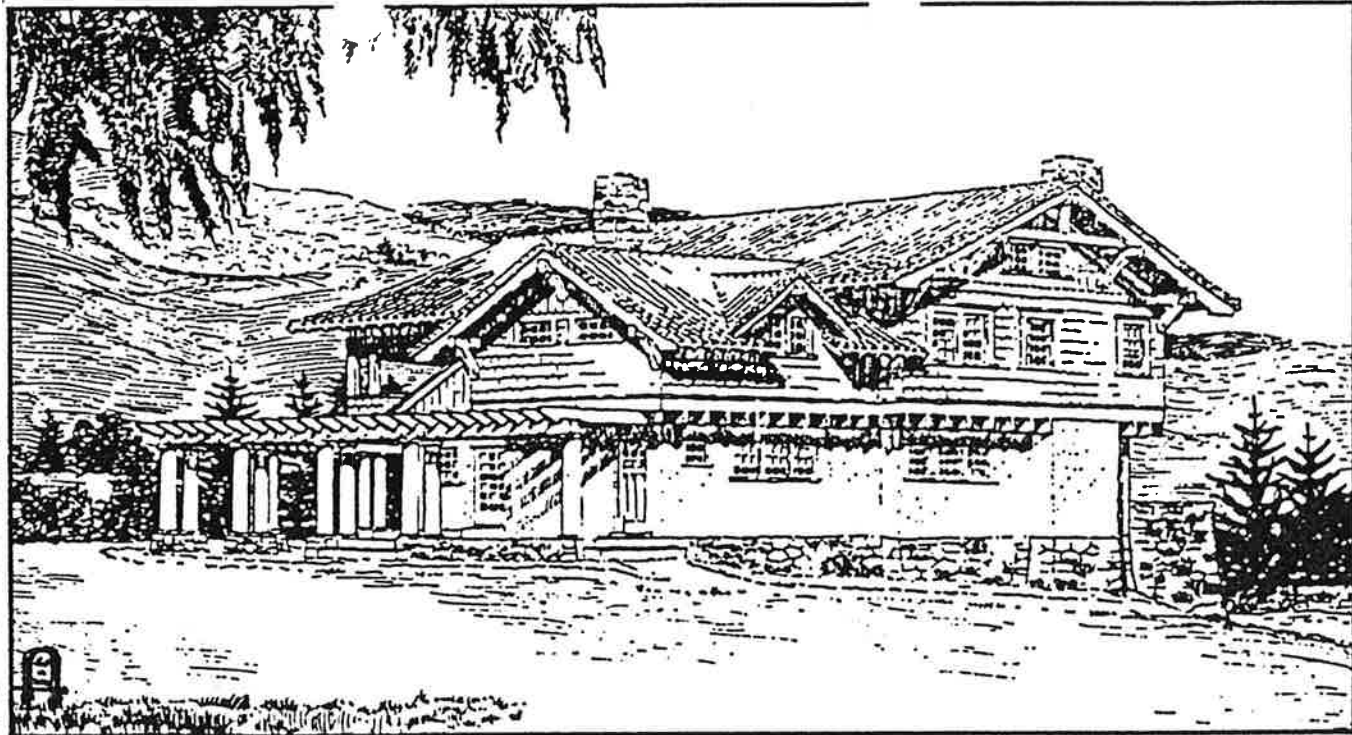
He was the architect for the Forestry Building at the University of Washington built for the Alaska-Yukon Exposition. This building was intended to be a temporary structure built with giant timbers but it was of such interest to the community it was retained for many years.

Cutter and Malmgren were the architects for the Joshua Green mansion, 1204 Minor Ave., Seattle, which is an immense mansion, Tudor in design and is listed in the National Register of Historical Places.

"I have a hazy recollection of my father being the architect for the Lewis and Clark Hotel, Lewiston, Idaho. I recall seeing a brochure on this hotel years ago.

