



# Historic Property Report

**Historic Name:** Pernsteiner Farm

Property ID: 36348

## Location



**Address:** 5308 S Glenrose Rd, Spokane, Washington, 99223, USA

**GeographicAreas:** SPOKANE NE Quadrangle,Spokane,Spokane County,T25R43E35,SPOKANE NE Quadrangle

## Information

### Construction Dates:

| Construction Type | Year | Circa                    |
|-------------------|------|--------------------------|
| Built Date        | 1920 | <input type="checkbox"/> |

**Number of stories:** N/A

### Historic Use:

| Category | Subcategory                    |
|----------|--------------------------------|
| Domestic | Domestic - Single Family House |
| Domestic | Domestic - Single Family House |

**Historic Context:** Agriculture, Architecture

### Architect/Engineer:

| Category | Name or Company |
|----------|-----------------|
| Builder  | Melius          |
| Builder  | Mr. Melius      |

## Photos



SRS-23a.JPG



southwest- Pernsteiner home



SRS-23e.JPG



SRS23d.JPG



SRS-23c.JPG



SRS-23b.JPG

## Historic Property Report



southeast- water tower



southwest- barn and outbuildings



## Historic Property Report

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### Inventory Details - 7/1/2003

**Common name:**

**Date recorded:** 7/1/2003

**Field Recorder:**

**Field Site number:**

**SHPO Determination**



## Historic Property Report

### Inventory Details - 6/20/2005

**Common name:** Pernsteiner Property  
**Date recorded:** 6/20/2005  
**Field Recorder:** S. Emerson and A.E. Flinn  
**Field Site number:** MGP-11  
**SHPO Determination**

### Detail Information

#### Characteristics:

| Category          | Item                          |
|-------------------|-------------------------------|
| Roof Material     | Asphalt/Composition - Shingle |
| Form Type         | Single Dwelling - Bungalow    |
| Roof Type         | Gable - Front                 |
| Foundation        | Stone                         |
| Cladding          | Stone - Rubble                |
| Plan              | Rectangle                     |
| Structural System | Masonry - Stone               |

### Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** No





## Historic Property Report

**Significance narrative:** The Pernsteiner property encompasses all of the buildings formerly associated with the Pernsteiner Farm, one of the largest agricultural enterprises to have operated in the Glenrose Prairie area. It was established under the stewardship of Kilean Pernsteiner, son of Bohemian immigrants who had settled in Wisconsin in the 1880s. Kilean wandered the west, acquiring a family, and finally settled in the Spokane vicinity, where he managed the Glenrose Grocery and Feed Store for a time. He purchased the farm land in 1919 and the next year commissioned a local stonemason, a Mr. Melius, to build a stone house for his family to live in. The dairy barn was erected the same year. Until the 1980s, the Pernsteiner family, including Kilean's sons Charles and Joseph, raised not only dairy cattle, but beef cattle, hogs, and chickens, as well as forage crops and grains. Its busiest days were probably during the years prior to 1939, when the Spokane and Inland Empire Railroad's tracks were removed. By the 1980s the animals were gone but Joseph continued to harvest hay on the land.

The Pernsteiner House, now a rental, has undergone some alterations - the replacement of the gable shingles with aluminum siding and the replacement of the original knee-braces in the gable eaves. These changes are minor and the house remains nearly identical to a photograph dating to 1924. The rest of the property is remarkably intact complex containing examples of almost every conceivable type of agricultural structure. Although the passage of time and neglect are having their effect on the condition of the buildings, they retain their historic appearance, character, and feeling. The property is therefore eligible for listing on the National Register of Historic Places, as an outstanding and intact example of a market production diversified farm, under Criterion C. These farms are a post-subsistence pioneer era development, distributing their produce to distant markets encouraged by the growth of transcontinental railroads. It is also likely that the Pernsteiner property is NRHP eligible under Criterion A for its role in the development of Glenrose Prairie as an economically rural community.

