

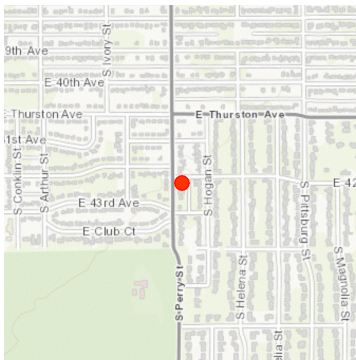


## Historic Property Report

**Historic Name:** Meenach House

**Property ID:** 182879

### Location



**Address:** 4203 S PERRY ST, SPOKANE, WA 99203

**Tax No/Parcel No:** 35333.2610

**Plat/Block/Lot:** EYOTA ADD W124FT L12B12

**Geographic Areas:** Spokane County, SPOKANE SW Quadrangle, T25R43E33

### Information

#### Construction Dates:

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

**Number of stories:** N/A

#### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

**Historic Context:** Architecture

## Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	McClure & Adkison

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00089, , Assessors Data Project: Spokane Residential 1	7/5/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	12/18/2016		

## Photos



Front entry, looking east



Front and south side facade, looking northeast



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Front west facade, looking east



Setting, looking south



Garage/studio, north and west facades, looking southeast



Garage/studio, east and north facades, looking southwest



Garage/studio, south facade, looking north



North side facade, looking south



## Historic Property Report

### Inventory Details - 12/18/2016

**Common name:** Meenach House  
**Date recorded:** 12/18/2016  
**Field Recorder:** Diana Painter  
**Field Site number:**  
**SHPO Determination**

### Detail Information

#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Shed
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - Vertical Boards
Structural System	Wood - Post and Beam
Plan	L-Shape

### Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** No

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** History. The Meenach House was conceived as part of a full-block development that would have consisted of twelve "Contemporary Modern" homes on the block bounded by S Perry Street, E 42nd Avenue, S Hogan Street, and E 43rd Avenue. Ultimately, only six houses were built, the ones facing S Perry Street. Architects Royal McClure and Tom Adkison made their homes there, as well as T. J. Meenach Jr. The development was commissioned by M & P Properties, which was a partnership made up of T. J. Meenach, Jr. and Walter Pope. Although the partners had previously built houses in the area, this was their first venture into building modern-style houses. The contractor was Elmer Nelson. The article written on the occasion of the completion of two of the houses extolled the features that would become more common as the post-war era advanced, including tall window walls; open beamed ceilings; and open floor plans with internal divisions accomplished by cabinetry and shelving. According to the author, the houses were the first of their type in Spokane to be approved by the Federal Housing



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Administration (the FHA took issue with financing houses with flat or nearly flat roofs early in the post-war era). By 1950, McClure & Adkison had several Modern buildings to their credit, including the Stephen Dental Clinic and the Studio Apartments, both of which were exhibited at the Museum of Modern Art in New York (Davis, "McClure & Adkison . . .").

Architectural context. The Meenach House is designed in what was often called the "Contemporary" style in the 1950s and 1960s. A Contemporary-style or simply Modern house offered few traditional stylistic features or details, relying on overall form and simple modern details to convey its style. Contemporary houses were often designed by architects and were considered "high style," in contrast to the more common Ranch style home of the era. A post-and-beam house would be considered a Contemporary house. Common features include a slightly sloped or flat roofs; overall asymmetry; and expansive window walls or and the use of clerestory windows under the eaves where privacy was important. Other features of the Contemporary house were shared by the Ranch-style house, including an open floor plan, an orientation toward the rear, rather than front yard or street, and use of windows, courtyards, and other devices to "bring the outdoors in."

Architects McClure & Adkison. 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).

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 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 Wheelright 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).

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Thomas J. Meenach Jr. McClure & Adkison designed the home at 4203 S Perry Street for Thomas J. Meenach, Jr. (1919-2000) and his wife Viola. Meenach was the son of T. J. Meenach, owner of the T. J. Meenach Company, which specialized in real estate, insurance, and property management. The younger Meenach worked for his father's company for 50 years in a variety of capacities. His specialty was real estate appraising. He was a member of and served on the board of a variety of professional organizations in Spokane, including Secretary-Treasurer of the Spokane Insurance Association for many years. He commissioned the house in 1950. (McClure & Adkison also later designed the elder Meenach's residence at 1005 E 54th Street). George W. Girvin and family have owned the house since 1961.

