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United States Department of the Interior  
National Park Service

Nat. Register of Historic Places  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name CHRISTENSEN, GEORGE & BLANCHE, HOUSE  
other names/site number \_\_\_\_\_

### 2. Location

street & number 1329 E. Overbluff Road   
city or town Spokane  vicinity  
state WA code WA county Spokane code 063 zip code 99203

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
    national     statewide X local  
Applicable National Register Criteria  
    A     B X C     D  
Allyn M 10-21-15  
Signature of certifying official/Title Date  
WASHINGTON SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.  
Signature of commenting official Date  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register     determined eligible for the National Register  
    determined not eligible for the National Register     removed from the National Register  
    other (explain): \_\_\_\_\_  
Wm Edison H. Beall 12-8-15  
Signature of the Keeper Date of Action

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**  
Name of Property

**SPOKANE, WA**  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing
1	buildings
	district
	site
	structure
5	object
6	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

none

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: single dwelling

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DOMESTIC: single dwelling

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**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS:

Tudor Revival

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foundation: CONCRETE

walls: STUCCO

roof: ASPHALT

other:

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**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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**Narrative Description**

*Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.*

**SUMMARY PARAGRAPH**

Built in 1926, the George & Blanche Christensen House is a fine example of the Tudor Revival tradition with Storybook-style influence. It is located on the South Hill in Spokane, Washington in an architecturally prominent historic residential neighborhood called the Rockwood Terrace Addition. Sited at the east end of Overbluff Road at the crest of a steep north-facing rocky bluff, the Christensen House commands a panoramic view of north Spokane and a horizon line of mountain peaks. Stylistic Tudor Revival and Storybook features represented by the home's design include multiple steeply pitched gables, a massive front-facing brick chimney, smooth stucco wall cladding, an arched recessed front entrance, a wrought iron balconette, and tall multi-paned casement windows. The house is framed by groomed grounds designed and developed in 1926 with basalt rock landscape features, including rock walls, outdoor fireplace, patio, reflecting pool, and fountain. Although the Christensen House has undergone some modifications, the property retains a high level of all seven qualities of integrity in original location, setting, design, materials, workmanship, feeling, and association.

**NARRATIVE DESCRIPTION**

**Site**

Facing east, the Christensen House is built at the east end of Overbluff Road at the crest of a north-facing rocky basalt bluff on Lot 37, Block 3, in the Rockwood Terrace Addition, located adjacent east of the Rockwood National Register Historic District (1997). The property is sited in the center of Lot 37, which measures 50 feet wide and 272.2 feet deep, and is surrounded to the east, west, and south by mature trees and a neighborhood of architecturally prominent historic homes built from about 1910 to 1950. A paved public walkway abuts the property to the east, and leads north to panoramic views offered at the edge of the bluff.

**House Exterior**

The Christensen House has an irregular footprint which measures 69 feet wide and 41 feet deep. It is a two-and-one-half-story single-family dwelling dominated by multiple steeply pitched roofs, including a steeply pitched side gable roof, steeply pitched cross gables, a steeply pitched gable-on-hip roof, and steeply pitched shed roofs. The roof is covered with asphalt shingles and supports a front-facing brick chimney at the home's east facade. Eaves are boxed with a shallow overhang at the roof's edge and nearly no overhang at the rake in gable peaks. The house and foundation are completely clad in smooth-textured stucco. Fenestration patterns are mostly asymmetrical and include tall, vertical, multi-paned wood casement windows with zinc muntins/mullions.

Rather than facing south onto Overbluff Road, the Christensen House faces east as it sits sideways on the lot. The east façade of the house is framed by landscaped grounds which abut a paved public sidewalk. The sidewalk runs north from Overbluff Road along the length of the property at the east border. The east façade of the house is dominated by steeply pitched rooflines, stucco cladding, and multi-paned casement windows. A prominent full-height brick chimney is located on the home's east façade, adjacent north of a front recessed entrance, and projects through the roof eave at the second floor. The chimney is tapered and unusually tall as it soars uninterrupted two-and-one-half stories from grade past the highest point on a steeply pitched roof. It is made of coarsely textured raked bricks laid in stretcher bond on the chimney's center face, and stacked-bond bricks on the chimney's corners. A prominent front-facing cross gable with a steeply pitched roof is located just south of center on the home's east façade. A shed-roofed dormer is located adjacent next south of the cross gable and has a pair of multi-paned casement windows. A small dormer with a steep shed roof is located next north of the chimney and has a small window. An arched entryway at the first floor is located in the center front-facing cross gable, and is distinguished with radiating brick voussoirs in a corbelled stacked-bond red brick surround. The front entry porch stoop is curved and clad in glazed red ceramic tiles applied in a random pattern. Red bricks form a border around the outside curve of the porch stoop. An arched door made of solid oak with prominent inset "tiger oak" veneer panels is located in the recessed front entry porch. The door has a round window with leaded-glass lights, an original brass door knocker, original brass handle and door knob, and measures 40 inches wide. South of the recessed front entrance is a small recessed side entrance at the southeast corner of the first floor of the house. The recessed entrance is arched and protects a side door which opens into a kitchen. A four-foot-tall wrought iron fence encloses a patio in front of the recessed entry. The east façade is clad in smooth stucco. Punctuating the smooth stucco exterior cladding is an asymmetrical pattern of mostly tall, vertical, multi-paned casement windows in various sizes at the first, second, and third floors. A small wrought iron balconette articulates a second-floor window south of the front entrance. A

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two-story wing with a second-floor setback projects north from the northeast corner of the house. A wrought iron balustrade encircles a deck in the second-floor setback. A gable-on-hip roof covers the two-story wing.

The south face of the house faces Overbluff Road. It is dominated by the gable field and gable peak of a steeply pitched side gable roof. Multiple rows of symmetrically patterned, tall, narrow, multi-paned casement windows punctuate the first, second, and third floors. Due to a drop in grade, the southwest corner of the house was built with a double-car garage, which extends beneath the house at the level of the basement. The floor above the garage is the main or first floor of the house. In 2006-09, the garage and first floor above the garage were enlarged and extended forward 16 feet. The lower extended garage and first floor has a steeply pitched end-gable roof with a lower jerkinhead gable roof. The two-car garage has a metal overhead door. The lower half of the garage is clad in raked red brick laid in stretcher bond and the upper half of the garage wing is clad in stucco. A red brick soldier course caps the brick cladding and extends up and over the garage door entrance. The gable field above the garage is articulated with a row of four tall, narrow, multi-paned casement windows anchored by a wide window box. The garage faces south onto Overbluff Road and is accessed from the street by a paved-brick driveway.

The north face of the house has a steeply pitched side gable roof and lower gable-on-hip roof that covers a two-story wing at the northeast end of the house. The north face is clad in a continuation of the smooth stucco that covers the entire house. Fenestration reveals rows of tall, narrow, multi-paned casement windows at the first, second, and third floors. Multi-paned French doors at the first floor open onto a wood deck, which wraps around the northwest corner of the house to the home's west face.

The west face of the Christensen House is located eight feet from the property's west border, and was designed as the rear of the house (façade faces east). Hidden by a dense thicket of mature trees, an evergreen hedge, and a rock wall, the west rear of the house is difficult to see from Overbluff Road or the property's driveway and private grounds. The west rear features stucco cladding, symmetrical fenestration patterns, multi-paned casement windows, and a wood deck with a wrought iron balustrade. Multi-paned French doors open into the house from the deck.

***House Interior***

The Christensen House has 1,730 finished square feet on the first floor, 1,169 finished square feet on the second floor, a combination of finished and unfinished 1,377 square feet in the basement, and 180 finished square feet in the attic on the third floor.<sup>1</sup> The front entry's reception hall has a solid oak floor, oak woodwork, and an oak staircase that ascends to a landing, turns, and ascends to the second floor. The staircase is embellished with an open stringer and features three turned balusters on each tread. An ebony-finished oak handrail is joined and supported by square Newell posts at the landing and second floor, and by a round Newell post at the first floor. The handrail and balusters encircle the round Newell post, which is anchored to a curved, flared, first step of the staircase. The oak floor, woodwork, and staircase are finished in honey-colored oak.

