

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 **FREDERICK & MINNIE TEBBEN HOUSE**

2. Location

Street & Number 524 West 13th Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.0513

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 Brian O. & Carol L. Miyamoto
Street & Number 524 W. 13th Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 838-3458, camiyamoto@msn.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____
Location of Survey Records Spokane Historic Preservation Office

Final draft reviewed by SHLC, March 19, 2008

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	Resurveyed Cliff Park Addition, Block 14, Lot 14
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	

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	B&W prints, color images on CD-ROM

13. Signature of Owner(s)

Name Brian Miyamoto

Name Card Miyamoto

14. For Official Use Only

Date Received _____ Attest _____

Date Heard 4/14/08 City Clerk Leanne Hester

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael P. Puro

Council/Board Action Approved

Date _____



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

[Signature]
DEPUTY MAYOR, City of Spokane
(City Administrator)

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]
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 OF PROPERTY

Built in 1910 and 1916 respectively, the Frederick & Minnie Tebben House and garage are fine, well-preserved examples of the Craftsman style and were listed in 1978 on the National Register of Historic Places as contributing properties of the Marycliff-Cliff Park National Register Historic District. The historic district is located in the southwest section of the South Hill in Spokane, Washington and is characterized by a steep basalt bluff, a high plateau, Cliff Park, and an eclectic concentration of high-styled grand, large, and medium-sized well-crafted, well-preserved single-family homes built primarily during the late 1890s and early 1900s. One of these homes is the Tebben House which is particularly distinguished with multiple Craftsman-style features and prominent stylistic articulation inside and out. At the exterior, these features include a horizontally oriented bungalow house form with a low-pitched side gable roof, a deep full-width covered front porch, three-foot-wide overhanging eaves with tongue-in-groove soffits, exposed rafter tails, decorative knee-brace brackets, prominent bargeboards with pointed ends, gable peaks with false half-timbering and course-grained stucco infill, horizontal wood clapboard siding, horizontal water table and stringcourses, horizontal rows of casement windows, original leaded-glass and wood-sash windows, and indigenous black basalt rock porch piers and foundation. The interior of the Tebben House is an artistic showcase of Craftsman-style details which are expressed in a spacious living/dining room, decorative colonnades, built-in cabinetry, and exceptional original examples of the finest quality quarter-sawn, honey-colored oak woodwork. The house is surrounded by a manicured lawn, mature deciduous and evergreen trees, and a circa 1910 black basalt rock wall to the north and east. A single-car garage is located behind the house in the northwest corner of the property and echoes the Craftsman style features and finish used on the house. The house and garage are well-preserved, reflect few exterior changes, and retain excellent exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century single-family home and detached garage built in the Marycliff-Cliff Park National Register Historic District in Spokane, Washington.

CURRENT APPEARANCE & CONDITION*Site*

Built within 150 feet of Cliff Park, the Tebben House is located on Lot 14, Block 14 in the Resurveyed Addition to Cliff Park in the Marycliff-Cliff Park National Register Historic District. The home is sited in the center of Lot 14 which measures 50 feet wide and 134 feet long, and faces south along West Thirteenth Avenue. Trees, shrubs, and lawn frame the house which is surrounded by the southern half of the Marycliff-Cliff Park National Register Historic District on top of the Manito plateau. The historic district comprises a collection of tree-lined streets and prominent single-family homes which were built during the early 1900s around Cliff Park—a public city park, natural greenspace, community gathering spot, and neighborhood focal point.

Rock Walls (circa 1910)

Built as a protective fence, two black basalt rock walls define the property's boundaries at the north and east borders. Wall sections measure from two to four feet in height and are about 20 inches thick. In some sections of the rock wall, the rocks reveal a dry stack design with no mortar while other sections of the wall reveal mortar joints between the rocks. It appears that the dry stack design was original and the sections with mortar joints are indicative of later repair work. A soldier course of jagged, pointed basalt rocks are anchored to the top edge of the rock wall, resembling pointed pickets on a picket fence (although included in the nomination as a property resource, the rock walls are *not* being nominated to the Spokane Register of Historic Places at this time).

Garage (1916)

Built in 1916,¹ a single-car garage is located behind the house in the northwest corner of the property and is reached by a long paved driveway which extends north to the garage from Thirteenth Avenue. The garage measures 16 feet wide, 20 feet deep, and is a one-story rectangular-shaped building with a low-pitched front gable roof. Mimicking the Craftsman-style design, details, and materials that articulate the Tebben House, the garage has a roof covered with composition shingles, wide eaves with exposed rafter tails, narrow-width horizontal wood clapboard siding, an original five-panel wood side door, and wood-sash windows. A wood-paneled overhead garage door opens at the south façade of the garage (installed in the 1960s). The garage is *not* being nominated to the Spokane Register at this time.