### Physical description:

**Location and Setting.** The Thomas J. Meenach, Jr. House is located in the southeast quadrant of the intersection of S Perry Street and E 42nd Avenue and faces west, overlooking S Perry Street. A north-south alley, on which the garage/studio is sited, is located between S Perry Street and S Hogan Street. The house is located within an area of relatively flat topography, surrounded by the residential neighborhoods of the South Hill area. Streets are two lanes, with on-street parking that is rarely used. The Manito Golf Course is about two blocks away, to the south. The Manito Golf & Country Club is on the southwest side of the golf course. The neighborhood as a whole is on a plateau, with the Latah Valley and I-195 at a lower elevation to the west.

**Materials.** The Meenach house is wood-frame construction with vertical wood cedar siding, a built-up roof, and concrete foundation.

**Massing and design.** The one-story Meenach house is located toward the north property line on its 6,200 square foot lot; the two-story garage and studio is on alley and close to the side property line on E 42nd Avenue. The house has a partial basement. A tall wood fence encloses the property on the north, east, south and a portion of the west side. The residence has a largely square footprint, with the exception of a "notch" at the entry, which allows for a tall pine tree in the entry court. The house's shed roof has a slight slope to the south and exhibits narrow-to-no eaves, with the exception of the deep eaves over the entry. The Contemporary house was constructed in 1951.

**Front façade.** The front entry to the house occurs in the northwest corner, within the "L" of two intersecting, full-height window walls, which feature simple framing, sheltered by deep eaves. The broad, flush front door faces west. The south side of the front façade displays two sets of clerestory windows, separated by a solid panel of vertical siding. The entry is accessed via a wood gate in the fence.

**South side façade.** The south side façade faces the interior of the block and is separated from the neighboring property by the fence. There are few openings on this façade. A small, three-part window is located close to the front façade, and two tall, narrow fixed windows are located toward the rear of the house.

**Rear façade.** The rear façade of the house faces the garage/studio and is separated from it by a small courtyard and trellis.

**North side façade.** The north side façade faces E 42nd Avenue and is enclosed by the side yard fence. Small clerestory windows are located under the roof across this entire façade. A large stone chimney is located at about the center of this side of the building.

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Garage/studio. The garage and studio is located in the northeast corner of the parcel, set back slightly from E 42nd Avenue. This two-story building has square footprint and a shed roof that is sloped slightly toward the alley, with eave overhangs supported by extended beams on the east and west. A vertical wood gate accesses the rear yard of the house from the right (west) side of the garage. The building displays the same narrow vertical wood siding as the house. The upper floor, the location of the studio, extends over the garage entry by a few feet. This overhang is supported by two split posts mounted on concrete blocks. Visible on the right (west) side of this façade is a tall, narrow, one-over-one-light fixed window surmounted by a small solid panel. The rear, alley façade consists of three bays with no openings, separated by 'pilasters' of the same dimensions and design as the posts on the north side of the garage. The south side façade displays the same design features as the north side. The west façade faces the interior of the yard. At the second level is a small balcony with a metal rail and a stair that access the rear yard.

Changes over time. Changes to the residence, aside from renovations of bathrooms and the kitchen, include a bedroom addition, a kitchen addition, and family room and bath addition. Despite these alterations, the house retains much the appearance that it had historically. In 1966 a second story studio addition was added over the garage.

### Bibliography:

"Architects Open Office in Spokane," *Spokane Daily Chronicle*, December 16, 1947:14.

Baldinger, Wallace S., (editor), *Twenty Northwest Architects and Associated Designers, 1962* (catalogue). Eugene, OR: Museum of Art, University of Oregon, 1962.

Davis, Glenn Warren, "McClure & Adkison + Walker & McGough, Architects of a Modern Vision, 1947-1969," *Spokane MidCentury*, <http://www.spokanemidcentury.com/mcclureadkisonwalkermcgough.html>, accessed December 2016.

Ochsner, Jeffrey Karl, editor, *Shaping Seattle Architecture, A Historical Guide to the Architects*. Seattle, WA: University of Washington Press, 2014.

*Spokane Skyline: A Century of Architecture, 1889-1989* (Catalogue), Spokane, WA: Eastern Washington State Historical Society, 1992.

"Thomas Jefferson Meenach, Jr." Find A Grave, <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=77108799>, accessed December 2016.

Walter, Don, "'Contemporary' Homes Bring Modern Ideas to Spokane," *Spokesman Review*, August 27, 1950:23.

Youngs, J. William T., *The Fair and the Falls, Spokane's Expos '74*. Cheney, WA: Eastern Washington University Press, 1996.



## Historic Property Report

### Inventory Details - 7/5/2011

**Common name:**  
**Date recorded:** 7/5/2011  
**Field Recorder:** Artifacts Consulting, Inc.  
**Field Site number:** 35333.2610  
**SHPO Determination** Not Determined

### Detail Information

#### Characteristics:

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

### 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 4203 S Perry Street, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1950 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 1961. 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 quarter basement.