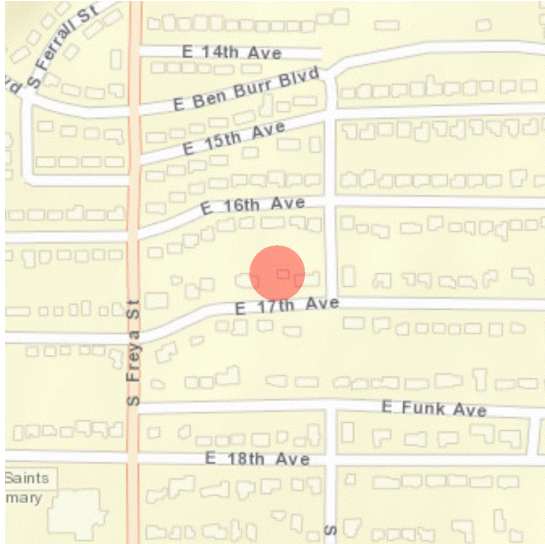


Historic Property Report

Resource Name: Cornelius, Gordon and Jane, House

Property ID: 15084

Location



Address: 3717 E 17th Ave, Spokane, WA 99223

Geographic Areas: Spokane County, SPOKANE NE Quadrangle, T25R43E27

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input type="checkbox"/>
Built Date	1952	<input type="checkbox"/>
Built Date	2000	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Architect/Engineer:

Category	Name or Company
Builder	Elmer Nelson
Architect	McClure & Adkison

Historic Property Report

Resource Name: Cornelius, Gordon and Jane, House

Property ID: 15084

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-03-00043, , Nifty From the Last 50	6/30/2003	Not Determined	
2011-06-00089, , Assessors Data Project: Spokane Residential 1	7/4/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	8/25/2017		

Photos



Front (south) and west facades



Front (south) facade



Front (south) facade and garage



East side facade

Historic Property Report

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North (rear) facade



Garage, south and west facades



rear deck



rear façade.



main façade

Historic Property Report

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garage

Inventory Details - 8/25/2017

Common name: Cornelius residence

Date recorded: 8/25/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - Board & Batten
Structural System	Wood - Platform Frame
Plan	Rectangle
Foundation	Post & Pier

Styles:

Period	Style Details
Modern Movement	Contemporary



Historic Property Report

Resource Name: Cornelius, Gordon and Jane, House

Property ID: 15084

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

Significance narrative: History. The Gordon E. and Jane L. Cornelius house was designed by architects McClure & Adkison and constructed in 1951 by builder Elmer Nelson. Gordon Cornelius was an attorney who died in 1978. Jane Cornelius (1919-2016) died only recently, at age 96. Gordon and Jane Cornelius met when they both attended college at the University of Washington. They married after Gordon returned from his service in England during World War II and moved to Spokane, where they raised two sons. Jane lived in the Cornelius house for 65 years, until her death. Jane and Gordon's son Paul now owns the house.

Architectural Context. The Cornelius house is designed in the Contemporary style and is a split entry house. "Contemporary" is a style name adopted in the post-war era for modern, high-style houses. As an illustration of the use of the term, a *Spokesman-Review* article published on August 27, 1950 – shortly before the Cornelius house was built – about the Meenach development homes by McClure & Adkison, the architects for the

Cornelius house. The article was entitled "'Contemporary' Homes Bring Modern Ideas to Spokane." In the article Royal McClure offered the statement that, these homes are "built in the spirit of today, the age of expression." Contemporary houses offer few traditional stylistic features or details, relying instead on overall form and simple modern details to convey their style. Materials can also play an important role, where the color and texture of the materials lend a richness and complement the composition of the building façades. The use of color and an asymmetrical composition can be readily seen in the Cornelius house.

Contemporary houses were often designed by architects, in contrast to the more common Ranch-style homes of the era. Roofs typically have a low pitch and may include gable, shed or flat roofs, or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical two- and three-dimensional compositions and an expansive use of glass, contrasted with clerestories above solid screen walls where privacy was important. Features of the Contemporary house that were shared by the Ranch-style house include an open floor plan, an orientation toward the rear yard, rather than front yard or street, and use of windows, courtyards, and other devices to "bring the outdoors in." The use of natural materials such as stained wood, brick, and stone is common. One important way that the Cornelius house differs from the typical post-war Contemporary house is that it features expanses of glass on both the front and rear façades. This may have been possible due to the house's somewhat secluded location, where it was possible to site the building below street grade, preserving privacy here.

Architects. Royal A. McClure (1917-2006) and Thomas R. Adkison (1917-1986) established their Spokane firm in 1947. Both graduated from the University of Washington in 1941 with bachelor's degrees and went on to work for Seattle architect J. Lister Holmes, who was perhaps best known in the early 1940s as the chief architect for Seattle's 878-unit Yesler Terrace Defense Housing project (Ochsner, 2014:252).

