

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337

1. Name of Property

Historic Name The Gardener and Engedahl Apartments

2. Location

Street & Number 1302-1312 W. Broadway
City, State, Zip Code Spokane, WA. 99201
Parcel Number 35182.4810

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
X building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	X private	X work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	X residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	X 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: The Gables on Broadway LLC
Street & Number: PMB 365, 2525 E. 29th Suite 10B
City, State, Zip Code Spokane, WA. 99223
Telephone Number/E-mail (509) 217-5508, cmbatten@aol.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 in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal State County Local
1979
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

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

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property

Verbal Boundary Description

Lots 9 and 10, block 7, D.P. Jenkins Addition, according to plat recorded in volume "E" of plats, Page 26, in the city of Spokane, Spokane County, State of Washington

Verbal Boundary Justification

Nominated property includes entire parcel

11. Form Prepared By

Name and Title

Christopher M. Batten

Organization

RenCorp Investment Realty LLC

Telephone Number/E-mail

(509) 217-5508/ cmbatten@aol.com

Street and Number

PMB 365
2525 E. 29th Ave. Suite 10B

City, State, Zip Code

Spokane, WA 99223

Date

2/1/01

12. Additional Documentation

Map Spokane City/County plat map, 2002
Photographs and Slides 10 black & white prints; 10 color slides
10 Color prints
3 historic prints

13. Signature of Owner(s)

AKWA

14. For Official Use Only:

Date Received: _____ Attest: Jeri B. Rife

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: Michael J. Piro
Council/Board Action: 5/13/02 - Approved Assistant City Attorney

Date: 5/13/02

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

[Signature]
CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

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

Description

Summary

The Gardener and Engedahl Apartments are located north of the Spokane River, two blocks west of the Spokane County Courthouse in the West Central Neighborhood. The site includes two separate buildings. The façade of the main building fronts on Broadway Street. The back building sits behind and to the west of the main building. Each of the buildings sit perpendicular across lots 9 and 10 of Jenkins addition, block 7. The lots run north to south and are 60 feet wide by 120 feet deep. The main building has a foot print of 120 feet by 48 feet and the smaller back building is 53 feet by 20 feet.

The main building consisting of seventeen apartment units is a two and a half story clinker brick building and is an excellent example of the Tudor Revival style common during the period from the end of the nineteenth century through the mid twentieth century. The dominant façade of the building faces south with three separate entrances accessed from street level by separate staircases. The building is built upon a 24-inch thick basalt stone foundation, and further supported by load bearing exterior brick walls.

The smaller brick building was built as a five-car garage in 1929. With the addition of the wood framed second floor and hipped roof, the building was converted into 4 apartment units in 1945. Built of a blonde brick this smaller building stands in contrast to the larger clinker brick building.

Exterior

The buildings exist today much as they did when built. Although they have suffered from a lack of attention and years of neglect, few modifications have been made over the course of time. While still sound, most of the alterations from the original buildings are in the form of deterioration to the buildings systems and structure. Inasmuch as the building remains largely intact there have been a few alterations to the buildings exterior. These alterations include the addition of aluminum siding to select dormers and also to the fascia and soffit, several of the buildings original windows have been replaced over the course of time.

The dominant south façade of the main building includes two parapeted gables on the east and west ends, each with cement coping. Additionally, there are four gabled dormers each with a slight overhang and simple vergeboards. Above and below the windows, each dormer was originally clad in stucco and vertically divided by half timbers. Today only the lower portion of the center two dormers are exposed as built.

