

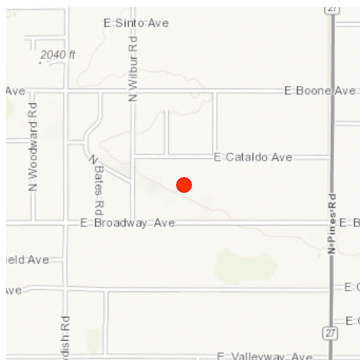


Historic Property Report

Historic Name: House

Property ID: 706365

Location



Address: 11813 E Broadway Ave, Spokane Valley, Washington, USA

GeographicAreas: Spokane, Spokane County, T25R44E16, GREENACRES 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: Architecture

Photos



SRS-11a.JPG



SRS-11i.JPG



SRS-11h.JPG



SRS-11g.JPG

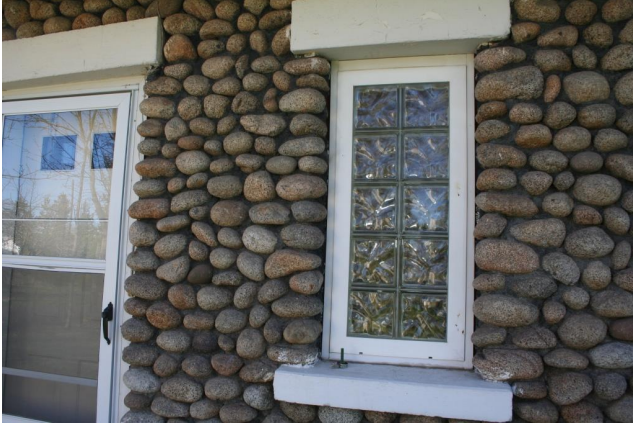


SRS-11f.JPG



SRS-11e.JPG

Historic Property Report



SRS-11d.JPG



SRS-11c.JPG



SRS-11b.JPG



Historic Property Report

Inventory Details - 7/10/2011

Common name:

Date recorded: 7/10/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 45161.1127

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured

Surveyor Opinion



Historic Property Report

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 11813 E Broadway Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1920 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 1996. The 1-story building has a gable roof clad in asphalt composition shingles. The single-family form sits on a poured concrete foundation containing a half basement.



Historic Property Report

Inventory Details - 7/14/2016

Common name: Velonis House
Date recorded: 7/14/2016
Field Recorder: Stephen Emerson
Field Site number: SRS-11
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Stone - Cobble Stone
Plan	Irregular
Structural System	Wood - Braced Frame

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 was built in 1920, and was occupied by medical doctor George S. Velonis for so many years it can rightly be called the Velonis House. When the record is picked up in 1956, the house was occupied by Dr. Velonis and his wife Helena. Helena apparently passed away in about 1970, but Dr. Velonis stayed on, retiring in 1984. He was still there in 1995. Currently the house is owned by Nick Abariotes and is probably a rental. Like its neighbor to the east, this house is one of the best examples of high style cobblestone architecture in the Spokane Valley. Although it lacks the Craftsman Style features of the adjacent house, described above, like the exposed rafter ends, the massive porch piers, and the exterior masonry chimney, it remains a wonderful example of the stone mason's craft. Despite the front porch remodel which altered its appearance, and the installation of vinyl sash windows, the outstanding and durable stone work just barely push this house into the status of National Register eligible. It is eligible for listing on the National Register of Historic Places under Criterion C, architecture. It is also eligible under Criterion A, as an excellent example of the phenomenon of cobblestone architecture that thrived during the early years of irrigation in the rocky soil of the Spokane Valley.
- Physical description:** This residence is a 1-story cobblestone building with a complex roof plan consisting of a side-gabled major portion with a large front gabled canopy, facing south, a shed-roofed bay on the east elevation, and a shed-roofed extension facing west. The roof is covered with composition shingles and has wide enclosed eaves with exposed purlins in the gables. A corbelled brick chimney emerges from near the crest of the main roof. The exterior walls are constructed of mortared cobblestones, mostly granite. Some exterior wall surfaces where stone is lacking, such as in the gable faces and the lower portion of the south (front) façade are clad with horizontal vinyl siding. The front canopy is full-width, with the gable crest extending all the way back to the crest of the main roof. The canopy is supported at the forward corners by square wood posts resting on cobblestone piers. The central front entry contains a double set of French doors and is flanked by two large picture windows. Most of the other windows are sliding units and feature prefabricated concrete sills and lintels. One window on the north elevation contains glass blocks. Cobblestones are also incorporated into the landscaping, forming retaining walls that create several terraces south of the house.
- Bibliography:** Emerson, Stephen. A Historic Property Inventory of Rock Structures in Spokane County, Washington. Archisto Enterprises, 2016.