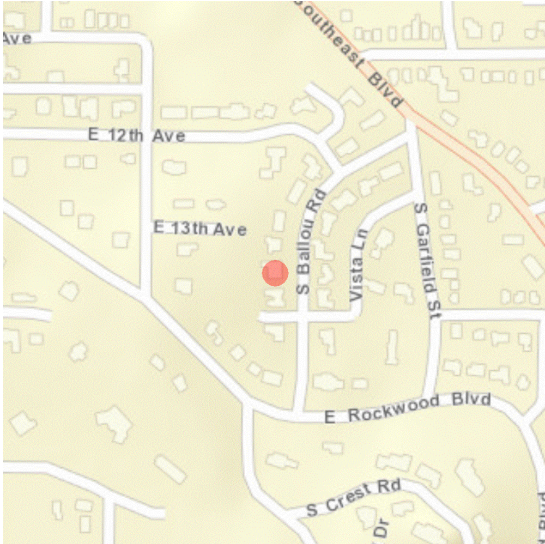


Historic Property Report

Resource Name: Fleming, Wesley J, House

Property ID: 170580

Location



Address: 1330 S BALLOU RD, SPOKANE, WA 99202
Tax No/Parcel No: 35204.4702
Plat/Block/Lot: ROCKWOOD VISTA L2 B1
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E20

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1956	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Builder	B C & H Construction
Architect	Walker & McGough

Historic Property Report

Resource Name: Fleming, Wesley J, House

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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	7/3/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/21/2017		

Photos



Front, east and south side facades



Front, east facade



Front, east entry



North side facade



Front, east facade

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Garage, west side



Garage, north side



South side facade



Rear entry court



Historic Property Report

Resource Name: Fleming, Wesley J, House

Property ID: 170580

Inventory Details - 6/21/2017

Common name: Fleming House
Date recorded: 6/21/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Raised Ranch
Roof Type	Gable - Side
Roof Material	Metal - Corrugated
Cladding	Wood - Vertical Boards
Structural System	Wood - Platform Frame
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. Wesley J. Fleming was a salesman. At the time that the Fleming house was being constructed in 1956 he was a salesman for White Stag, a company that got its start in 1907 providing tents and clothing for "loggers, mill hands and stockman." The company began manufacturing ski wear in 1931, and marketing sportswear under the name of White Stag in 1956 ("White Stag," Wikipedia).

Sanborn Fire Insurance maps for 1952 (1910 updated to 1952) show that S Ballou Road was about 50% developed in the early 1950s. The extension of Ballou Road where the Fleming house would be located within four years was called Vista Drive at that point, and was within the Rockwood Vista Addition. It was paralleled to the east by Vista Lane, which is still called Vista Lane today. Today there is a stone entry monument (curved stone walls) and a decorative wood picket gate where Ballou Road once ended and Vista Drive began, at E 14th Street, which is one house south of the Fleming house. A similar entry monument is located at the north end, where Ballou Road merges with S Garfield Street and S Southeast Blvd, indicating that this was likely a planned development. The style of the homes in the Rockwood Vista Addition confirms that the addition was developed in the mid-1950s. The house may be a contributor to a potential historic district as an early gated community with underground utilities and an in-city suburban neighborhood.

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According to a 1997 article in the Spokesman-Review, the Rockwood Vista subdivision was conceived by William B. Matthews, a real estate broker, in 1937, with underground electric and phone lines and no sidewalks. Referring to the lack of sidewalks, Matthews is quoted as saying, "90 percent of the people living in higher-priced homes drive their own cars and all they want is a walk from their front door to the curb" (Mulady, "New Urbanism Group . . ."). The subdivision was eleven acres in size and contained 24 lots. It is made up of "through lots," with streets rather than alleys on both sides of the houses, allowing a choice of access points.

The Fleming house was last purchased by the Vail family in 1978.