Description

(continued)

The front entrances are located directly beneath three separate balconies, each of which are accessed by the second floor apartments and are covered by a simple shed roof. There are six separate staircases, each rising from street grade and pairing off into the three separate and distinct entries. On either side of each stair there is a planting bed retained by a clinker brick wall, which is topped by a cement cap. Much of the retaining wall has deteriorated and is missing several of the original bricks, the cement capping has been broken and or removed, and the steps are in need of repair. Over the years the stucco on the dormers has been either removed or covered by more contemporary siding, the clinker brick retaining wall has been the recipient of a quilt work of poor patch and repair jobs and several of the windows have been replaced. However, the front entrances and balconies have recently been rebuilt to exacting standards from the original Kirtland Cutter drawings, which are currently archived at the Northwest Museum of Arts and Culture.

The east façade is three stories in elevation including the walk-in basement. The third floor has two dormers similar in design to those on the south façade. The stucco and timbers of the dormers remain original and are in fair condition, needing only minor repair and repainting. There is a single entrance from the ground level that leads to two of the basement apartments.

The north elevation is the same as the south, rising just two stories in height, and consisting of three separate and distinct wings. Each wing has a hipped roof. The roof on the wing to the east is hidden behind a stepped parapet wall and the others overhang a simple deck. The east wing was originally built with an entrance on the north façade, which was covered by a simple flat roof. Today there exists a wood framed second floor addition located directly above the entry. The addition was built to accommodate an additional bedroom on the second floor and is of unknown origin. Each wing has a wood framed deck and stair system used for egress from the second floor apartments. While the east deck is different in design and has a shed roof over the stairs, the other two are a mirror image of one another. Each apartment unit has its own separate rear exit from the unit on this side of the building. The decks are in poor to fair condition and will require repair and possible replacement. Due to weather conditions some of the brick has begun to spall and is in need of repair, and a lintel over two of the entries has separated and is also in need of repair. The deck on the west wing was rebuilt several years back and very closely resembles the original design.

Description

(continued)

Comprised of nothing more than a simple brick laid in a common bond, the west elevation is nondescript, having no windows or decorative features. This façade is the location of the recently installed gas meters.

There are 12 windows located on the south façade second floor; all but two of the original 8/1 double hung windows have been replaced with contemporary aluminum windows. Above each of the windows on the east and west parapeted gables, there exists a cement keystone. On the main floor there were originally 12 leaded windows and six fixed picture windows, only two of the leaded windows survive. There are cement moldings above the east and west windows on the south facade and cement sills adorning each of the windows. All but five of the original windows remain on the east façade. The third floor windows are 8/1 wood sash and the second floor consists of four 10/1 and one 6/1 windows. The ground floor has four 1/1 double hung windows. The rear of the building has 32 windows of varying age and style, most of which are the original windows. The smaller building has 29 original 2/2 double hung windows and one large 5x5 glass block window, which overlooks the alley to the north.

Interior:

The interior of the Gardener and Engedahl Apartments is comprised of 21 residential apartment units. There are seventeen units located in the main building and four in the smaller back building. The apartments range in size from small studios to larger two and three bedroom units. There are four one-bedroom units in the main building that retain their original dining rooms.

There are three separate entrances to the main building each having a simple vestibule and staircase rising north to the second floor, at the top of which remains the original balustrade and handrail. The balustrades consist of dimensional lumber with decorative scrolling cutouts. Each of the entry landings were originally built with oak hardwood flooring.

Four of the five main floor apartments of the larger building contain their original clinker brick corner fireplaces. Each of the fireplaces are adorned with a cement keystone embellished with two crossing arrows. This differs slightly from the initial design as evidenced by the original drawings in that the original design also included the initials of the owners, EG. While the units have endured considerable remodeling

Description

(continued)

over the years several of the apartments still retain the original kitchen cabinetry. These cabinets include units with glass in the doorframes. Many of the units retain their simple, yet original woodwork including baseboards, casements and other trim finish work. Two of the units have suffered considerable fire damage in separate fires occurring in 1986 and 1989, and currently remain in this state of disrepair. The interior of the smaller building is typical of its 1945 interior. The unit located on the east end of the ground floor has an original fireplace in the east room, and a second fireplace in the living room. The unit directly above appears to be in its original condition with hardwood floors and a set of French doors leading to the bedroom. The other two units have been remodeled several times over the years.

