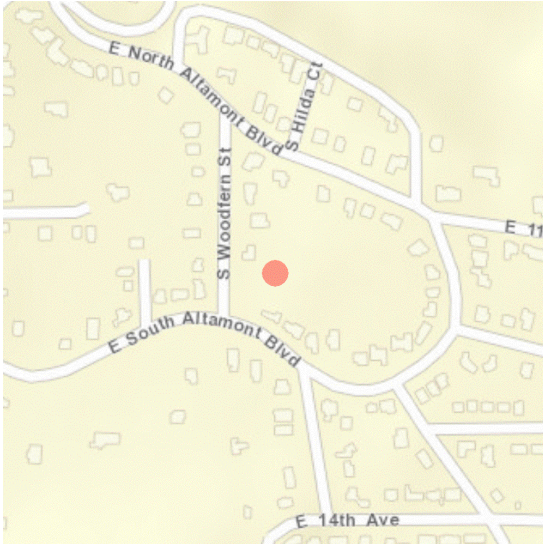


Historic Property Report

Resource Name: Evanoff, John, House

Property ID: 178597

Location



Address: 1115 S WOODFERN ST, SPOKANE, WA 99202
Tax No/Parcel No: 35214.3921
Plat/Block/Lot: ALTAMT ADD B46
Geographic Areas: Spokane County, SPOKANE NE Quadrangle, T25R43E21

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1954	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Evanoff, Lawrence

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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
2011-06-00089, , Assessors Data Project: Spokane Residential 1	7/4/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	5/17/2017		

Photos



Front (west) facade.JPG



West (front) facade, north end.JPG



West (front) facade.JPG



West (front) facade.JPG

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West (front) facade, south end.JPG



South side facade.JPG



Entry detail.JPG



Front (west) facade, 2001

Inventory Details - 5/17/2017

Common name:

Date recorded: 5/17/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination



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Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Built Up
Cladding	Brick - Roman
Structural System	Wood - Platform Frame
Form Type	Single Dwelling

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): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: History. The streets in the small neighborhood in which the John Evanoff house is located today were laid out by 1902, but the small neighborhood - encircled by Bryant Avenue (Altamont today) and bisected by Woodland Street (S Woodfern Street today) - was adjacent to the Spokane city limits at that time. The 1910 Sanborn Fire Insurance maps show the small enclave to be very sparsely developed, with small homes and outbuildings on very large lots. In fact, "Altamont Circle" was once a horseracing track. In 1921, the streets here were the subject of a local improvement district, including grading and street improvements and a sewer line. By 1950, the street names had changed and the neighborhood was encircled by Altamont Blvd. Today the neighborhood is encircled by E North Altamont Blvd to the north; E South Altamont Blvd to the south; and S Altamont Blvd to the west;

John Evanoff (1914-2008), owner of the Evanoff house, was one of three brothers born to King V. and Anna Evanoff. The Evanoffs emigrated from Bulgaria in 1907 and King Evanoff became a naturalized citizen by about 1920. According to the 1940 census, King Evanoff was a tailor in a men's shop. At that time their son John (25) was working as a sheet metal worker in a bus factory; son Stephen (24) was a laborer at a truck scales factory; and son Lawrence (21) was a draftsman in an architecture firm. John continued to work as a sheet metal worker until about 1958, when he became vice president of the Aero-Liner Company (also seen as Arrow Line). John Evanoff commissioned his brother to design his house around 1953. The elder Evanoff died at the age of 94.

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Architectural Context. The John Evanoff 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. Materials also could play an important role, as seen here, where the color and texture of the materials of this house lend richness and complement the composition of the front façade. Contemporary houses were often designed by architects and were considered “high style,” in contrast to the more common Ranch style home of the era. Common features include slightly sloped or flat roofs; overall asymmetry; and expansive window walls; 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.”