Architectural Context. The Wesley J. Fleming 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, where the color and texture of the materials lend a 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; 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." The Fleming house differs from the typical Contemporary house of the era in that it is relatively simple in form and materials. Contrast is provided, however, by the volcanic stone planter along the north side of the front façade. Another way in which the Fleming house differs from a typical Contemporary house is that the daylight basement faces the front yard. Typically, a daylight basement faces a rear yard, allowing ready access for recreational purposes. The configuration of this house may be due to the topography of the lot. The main entry is actually at the back of the house, adjacent to the garage.

Architects Walker & McGough. Established in Spokane in 1953, Walker & McGough received national awards for design excellence from the AIA in 1959 and 1969; the firm's work was included twice in Progressive Architecture's annual review of American architecture (in 1967 and 1969); its 1969 Farm Credit Bank project was featured in the German journal Baumeister. Walker & McGough's residential work was also featured extensively in a number of design textbooks, including Inside Today's Home by Ray and Sarah Faulkner and The Art of Interior Design: A Text in the Aesthetics of Interior Design by Victoria Kloss Ball. The firm continues today, with offices in Spokane and Seattle, as Integrus Architecture.

Born in Spokane in 1923, Bruce Morris Walker was a 1947 graduate of the University of Washington bachelor of architecture program (following service in the Navy during World War II); in 1951 he earned a master of architecture degree from the Harvard University Graduate School of Design, where he studied under Walter Gropius. While there, Walker won several national design competitions, including first prize in a joint NAHB and Architectural Forum small house competition. After traveling and studying in Europe on the Appleton Traveling Fellowship – given in recognition of his scholastic performance – Walker returned to Spokane in 1952. A year later, at the suggestion of fellow Spokane architect Royal McClure, he formed a partnership with John W.

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McGough. Walker was named a fellow of the AIA in 1979. He died in Spokane in 2005.

John Witt McGough was born in 1925 in Spokane. He attended Moscow High School and the University of Idaho, where he graduated with a bachelor of science in architecture in 1950. McGough was also accepted into the Harvard University Graduate School of Design, but elected to get to work rather than continue his studies. McGough spearheaded the company's foray into the area of justice facilities planning, and established the first chair for a visiting professor of architecture at his alma mater. He was elected to the University of Idaho's Alumni Association Hall of Fame in 1981. In 1985, he left Walker & McGough to form the McGough Group. McGough was named a fellow of the American Institute of Architects in 1975, and died in Spokane in 2005.

Physical description:

Location and Setting. The Fleming house is located just one lot from the north end of the Rockwood Historic District on Spokane's South Hill. The Manito neighborhood is to the southwest, the Rockwood neighborhood is to the immediate south, and the South Perry District is to the east. South Ballou Road is a short, curved street that is located about halfway between E Rockwood Blvd and S Southeast Blvd, both of which trend northwest to southeast in this area. Rockwood Vista Reservoir is to the immediate north. The Providence Sacred Heart medical complex is a few blocks away, to the northwest. The immediate setting of the house is exclusively residential. The lot on which the house is sited extends from S Ballou Road to E 14th Avenue. The house is oriented toward the east, overlooking S Ballou Road, which is a narrow road with no sidewalks. The garage is entered from E 14th Avenue, at the back of the house.

Materials. The wood-frame Fleming house is clad in vertical wood siding and stucco panels, with wood split posts on the front façade. An uncoursed volcanic rock planter provides an accent on the front façade. The roof of the house is finished in corrugated metal, and the foundation is concrete. A broad brick chimney is located near the ridge line of the house. Windows have wood and aluminum frames.