House Exterior (1910)

The Tebben House has an almost square footprint which measures 34 feet wide and 32 feet deep. The home is 1.5 stories in height and has a low-pitched side gable roof which is covered with composition shingles and is distinguished with prominent front and rear-facing gabled dormers. The house has a covered full-width front porch at the south façade, clapboard siding at the first floor, false half-timbering with stucco infill at the second floor in the gable peaks, a black basalt foundation, and a combination of original leaded-glass windows, multi-paned casement windows, and double-hung wood-sash windows.

South Facade

The Tebben House faces south onto West Thirteenth Avenue and features a prominent side gable roof with a front-facing center gabled dormer and a full-width covered front porch. The front porch is covered by an extension of the principal roof and is supported by thick square wood porch pillars which are anchored to the tops of square-shaped massive black basalt rock porch piers. A solid balustrade made of wood with horizontal narrow-width wood clapboard siding protects the porch deck and is located between the basalt porch piers. Rarely retained and found original wood lattice covers the space below the porch between the basalt rock piers. Flanked by a black basalt rock wall, a

¹ Spokane building permit #7773, dated 27 Sept 1916. Spokane City Hall, Spokane, WA.

four-step staircase made of poured concrete ascends to the porch deck from a paved center walkway in front of the house. The porch ceiling is made of tongue-in-groove wood paneling. The porch eaves reveal a three-foot overhang, exposed rafter tails with pointed ends, and a tongue-in-groove soffit. A center gabled dormer is located above the front porch and is distinguished by a low-pitched roof with widely overhanging eaves. The eaves are embellished with a prominent bargeboard, tongue-in-groove soffits, and decorative knee-brace brackets which project through the lower edge of the bargeboard. The gable field in the dormer is articulated with false half-timbering and coarse-grain stucco infill. A pair of original 1/1 double-hung wood-sash windows are located in the center of the gable field and are flanked by two smaller multi-paned casement windows. Another small multi-paned casement window is located above the center window pair in the gable peak. All of the windows are original units. At the first floor, a front door is located in the center of the south façade at the front porch. It is flanked by two multi-paned sidelights and by two large fixed-paned windows with leaded-glass transoms. A typical Craftsman-style feature, the wood framing around the door and windows is plain square-cut and is prominent with wide widths that measure from four to six inches.

West Elevation

The west elevation of the Tebben House reveals the gable end of the home's side gable roof. The foundation is exposed and is made of black basalt rock rubblemix, the first floor is clad with horizontal narrow-width wood clapboard siding, and the gable field and gable peak are clad with false half-timbering and coarse-grained stucco infill. A ten-inch-deep water table separates the basalt foundation from the cladding at the first floor, and two ten-inch-deep stringcourses separate the first floor from the second floor gable field. The eaves of the roof have a three-foot-deep overhang and are clad with tongue-in-groove wood soffits. A prominent bargeboard with cut-out pointed ends accentuates the low-pitched roof and widely overhanging eaves. Decorative knee-brace brackets further accentuate the roof. A three-sided beveled bay is located at the northwest corner of the west elevation at the first floor. It is covered with a very low-pitched shed roof which is embellished with exposed rafter tails. Just above the water table, the planar walls of the bay reveal a slight outward flare, or kick. Three 1/1 double-hung wood-sash windows are located in the beveled bay. A horizontally oriented tripartite window is located just south of the bay at the first floor and holds leaded-glass casement windows. A pair of 1/1 double-hung wood-sash windows is located in the center of the gable field and is flanked by two small multi-paned casement windows. A small multi-paned casement window is located above the window pair in the gable peak. All the windows are original.

East Elevation

Similar in design to the west elevation, the east elevation of the house reveals the gable end of the home's side gable roof and reveals design features and materials that are used at the west elevation. Fenestration is symmetrical with 1/1 double-hung wood-sash windows and multi-paned casement windows. The foundation is exposed black basalt rock rubblemix, the first floor is clad with narrow-width horizontal wood clapboard

siding, the second floor at the gable field and gable peak features false half-timbering with coarse-grained stucco infill. A deep water table separates the foundation from the first floor, and two wide stringcourses separate the first floor from the second-floor gable field. The roof is accentuated with widely overhanging eaves, tongue-in-groove soffits, decorative knee-brace brackets, and prominent bargeboards with cut-out pointed tails. All of the windows are original except for one small stained-glass window at the rear northeast corner of the house (installed in 2002).

North Elevation

The north elevation is at the rear of the house and features a wide, low-pitched center gabled dormer that matches the dormer at the front of the house. The roof of the dormer has widely overhanging eaves with tongue-in-groove soffits, decorative knee-brace brackets, and prominent bargeboards. The gable field is clad with false half-timbering, stucco infill, and symmetrically balanced fenestration. The first floor is clad with narrow-width horizontal wood clapboard siding. A 10-inch-deep water table separates a basalt rock foundation from the first floor. A small back porch is located in the northeast corner of the north elevation. The porch is covered and partially enclosed with a single-story box bay which is open at the north and west elevations. The roof of the bay is flat and provides a deck at the level of the second floor. A plain wood balustrade surrounds the deck, and a small wood door opens at the deck into a second-floor bedroom. A box-shaped oriel with a row of three windows is located just west of the back porch at the first floor. The windows are multi-paned leaded-glass casement units, and all of the windows at the north elevation are original.

