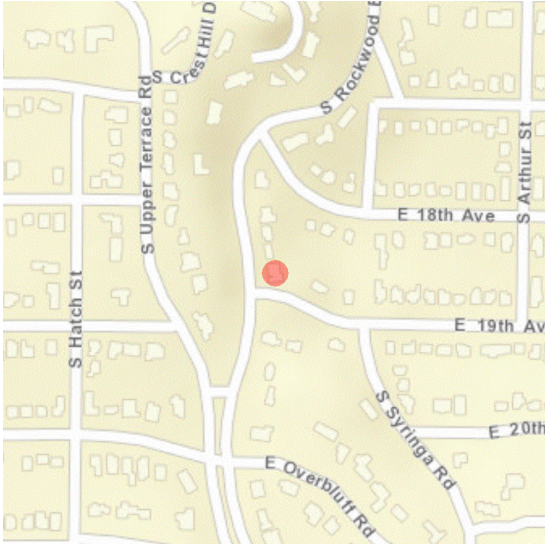


Historic Property Report

Resource Name: Hansen, Charles M and Carol, House

Property ID: 16779

Location



Address: 1837 S Rockwood Blvd, Spokane, Washington, USA

Geographic Areas: Spokane Certified Local Government, Spokane County, T25R43E29, SPOKANE NW Quadrangle

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1972	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Resource Name: Hansen, Charles M and Carol, House

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Districts

District Name	Contributing
Rockwood Historic District	<input type="checkbox"/>

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	10/1/2003	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/14/2017		

Photos



South and west facades



Front, south facade



West facade



West entry facade

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West facade



Courtyard



Courtyard



Courtyard at main entry



Main entry, south facade



East, side facade

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East, side facade



North, side facade



Interior view, fireplace



South and west facades



Historic Property Report

Resource Name: Hansen, Charles M and Carol, House

Property ID: 16779

Inventory Details - 6/14/2017

Common name: Hansen House

Date recorded: 6/14/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination

Detail Information

Characteristics:

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

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

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

Significance narrative: History. The Hansen House is in the Rockwood neighborhood of Spokane, which is located between the Manito and Lincoln Heights neighborhoods on Spokane's South Hill. This neighborhood extends from Manito Park to E Southeast Blvd and from the Cliff Cannon neighborhood to E 29th Avenue. The Hansen House is within the Rockwood Historic District, which encompasses the curvilinear streets within the neighborhood that were designed by the Olmsted Brothers, John and Frederick Jr., who took over the famed Brookline, Massachusetts landscape architectural firm of their father, Frederick Law Olmsted. In 1907, the Olmsted Brothers were hired by Aubrey L. White, president of the newly formed Spokane Park Board, to lay out a series of parks, parkways and boulevards in Spokane. Rockwood was to become "... the city's most desirable neighborhood ... " (Rockwood, Shaping Spokane).

The Hansen House is within the Rockwood Addition. The additions and re-additions of the Rockwood neighborhood follow the Manito Park Addition in character, which was platted by Jay P. Graves. Graves achieved his wealth through mining and investing in railroads and then turned his sights to real estate development. In 1903, when he purchased 800 acres lost by former investor Frances Cook in the Panic of 1893, it was largely undeveloped. Graves hired the Olmsted firm to design his subdivision and he improved the streetcar system that ran along Rockwood Blvd. By the end of 1909, the

Historic Property Report

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subdivision was being marketed.

According to the 1913 report to the Board of Park Commissioners authored by the Olmsted firm, the purpose of boulevards was to connect the parks: "To make the large parks, and such of the smaller parks as have notable landscape advantages, accessible, and to connect one another by roads specially fitted for pleasure driving and walking, parkways and boulevards are necessary" ("Report of the Board of Park Commissioners," 1913, reprinted 2007:85). Rockwood Blvd was designed to connect Manito Park and Rockwood Park. The 1913 plan specified the route of Rockwood Blvd and its general design characteristics, including its configuration and the siting of houses along the boulevard.

The Rockwood neighborhood developed in two major phases, from 1908 to 1915 and 1936 to 1942, interrupted by World War I, the Great Depression, and World War II (Reynolds, 1996, Section 7, Page 4). The lot on which the Hansen House is sited, which was across the street from a streetcar platform, was apparently not previously developed. According to Sanborn Fire Insurance maps (1910 republished in 1952) the parcel at the corner of S Rockwood Blvd and E Syringa Road was large and was occupied by the houses at 1831 and 1827 Rockwood Blvd, but there was no house on the corner.

A National Register Historic District nomination was prepared for the Rockwood Historic District in 1996. The Period of Significance for the district is 1906 to 1939, making the Hansen House non-contributing to the district due to its construction date of 1972.

The Hansen House was developed for Charles M Hansen, a tax accountant, and his wife Carol. It was most recently sold in 2016.

Architectural Context. The Hansen house is designed in the Pavilion style of architecture. According to Washington State architectural historian Michael Houser, the Pavilion house style, which is so-named for its roof form, was popular in the 1960s for commercial structures, but less common for residential buildings. He notes, "Some historians suggest that the Pavilion form was derived from the Japanese irimoya roof form, which was used on Buddhist temple structures beginning in the 7th Century. Others suggest the style has more of a Polynesian back-ground with some early articles referring to the style as 'Pacifica.' The Pavilion form of today however gained popularity when Wichita, Kansas architect Richard Burke developed a modified version of the roof form for the Pizza Hut chain in 1964. Later the McDonald's corporation utilized the form when they opened a new proto-type sit-down restaurant in Matteson, Illinois, in 1968-69, which featured a 'double mansard' style roof. The form quickly proliferated across the country, perhaps because it was a distinctive shape that set buildings apart from the existing built environment. By the mid 1960s the form was used for a variety of structure types ranging from World's Fair visitors centers and banks, to dwellings and religious buildings, to small and large commercial structures." The upper portion of a Pavilion style building could hide a chimney, as it does for the Hansen House, or mechanical equipment. It could also denote "zones" in a house, as it does in the Hansen House, where the main roof form covers the large 'great room' of the house and the smaller form covers the garage. While Pavilion houses may have been a fairly unusual house type, they nonetheless got considerable press when one was built, where they were sometimes called a "Multiple House" for the separate zones created by the roof forms.