Architect Lawrence Evanoff. Lawrence George Evanoff was born in 1918 in Spokane. Following graduation from Lewis & Clark High School in 1936—and with no formal training—he worked as a designer at the Detroit firm of Smith, Hinchman & Grylls in 1940 and as a site planner for Narramore, Bain, Brady & Johanson in Seattle in 1941. Moving back to Spokane, he was employed as a site planner for Whitehouse & Price in Spokane in 1942, then as chief draftsman for G.A. Pehrson in 1943. Evanoff enlisted in the US Air Force during World War II, serving in the South Pacific as a sergeant with the infantry and field artillery. Enrolling in the architecture program at the University of Washington following the war, he graduated with a bachelor’s degree in 1948. Along with fellow Spokane architect Royal McClure, Evanoff taught architectural courses at the University of Idaho from 1948 to 1949, when he opened his own practice in Spokane. Though a much-published advocate for the Modern style—in newspaper articles, *Arts & Architecture*, *Better Homes & Gardens*, et al.—it was his design for the Robert N. Arick house at 30 E 39th Avenue in Spokane that garnered nationwide attention for Evanoff. First featured in the May 1953 issue of *Better Homes & Gardens*, it became “Design no. 2305” in the magazine’s “Five Star Homes” series. The plan was picked up by the Associated Press and featured in newspapers across the country. A quality that the Evanoff house shares with the Arick house is the use of a prominent Roman brick wall as a central feature, and a relative lack of window walls, in comparison to other Contemporary homes. Evanoff also designed the Aero- Liner Manufacturing Plant, his brother’s business, in 1950. Evanoff formed a partnership with Nicholas Kabush in 1959; in 1971, after battling multiple sclerosis for 15 years, he was forced to retire. He died in Spokane in 1985, at the age of 67.

Physical description:

Location and Setting. The John Evanoff house is located on South Hill, in the Altamont neighborhood, which is north of Lincoln Park and the Lincoln Park neighborhood and east of the East Perry neighborhood. It is not far from Ben Burr Trail, to the north. Streets in the neighborhood are curvilinear, with long driveways, accessing large landscaped lots. The area appears to be almost exclusively made up of single family residences. Houses in the neighborhood have large lots with open areas, stands of mature trees, large gardens, swimming pools, and outbuildings. The neighborhood is made up of a mix of mid-twentieth-century and Craftsman-style homes. The John Evanoff residence is sited on a 1.28-acre parcel which is formally landscaped around the house, but dominated by a large open space to the east and south. The parcel includes two other structures, a one-story 1982 concrete block structure with a shallow-pitched shed roof and square footprint to the southwest of the house; and a 1954 garage with a shallow-pitched, side gable roof and a largely square footprint behind the residence. The residence is sited fairly close to S. Woodfern Street, to the west, which is a two-lane street with sidewalks

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and a planting strip on each side. The parcel is north of E South Altamont Blvd.

Materials. The Evanoff house is brick masonry and wood-frame construction, with Roman brick on the first floor and wood clapboard siding on the second floor. A wood screen with horizontal slats shields the area adjacent to the driveway from view from the street. A character-defining feature of the house is the rustic stone wall on the south side, which rises to a large stone chimney on this façade. The rustic stone contrasts with the relative refinement of the clapboard and Roman brick used on the house. Low volcanic stone walls retain the front yard, the sidewalk accessing the front entry, and the driveway.

Massing and design. The John Evanoff house has unusual massing, with a secondary one-story wing to the south, a two-story main portion in the center, and a secondary wing to the north that has living space at the second level and a 'drive-through' to the rear of the lot and a garage to the east. The one- and two-story house has an L-shaped footprint and a shallow-sloped gable roof on the two-story portion with deep boxed eaves and a deep fascia. The roof on the one-story portion, which includes the front entry to the house, is flat. A tall stone chimney is located on the south, side façade of the building. The 3216 square foot house has a small finished basement. It is a masonry and wood-frame house with a concrete foundation and built-up roof. The house is located relatively close to S Woodfern Street within the 1.28-acre lot, and faces west, overlooking the street. Also on the lot is an 832 square foot detached garage to the rear of the house, which is accessible via a concrete driveway that runs under the north wing of the house. In the southeast corner of the lot is an 1800 square foot garage and workshop, built in 1982. The front yard is retained with a low stone wall, which extends up the curvilinear walkway to the front entry, and along the driveway, which rises to the east. The front yard is landscaped, whereas the remainder of the lot is – for the most part – not landscaped. The Contemporary style house was designed by Lawrence Evanoff and constructed in 1953; the detached garage was constructed in 1954.