House Interior (1910)

According to Spokane County Tax Assessor records,² the first floor and basement of the Tebben House have 1,142 square feet each, and the second floor has 801 square feet of finished space. Made of solid oak with a large beveled-glass center light, the front door is located at the front porch in the center of the south façade and opens into a center reception hall at the first floor. The center reception hall leads north to a center staircase which ascends to the second floor, and also leads both east and west at the first floor to rooms in the southeast and southwest corners of the house. A distinguishing focal point of the reception hall is an oak Craftsman-style staircase which features an open stringer with a cut-out balustrade and a prominent, tall, tapered Newel post. The cut-out design in the balustrade reveals a floral motif, resembling a long-stemmed tulip. A prominent oak colonnade with tapered, square pillars set on rectangular pedestal bases frames a wide opening which opens east from the reception hall into a library in the southeast corner of the first floor. Focal points of the library include a fireplace which is located on the north wall, a leaded-glass transom window on the south wall, the entrance colonnade, and rich hand-rubbed golden oak woodwork and flooring. The fireplace has a painted brick surround, a rectangular firebox opening, a small brick mantel with supporting brick corbels, and a larger, wider over-mantel made of wood.

² Spokane County Tax Assessor. Spokane County Courthouse, Spokane, WA.

A pair of paneled oak pocket doors slide open west at the reception hall, allowing access to a large living room/dining room which extends from the front of the house to the rear of the house along the home's west wall. A focal point in the living room is a horizontal row of three multi-paned leaded-glass casement windows which are set high on the west wall to allow for the placement of an upright piano under the windows; this row of three windows is sometimes called a "piano window." The dining room is embellished with five focal points: 1) a built-in bench seat located under three windows in a beveled bay on the west wall, 2) a built-in tall serving buffet under three multi-paned leaded-glass windows on the north wall, 3) a built-in china cabinet and hutch on the east wall, 4) a plate rail and wood battens, and 5) the finest quality quarter-sawn oak which was used for the extensive woodwork and built-ins and has been burnished over the years to a rich, deep amber color. The plate rail is supported by decorative brackets, and the battens have 12-inch centers. The buffet cabinet features drawers and doors with original brass hardware. The hutch is set above the buffet and is supported by scroll-sawn brackets. It also features leaded-glass doors which flank a center display shelf and beveled-glass mirrored backsplash. In the dining room on the east wall is a five-panel solid oak door which opens to a kitchen in the northeast corner of the house. The kitchen was remodeled in 2005 with period-appropriate built-in cabinets and cupboards made of painted wood. The floor is made of original hardrock maple. A small powder room is located behind the kitchen in the northeast corner of the house, and a back door opens to a back porch by the powder room.

To summarize, at the first floor, the floor, staircase, built-ins, and woodwork in the reception hall, front reception parlor, and living/dining room are made of the finest quality quarter-sawn oak which reveals revered graining patterns that resemble tiger stripes. The hand-rubbed oak is of the highest quality and has aged to a deep golden amber patina. All of the oak woodwork is straight-cut with wide chunky proportions, a strong stylistic tenet of the Craftsman aesthetic. Interior doors in this part of the house are made of solid oak and are five-paneled with original brass hardware. In contrast to the rich oak woodwork at the first floor public rooms, the woodwork in the kitchen, powder room, and second floor bedrooms and bathrooms is painted (perhaps fir or pine). Flooring on the second floor, however, is unpainted and is made of vertical grain fir which has been finished to a deep rich brown.

The second floor features five bedrooms, a bathroom, and original painted built-in cabinetry for linens, etc. The bathroom was remodeled in the 1990s but the bedrooms retain original painted woodwork and five-paneled doors. Original brass Craftsman-style wall sconces hang in the south bedroom. All other light fixtures are period appropriate antiques or reproductions with the south bedroom wall sconces being the only original light fixtures. The basement is mostly unfinished and includes laundry, powder room, storage, and mechanical rooms. All of the walls and ceilings in the house are original lathe-and-plaster construction; the wood flooring is original oak, fir and maple; the woodwork is original oak and painted fir or pine; the ceiling heights are eight feet; and all

but one of the windows in the house are original (the exception is a stained-glass window in a powder room at the rear northeast corner of the house).

ORIGINAL APPEARANCE and SUBSEQUENT MODIFICATIONS

The Tebben House appears to be original in form, design, and materials with few modifications. These modifications include:

1970s: Kitchen and bathroom remodels.

2001: Composition roof installed on house and garage. Original roof was probably wood shingles as was the popular choice in 1910 when the house was built. There may have been one or two re-roofs between 1910 and 2005. Second-floor back porch deck balustrade replaced at rear north elevation at NE corner of house.

2002: Repaint house and garage at exterior.

2003: Kitchen remodeled, stained-glass window installed in first-floor powder room, interior and exterior of house repainted.

2004: Second-floor bathroom remodeled.