**Physical description:** The residence at the Pernsteiner property is front gabled stone building with 1 1/2-story rectangular plan. The exterior walls are constructed of mortared basalt rubble and sit on foundations of mortared granite rubble. The roof is clad with composition shingles and features wide eaves with exposed rafter ends, decorative knee braces, and fascia boards. A basalt rubble chimney emerges from the gable crest. Horizontal aluminum siding currently covers the gable faces. A full-width, under-the-roof front porch is defined by basalt rubble half walls and piers, with concrete coping, and square wood support posts. The front entry door is a modern replacement. Most windows of the Pernsteiner House are original wood sash double-hung units, although several smaller basement windows have been replaced by metal sash units. A small back porch has recently been enclosed and clad with aluminum siding. Concrete steps lead down to a rear basement entry.

Other primary structures of the Pernsteiner property include a large gambrel-roofed, side-gabled dairy barn, a 2-story, pyramidal-roofed water tank house with a stucco-covered stone lower half and a shingle-clad wood upper section, and a side-gabled milk house with a concrete foundation. Other structures of the property are a wood frame and include a wide assortment of sheds, garages, shops, a granary, and live-stock houses for both large and small farm animals.

**Bibliography:** Sharley, Ann. A Cultural Resources Survey of Spokane County's Proposed Glenrose Road Realignment Project, Spokane County, Washington. Short Report 778. Archaeological and Historical Services, Eastern Washington University. With attached Determination of Eligibility for Pernsteiner Farm. 2003.  
Spokane County Assessor Records



## Historic Property Report

### Inventory Details - 7/16/2016

**Common name:** Pernsteiner Stone Farmhouse  
**Date recorded:** 7/16/2016  
**Field Recorder:** Stephen Emerson  
**Field Site number:** SRS-23  
**SHPO Determination**

### Detail Information

#### Characteristics:

| Category          | Item                          |
|-------------------|-------------------------------|
| Foundation        | Stone                         |
| Form Type         | Single Dwelling               |
| Roof Type         | Gable - Front                 |
| Roof Material     | Asphalt/Composition - Shingle |
| Cladding          | Stone - Rubble                |
| Structural System | Wood - Braced Frame           |
| Plan              | Rectangle                     |

### Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** No  
**Property potentially contributes to a historic district (National and/or local):** No



## Historic Property Report

- Significance narrative:** This house is part of an assemblage of agricultural structures located near a bend in Glenrose Road, on the prairie of that name. The farm was established by Kilean Pernsteiner, an immigrant from Bohemia whose family came to the United States in 1884. They farmed in Wisconsin. At a young age Kilean headed west, like many ambitious Americans. Kilean married and started a family before ending up in Spokane. He was able to buy the Glenrose Grocery and Feed Store, which he managed until he sold it in 1919. The money allowed him to buy a piece of farmland on Glenrose Prairie. He constructed a barn and other farm buildings, but he hired a professional stonemason, Mr. Melius, to build the farmhouse. Other buildings were added to the farm over the years, including a granary, chicken barns, shop, milk house, and a metal hog house. The operation of the farm would pass into the hands of two of his sons, Charles and Joseph. Joseph's son, James, would later live in the stone house as well, but by the 1990s it had become a rental. Today the farm is mostly inoperative, but many of the original structures are intact. The house is still occupied, and has undergone some renovations. Nonetheless, it retains sufficient integrity of its historic appearance and original construction materials to be eligible for listing on the National Register of Historic Places, under Criterion C, architecture. Furthermore, it is a contributing component of the National Register eligible Pernsteiner Farm.
- Physical description:** This farmhouse is a 1½-story building with a rectangular plan. The front-gabled roof is covered with composition shingles. The knee-braces of the moderately wide eaves have recently been replaced by similarly shaped wood brackets. Exposed rafter ends are covered with fascia boards. A basalt rubble chimney has been recently removed. Most exterior wall surfaces are clad with mortared basalt rubble. The foundation appears to be basalt rubble as well. The faces of both gables are clad with modern aluminum horizontal siding. On the north (front) elevation is a full-width, under-the-roof front porch, supported by wood posts placed atop basalt rubble piers with concrete coping. Basalt half-walls connect the piers. All windows have been replaced with vinyl sash units and include fixed, double-hung, and sliding units. A formerly open back porch, inset into the southeast corner, has been filled in with horizontal aluminum siding and has a modern sliding glass door.
- Bibliography:** Emerson, Stephen. A Historic Property Inventory of Rock Structures in Spokane County, Washington. Archisto Enterprises, 2016.