The reception hall leads north to a formal living room, dining room, and library, and south to a powder room and large kitchen. From the front reception hall, multi-paned French doors open west into a formal dining room. A single door in the dining room opens out onto a wood deck at the west rear of the house. The reception hall leads north to a living room with a fireplace on the east wall. The fireplace is articulated with an oak mantel and oak pilasters around a polished marble surround and rectangular fireplace opening. The following appellation was incised in the marble surround in 2008-09 and reads: TAKE FROM THIS HEARTH ITS WARMTH, FROM THIS ROOM ITS CHARM, FROM THIS HOME ITS AMITY, RETURN THEM NOT BUT RETURN. The living room leads north to a small den in the northeast corner of the house. Multi-paned French doors open north from the living room to a wood deck that wraps around the northwest corner of the house. A kitchen is located over the garage, which is exposed at grade at the southwest corner of the house. The all-new kitchen (finished in 2009) is finished with built-in wood cabinets, range, ovens, sink, and dishwasher. The first floor of the house has eight foot ceilings, hardwood floors (except a powder room, which has ceramic tile), and a combination of oak and painted woodwork. The woodwork includes floor and crown molding, window and door surrounds, interior doors (some with multi-paned lights), stairway balustrade and Newel posts, custom radiator covers with decorative cut-out vents, and built-ins, including a 1926 phone niche in the kitchen-eating area.

The second floor features a central hallway, three bedrooms, a sitting room, two bathrooms, and a laundry room (originally a bedroom retro-fitted for use as a laundry room in the 1980s). Floors and woodwork are made of oak at the second floor (except bathrooms, which have ceramic tile floors). An attic on the third floor has two bedrooms and one bathroom. Second and third-floor bathrooms and the first-floor powder room are finished with period-appropriate ceramic tiles on

<sup>1</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

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floors and walls, and have painted woodwork and new fixtures. The basement is partially finished with a recreation/game room, office, mud room, and unfinished mechanical/shop/utility/storage space. The basement leads to the garage. The garage accommodates two vehicles, storage items, and has a concrete floor.

***Landscape Features (5 contributing)***

Constructed in 1926 with the house, a four- to six-foot-high irregular basalt rock wall borders the property to the west and north. The rock wall features a combination of dry stack and mortar construction and is distinguished with a soldier course of picket-pointed basalt rocks along the wall's top edge. A basalt rock fireplace is located in a circular flagstone-lined patio/barbeque pit in the northeast corner of the backyard, and is surrounded by basalt rock walls. A circular two-tiered basalt rock water fountain in the center of a basalt rock reflecting pool is located along the center east border of the property in the backyard and is sheltered by a group of trees, shrubs, and shade-loving plants. A water pump allows water to flow and re-circulate from the fountain throughout the reflecting pool, and back through the fountain. The rock walls, rock fireplace, flagstone patio/barbeque pit, rock reflecting pool, and rock water fountain are contributing historic resources of the property and are nominated with the house to the National Register of Historic Places.

***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

The Christensen House was pictured in a promotional advertisement when the home was being built in 1926.<sup>2</sup> Except for larger casement windows installed in 1937, a wood deck built in 1959 at the rear northwest corner of the house, and a small shed-roofed dormer built at the east façade in 1974, the house retained most of its original exterior design for many years until it was remodeled in 2006-09. Modifications include the following:<sup>3</sup>

- 1937 Small casement window adjacent south of chimney replaced with a pair of larger casement windows to match those at north side of chimney.
- 1959 Wood wrap-around deck installed at northwest rear of house at first floor.
- 1974 Small shed dormer installed at east façade (between front-facing cross gable and tapered chimney).
- 1981 Roof replaced with cedar shakes. Laundry room installed in southeast bedroom on second floor.
- 2006-2009 In 2006-09, the southwest corner garage and the first floor above the garage were enlarged and extended forward 16 feet to accommodate a deeper garage and a larger kitchen area on the first floor above the garage. The garage was finished with a concrete floor, and the kitchen was finished with built-in cupboards, cabinets, counter-tops, new fixtures/appliances, and oak floor. The home's first-floor powder room was remodeled with a ceramic tile floor and ceramic fixtures. Built-in cabinets were installed in the first-floor den and in a second-floor laundry room. Second-floor bathrooms were remodeled with period-appropriate ceramic fixtures and ceramic tile floors. Attic space was finished with two bedrooms and one bathroom, and the basement was partially finished with a game room/office and mud room. The entire house was repainted inside and outside. All hardwood floors were refinished. The existing wrap-around wood deck at the northwest rear corner of house was widened. Roof was replaced with composition asphalt roof shingles.

<sup>2</sup> Grinnell, R. W. *1926 Rockwood Terrace Residential Estates promotional advertisement & map*. Northwest Room, Spokane Downtown Public Library, Spokane, WA.

<sup>3</sup> Spokane building permits. Spokane City Hall, Spokane, WA.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our 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 or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

1926

**Significant Dates**

1926

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Anderson, John E. (architect/builder)

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**Statement of Significance Summary Paragraph**

*Provide a summary paragraph that includes level of significance and applicable criteria.*

**Summary Paragraph**

The George & Blanche Christensen House is eligible for listing on the National Register of Historic Places under Criterion C in the area of significance, "architecture." The period of significance for the property begins and ends in 1926, the year the home was constructed. The house was erected on the edge of a steep bluff in an architecturally prominent historic neighborhood, called the Rockwood Terrace Addition, in Spokane, Washington's South Hill. As it was being built, the home was purchased by George & Blanche Christensen. George Christensen was employed as the president/general manager for Western Piggly Wiggly Stores in Spokane. Mimicking Tudor Revival-style elements borrowed from medieval architecture, and reminiscent of steeply pitched dwellings and cottages illustrated in children's nursery rhymes/storybooks of the 1920s-1930s, the Christensen House is an artful mix of Tudor Revival and Storybook styling. Architectural stylistic features are prominent in the home's irregular rambling footprint, multiple steeply pitched rooflines with steeply pitched gables, a tall dominant front-facing tapered brick chimney, an arched recessed front entrance, smooth stucco wall cladding, and multiple rows of multi-paned casement windows. The home was built by celebrated Spokane master craftsman, stone/brick mason, and designer/builder, John E. Anderson. At his death in 1950, the local *Spokesman-Review* newspaper reported Anderson was "a leading building contractor for many years" in Spokane and "was one of the first to develop the Rockwood district," including the Rockwood Terrace Addition.<sup>iv</sup> A 1926 *Spokesman-Review* article reported the Christensen House and grounds cost \$25,000, and described the property as "one of the finest homes built this year...with a commanding view site on Overbluff Road."<sup>v</sup>

**HISTORIC CONTEXT**

**Rockwood Terrace Addition**

Located 1.5 miles uphill and southeast from Spokane's downtown central business district, the Rockwood Terrace Addition was platted in 1910, adjacent east of the prominent Olmsted Brothers-designed Rockwood neighborhood. Rockwood Terrace Addition contains three city blocks developed by prominent Spokane businessman, Robert W. Grinnell. When it was platted, the addition was a wild tangle of native grasses, shrubs, and evergreen trees that grew in profusion along the steep slopes of a north-facing basalt bluff. Platted with high residential view lots, the crest of the bluff is located on top of the Rockwood plateau, and is bounded by the bluff's edge at the north, Overbluff Road to the south, and Arthur and Perry Streets to the west and east.

Recorded in Spokane County public records, Spokane home designer/builder, John E. Anderson, and his wife, Bertha Thulon Anderson, purchased Lot 37, Block 3, in the Rockwood Terrace Addition in 1925. Located at the northeast end of East Overbluff Road along the bluff's edge, Lot 37 was prominently sited with spectacular vistas of Spokane and distant horizons. Anderson developed a house plan and began building a two-and-one-half-story home on the site to sell to an interested buyer. Reported on a Spokane Building Permit, the home was described as a "two-story stucco and frame [residence] with basement garage," and estimated a construction cost of \$10,000.<sup>viii</sup>

**Christensen House**

While Anderson was busy building, Rockwood Terrace Addition developer Robert Grinnell was marketing the addition. Grinnell placed multiple advertisements in Spokane newspapers and printed large 18-by-24-inch promotional advertisement maps, which he distributed throughout Spokane. An advertisement in the May 16, 1926 edition of the *Spokesman-Review* filled a half-page of the newspaper with a map and bird's eye view of the Rockwood Terrace Addition. Headlines read, "Rockwood Terrace—One of Spokane's Most Exclusive Residence Districts...Jewel-Like Settings on the South Hill Bluff."<sup>ix</sup> A 1926 photograph of the nominated property under construction was featured on Grinnell's promotional advertisement. Grinnell described the Rockwood Terrace Addition as the "beauty spot" and "show place" in which to "take visitors."<sup>x</sup>

A few months after the photograph was taken, George & Blanche Christensen purchased the house John Anderson was building. A May 30, 1926 *Spokesman-Review* article described the Christensen's real estate transaction with Anderson and other sales contracts made during an open house given by the developer of the Rockwood Terrace Addition.<sup>xi</sup>

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<sup>iv</sup> "Anderson Rites Set Wednesday." *Spokesman-Review*, 24 Dec 1950.