The Tebben House is in exceptionally good condition and retains its original location, form, design, materials, workmanship, and association as a single-family home—features that stand out as very fine examples of original architectural integrity and the Craftsman style. It is rare to find a home with all but one of its original windows intact along with so many original stylistic exterior and interior architectural features and elements but this is the case with the Tebben House, a very well-preserved home in the Marycliff-Cliff Park National Register Historic District of Spokane, Washington.

Areas of Significance	Architecture, Neighborhood Development
Period of Significance	1910-1958
Significant Dates	1910 (house built) and 1916 (garage built)
Architect	unknown
Developer	Harl J. Cook

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1910 and 1916 respectively, the Frederick & Minnie Tebben House and garage are fine examples of the Arts & Crafts tradition and most particularly, the Craftsman style. Together, they embody distinctive characteristics of the Craftsman style and the period in which the style was popular in Spokane, and reveal methods of early 20th-century building practices and construction materials. The woodwork and many built-ins inside the house are particularly prominent features of the property and are made of the finest quality quarter-sawn oak. Over time, the woodwork and built-ins have burnished to a rich dark amber color and due to their prominence, design, superior craftsmanship, and excellent integrity, possess high artistic values associated with the Craftsman style. Listed on the National Register of Historic Places in 1978, the Tebben House and garage are designated contributing historic landmarks in the Marycliff-Cliff Park National Register Historic District in Spokane, Washington. The house and garage are products of residential urban growth in Spokane during the early 1900s and of real estate developer Harl J. Cook's planned development in the Resurveyed Cliff Park Addition in the Marycliff-Cliff Park National Register Historic District on Spokane's South Hill. Harl Cook gained importance in Spokane as he "devoted his time and energies toward the development of...the city and...contributed much to the improvement and adornment of Spokane." He was specifically applauded for his development of the "Liberty Park, Altamont, and Cliff Park additions, the last named being [one of] the most beautiful residential sections of Spokane."³ The Tebben House and garage were built for Frederick & Minnie Tebben, owners/proprietors of the Tebben Lambdin Company, insurance agents for the Standard Fire Insurance Company in the Hyde Block in downtown Spokane. In the area of significance, "architecture," the Tebben House and garage are nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Marycliff-Cliff Park National Register Historic District

In the early 1870s, the Marycliff-Cliff Park National Register Historic District was a thickly wooded undeveloped hillside located one mile south of Spokane's central business district. The hillside area was a tangle of indigenous trees, shrubs, and vines that grew south to jagged basalt bluffs and cliffs which rose to a high plateau (Manito plateau) that overlooked the city. The historic district is located at the base of the bluff along West Sixth, Seventh, and Eighth Avenues, ascends over the bluff's north face to

³ Durham, N. W. *History of the County of Spokane and Spokane Country, Washington, Vol. 2.* Spokane: S. J. Clarke Company, 1912, pp. 309-311.

the top of the Manito plateau, and advances south to Fourteenth Avenue. It is roughly contained between Ben Garnett Way and Grove Street to the east, and Cliff Drive and Wall Street to the west.

In the 1880s, the acreage and lots at the base of the bluff along Six, Seventh, and Eighth Avenues were developed as mostly elite properties. Grand mansions were built for some of Spokane's early millionaire pioneers such as James N. Glover, D. C. Corbin and his son, Austin Corbin II, F. Rockwood Moore, and F. Lewis Clark. By 1905, development along Sixth, Seventh, and Eighth Avenues had spread south up and over the top of the basalt bluff to the flat plateau. The area was characterized with panoramic views along the bluff's edge, evergreen trees, and rocky basalt outcroppings, including a basalt butte. Thrusting upward from 75 to 100 feet,⁴ a rocky basalt butte dominated the landscape in the center of the neighborhood as one of the highest points of elevation in Spokane. The butte, surrounded by trees and wild native shrubbery, was included in Spokane's first all-city park plan which was proposed by the famed Olmsted Brothers Landscape Architects of Brookline, Massachusetts. Concerning the natural butte, the Olmsteds suggested that "the aim should be to preserve most of it in as natural a condition as possible. Vines may be planted...and a narrow rustic [basalt] stone stairway may be made to wind up the summit of the little butte where a terrace-like concourse with a rustic [basalt] stone parapet may be designed to accentuate the cliff..."⁵ The Olmsted's plan was adopted, and the area was called Cliff Park, which has become a beloved neighborhood public park, greenspace, and community focal point.

Described as a "cohesive and beautiful historic district" with "high architectural quality of homes,"⁶ the Marycliff-Cliff Park neighborhood is a prominent eclectic mix of single-family residences which were built for the middle class, upper middle class, and the wealthiest elite social classes of Spokane during the late 19th and early 20th centuries. As stated in the National Register nomination, "the Marycliff-Cliff Park National Register Historic District developed in two distinct stages: the first between 1889 and 1908 which centered around Sixth, Seventh, and Eighth Avenues below the cliff, and the latter between 1910 and 1940 above the cliff."⁷ Large residences and estates built along Sixth, Seventh, and Eighth Avenues below the cliff and at least two homes sited above the cliff (Humbird House and Dill House) were constructed as some of the most extensive and spectacular of all residential housing in Spokane. Above the cliff on the Manito plateau, homes were built back from the edge of the cliff along Thirteenth Avenue, Sound and Cotta Streets, and around Cliff Park as more modest dwellings for middle and upper-middle class residents. Although smaller and less pretentious than the extravagant homes built at the crest and below the bluff, many of the homes around Cliff Park remain well-

⁴ Olmsted Brothers Landscape Architects. *1909 Report to Spokane Park Board*. Brookline, Mass, p. 87.