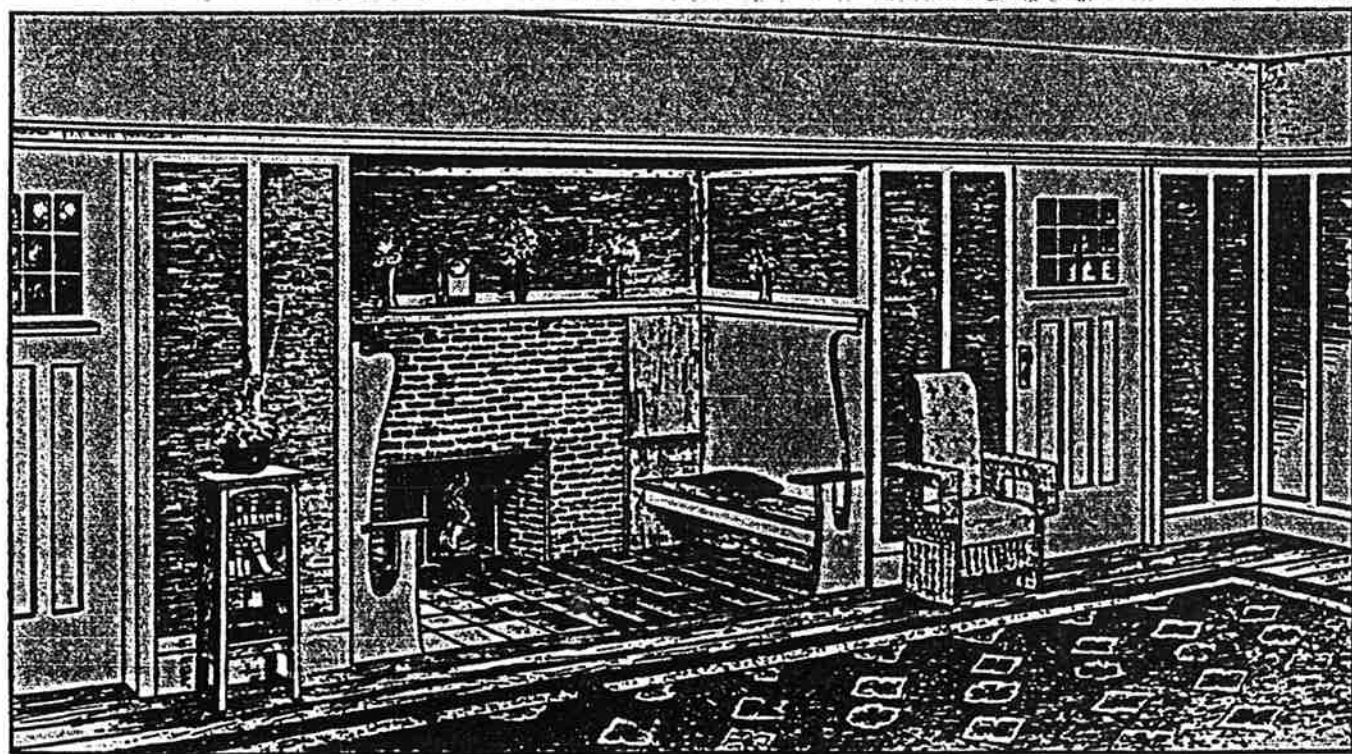
"I do not recall what work was done by the firm of Malmgren and Carpenter but I do know that my father spent a considerable amount of time at the Central Washington Normal School, Ellensburg, Wa."

"I do not know when the partnership of Cutter and Malmgren was formed and dissolved. ...When Mr. Cutter retired to California my father went into partnership with Mr. Carpenter under the name of Malmgren and Carpenter."



Gustav Stickley
CRAFTSMAN HOMES

Architecture and Furnishings of the
American Arts and Crafts Movement



With 296 Illustrations, 4 in full color



Dear Mr. Maudlin:

(I hope I spelled your name correctly.) For the life of me I couldn't find the phone number you gave me, so here is what I have found:

enclosed--a title search of the property check the ^{Spokane Herald} newspaper for August 1, 1909--front page of the real estate section. There is a photo of the house under construction.

I still think there is one taken later, complete with floor plans. I will keep searching. I found the Aug. 1 one in my own material at home.