<sup>v</sup> "Grinnell Sales Total \$45,525." *Spokesman-Review*, 30 May 1926, part 5, p. 2.

<sup>viii</sup> Spokane Building Permit #27404, dated 22 April 1926. Spokane City Hall, Spokane, WA.

<sup>ix</sup> R. W. Grinnell. Promotional Advertisement & Map. *Spokesman-Review*, 16 May 1926, part 1, p. 16.

<sup>x</sup> *Ibid.*

<sup>xi</sup> "Grinnell Sales Total \$43,525." *Spokesman-Review*, 30 May 1926, part 2, p. 5.

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***Grinnell Sales Total \$43,525***

*One of the finest homes built this year was sold Wednesday by John E. Anderson, contractor and builder, to George B. Christensen, president and general manager of the Western Piggly Wiggly company. The home and the landscaping of the grounds will represent an investment of \$25,000. The home occupies a commanding view site on Overbluff Road at the head of Perry Street... The house is of English design. Mr. Christensen will move in July 10<sup>th</sup>.*<sup>xii</sup>

***Subsequent Homeowners***

At the eave of the Great Depression, the Christensens sold the house in August 1929 to W. S. Higgins, a Spokane dentist, and his wife, Lucille Higgins. Dr. Higgins' dental practice was located in Room 424 in the Old National Bank Building on West Riverside Avenue in downtown Spokane. Dr. Higgins was a prominent Spokane dentist and "Pacific Coast Conference football official." He served on the Washington Board of Dentil Examiners for eight years, was a captain in the National Guard, and was active in various civic, social, and philanthropic clubs and organizations in Spokane.<sup>xiii</sup>

The Higgins family sold the property in 1936, after which the house was owned by a handful of owners at different times. In 1999, the property was deeded to current owner, Sara M. Weaver-Lundberg, and her husband, Russell Lundberg. Russell is a building contractor, and Sara is the Vice President of Metals Fabrication Company in Spokane.

***Tudor Revival and Storybook Styles***

The Christensen House is an excellent example of the Tudor Revival style with Storybook-style influence. Whether expressed as a grand baronial manor house or a small cozy cottage, the Tudor Revival style is reputed to be one of America's best-loved architectural traditions built throughout the country between 1890 and 1940.<sup>xiv</sup>

The English Tudor style was adopted throughout the British Isles and developed during the reign of Queen Elizabeth (1558-1603) and the reign of James I (1603-1625), reaching a period that fostered the construction of many of England's great manor houses in both countryside and urban settings. In the English Cotswold region, peasant-like homes and wool carder's cottages were made of indigenous limestone and stucco with slate roofs. Similar to the cottages in the Cotswold region, quaint farmhouses in rural France, Holland, and Denmark were constructed with whitewashed stucco walls and thick roofs made of brushy thatch.

In the 1920s, a revival of English and northern European cottage designs surged into favor throughout America, especially with returning World War I American GIs who remembered the romantic rural farmhouses that dotted the European countryside, a bucolic landscape which helped frame American GI hopes for a peaceful and much sought-after tranquil lifestyle. Architecture and travel books with photographs of British and European cottages helped spark the cottage movement in America, and the advent of American veneering techniques in the 1920s and 1930s helped promote the construction of frame cottages with exterior veneers made of brick, stone, and stucco. In addition, plans and blueprints were published in builders' catalogues and house plan books, and artists' conceptions of romantic sleepy cottages were used in home decorating magazines, greeting cards, advertising logos, children's nursery rhymes, and storybooks like *Hansel & Gretel*. Before long, both large and small cottage homes were built throughout the country with "antiquated" appearances that approximated 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup>-century dwellings built throughout England and Europe. In America the style has been called the Storybook-influenced Tudor Revival style.<sup>xv</sup>

Defining features of the Storybook-influenced Tudor Revival style include the following:

- Construction dates from roughly 1920-1945
- Artificially aged materials and designs that evoke appearance of antiquity
- Irregular footprint, sometimes meandering
- Asymmetrical façade design and fenestration patterns
- Steeply pitched roof with front-facing gables
- Stone, stucco, brick and/or wood exterior wall cladding and combinations thereof
- False half-timbering
- Massive chimneys, sometimes tapered, may have ornamental chimney pots
- Recessed front entrances, sometimes arched, may be corbelled

<sup>xii</sup> Ibid.

<sup>xiii</sup> "Death Summons Dr. W. S. Higgins." *Spokesman-Review*, 26 Sept 1944, p. 1.

<sup>xiv</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989, p. 355.

<sup>xv</sup> Gellner, Arrol & Douglas Keister. *Storybook Style: America's Whimsical Homes of the Twenties*. New York: Viking Studio, 2001.



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- Wooden doors with multi-paned leaded-glass lights, sometimes zinc strips used, sometimes lights are stained glass
- Tall narrow windows with multi-paned glazing
- Sloping sidewalls that extend from roof of house (catslide roof), sometimes built with an uplifting concave-curved swoop
- Roof covered with glazed ceramic tile, slate, or wood shingles, sometimes with rolled edges to simulate the look of thatched roofs
- Whimsical storybook designs, including flared rooflines; decorative ridgecrest; catslide rooflines; eyebrow dormers; exterior cladding with combinations of stucco, brick and/or stone; casement windows; wrought iron work (balconies, balconettes, ridgecrests, railings, grilles, light fixtures)
- Interior appointments, including ebony or honey-colored woodwork; wood floors; built-ins; wood and/or ceramic tile floors; plaster walls (some with heavily textured hand-troweled work); wrought-iron light fixtures, wall sconces and door handles; large fireplaces; beamed ceilings

***Christensen House Features***

The Christensen House prominently reflects some of the above-mentioned forms and architectural elements that characterize the Storybook-influenced Tudor Revival style. At the Christensen House, these include the home's built date of 1926, irregular footprint, asymmetrical façade design and fenestration patterns, multiple steeply pitched rooflines, stucco cladding, massive tall tapered brick chimney, recessed front and side entrances, glazed ceramic tile front porch stoop, tall multi-paned casement windows (multiple windows in pairs or rows), multi-paned French doors, wrought iron work (balconette, fence, gate), oak floors and woodwork, and built-ins.

***John E. Anderson (1878-1950)***

John E. Anderson became known as one of Spokane's most noted home designers and builders. Anderson was born in Sweden in 1878, served in the Swedish Army for two years, and migrated alone to the United States in 1897. He spoke no English when he arrived in the America, but soon learned the language and received his Certificate of Naturalization on August 31, 1908.

As told by his family, John Anderson came to Spokane in 1904. At that time he was listed as a carpenter and a stone/brick mason in city directories and resided temporarily at 204 W. Riverside Avenue in downtown Spokane. After his business began to grow, he sometimes moved from house to house, living on the property he was building. By 1930 he described himself as a "designer and builder." Anderson worked in Spokane for 46 years as a stonemason, bricklayer, home designer, and general contractor. The homes in Spokane that he constructed are regarded as some of the city's finest and survive as testaments to his accomplishments as a skilled designer, contractor, and craftsman. His work and reputation were publicly praised in a 1930 promotional booklet written by Spokane author, A. Thatcher Covely, called *Artistic Homes of the Period, Spokane, Washington*:

*John E. Anderson, experienced artisan in the designing and building of outstanding homes of the period for the past quarter century in and about Spokane, Washington, has established a high reputation for artistic designing, workmanship, and quality in his homes. It is not surprising that the name of "ANDERSON" is brought up when the finest in brick construction is mentioned.<sup>xvi</sup>*

<sup>xvi</sup> Covely, A. Thatcher. *Artistic Homes of the Period, Spokane, Washington*. Spokane, 1930.

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

Name of Property

County and State

The following list of 47 buildings provides documented Anderson-built homes constructed from 1910 to 1946. The documentation was found in public building permits and records at Spokane City Hall and the Spokane County Courthouse, construction trade and promotional plan books, developer's maps and promotional advertisements, the *Spokesman-Review* newspaper in Spokane, and rare plans and drawings discovered by past and present owners of properties for which Anderson was responsible.