⁵ Ibid.

⁶ Compau, Nancy. *Marycliff-Cliff Park National Register Historic District Nomination, 1978*. Spokane Office of Historic Preservation, Spokane, WA. p. 7:5.

⁷ Ibid, p. 8:1.

preserved with excellent architectural integrity, and are superior adaptations and illustrations of the Arts & Crafts tradition. One of these homes is the Frederick & Minnie Tebben House at 524 West Thirteenth Avenue, a particularly fine example of the Craftsman style.

The Frederick & Minnie Tebben House

The area surrounding Cliff Park was called the Cliff Park Addition and the Resurveyed Cliff Park Addition. Planned by Harl J. Cook, founder and president of the Cook-Clarke Development Company, the area was platted with 50-foot-wide lots and was specifically intended for upscale residential development. Restrictive neighborhood covenants were written and adopted which acted as early land use tools, protecting the use and architectural compatibility of the area. Initiated in 1904-1907, the covenants specified that dwellings must cost at least \$2,500 (a cost two and one-half times higher than the average single-family home at that time), must be set back at least 25 feet from the street, and that outbuildings on the property must conform to the “exterior architecture and finish” of the main house. Promotional advertisements intended to entice prospective buyers were printed by the Cook-Clarke Development Company on flyers and in Spokane newspapers like this 1905 ad:

CLIFF PARK
Scenic Addition of Spokane

We have petitioned the city to grade every street in the addition.

It is our intention to have all improvements made at the earliest possible date so that those contemplating building in the early spring will find the streets graded, walks down, and water in front of their houses as soon as they are completed.

If you want a choice lot in the choicest addition to Spokane, select it now and get the benefit of the advance in values which is sure to come.⁸

Four years later on September 29, 1909, a *Spokesman-Review* article described the successful and brisk development realized in the neighborhood:

Housing for investment is practically a thing of the past in Cliff Park Addition, one of the most exclusive sections of Spokane where there are more than 30 homes built or being built... Development has been rapid in the last year, and with neither apartment houses nor stores, the addition is beginning to loom up as a strictly fine residence section of the city.

In 1908, Clara Boie, wife of William Boie, a railroad contractor, purchased Lots 13 and 14 in Block 14 as an investment for \$1,250. Seven months later on January 16, 1909,

⁸ “Cliff Park.” *Spokesman-Review* advertisement, 17 Dec 1905.

Frederick & Minnie Tebben bought Lot 14 from the Boies for \$850.⁹ Frederick Tebben was employed as the secretary for the Falls City Fire Insurance Company in Spokane in 1909, and in 1910, he owned and operated the Tebben Lambdin Insurance Agency, general agents for the Standard Fire Insurance Company. The Tebbens secured a mortgage for \$4,500 and commissioned a house built for them on Lot 14 at 524 West Thirteenth, just one house west of Cliff Park in the Resurveyed Cliff Park Addition. Built in 1909 and finished in 1910, the Tebben House was one of the “30 homes built or being built” in the Cliff Park neighborhood as noted in the above-referenced 1909 newspaper article.¹⁰

Subsequent Owners

For the next 28 years, the Tebben House was occupied and owned by various property owners who, like Frederick Tebben, were employed in the insurance business. In 1913, Portland, Oregon resident and investor, Pearl Hamilton, bought the Tebben House for \$9,000. Three months later, she sold the property to Hattie & Marshall McConnell, general manager for Western Union Life Insurance Company in Spokane. In 1919, Russell Burton, an actuary and secretary of the New World Life Insurance Company, purchased the property. In 1936, Walter & Alvine Stahlhut bought the house; Walter Stahlhut worked as an insurance agent for Northwest Life & Accident Insurance Company and later worked for Pacific National Life Assurance Company, both in Spokane.

Beginning in 1938, the property changed ownership six times until Brian & Carol Miyamoto bought it for \$207,000 in March 2001. A Hawaii native, Brian graduated from the University of Hawaii, was stationed at Fairchild AFB in Spokane, retired from the Air National Guard as a Lieutenant Colonel, and has been employed with the City of Spokane in the Civil Service Department for the past 26 years. Carol is a well-known musician in the Inland Northwest, has worked as music director/pianist at many area theaters, and is currently the music director/organist at St. Mark’s Lutheran Church in Spokane. Her music career has taken her to Boise, Salem, and Nashville, and she currently gives music lessons to 40 students from a private piano studio in her home in what was the original library in the southeast corner of the first floor of the Tebben House. It is interesting to note that Pearl Bradley, a previous tenant of the Tebben House from 1932 to 1936, was also a music teacher and may have given lessons in the home.