Front (west) façade. The front façade of the Evanoff house displays a two-story central bay, a one-story south bay, and a two-story north bay, which extends over a broad opening (an attached carport) through which a car can be driven to the garage to the rear of the house. The house is composed of brick masonry on the lower level and wood clapboard siding on the upper level. The north side of the carport is supported with a brick masonry wall and the central portion is supported by metal columns. The south side of the carport area is also finished in brick, with a secondary entrance on this façade. At the second level, ganged windows occupy the full width of this bay under the eaves and continue around to the north face of the central bay. Today these windows are three different widths, with wood frames and Craftsman-style muntins. Historically they were classic, mid-century fixed and casement windows, apparently of equal widths, separated by wide mullions.

The central portion of the house projects into the front yard. The lower level is brick masonry on a slightly raised, concrete foundation. This wing is finished in wood clapboard at the second level, with a large, one-over-two-light window with wide mullions on the right (south) side. The north side of this projection features six clerestory windows with wide mullions and brick sills at the top of the Roman brick wall at the first floor. A floor-to-ceiling window, which is slightly recessed, is located at the front corner. Above is another bank of windows under the eaves. The south side of this projection exhibits no openings. The recessed main entry to the house is located between the central and south bay, under the flat roof that covers the southern wing. At the rear of



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the asymmetrical opening here is a flush wood door with a large window of full-height glass to its left and a narrow sidelight to the right. Above this ensemble is a full-width transom. The entry is accessed via one shallow concrete step and a small concrete patio.

The south wing of the house is dominated by another brick masonry wall. To the right side is a window of full-height glass in a slightly recessed opening. Marking the south end of the house is an unusual stone masonry wall that projects to the front edge of the eaves. Visible here is the tall stone chimney that extends from the stone wall.

South façade. The south façade of the house is dominated by the large stone wall and chimney here, which extends to the eaves of this one-story wing. To the east of the central chimney, a brick masonry wall is set back from the eave line. A secondary entry is located between the brick wall and the chimney. There are no other visible openings on this façade. Visible to the north of this façade is the second level of the central wing. There are no openings on this façade, which is finished in clapboard siding.

East (rear) façade. The rear façade of this house is not recorded here, as it was not visible from the public right-of-way.

North side façade. The north façade of the house has no openings. It consists of a brick masonry wall at the ground level and a clapboard-finished wall at the second level.

Changes over time. The main change to the exterior of the Evanoff house is the replacement of all windows with windows that have a Craftsman-style muntin detail.

Landscape and site design. The front yard of the Evanoff house is formally landscaped. A short stone wall retains the front yard. This is interrupted at about the center of the yard with five shallow steps leading to a curved sidewalk that accesses the front door. A large tree dominates the front yard opposite the concrete driveway, which leads to the garage to the rear of the house. It is one of several mature trees around the house. A small garden that is an extension of the rear yard landscaping is located behind the garage, on the east side. The remainder of the site is not landscaped. The main portion of the site is enclosed with a chain link fence, including a curb cut that would lead to the 1982 outbuilding on the parcel.

The 1954 garage to the rear of the Evanoff house is contributing to the property, unless changes to the building have resulted in a dramatic loss of integrity. The garage was not recorded in this survey, as it was not visible from the public right-of-way.



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Bibliography:

"#6 Lincoln Park/Altamont," Spokaneplanner, <http://spokaneplanner.com/spokanes-best-neighborhoods/lincoln-park-altamont/>, accessed May 2017.

Houser, Michael, "Lawrence G. Evanoff: 1918–1985" docomomo wewa, <http://www.dahp.wa.gov/learn-and-research/architect-biographies/lawrence-g-evanoff>, accessed March 2017.

"Part I: Summary of GMA and Countywide Planning Policies," City of Spokane Comprehensive Plan (2011), <https://static.spokanecity.org/documents/shapingspokane/draft-plan/volume5-appendix-full.pdf>, accessed May 2017.

Sanborn Fire Insurance maps, <http://sanborn.umi.com.ezproxy.spl.org:2048/>, accessed January 2017.

US Census Records, HeritageQuest Online, <https://www.ancestryheritagequest.com/HQA>, accessed May 2017.

Inventory Details - 7/4/2011

Common name:

Date recorded: 7/4/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35214.3921

SHPO Determination

Detail Information

Characteristics:

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

Surveyor Opinion



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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 1115 S Woodfern Street, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1954 and is a single family dwelling. The 2-story building has a gable roof clad in built-up asphalt. The single-family form sits on a poured concrete foundation containing a half basement.