Address	Built Date	Style	Cladding/Roof Material
• E. 411 – 19 <sup>th</sup> Avenue	1946	Colonial Revival	brick veneer/composition
• E. 1203 – 19 <sup>th</sup> Avenue	1927	Tudor Revival	stucco/composition
• E. 511 – 21 <sup>st</sup> Avenue	1944	Tudor Revival	frame/composition
• E. 723 – 24 <sup>th</sup> Avenue	1946	Colonial Revival	aluminum/wood shingles
• E. 319 – 25 <sup>th</sup> Avenue	1926	Tudor Revival	stucco/composition
• E. 633 – 25 <sup>th</sup> Avenue	1910	Tudor Revival	brick veneer/composition
• E. 725 – 25 <sup>th</sup> Avenue	1937	Tudor Revival	brick veneer/composition
• E. 615 – 26 <sup>th</sup> Avenue	1923	Craftsman	frame/composition
• E. 742 – 26 <sup>th</sup> Avenue	1924	Tudor Revival	brick veneer/composition
• E. 752 – 26 <sup>th</sup> Avenue	1926	Tudor Revival	stucco/composition
• E. 722 Highland Boulevard	1932	Spanish Eclectic	brick veneer/ceramic tile
• E. 742 Highland Boulevard	1927	Tudor Revival	brick veneer/ceramic tile
• E. 1006 Overbluff Road	1930	Tudor Revival	brick.stucco/composition
• E. 1015 Overbluff Road	1925	Tudor Revival	brick veneer/ceramic tile
• E. 1303 Overbluff Road	1917	Colonial Revival	frame/composition
• E. 1329 Overbluff Road	1926	Tudor Revival	stucco/composition
• E. 1409 Overbluff Road	1927	Tudor Revival	brick veneer/composition
• E. 1431 Park Lane	1928	Tudor Revival	brick veneer/composition
• E. 2024 Park Lane	1926	Tudor Revival	brick veneer/composition
• E. 410 Rockwood Boulevard	1948	Tudor Revival	brick veneer/ceramic tile
• E. 527 Rockwood Boulevard	1911	Tudor Revival	brick/composition
• E. 616 Rockwood Boulevard	1941	Spanish Eclectic	stucco/ceramic tile
• E. 621 Rockwood Boulevard	1928	Tudor Revival	brick veneer/composition
• E. 716 Rockwood Boulevard	1929	Tudor Revival	brick veneer/ceramic tile
• E. 1703 Upper Terrace	1938	Colonial Revival	brick veneer/composition
• E. 1709 Upper Terrace	1929	Tudor Revival	brick veneer/composition
• E. 1717 Upper Terrace	1928	Tudor Revival	brick veneer/composition
• E. 1720 Upper Terrace	1924	Tudor Revival	brick veneer/composition
• E. 1726 Upper Terrace	1924	Colonial Revival	brick veneer/composition
• E. 1729 Upper Terrace	1930	Tudor Revival	brick veneer/ceramic tile
• E. 1815 Upper Terrace	1929	Spanish Eclectic	stucco/ceramic tile
• S. 1321 Ferris Court	1927	Tudor Revival	brick veneer/composition
• S. 2418 Garfield Road	1937	Colonial Revival	wood/composition
• S. 1818 Jefferson Street	1936	Tudor Revival	brick veneer/ceramic tile
• S. 2203 Lincoln Street	1926	Tudor Revival	stucco/composition
• S. 2209 Lincoln Street	1926	Tudor Revival	stucco/composition
• S. 1616 Maple Street	1936	Spanish Eclectic	stucco/ceramic tile
• S. 2025 Oneida Street	1935	Tudor Revival	brick veneer/composition
• S. 2029 Perry Street	1927	Tudor Revival	brick veneer/ceramic tile
• W. 310 – 20 <sup>th</sup> Avenue	1923	Craftsman	frame/composition
• W. 606 – 20 <sup>th</sup> Avenue	1936	Spanish Eclectic	stucco/ceramic tile
• W. 825 – 21 <sup>st</sup> Avenue	1930	Colonial Revival	frame/composition
• W. 507 – 22 <sup>nd</sup> Avenue	1923	Colonial Revival	frame/composition
• W. 530 – 23 <sup>rd</sup> Avenue	1931	Tudor Revival	brick veneer/ceramic tile
• W. 629 – 23 <sup>rd</sup> Avenue	1932	Tudor Revival	brick/ceramic tile
• W. 929 – 24 <sup>th</sup> Avenue	1922	Tudor Revival	frame/composition
• W. 637 Shoshone Avenue	1925	Tudor Revival	stucco/ceramic tile

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

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During his career from 1904 to 1950, John Anderson was revered in the Spokane region for his unique designs, his building expertise and workmanship, and his choice of building products. For example, 32 homes (68%) from the above-referenced list illustrate the Tudor Revival style, a popular style in the 1920s-1940s in Spokane. Anderson's unique aesthetic artistry in design, construction, and materials is paramount in the Tudor Revival-style homes he built on Spokane's South Hill. Examples include the prominent multi-gabled Stanton House on a high hillside at 742 E. Highland Boulevard; the Hatch House at 725 E. 25<sup>th</sup> Avenue, articulated with an arched recessed entry and various tapestry brick designs; and the Christensen House at 1329 E. Overbluff Road, which has strong Storybook-style influence. Built in 1926, the Katz House, 2203 S. Lincoln Street, is a smaller but similar Tudor Revival-style design of the Christensen House. Both homes have steeply pitched roofs, front-facing gables and prominent chimneys, multi-paned casement windows, stucco cladding, and arched recessed front entries. In 1930, they were featured together on page 17 in the plan book, *Artistic Homes of the Period, Spokane, Washington*.

In Spokane, the most popular and widely known (unregistered) "trademark" attributed to Anderson was his continuous use of thick, rectangular, ceramic roof tiles, glazed a bright orange-red color. Illustrating 32% of the above-listed homes, 15 were covered with thick red ceramic tile roofs. To date, documentation proves that no other builders in Spokane built roofs on homes with the same thick red ceramic tiles that Anderson used. The tile is prominently visible and makes for an easy supposition of an "Anderson-built home." One of the finest examples of a red tile roof constructed by Anderson is seen at the John & Muriel Albi House, 1818 S. Jefferson Street, in Spokane. The Tudor Revival-style home has strong stylistic Storybook influence with an expansive, steeply pitched gabled roof covered in thick red ceramic tiles. The ceramic tile roof is especially evident and emphasized in a prominent front-facing gable with a very steep and long "catslide" roof at the home's southeast façade corner. Another unique example is the Ratz-Paulsen House, 637 W. Shoshone Avenue, a striking example of the Tudor Revival style with stucco cladding and multiple steeply pitched gables. The gabled roof is expansive and covered with thick, red, glazed ceramic roof tiles. The colorful ceramic tile roof makes a striking contrast to the home's crème-colored stucco cladding and bottle-green trim.

The majority of homes John Anderson built are located in the Rockwood Terrace Addition and the adjacent west Rockwood neighborhood, two architecturally significant residential neighborhoods on Spokane's South Hill.<sup>xvii</sup> Both neighborhoods were developed by Robert Grinnell, a prominent real estate and investment businessman in Spokane. It is unknown if Grinnell contracted Anderson and other builders to construct homes in the two neighborhoods but it is interesting to note that a variety of builders, including John Anderson, purchased building lots and built single-family homes on them. Some homes were custom-designed and custom-built for property owners who purchased building sites before their homes were built. In contrast, other homes—like the Christensen House—were designed and built as speculative homes, and sold after they were constructed. Of the cadre of architects, designers, and builders that erected homes in the Rockwood Terrace Addition and the Rockwood neighborhood, only John Anderson used the substantial and unique thick, bright orange-red-colored, glazed ceramic roof tiles.

John Anderson died on December 23, 1950. Anderson and his wife, Bertha Thulon, were married in January 1924, and raised two children, Morris and Betty Ann Anderson. John Anderson attended Salem Lutheran Church and was active in the North Star Lodge of Vasa, the Scandinavian Fraternity, Odin Club, and the Swedish American League. Anderson's obituary on December 24, 1950 in the *Spokesman-Review* praised his skills and work:

*A leading building contractor for many years, he was one of the first to develop the Rockwood District. He built the original Rockwood Clinic, later a part of Sacred Heart Hospital, as well as many of the outstanding residences in that district of the city. His homes have been noteworthy for the use of native stone in their construction.*

In his obituary, John E. Anderson's family described him as a "man of integrity" who had "much love and respect for people," many with whom he made "gentlemen's agreements" through a simple, friendly hand-shake. Anderson's legacy lives on in Spokane as tangibly demonstrated by the many fine homes he built.