ARCHITECTURAL SIGNIFICANCE

Category C

With registration requirements outlined in *National Register Bulletin 15*, Category C of the Spokane Register of Historic Places applies to “properties significant for their physical design or construction, including such elements as architecture, landscape

⁹ Spokane County warranty deeds. Spokane County Courthouse, Spokane, WA.

¹⁰ “\$50,000 for New Cliff Park Homes.” *Spokesman-Review*, 28 Sept 1909.

architecture, engineering, and artwork.”¹¹ To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements.”¹²

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.¹³

The Tebben House is nominated under requirement #1 because it “embodies distinctive characteristics of a type, period, or method of construction” and “refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”¹⁴ It is also nominated under requirement #3 because it “so fully articulates a particular concept of design that it expresses an aesthetic ideal.”¹⁵ “Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.”¹⁶ For example, “a building that is a classic expression of the design theories of the Craftsman style, such as carefully detailed handwork, is eligible” for historic register listing.¹⁷ The Tebben House is a fine example of the Craftsman style because it retains and displays multiple stylistic elements and architectural features of the Craftsman tradition, and possesses high artistic values which are particularly evident in the well-preserved quality, craftsmanship, and architectural integrity of original interior woodwork and multiple built-ins.

The Craftsman Style

Architectural historian Jan Cigliano (*Bungalow: American Restoration Style*) defines *bungalow* as a “form of house—a type of structure designed in a number of architectural styles,” and also explains that “*style*, by contrast, is a particular period and genre of design.”¹⁸ *The Old House Dictionary* further explains that the term bungalow refers to a low-slung house form characterized by overall simplicity and broad gables that usually face the street.¹⁹ Bungalow designs vary greatly according to geographic location, climate, and architectural vernacular, but all bungalows are usually limited to one or one-and-one-half stories and have a partial or full-width front porch covered by an extension of the principal roof or by a lower porch roof.

¹¹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

¹² *Ibid*, p. 17

¹³ *Ibid*, p. 17

¹⁴ *Ibid*, p. 17

¹⁵ *Ibid*, p. 20.

¹⁶ *Ibid*, p. 18

¹⁷ *Ibid*, p. 20

¹⁸ Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith, 1998.

¹⁹ Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

Derived from the East Indian word *bungali*, which means “covered porch,” the bungalow emerged as an independent movement in American architecture and became popular as an affordable home in reaction to the more elaborate Victorian styles that preceded it. The bungalow house form was embellished in many different ways, resulting in various stylistic treatments that illustrated Mediterranean, Prairie, Colonial Revival, Swiss Chalet, and Craftsman traditions. Heavily influenced by the 19th-century English Arts & Crafts Movement which rejected the mass reproduction and mediocre design associated with the Industrial Revolution, bungalows built particularly in the *Craftsman style* were designed to harmonize with nature and the environment. Traditional handcraftsmanship and “natural” building materials such as native field stone or basalt rock, irregular clinker brick, coarsely textured stucco, hand-split wood shingles, and smooth-finish hand-rubbed natural woodwork were revered and used. Identifying features of the Craftsman style included a broad house form with a strong horizontal design emphasis achieved by a low-pitched roof, widely overhanging eaves, horizontal bands that separated different wall claddings, a deep front porch, decorative eave brackets, exposed rafter tails or purlins, and massive square or tapered porch piers, posts, and columns. 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 magazine called *The Craftsman* (1901-1916). Hundreds of thousands of Craftsman-style bungalows were built in American cities from 1905 to 1930. The architectural style became one of the most popular and fashionable small house designs in America, but by 1930 its popularity had faded.²⁰

Craftsman-style Elements and Features of the Tebben House

The Tebben House is a strong expression of the above-described Craftsman tradition. Craftsman-style features and elements found on the Tebben House include the following:

- Bungalow house form with a low-pitched side-gable roof and horizontal design emphasis
- Widely overhanging unenclosed eaves
- Deep bargeboards with cut-out ends
- Exposed rafter tails
- Knee-brace brackets
- Prominent horizontal lines found in horizontal wood clapboard siding, deep water table course, double horizontal string courses, deep bargeboards, and enclosed porch walls
- Full-width covered front porch (more horizontal design emphasis)
- Thick square porch piers and pillars
- Natural building materials—wood clapboard siding, wood false half-timbering, coarse-grain stucco infill, wood tongue-in-groove soffits, natural indigenous black basalt rock porch piers and house foundation, leaded-glass windows, brass door

²⁰ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishing, 1989.

- and window fixtures, finest-grade quarter-sawn oak woodwork, floor, and built-ins
- 1/1 and multi-paned wood-sash double-hung and casement windows
 - Horizontal rows of multi-paned casement windows
 - Open interior floor plan
 - Interior balustrade cutouts with stylized floral motif symbolic of Nature
 - Plain square-cut interior woodwork and multiple built-ins made of the quarter-sawn oak

The Tebben garage is also a fine expression of Craftsman-style elements with a low-pitched front-gable roof, widely overhanging eaves, horizontal wood clapboard siding, and multi-paned windows with wood sash and wood muntin bars.