Statement of Significance*Summary*

The Gardener and Engedahl Apartments are comprised of two buildings. The first building consists of 17 units, and the other has 4 units. The main building is located on the corner of Broadway and Adams, the second smaller building is located directly to the north on Adams. The buildings are situated in the shadow of one of the regions most enduring landmarks, the Spokane County Courthouse. Built during a period when Spokane's population tripled from 36,000 in 1900 to 100,000 in 1910, this building is one of only a handful of the twenty-two apartments built in Spokane in 1909 still standing today. The Gardener and Engedahl Apartments have survived years of neglect, two devastating fires and now stands ready to be brought back to its former glory.

The main building, a Tudor Revival style was commissioned by The Spokane Sash and Door Company. It was designed by nationally renowned architect Kirtland K. Cutter and built in 1909. This clinker brick building rightfully derives its current name, "The Gables", from the building's multiple gabled rooflines. The building is significant and nominated under "Category C" as a property that embodies the distinctive characteristics of the Tudor Revival style and distinguished as a work of an architectural master.

Tudor Revival Styling

The Gardener and Engedahl Apartments are significant for its distinctive characteristics as an example of the Tudor Revival style. This building embodies virtually all of the aspects attributed to this design style.

The Tudor Revival style of late nineteenth and early twentieth centuries is very reminiscent of the 16th century Elizabethan and Jacobean period of European styling.

The most predominant example of the Tudor Revival style is present in the buildings multiple gabled roof lines. The building has two intersecting parapeted gables on either end of the dominant southern façade, and several steeply pitched gabled dormers. Additionally, another identifying feature of the style would be the shed roofs strategically placed above each of the front facing balconies.

Statement of Significance (continued)

One dominant feature typically incorporated in the Tudor Revival style and not seen in the building would be the intricately designed chimneys, and elaborate chimney pots. The buildings simple chimney designs were most likely the result of a financial consideration.

Other principle subtypes of this style are pronounced throughout. Each of the six gabled dormers have stucco wall cladding vertically divided by false half timbering and simple vergeboards. The building's age is evidenced by the stucco wall cladding, used less frequently after the 1920's. The parapeted gables are adorned with cement coping, characteristic of the Tudor Revival style. Located directly beneath each of the overhanging dormers on the south façade are two diamond-pane casement windows separated by a larger single paned fixed window, also typical of the style. One less obvious characteristic would be the pointed arches in the kitchen cabinetry.

The Architect

Known as "Spokane's Architect", Kirtland Kelsey Cutter and his partner Karl Malmgren designed this unique clinker brick apartment house for Enoch Engedahl and his business partner F.M. Gardener, the owners of Spokane Sash and Door Company. This Tudor Revival style building is reminiscent of Thornewood, one of Cutters most renowned works of Tudor Revival style. The firm of Cutter and Malmgren were responsible for the design of Spokane's most notable and prestigious buildings. Whether the homes of mining and lumber moguls or the world renowned Davenport Hotel, the style was uniquely their own.

Kirtland K. Cutter was born on August 20, 1860 in the small village of East Rockport, outside of Cleveland, Ohio. Having traveled Europe and studied art, Cutter had no practical experience when he arrived in Spokane in 1886. With the guidance of his uncle Horace Cutter and his business partner, "Spokane's founding father," James Glover, Cutter was soon designing the mansions of Spokane's affluent. His residential designs range from the Tudoresque style of the Glover Mansion to the neoclassical design of the John A. Finch house to the opulent and exotic look of the Patrick Clark house. After the fire of 1889 destroyed 32 blocks of downtown Spokane, Cutter's burgeoning practice was in great demand. Cutter is responsible for

Statement of Significance (continued)

such notable commercial designs as the Chronicle Building, the Sherwood Building and the Spokane Club.