<sup>xvii</sup> The Rockwood neighborhood was listed on the National Register in 1997 as the Rockwood National Register Historic District<sup>1</sup>

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

Name of Property

County and State

**9. Major Bibliographical References**

**Bibliography**

- Anderson, Betty Ann. Personal interview with Betty Ann Anderson, daughter of John E. Anderson, 2004.
- "Anderson Rites Set Wednesday." *Spokesman-Review*, 24 Dec 1950.
- Covely, A. Thatcher. *Artistic Homes of the Period, Spokane, Washington*. Spokane, WA, 1930.
- Gellner, Arrol and Douglas Keister. *Storybook Style: America's Whimsical Homes of the Twenties*. New York: Viking Studio, 2001.
- "Grinnell Sales Total \$43,525." *Spokesman-Review*, 30 May 1926.
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- Polk, R. L. *Spokane City Directories, 1900-2007*.
- R. W. Grinnell Advertisement. *Spokesman-Review*, 16 May 1926.
- R. W. Grinnell. *1926 Rockwood Terrace promotional advertisement & map*. Downtown Spokane Public Library.
- Spokane City building permits. Spokane City Hall, Spokane, WA.
- Spokane County public records. Spokane County Courthouse, Spokane, WA.
- Yeomans, Linda. *Rockwood Historic District Historic Resources Inventory, 1997*. Spokane, WA.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one acre.

(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**

(enter coordinates to 6 decimal places)

1 47.63608755 -117.39032086  
Latitude Longitude

3 \_\_\_\_\_  
Latitude Longitude

2 \_\_\_\_\_  
Latitude Longitude

4 \_\_\_\_\_  
Latitude Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property is located in the Rockwood Terrace Addition, Lot 37, Block 3, in Spokane, WA. It is legally described as Parcel No. 35291.1930.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property includes the aforementioned entire tax parcel that is associated with the Christensen House.

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

Name of Property

County and State

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### 11. Form Prepared By

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name/title Linda Yeomans, Preservation Consultant

organization Historic Preservation Planning & Design

date July 12, 2015

street & number 501 West 27<sup>th</sup> Avenue

telephone 509-456-3828

city or town Spokane

state WA

zip code 99203

e-mail lindayeomans@comcast.net

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

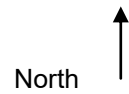
Name of Property

**SPOKANE, WA**

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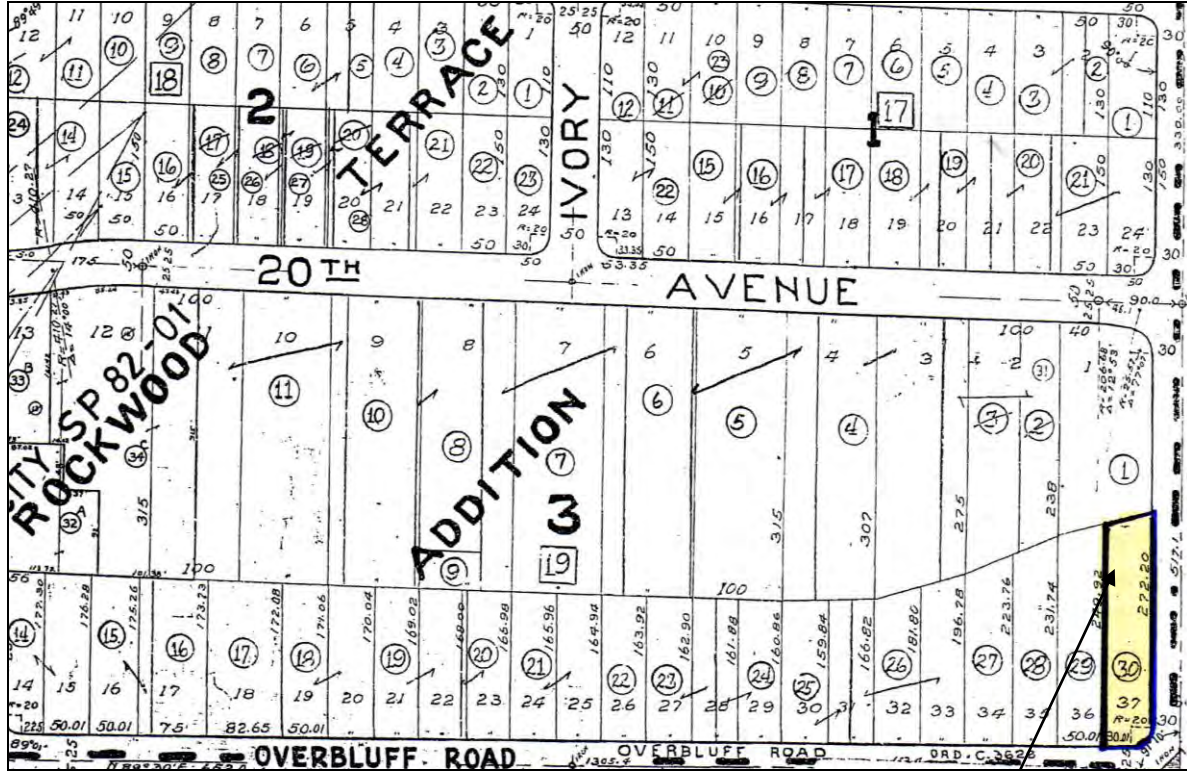
***2015 Google Map of Christensen House***





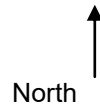
**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**  
Name of Property

**SPOKANE, WA**  
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**Spokane County Plat Map of Christensen House**

**2015**

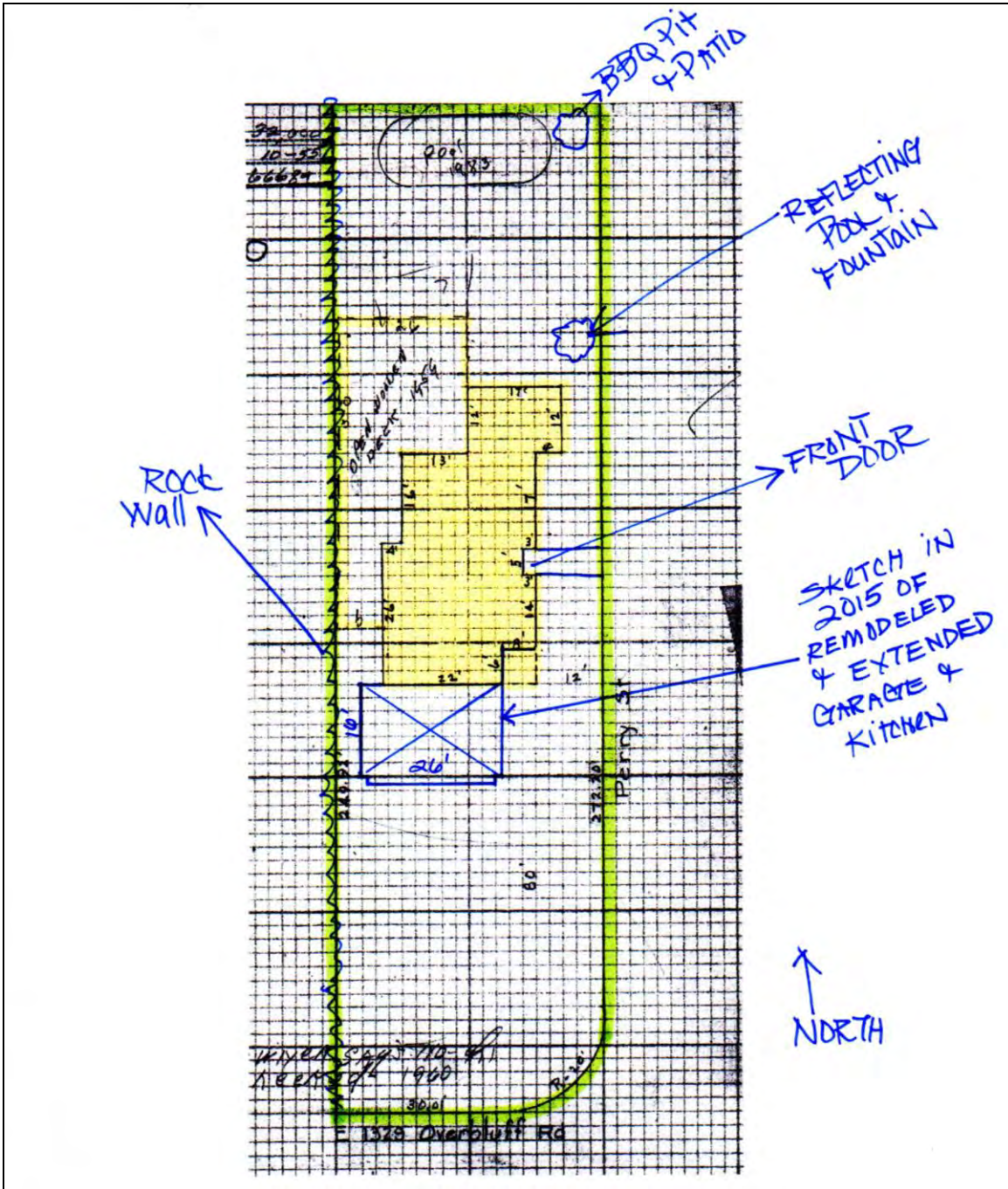


**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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**Site Plan Sketch of Christensen House**  
Source: Spokane County Assessor's Field Book



