

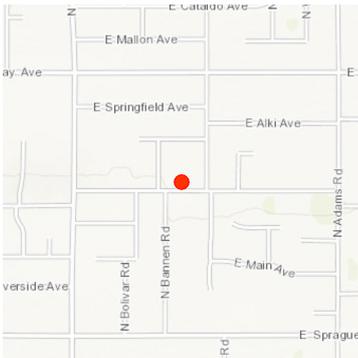


Historic Property Report

Historic Name: House

Property ID: 706417

Location



Address: 14201 E Valleyway Ave, Spokane Valley, Washington, USA

GeographicAreas: Spokane,T25R44E14,GREENACRES Quadrangle,Spokane County

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1909	<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-34a.JPG



SRS-34h.JPG



SRS-34g.JPG



SRS-34f.JPG



SRS-34e.JPG



SRS-34d.JPG

Historic Property Report



SRS-34c.JPG



SRS-34b.JPG



Historic Property Report

Inventory Details - 7/11/2011

Common name:
Date recorded: 7/11/2011
Field Recorder: Artifacts Consulting, Inc.
Field Site number: 45143.1649
SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling
Foundation	Stone
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle

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 14201 E Valleyway Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1909 and is a single family dwelling. The 1.5-story building has a gable roof clad in asphalt composition shingles. The single-family form sits on a stone foundation containing a three-quarter basement.



Historic Property Report

Inventory Details - 7/17/2016

Common name: Cobblstone House
Date recorded: 7/17/2016
Field Recorder: Stephen Emerson
Field Site number: SRS-34
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Stone - Cobble Stone
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 residence was built in 1909 and is one of the oldest cobblestone houses in the Spokane Valley. Some sources suggest this house was built for Donald K. McDonald, one of the organizers of the Vera Electric Water Company, founded in 1908. His daughter was the namesake for the town of Veradale. Stronger evidence indicates that McDonald lived at another cobblestone house, several blocks away at 15103 E. Valleyway Avenue. Mr. McDonald lived at multiple locations and it is possible that he lived in both houses. Whatever the case, it is certain that in 1956 this house was occupied by Leo D. Elliott, a salesman, and his wife Lorraine. Mr. Elliott apparently passed away and by 1960 the house was owned by Elliott's wife, Lorraine. Subsequently, after 1970, the house passed through the hands of a number of owners, including Vicky M. Dalton, former Spokane County Auditor. During the 1990s, it appears the house stood vacant for several years. When it was purchased by the current owner, Linda Rae Osmonson, it was in an advanced state of decay. Ms. Osmonson has given the house a thorough and fairly accurate rehabilitation. Aside from the installation of vinyl sash windows, this building retains excellent integrity of its historic appearance and original construction materials. Although vinyl materials tend to disqualify a building from listing on the National Register of Historic Places, this house's unique cobblestone construction trumps the vinyl restriction and is, therefore, eligible under Criterion C, architecture.

Physical description: This cobblestone house is a 1½-story with a somewhat irregular plan consisting of the main side-gabled portion, with a projecting 1½-story gabled dormer over the south-facing front porch, and an attached 1-story hip-roofed extension to the north. The roof is covered with composition shingles and features exposed rafter ends, knee braces, and fascia boards. A brick chimney emerges from the back slope of the side-gabled roof. Exterior wall surfaces are constructed of cobblestones of somewhat irregular size, except for the dormer and gable walls, which are clad with coursed wood shingle imbrication. The central front dormer extends forward to act as a canopy over the front porch. The dormer/canopy is supported by two wood posts resting on cobblestone piers. The concrete porch steps are flanked by cobblestone half walls with concrete coping. The central entry contains a wood panel door with adjacent side lights. Above the door is a wood segmental lintel. Wall surfaces adjacent to the entry are clad with wood shingles, not cobblestones. The same is true for a secondary entry on the east elevation of the hip-roofed extension. The windows of the lower, cobblestone, level include a variety of types. To the left of the front entry is a tripartite window with a picture window flanked by double-hung units. To the right of the entry is a double set of double-hung windows. Another set of two double-hung windows is located on the east elevation. The other windows of the lower level are single double-hung units. All of the windows of this level penetrate the cobblestone walls and feature cobblestone voussoirs that create segmental arches above the windows. Windows of the upper level have simple wood surrounds. In each gable is a double set of double-hung windows. The windows of the gabled porch canopy form a triple set, with the central window higher, similar to a palladium window, but without the central round arch. The central window is double-hung, while the adjacent windows are fixed. All original windows of the house have been replaced by vinyl sash units, some with decorative multiple panes.

Bibliography: Emerson, Stephen. A Historic Property Inventory of Rock Structures in Spokane County, Washington. Archisto Enterprises, 2016.