Historic Property Report

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Property ID: 15084

The work of McClure & Adkison was widely published in many prestigious architectural publications of the day, including *Architectural Forum*, *Arts + Architecture*, and *Progressive Architecture*. From 1947 to 1966 they practiced throughout the state, with many university commissions. They also designed schools, hospitals, clinics, and churches, particularly in the Spokane area and eastern Washington. One of their most highly visible commissions was the design of Spokane's U.S. Court House and Federal Building, for which they teamed up with Culler, Gale, Martell, Norrie & Davis, and Walker & McGough. Both McClure and Adkison were active in the AIA and served on many local and regional committees and boards, including as charter members of the Planning Association of Washington. Adkison was elected to the AIA College of Fellows in 1978.

McClure, a Seattle native, received a Masters in Architecture from Harvard in 1946 and was later the recipient of the prestigious Arthur Wheelwright Fellowship for travel in Europe, awarded in 1954-55 by Harvard for professional achievement. In addition to his design work, McClure was acting head of the University of Idaho's Department of Architecture in 1947-48 (Ochsner, 2014: 459). After 1966, McClure practiced on his own, and then as McClure/Nixon, beginning in 1970.

Tom Adkison, an Idaho native, went on to practice as Thomas R. Adkison after 1966. He was in charge of the Expo '74 World's Fair site plan and proposed a plan for a Spokane Metro Center on the north bank of the river (Spokane Skyline, 1992). His good humor and ability to work with people is credited, to a large degree, for the successful master planning of the Expo (Youngs, 1996). According to *Spokesman Review* journalist Dorothy

Powers, writing in 1973, "Thomas R. Adkison tramps his 100 acre land-and-water site these days like a field general who knows he's winning" (Youngs, 1996:308).

Physical description:

Location and Setting. The Cornelius residence is located on the east side of the Lincoln Heights neighborhood on Spokane's South Hill. It is located in a residential area where the blocks are oriented east-west, in part to accommodate the slope of the area down to the north. Lincoln Park is located several blocks to the west. The city boundary is located just about five blocks to the east. The closest non-residential property is St. Peter's Catholic Church and All Saints Catholic School, to the southwest. Many residents in the area enjoy territorial views to the north and the benefits of mature vegetation.

Materials. The wood-frame Cornelius house has board-and-batten siding, a composition shingle roof, and a concrete foundation. The material of the solid panels, which contrasts with the vertical wood, is unknown. The tubular steel railings are a prominent feature on the rear of the house, occurring around the decks and at the rear stairway.

Massing and design. The split-entry Gordon E. and Jane Cornelius house has a rectangular footprint, but for the decks extending to the north, and a flat roof with no eaves. The main floor of the house is 935 square feet in size and the raised basement is the same. A small chimney is located on the west wall of the house, with another chimney on the east side. The entire parcel on which the house is sited slopes down toward the north and affords territorial views. The house is sited below the grade of the street and accessed by a concrete stair, on the east side of the .31-acre parcel. A new (2000) 528-square-foot, detached, double-car garage is located on the west side of the lot, closer to the street; an integral one-car garage is located at the lower level of the house (it is not known whether this is still extant). The new garage is also clad in board-and-batten siding, with a wide, flush, overhead door and a built-up, flat roof and a concrete foundation.

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Character-defining features of the Cornelius house include the geometric composition of the front and rear elevations, in which solid panels alternate with glazing of full-height glass. Living room windows, in particular, rise from floor to ceiling on the front and rear facades, at the upper level deck, allowing for views through the house to the city below. Small clerestory windows are located below the cornice on the west façade, relieving this otherwise fully wood-clad face. The front entry is at the grade of the lowered front yard, sheltered by an overhang that extends across most of the front façade, supported by two substantial wood posts. The rear decks are also a remarkable feature of the house. The deep upper deck is located on the west side of the house, outside the living room, directly above a deck from the lower level. A dogleg stair from the upper deck connects to a walkway at the lower level, which continues around the east side of the house, emerging near the front of the house at the southeast corner. The stair continues down to the ground at the northwest corner of the house. The Contemporary house was designed by McClure & Adkison and constructed in 1951.

Changes over time. A garage was added to the house in 1965. A new garage was constructed in 2000. No other known changes have taken place to the property.

Landscape and site design. The Cornelius house property is informally landscaped. A stone retaining wall is located in the front yard to retain higher ground on the south side of the lot. Mature trees and shrubs embellish the front yard. Mature trees and shrubs also dot the rear yard, which slopes down toward the north.

Bibliography:

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Historic Property Report

Resource Name: Cornelius, Gordon and Jane, House

Property ID: 15084

Inventory Details - 7/4/2011

Common name:

Date recorded: 7/4/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Shed
Roof Material	Asphalt/Composition - Shingle
Form Type	Single Dwelling

Surveyor Opinion

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



Historic Property Report

Resource Name: Cornelius, Gordon and Jane, House

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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 3717 E 17th Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1952 and is a single family dwelling. The 1-story building has a shed roof clad in asphalt composition shingles. The single-family form sits on a poured concrete foundation containing a full basement.

Inventory Details - 6/30/2003

Common name:

Date recorded: 6/30/2003

Field Recorder: M. Houser

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Material	Asphalt/Composition - Built Up
Roof Type	Flat with Parapet
Plan	Rectangle
Structural System	Wood - Balloon Frame
Form Type	Single Dwelling
Foundation	Concrete - Poured
Cladding	Wood - Vertical Boards

Styles:

Period	Style Details
Modern Movement	Miesian

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

Bibliography: phone interview with owner 8-7-03.