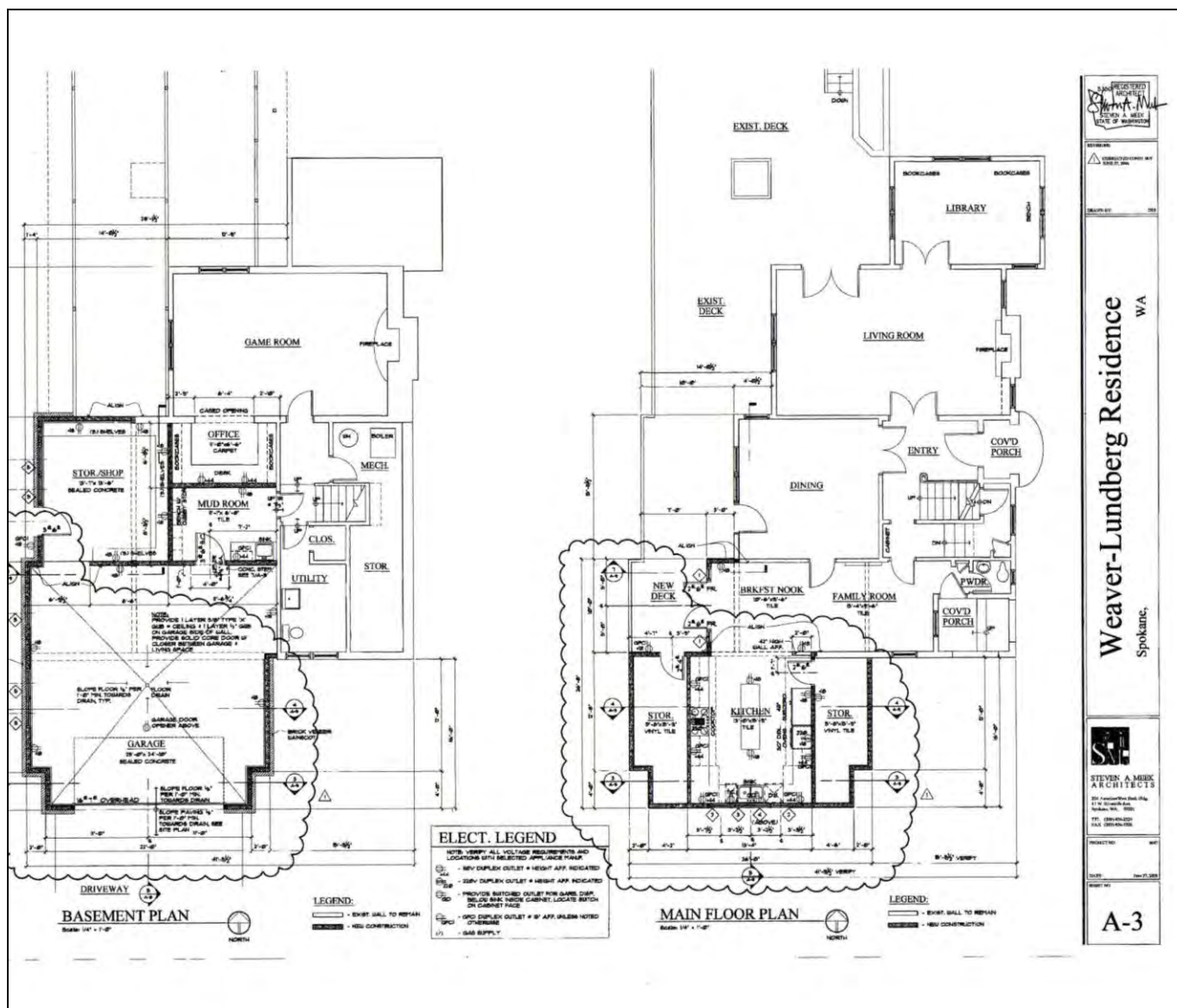


**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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**Basement and First Floor Plans for Christensen House 2014**

Source: Steven Meek Architects, Spokane, WA <sup>xviii</sup>



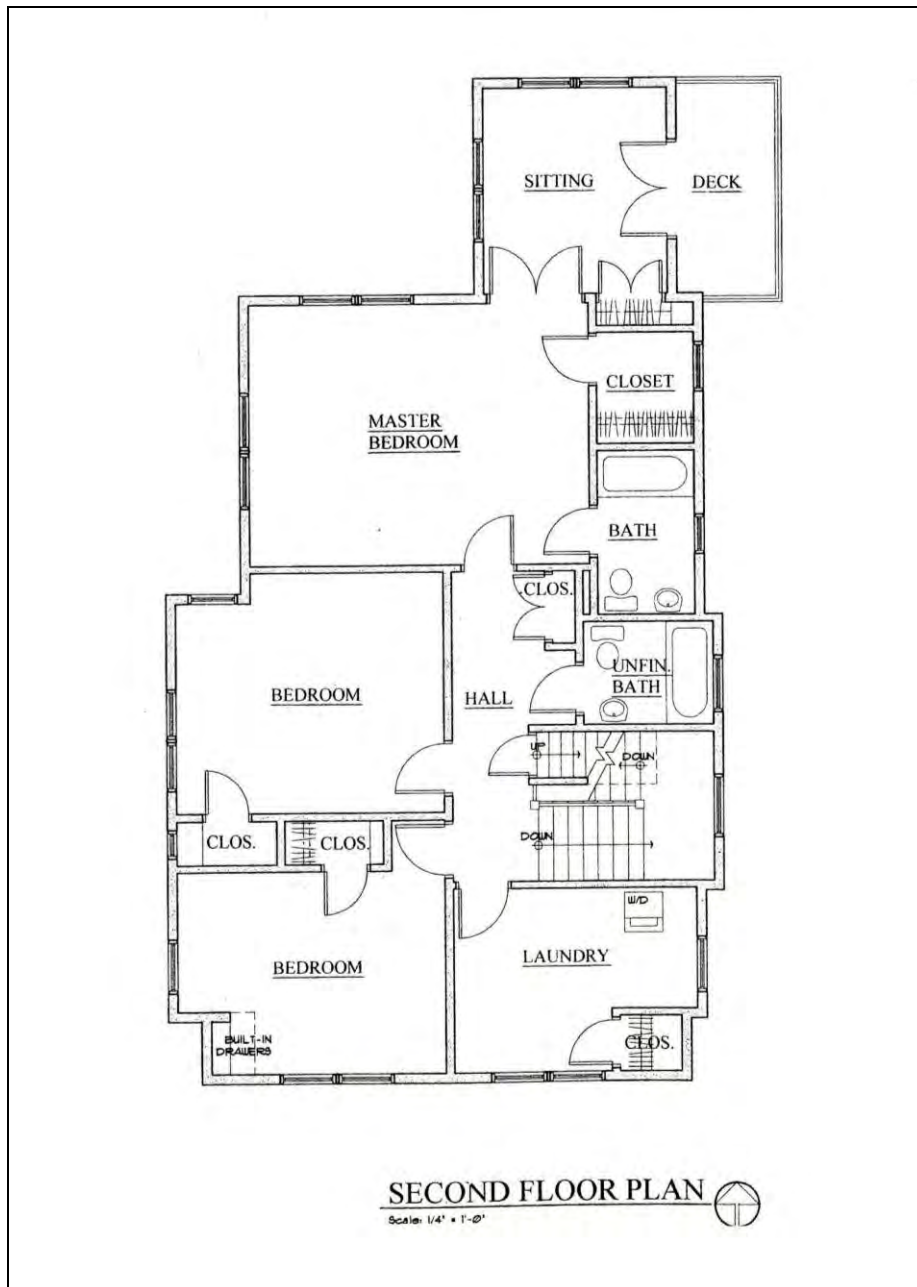
<sup>xviii</sup> Areas outlined in black designate extended and remodeled garage and kitchen, work completed in 2008-2009.