Sincerely,

Nancy

Nancy Gale Compau
Northwest Room Historian

ngc

Karl G. Malmgren Deed Oct. 29, 1907
Book 208, p. 14
#185307

Mortgage Spokane & Eastern June 17, 1910

Mortgage May 26, 1915

Mortgage August 30, 1920

Estate of Karl G. Malmgren, probate July 11, 1921

Estate of Mary M. Malmgren, widow August 1, 1929
children: Louise Brueggeman, Marie Theis, Karl Malmgren

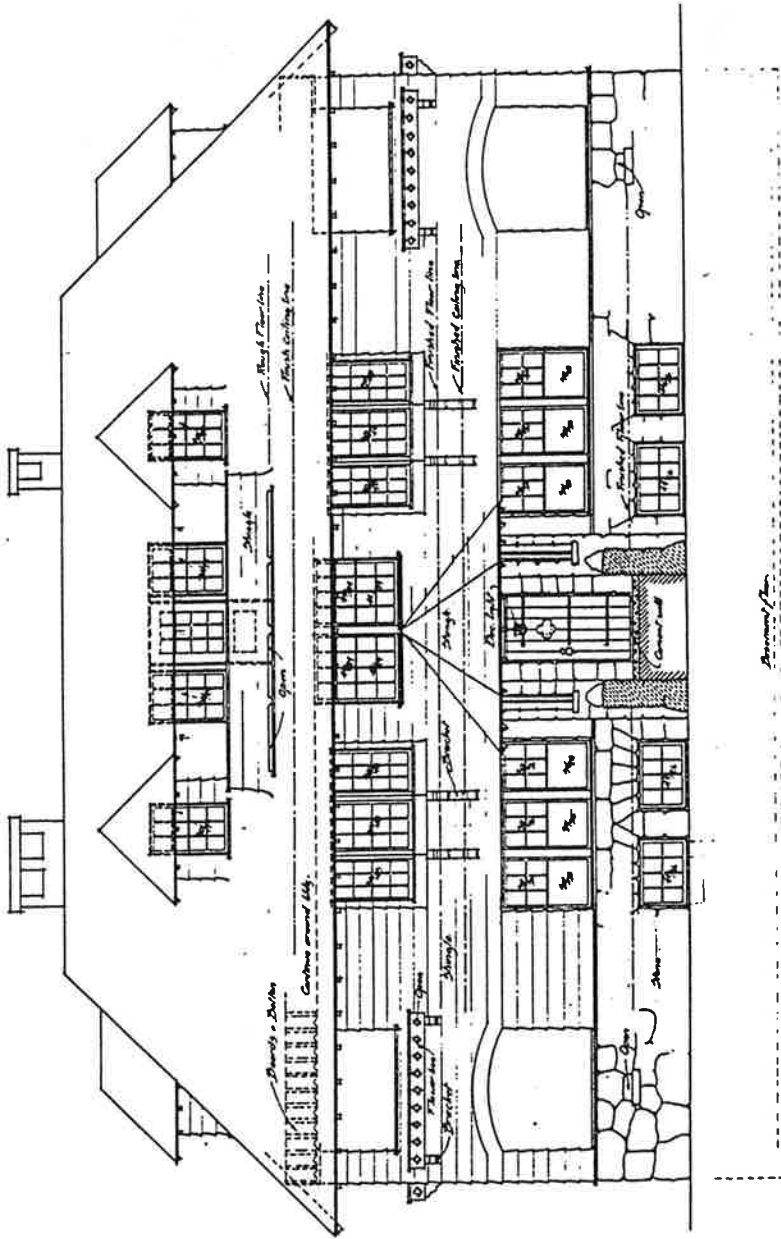
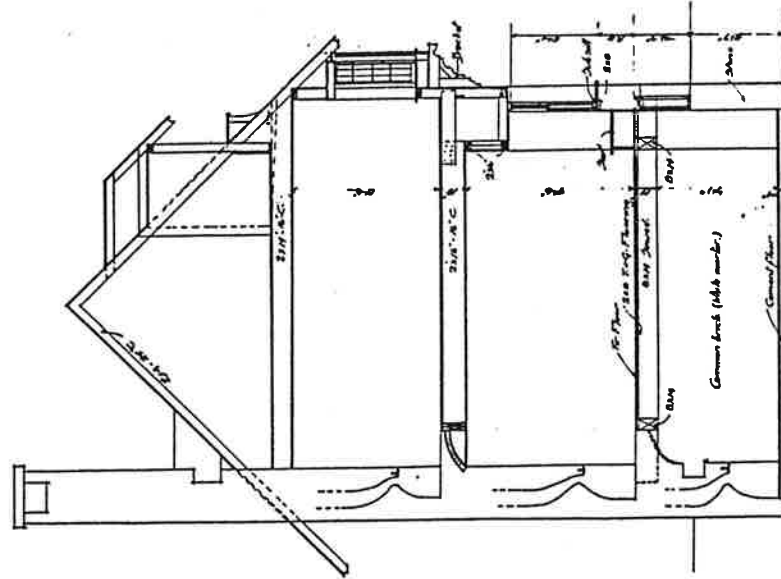
Robert M. Betts Deed August 19, 1929