Massing and design. The Fleming house is one story with a daylight basement facing the front yard along S Ballou Road. The deep eaves of the house on the front façade cover the two stories of extensive windows, providing protection from the weather. The house itself is 1684 square feet in size on the main floor, and the finished basement is 1050 square feet. The house has a very shallow-pitched side gable roof; the roof of the attached garage on the rear, west façade is flat. The house is set back from the front property line within its .25- acre parcel. The yard is retained by a short, stone retaining wall that is broken in the middle by a short concrete stair of five steps that leads to the curved sidewalk of concrete aggregate that accesses the front entry. The yard continues to rise slightly until it reaches the at-grade entry at the daylight basement. Landscaping is simple, consisting of lawn and mature pine trees. The Contemporary house was designed by architects Walker & McGough and constructed in 1956.

Front, east façade. The front façade of the house, which faces onto S Ballou Road, is heavily glazed. The entry, which consists of a flush door at about the center of the house, is surmounted by a solid transom. To its right is a broad panel of narrow, vertical wood that rises from the ground to the eaves. To its right, at both the ground level and main, second level, are broad expanses of windows, vertically aligned, that are made up of a wide fixed pane and a narrow casement, separated by a wide wood mullion. On the left or south side, at the ground level, is an expanse of windows above a low bulkhead. The pattern here, beginning from the left, is a tall fixed window surmounted by a transom; two one-over-one-light windows, the lower window being an awning style window, surmounted by transoms; followed by two tall, fixed windows surmounted by transoms



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and separated by a wide, wood mullion. Above, at the main level, is a similar pattern, with the exception that the windows are full height, from the building sill to the eaves, with an additional window on the right or north side, above the door at the lower level. Fronting these windows is an open deck. The entire frontage is framed by seven narrow split posts that extend from the ground to the edge of the eaves of the house. These posts are stabilized by extended beams at the level of the lower level ceiling, and by a horizontal board that extends across the north frontage at the height of the deck mentioned above. Fronting the right or north side of the house is a rustic stone planter.

North side façade. The north side façade is clad in the narrow vertical wood siding that is characteristic of the house. There are few openings. At the second level is a narrow window under the ridgeline. To its right is a three-part window with a central fixed pane flanked by two casements.

Rear, west façade. The rear façade of the house appears to be the main entry. It is adjacent to the garage, which extends toward E 14th Avenue on the north side of the house. The entry is within a fenced area that is partially covered by an extension of the roof, which is supported by split posts of the same design as seen on the front façade. A patio is located under the extended roof; the remainder of the yard is lawn. Visible within the entry court is a flush door with a sidelight near the garage, two horizontally oriented, two-part windows, and a sliding glass door to the patio on the south end. Above, at the ridgeline, the broad brick chimney of the house is visible. A sidewalk of concrete aggregate leads from the street and continues along the south side of the garage to the entry door. The two-car garage is clad in the narrow vertical wood that is typical of the house. It has a flat roof with narrow eaves, and a contemporary overhead door. A flush door to the garage is located near the main entry to the house, on the south side of the garage.

South side façade. The south side façade is finished in narrow, vertical wood. On the west side is a projection that extends to the edge of the eaves. This extension contains a tall, narrow, fixed window that rises from the second floor to the eaves and faces east. There are no other visible openings on this façade.

Changes over time. Research did not reveal any changes to the house, with the possible exception of the metal roof, which appears to be of more recent vintage.



Historic Property Report

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Bibliography:

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Mulady, Kathy, “New Urbanism Group Mines Spokane’s Former Glory City’s Growth History Could Help Spokane Horizons Map Future,” Spokesman-Review, July 21, 1997.
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White Stag (clothing), Wikipedia, [https://en.wikipedia.org/wiki/White_Stag_\(clothing\)](https://en.wikipedia.org/wiki/White_Stag_(clothing)), accessed June 2017.

Inventory Details - 7/3/2011

Common name:

Date recorded: 7/3/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35204.4702

SHPO Determination

Detail Information

Characteristics:

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

Surveyor Opinion



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Resource Name: Fleming, Wesley J, House

Property ID: 170580

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 1330 S Ballou Road, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1956 and is a single family dwelling. The 1-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.