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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**Sketch of Second Floor in Christensen House  
2014<sup>xix</sup>**



<sup>xix</sup> Hall bathroom on second floor was being remodeled in 2014 when the sketch was made. The remodeled bathroom in 2015 has same fixture placement as 2014 sketch.

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

Name of Property

**SPOKANE, WA**

County and State

**Make Your Selection Now**  
The Sooner You Make Out Your Application  
The Better Your Chance to Get a Tract

**Beautiful Rockwood Terrace**  
RESIDENCE SITES

To be Disposed of at  
**Great SACRIFICE Sale**  
Starting Saturday, May 29, 2 P. M.  
Corner Syringa Road and 20th Avenue

36 Remaining Residence Sites to be Sold  
At One-Fourth to One-Sixth of Their Present Value

**ROBERT W. GRINNELL & CO.**  
OWNERS' AGENTS  
6th Floor Spokane Savings & Loan Bldg. Telephone Main 2338

**METHOD of SALE**

We know that when the people of Spokane realized what an opportunity this Great Sacrifice Sale offers to get some of the finest residence tracts in Spokane at one-fourth to one-sixth their actual value, that there would be many more than 36 people wanting to get one. To make it fair for everyone, we have, therefore, decided to hold the sale in the following manner:

There will be no lots sold until 2 p. m., May 29th, the day of the Great Sacrifice Sale.

Each buyer will be permitted to fill out one or more applications with as many choices on each application as he wishes, before 1 o'clock of the day of the sale.

Application blanks will be filed and numbered in the order of their receipt and will be drawn out in numerical order at 2 o'clock, Saturday, May 29th.

Each purchaser will have the choice of any of the tracts he has selected on any of his application blanks. When all the applications have been called for, if there are any tracts left, these will be thrown open to any one who wishes to purchase.

**Terms of Purchase**

Terms are 10% down with each application blank to apply on purchase price of any tract selected on that blank; 15% June 19th and balance in 33 equal payments at 7% interest. Any purchaser who finds all his choices taken when his number is called will have his 10% down payment returned.

**Arrangements for Home-Building**

We will arrange to build you just the kind of a home you want on any of these tracts and on the same terms that you have to pay for a house already built, that may not suit you in every particular.

Call Main 2338 for price-list and for appointment to go out and make your selections. Do it today so you can get your application blank in early. Men on the ground all the time.

**Sale Starts Saturday, May 29, 2 P. M.**  
Corner Syringa Road and Twentieth Avenue

**ROBERT W. GRINNELL & CO., Owners Agents**  
6th Floor Spokane Savings and Loan Bldg. Telephone Main 2338

**Christensen House**

**1926 promotional advertisement for Rockwood Terrace Residential Estates**

Source: Downtown Spokane Public Library, Northwest Room





**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

Name of Property

**SPOKANE, WA**

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**36 Remaining Residence Sites in**  
**BEAUTIFUL ROCKWOOD TERRACE**  
*One of Spokane's Most Exclusive Residence Districts*



**All to be Sacrificed at a Fraction of Their Actual Value**

Everybody in Spokane is familiar with the beauty of the residence districts on the rim and just below the rim of the South Hill Bluff Section. Cliff Park, Rockwood Boulevard and Rockwood Terrace, with their attractive homes and exceptional parking and landscaping arrangement, are rightly looked upon as Spokane's most exclusive residence section. It's the beauty spot you, yourself, have taken your visitors to Spokane to see. It's the "show place" we all take visitors to, for we all love beautiful things even if we can't all own them.

But you can own an attractive residence site here . . . and at a reasonable price, right in this jewel-like setting. Spokane people are going to have one of the most unusual opportunities ever offered them in the GREAT SAUCE-FICE SALE OF 36 CHOICE RESIDENCE SITES right in the Rockwood Terrace Section. You know Cliff Park, you know Rockwood Boulevard, and you should know, if you don't, Rockwood Terrace, which is the most attractive part of the South Hill Bluff Residential District. This is ACTUALLY the very last improved section of the natural, park-like beauty remaining in the South Hill Bluff Section. Here you will find Nature has showered, on the site you choose, her greatest gift toward perfect landscaping . . . a gentle North slope! But Nature didn't stop there, for she has reared some of the tallest, stately old pines in all the city. Great lofty giants that you'll love to sit under and look away off, clear across all Spokane, and on! and on! miles and miles across the valley to the encircling mountains. And as you drop your eyes to the ground, you'll marvel again at the rich black loam old Nature has deposited here on your land. It's the last improved section of the jewel-like settings on the South Hill Bluff. Run up there, and see Nature as you've always pictured her. Then you'll want a piece of this choice property for your own!

**SALE STARTS SATURDAY, MAY 29, 2 P. M.** **Corner Syringa Road and Twentieth Avenue**

**Christensen House being built in 1926**

**1926 promotional advertisement for Rockwood Terrace Residential Estates**

Source: Downtown Spokane Public Library, Northwest Room





**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

Name of Property

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# ROCKWOOD TERRACE—Last of the Improved South Hill Bluff Sites

**Most Attractive Section of the Famous Cliff Park and Rockwood Boulevard Residential District, in a Setting of Tall, Stately Pines, with a Commanding View of the City, Valley and Surrounding Mountains**

**The 36 Remaining Tracts to be Sacrificed at a Fraction of Their Present Value**

**TRAKED FOR A QUICK SALE**

Several of the tracts run between \$400 and \$600 in price. Tracts in Rockwood and Cliff Park, 1/2 an acre or more of these tracts are selling right now for more than we are asking for many of the tracts of this Great Republic Sale.

**TRACTS OF DIFFERENT SIZES**

The remaining tracts offered at this sale have been laid out in different proportions, to suit the wants of the individual purchaser. Tracts vary from 30 to 90 feet in width and from 120 to 225 feet in depth.

**IMPROVEMENTS ALREADY IN**

These tracts are free of encumbrances and have ceilings, gutters, sewers, walks and even all of road and fire.

**GUARANTEED CERTIFICATE OF TITLE**

A warranty deed and guaranteed title certificate go with each tract, to be held in escrow until final payment is made.

**ADVANTAGE OF EARLY SELECTION**

While no later will be sold before 7 p. m. November, May 22nd, preference will be given to those who make early applications and selections.

**IN A COMMUNITY OF FINE HOMES**

Located among these 36 tracts, extending from the original 40 to Rockwood for some, are some of Spokane's pleasure homes. Rockwood Terrace has the same building conditions that have made property throughout the Rockwood Residential District 25 to 30 more valuable than in other parts of the city. The attractive historic homes shown on 23rd and Pleasant Street is one of the finest.

**OFFICE ON THE GROUND**

We have an office on the blocks of Myrtle Road just 2000. A broker and three men chosen to show you over the tracts and help you to make your selection.

Call Miss 2329 for an appointment or go on Rockwood Boulevard to Cliff Park Road, close next to Myrtle Road.

We have maps of blocks for details of our Method of Sale.

View of city and valley from Rockwood Terrace

Business Street, between the Myrtle Street, 23rd, Pleasant Street, and Myrtle Road

New home being erected by John H. Anderson at Cliff Park Road and Perry

**Christensen House being built in 1926**

**1926 promotional advertisement for Rockwood Terrace Residential Estates**

Source: Downtown Spokane Public Library, Northwest Room

South ↑



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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***East façade of Christensen House, being built in 1926***

*Source: Downtown Spokane Public Library  
Rockwood Terrace Addition Map and Promotional Advertisement, 1926*

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

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## Beauty Plus Individuality

... are featured in all of the  
ANDERSON-BUILT "HOMES OF  
THE PERIOD."



HOME OF DR. AND MRS. W. S. HIGGINS, E. 1329 OVERBLUFF.  
DESIGNED AND BUILT BY JOHN E. ANDERSON.

Mr. Anderson's years of experience, coupled with a corps of expert craftsmen using the HIGHEST GRADE of BUILDING MATERIALS, make each structure "THE HOME BEAUTIFUL."