Raymond S. Betts Deed October 2, 1933

estate R. S. Betts April 30, 1940 probate

Marjorie Heitman Deed Oct. 2, 1940

Robert Hunter Deed August 4, 1961
but he perhaps rented for a time, because there is a
transaction with Heitman in 1957 shown.

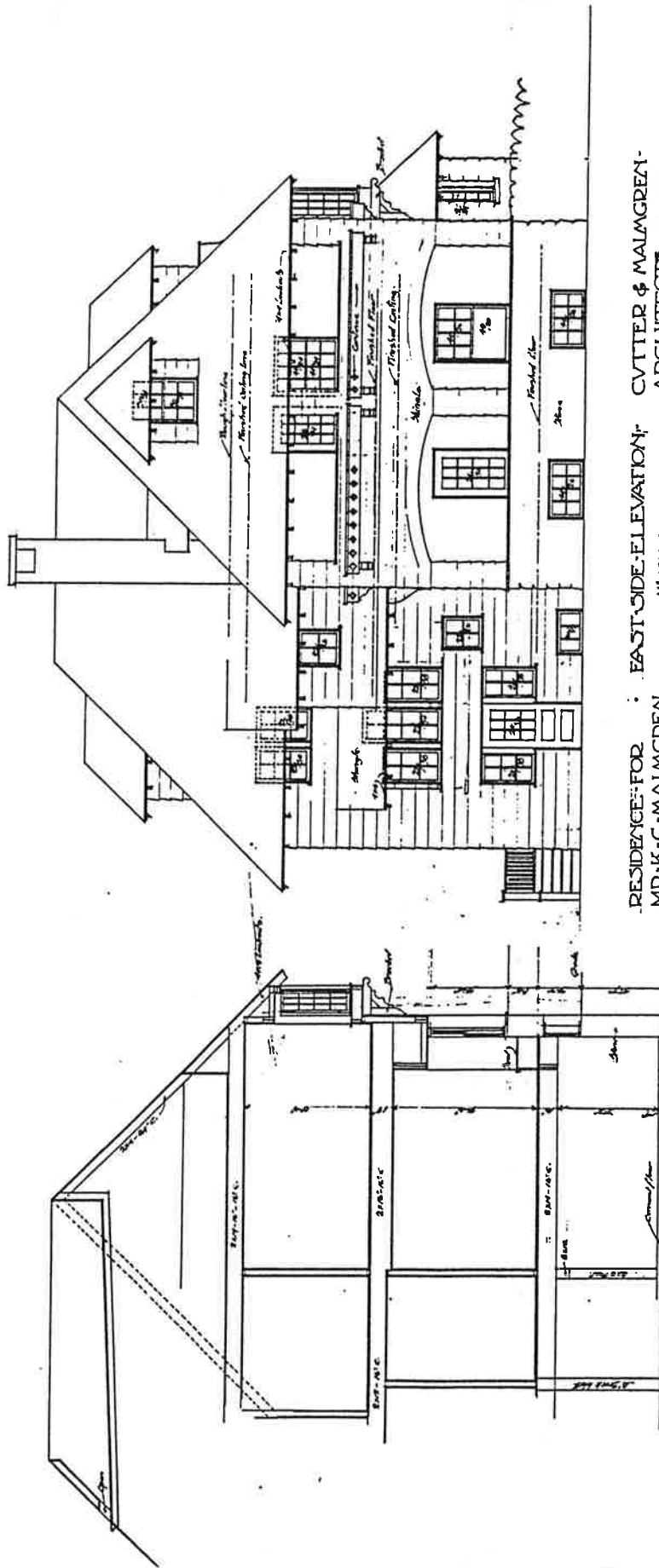