Cutter had two sisters and was twice married. His first wife, Mary, bore him a son Corbin. He married his second wife Katherine in the winter of 1906. During the same year that he was awarded the coveted AIA Fellowship, Kirtland found himself at the gates of financial ruin. Having lost his home and his office, he was resigned to take a commission and move to Long Beach California in the fall of 1923. Having rekindled his practice he was able to work up to his death on September 26th of 1939 at the age of seventy-nine.

The other half of the firm was Swedish born architect Karl Malmgren, who joined Kirtland as a draftsman in 1889. At the time of Malmgren's arrival, Kirtland was in practice with John C. Poetz. Upon Poetz' retirement in 1894, Malmgren was elevated to the status of partner. Their relationship lasted thirty-two years until 1917 Karl, having to leave for financial reasons, left and formed his own firm. His new venture, while successful was short lived, as Malmgren died of throat cancer four short years later in 1921.

The Gardener and Engedahl Apartments are an early example of Kirtland Cutters eclectic use of the Tudor Revival style. This building was designed in a much more refined and symmetrical manner than much of Cutter's later English influenced residences. Built in the same year as his most renowned Tudor Revival style, many elements of the Thornewood home are evident in the Gardner and Engedahl Apartments, most notably the parapeted gables with similar coping. The Thornewood home is located in Tacoma and built on a sprawling English style estate, the grounds of which were designed by the Olmsted Brothers. Cutter designed more than twenty five English style Tudor Revival style residences from the period between 1908 and 1920. Each of the designs during this period were unique and had many variations on the typical Tudor Revival style. Also designed at around the same time as The Gardener and Engedahl Apartments were other notable residences including the home that Cutter Designed for Louis Davenport and another designed for Jay P. Graves, a mining mogul and real estate developer.

The building was commissioned in 1907 by the owners of the Spokane Sash and Door Company, Enoch Engedahl and F.M. Gardener. Engedahl, the president and founder of the Spokane Sash and Door Company was born in Sweden in 1874 and moved to

Statement of Significance (continued)

the United States in 1889 at the age of 15. Upon arriving in the states he was able to find work at various times in a sash and door company and several lumberyards until he moved to Spokane in 1901. Six months after his arrival, he formed the Spokane Sash and Door Company. Having arrived in Spokane with only ten dollars to his name, it wasn't long before his holdings exceeded one hundred and fifty thousand dollars, a rather large sum for the day. He and his wife Anna had three children, two boys and a girl. While little is known of F.M. Gardener, it is known that he was the Secretary and Treasurer of the Spokane Sash and Door Company and that he had commissioned another apartment building.

Major Bibliographical References

Books and Pamphlets

Matthew's, Henry C. *Kirtland Cutter Architect in the Land of Promise*. Seattle and London: University of Washington Press, 1998

Spokane City Directories, R.L. Polk and Company, Publishers 1905-1912

Newspapers, Periodicals, Unpublished work

Spokane Daily Chronicle

The Spokesman Review

Collections

Eastern Washington State Historical Society. Photo Archives

Spokane County Assessor's Records

Spokane Public Library, Northwest Room. Vertical files.

Additional Documentation

Black and White/Color Photos/Slides

- #1 Interior stairway banister**
- #2 Fire damaged bathroom**
- #3 Fire damaged living room**
- #4 Clinker brick fireplace**
- #5 Original entry door**
- #6 Front façade – northwest view**
- #7 Front façade**
- #8 Front façade – gabled bays**
- #9 Rear façade – southwest view**
- #10 East façade**
- #11 Front porches/decks**
- #12 Front façade – northeast view**

Historic Photos

- #1 Front façade - northwest view (reverse image)**
- #2 Front façade**
- #3 Rear façade – south view**

Plat map



#1



#2



#3



#4



#5



#6



#7



#8



#9



#10







1916

Northwest Museum of Arts and Culture
EWSHS