### ***The Christensen House***

*View of southeast corner of house in 1930*

*Note: House had changed ownership by the publication date of the brochure.*

**Source: *Artistic Homes of the Period, Spokane, Washington. Spokane, WA, 1930, page 17***  
*Spokane Public Library, Spokane, WA.*



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

Name of Property

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**GRINNELL SALES**  
**TOTAL \$43,525**

Include \$25,000 Home to George B. Christensen, Piggly Wiggly Manager.

**U. S. ATTORNEY BUYS**

**Roy C. Fox Purchases Property at E1108 Eighteenth—To Move In June 1.**

The following sales, totaling \$43,525, were reported by the Fred B. Grinnell company as made recently.

Roy C. Fox, who recently was appointed United States district attorney, is moving his family fromavenport to Spokane June 1, and will occupy a new home he recently purchased at E1106 Eighteenth avenue from F. J. Henderson, for a reported consideration of \$7375. The home is of English colonial type, brick and shingle facing and has seven rooms and double plumbing.

One of the finest homes built this year was sold Wednesday by John E. Anderson, contractor and builder, to George B. Christensen, president and general manager of the Western Piggly Wiggly company. The home and the landscaping of the grounds will represent an investment of \$25,000. The home occupies a commanding view site on Overbluff road at the head of Perry street, and occupies a tract extending from Overbluff road to a depth of 235 feet. The house is of English design. Mr. Christensen will move in July 10.

Mrs. Pauline Ruggé sold to Emily Siegel a five-room modern house at S1016 Cedar street, for a reported consideration of \$2000. The purchaser will make the property her home.

George B. Christensen sold to a client of the Fred B. Grinnell company his five-room Dutch colonial home at W1512 Twelfth avenue, for a reported consideration of \$6000.

Isabella Toulouse purchased two acres at Morgan's Acre park, upon which she will build a modern bungalow at once. The sale was made by H. C. Wegner, for a reported consideration of \$350.

Nora T. Ahrendt purchased 13 acres in West Farms irrigated tracts near Steno store, which she will put in alfalfa and berries. The Ahrendts are from Yakima and are experienced in handling irrigated land. The consideration was withheld.

E. J. Spangole purchased a choice tract in Vera, improved with a three-room bungalow and a fine assortment of berries and small fruits. Mr. Spangole, formerly a resident of Spokane, has just moved here with his family from California. The reported consideration was \$2800.

*Christensen House*

Source: *Spokesman-Review*, May 30, 1926



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

Name of Property

**SPOKANE, WA**

County and State

FORM 412 ON 3-24

**DEPARTMENT OF PUBLIC WORKS**  
**BUILDING DIVISION**

Permit No. 37404

APR 22 1926

Number E 1329 Street Overbluff Road 192

Owner John E. Anderson Address 2614 S Almont Blvd.

Builder " Address "

Architect Address

Class of Building H Class of Work New Purposes Res. (S) Value \$10,000.

Permit Expires 192 Extended to 192

Inspected by (Initial and Date) Exstucco and frame, with bsmt. garage

Final Inspection 192 Rating

**Spokane Building Permit for Christensen House  
1926**

Source: Spokane City Building Permits  
Spokane City Hall, Spokane, WA

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

Name of Property

**SPOKANE, WA**

County and State

## ANDERSON RITES SET WEDNESDAY

(See other obituaries, page 28)

Funeral services for John E. Anderson, who died Saturday at his home in Spokane, will be at 1 p. m. Wednesday at Hazen & Jaeger's.

Mr. Anderson had lived in Spokane since 1904. He was 71 years old.

A leading building contractor for many years, he was one of the first to develop the Rockwood district. He built the original Rockwood clinic, later a part of Sacred Heart hospital, as well as many of the outstanding residences in that district of the city.



John E. Anderson

His homes have been noteworthy for the use of native stone in their construction.

He is survived by his wife, Mrs. Bertha Anderson, at the home at E411 Nineteenth; a daughter, Betty Ann, a student nurse at Swedish hospital in Seattle, and a son, Morris W. Anderson, Spokane.

Pallbearers will be E. S. Berquist, John Carlson, Ed Hokanson, C. W. Holstrom, Ted Soderquist and A. W. Swanson.

Honorary pallbearers are Knute Engdahl, A. B. Hultman, Ivan Pearson, Gus Benson, L. J. Tollefson, Eric Munther, Gust Gailey, Alex. Nelson, Oscar Olin, R. L. Northrup, John Sahlin, Ted Johnson, Carl Fredrickson and A. A. Lundin.

Burial will be at Greenwood.

### **John E. Anderson obituary**

Source: *Spokesman-Review*, December 24, 1950



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

<b>Name of Property</b>	<b>CHRISTENSEN, GEORGE &amp; BLANCHE, HOUSE</b>
<b>City or Vicinity</b>	<b>Spokane</b>
<b>County</b>	<b>Spokane</b>
<b>State</b>	<b>WA</b>
<b>Photographer</b>	<b>Linda Yeomans</b>
<b>Date Photographed</b>	<b>July 2015</b>
<b>Description of Photograph(s) and number(s)</b>	



**1 of 20**

**East façade of Christensen House in 2015**

**WA\_Spokane County\_Christensen House\_0001.tif**

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

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**2 of 20**  
**East façade of house in 2015**  
**WA\_Spokane County\_Christensen House\_0002.tif**



**3 of 20**  
**East façade of house in 2015**  
**WA\_Spokane County\_Christensen House\_0003.tif**



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

**SPOKANE, WA**

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**South face of house in 2015**  
**WA\_Spokane County\_Christensen House\_0004.tif**



**5 of 20**  
**North face, deck, and backyard grounds in 2015**  
**WA\_Spokane County\_Christensen House\_0005.tif**



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*Backyard grounds, rock wall, and swimming pool, looking north in 2015  
WA\_Spokane County\_Christensen House\_0006.tif*



7 of 20

*Basalt rock wall on west property border, looking north  
WA\_Spokane County\_Christensen House\_0007.tif*



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*Basalt rock fireplace/BBQ and patio, looking north in 2015.  
WA\_Spokane County\_Christensen House\_0008.tif*



9 of 20

*Basalt rock reflecting pool, looking north in 2015  
WA\_Spokane County\_Christensen House\_0009.tif*

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*First-floor front reception hall, looking east in 2015  
WA\_Spokane County\_Christensen House\_0010.tif*



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*Living room, looking east in 2015  
WA\_Spokane County\_Christensen House\_0011.tif*



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*Living room looking north into den in 2015  
WA\_Spokane County\_Christensen House\_00012.tif*



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*Den, looking northeast in 2015  
WA\_Spokane County\_Christensen House\_00013.tif*

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*Formal dining room, looking southwest in 2015  
WA\_Spokane County\_Christensen House\_0014.tif*



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*Dining room, looking southwest in 2015  
WA\_Spokane County\_Christensen House\_0015.tif*



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*Kitchen, looking south in 2015*  
*WA\_Spokane County\_Christensen House\_0016.tif*



17 of 20  
*Kitchen, looking southwest in 2015*  
*WA\_Spokane County\_Christensen House\_0017.tif*

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*18 of 20  
Laundry room, looking east in 2015  
WA\_Spokane County\_Christensen House\_0018.tif*

**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*Second-floor hall bathroom, looking east in 2015  
WA\_Spokane County\_Christensen House\_0019.tif*



**CHRISTENSEN, GEORGE & BLANCHE, HOUSE**

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*20 of 20  
Bedroom, looking south in 2015  
WA\_Spokane County\_Christensen House\_0020.tif*

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

name Russell Lundberg & Sara M. Weaver-Lundberg

street & number 1329 E. Overbluff Road

telephone 509-999-5292, 509-993-9747

city or town Spokane

state WA

zip code 99203

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.











1100



















































TABLE NOTE











UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Christiansen, George and Blanche, House

MULTIPLE NAME:

STATE & COUNTY: WASHINGTON, Spokane

DATE RECEIVED: 10/23/15      DATE OF PENDING LIST: 11/27/15  
DATE OF 16TH DAY: 12/14/15      DATE OF 45TH DAY: 12/08/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000881

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      12-8-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

RECEIVED 2280

OCT 23 2015

Nat. Register of Historic Places  
National Park Service

October 21, 2015

Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1201 "I" Street NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed new National Register Nominations forms for the:

- **Christensen House – Spokane County, WA**  
(an all-electronic nomination!)
- **F.W. Woolworth Co. Store - Renton – King County, WA**  
(an all-electronic nomination!)

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

**Michael Houser**  
State Architectural Historian, DAHP  
360-586-3076  
E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