RESIDENCE FOR MR. K. G. MALMGREN

NORTH FRONT ELEVATION

1/32" SCALE

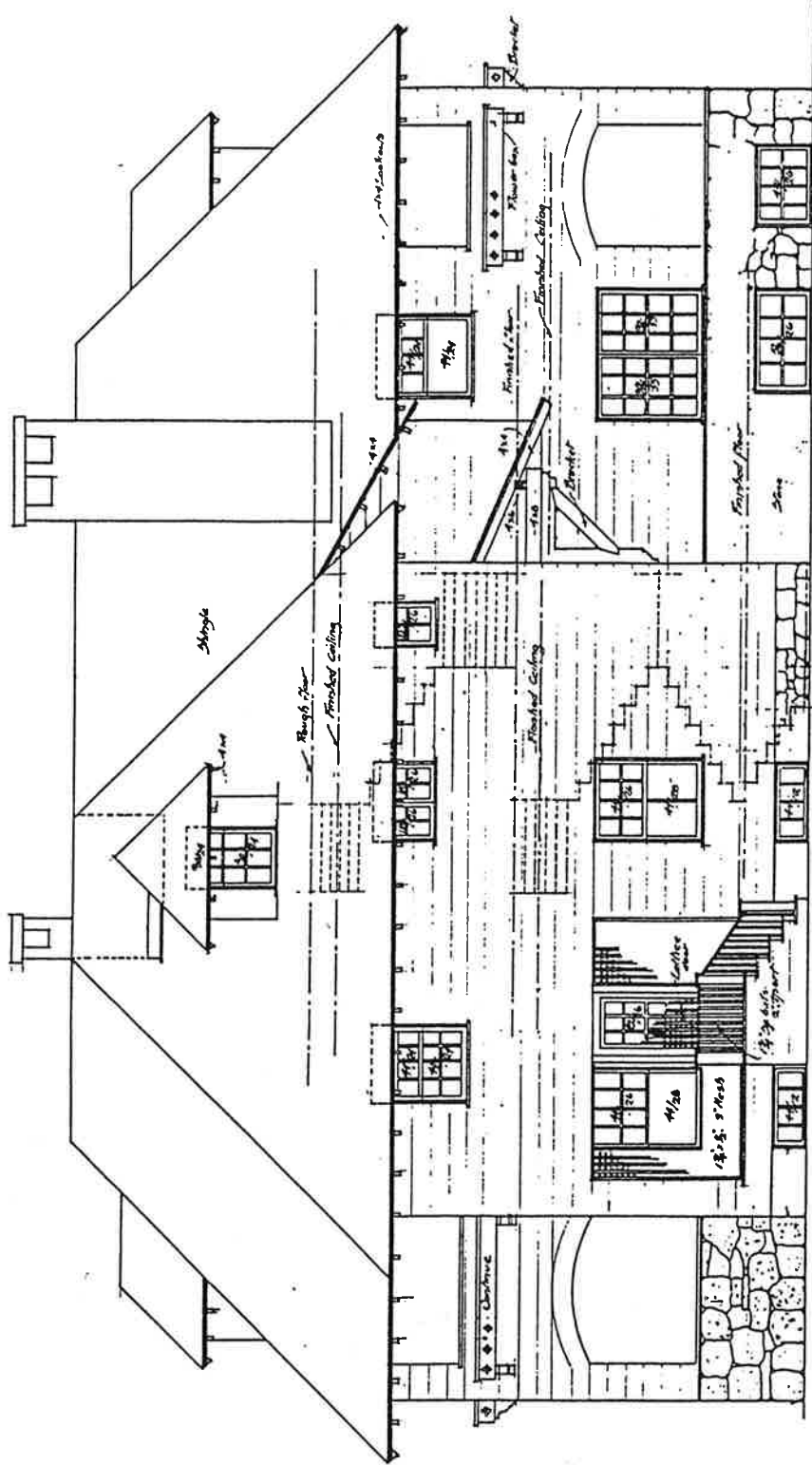
CUTLER & MALMGREN ARCHITECTS ST. LOUIS, MO.



RESIDENCE FOR : EAST-SIDE-ELEVATION : CUTLER & MALMGREN-
 MID-K-G-MALMGREN ARCHITECTS SPRINGFIELD, ILL.