Compare and Contrast

The Tebben House can be compared to other Craftsman-style bungalows in Spokane in the combined contexts of 1) stylistic embellishment, 2) architectural integrity, and 3) neighborhood prominence.

As previously stated in this nomination, the Craftsman style was immensely popular throughout America from about 1905 to 1930. It is, then, no surprise that thousands of Craftsman-style bungalows and larger Craftsman-style homes were constructed across the country. Spokane was no exception and retains hundreds of bungalows, many of which are embellished in the Craftsman style. It is, however, the degree to which the bungalow is embellished that is key. Some Spokane bungalows are plain, common vernacular expressions with little or no articulation. They may have one or two Craftsman features but are relatively free from stylistic embellishment. In contrast, the Tebben House was designed with a multitude of the above-described stylistic features which well represent the Craftsman style. For example, the Lister House at 716 S. Laura Street and the Tebben House can be compared. Both have a similar side-gable roof with a center dormer and a full-width covered front porch. Both homes were built less than two years apart from 1909 to 1911, both retain Craftsman-style elements such as widely overhanging eaves, knee-brace brackets, exposed rafter tails, and wood siding. The Tebben House, however, is further embellished with strong horizontal features such as a wide water table, wide horizontal courses that separate the first floor from the second floor, horizontal rows of windows, bargeboards that have cut-out and tapered ends, wood-stucco-brick-basalt rock natural building materials, thick porch piers made of indigenous black basalt rock, original wood lattice paneling below the front porch deck, and original 1/1, multi-paned, and leaded-glass double-hung and casement windows. The addition of false half-timbering and coarse-grained stucco infill in gable peaks at the Tebben House is a further decorative element which was borrowed from the Tudor Revival tradition but which is often times used in the Craftsman style.

The Tebben House is a showcase of superior quality craftsmanship found in original interior woodwork and built-ins. It can be compared to the Charles Marr House at 204 W. Sixteenth Avenue, an historic landmark (Spokane Register) which retains similar high-quality woodwork and built-ins. The interior of both homes reveals a prominent use of unpainted woodwork and built-ins of the highest quality which is expressed through the use of some of the finest quarter-sawn oak hand-rubbed to a dark amber-colored patina. Unpainted woodwork that reveals a wood's particular Craftsman-style design cuts, strength, graining, coloration, finish, and patina is a strong tenet of the Craftsman style and illustrates the style's "back-to-Nature" theme. Unfortunately the woodwork in many historic homes, like, for example, the Anderson-Webster House at 1217 S. Wall (Spokane Register), is compromised with applications of paint or other materials which cover the original exposed woodwork, limiting the home's ability to convey this important tenet of the Craftsman style.

The Tebben House retains excellent architectural integrity in original location, design, materials, workmanship, and association as a Craftsman-style single-family home built in the early 1900s in Spokane. It is rare to find a historic home so intact like the Tebben House, which retains all of its original Craftsman-style embellishments, superior interior natural oak woodwork and built-ins, and all but one of its original windows.

The Tebben House is located in and is a contributing historic resource of an architecturally prominent neighborhood, the Marycliff-Cliff Park National Register Historic District, which was listed on the National Register of Historic Places in 1978. Like the Tebben House, many Craftsman-style bungalows are contributing properties within the Marycliff-Cliff Park National Register Historic District and are also located in other national register historic districts or register-eligible districts that are as similarly prominent as the Marycliff-Cliff Park National Register Historic District. In contrast to the Tebben House, there are hundreds of bungalows in Spokane, some plain and some embellished in the Craftsman style, that are *not* located in historic districts, eligible districts, or architecturally prominent neighborhoods. It's the combination of stylistic embellishment, architectural integrity, and prominent neighborhood location that helps identify those Craftsman-style bungalows that stand out from common, vernacular examples.

Summary

To summarize, the Frederick & Minnie Tebben House and garage are architecturally significant in the area of significance, "architecture," and retain excellent exterior architectural integrity. The Tebben House is further significant as a property that possesses high artistic values found in its robust and prominent use of original quarter-sawn, amber-colored interior oak woodwork and built-ins which so well demonstrate the "back-to-nature" aesthetic of the Craftsman style. The Tebben House and garage are nominated to the Spokane Register of Historic Places under Category C.

BIBLIOGRAPHY

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

“Cliff Park.” *Spokesman-Review* advertisement, 17 December 1905.

Compau, Nancy. *Marycliff-Cliff Park National Register Historic District Nomination, 1978*. City of Spokane Historic Preservation Office, Spokane, WA.

Durham, N. W. *History of the County of Spokane and Spokane Country, Washington, Vol. 2*. Spokane: S. J. Clarke Company, 1912.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989.

National Register Bulletin #15. Washington DC.

Olmsted Brothers Landscape Architects. *1909 Report to Spokane Park Board*. Boston, Mass.

Polk, R. L. *Spokane City Directories, 1900-2007*.

Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

Sanborn Fire Insurance Maps, 1910, 1953.

Spokane City Building Permits. Spokane City Hall, Spokane, WA.

Spokane County public records. Spokane County Courthouse, Spokane, WA.

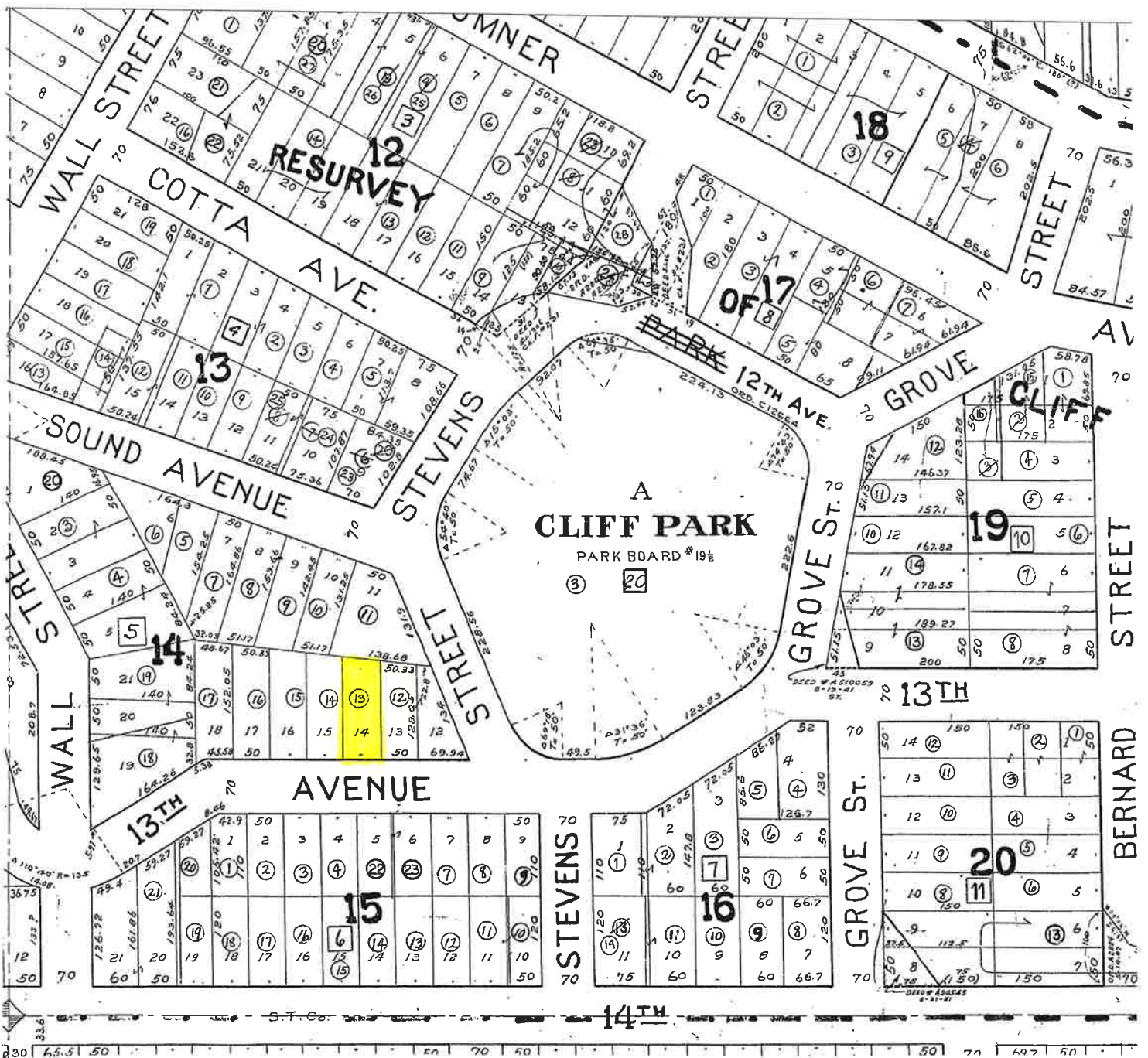
“\$50,000 for New Cliff Park Homes.” *Spokesman-Review*, 28 Sept 1909.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE

Section 10

Plat Map

Spokane County plat map, Spokane County Assessor's records.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photo 1

South façade of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photos 2 and 3

South façade of house and front door in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photos 4 and 5 Roof eave and front porch in 2007, looking southwest.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE Section 10

Photos 6 and 7

South façade of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photo 8

South façade porch detail in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photos 9 and 10 West elevation of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE Section 10

Photos 11 and 12 East elevation of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photos 13 and 14 East elevation of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photos 15 and 16 Rear, north elevation in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE Section 10

Photos 17 and 18 Rear, north elevation of house in 2007.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
FREDERICK & MINNIE TEBBEN HOUSE **Section 10**

Photos 19

South elevation of garage in 2007.