1/4" SCALE:

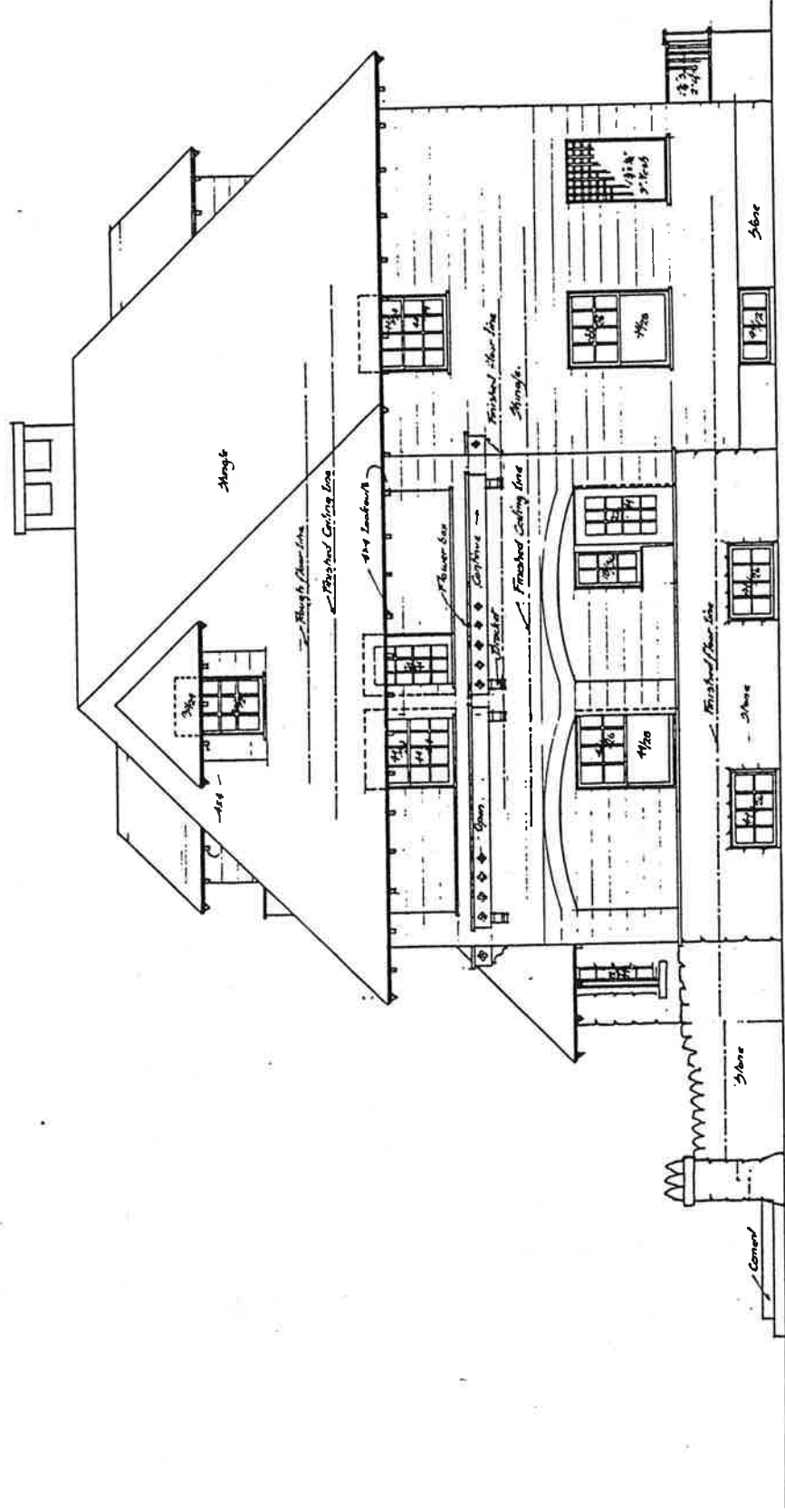
SECTION - THRU - DINING-RM.



RESIDENCE FOR
MR. K. G. MALMGREN

• SOUTH REAR ELEVATION •
1/4" SCALE

CUTLER & MALMGREN
ARCHITECTS SPOKANE, WASH.



CVTTER & MALMGREN ARCHITECTS
 3707 W. SPRING WASH.

WEST SIDE ELEVATION
 SCALE:

RESIDENCE FOR
 MR. K. G. MALMGREN