Architect. No architect or builder was identified for the Hansen House.

Physical description: Location and Setting. The Hansen House is located in the heart of the Rockwood

Historic Property Report

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Property ID: 16779

neighborhood, in the Rockwood Addition, and in the Rockwood Historic District. It is sited within the curvilinear streets of the district, which occupy a generally north-south trending area between the rectilinear street grid in the remainder of the neighborhood. This area is in turn bounded by the north-south street of S Grand Blvd, and the northwest-southeast S Southeast Blvd, which turns into E 18th Avenue before continuing in a generally easterly direction. One of the reasons given for the curvilinear streets in the vicinity of the Hansen House is the varying topography, presence of rock outcroppings, and remaining stands of trees, which were taken into consideration when the area was platted. The house is directly east of Manito Park, and north of the landmark 1921 Hutton Elementary School. The area is exclusively residential. There is a great variety of architectural styles present within the neighborhood. Construction dates range from 1906 to nearly the present.

Materials. The wood-frame Hansen House is sided with rough-cut wood siding with a diagonal grain that alternates in direction from one narrow board to the next. The house has a composition shingle roof and a concrete foundation.

Massing and design. The one-story Hansen House has a largely L-shaped footprint, and a roof that consists of two pavilions, with deep eaves. In the apex of the "L," in the southwest corner of the house, is a courtyard and planting beds covered by a trellis. This covers the main entry. The chimney for the over-sized fireplace is largely hidden within the pavilion over the main portion of the house. The house is sited toward the west and south sides of its .29-acre corner lot, as the rear, easterly portion is largely taken up by a ravine. It is addressed off Rockwood Blvd, where there is an entry. The main entry and garage, however, are oriented toward E Syringa Road. The rear (east side) of the lot is heavily vegetated; a large deck overlooks the ravine here. The house is 1296 square feet on the main floor and another 1296 square feet in the basement. The attached garage is 484 square feet in size. The Modern, Pavilion-style house was constructed in 1972; the architect and builder are unknown.

Front, south façade. The front façade of the building displays a largely centered entry under the eaves of the southeast pavilion, with a garage to the right (east) and an enclosed courtyard to the left (west). The front of the garage, which has an overhead door of vertical wood, is in the same plane as the fence enclosing the courtyard. The courtyard fence is also made up of vertical wood, and is covered by a trellis supported by simple wood posts that are freestanding, outside the bounds of the fence. At the north, rear wall of the courtyard is the main entry to the house, which consists of a double wood door of full-height glass with a narrow sidelight, accessed via one concrete step that leads to a low, open stoop. Within the courtyard, the trellis structure is supported by open wood framing, with wide boards straddling the simple wood posts. To the left is a garden. To the left of the door is a large, vertically oriented, fixed window in an anodized aluminum frame. The roof of the porch covers the north-south walkway and a second east-west walkway that continues to the sidewalk on the west side of the house. It is finished in dark-stained, polished boards. Contemporary, wall-mounted light fixtures light the porch and the entry. A hedge that is typical of the property is located here, partially shielding the window.

East side façade. The east side façade of the house faces the ravine to the east. Two levels are visible here, a concrete walkway at the basement level and a deck above. Stairs along the side of the garage lead to the open concrete walkway below. A chain link fence enclosure used for storage is here, as well as the substantial wood posts that support the deck above. A sliding glass door accesses the main room in the basement from the



Historic Property Report

Resource Name: Hansen, Charles M and Carol, House

Property ID: 16779

walkway. At the far end of the walkway are stairs that lead to the wooded area below and a solid wood wall on the north end. The lower yard is separated from the neighboring yard with a solid, vertical wood fence. At the main level is a two-part, aluminum-frame window that lights the garage. Beyond the garage is the substantial deck, which has an open vertical wood rail. The wall facing the deck is nearly fully glazed, with two large, fixed windows that extend from the floor to the eaves, and a sliding glass door from the living room to the deck at the north end. A second sliding glass door leads from the deck to the kitchen.

North rear façade. The north façade has no openings. The basement level is concrete, and the upper level is clad in the same wood siding as the rest of the house.

West side façade. The main entry to the house faces E Syringa Street, although the house is addressed from S Rockwood Blvd. A walkway to the main entry in the apex of the "L" of the house is located here, toward the right side of this façade. The trellis and fence from the main courtyard wraps around to this side of the house, framing this walkway. Above is the pavilion that covers the garage. To the left is the main pavilion covering the main portion of the interior, above which can be seen the chimney. There are no window openings on this façade. On the left side is a small addition that extends from the eaves into the yard in this location. It is finished in vertical wood with a rolled asphalt roof. There are no openings on this addition.

Interior. The interior of the house features cathedral ceilings at the main level that follow the lines of the pavilion roof, finished in wide, stained, polished boards. At the center of the main room is a large, freestanding, two-sided fireplace of volcanic rock. On the south side of the fireplace is a sunken seating area that is spanned by a concrete and stone hearth. It is separated from the stairway to the basement by an open metal rail and polished wood balustrade. A second fireplace is located in the large, main basement room.

Changes over time. The only known change to the house exterior is the small addition on the west façade. Building permit records state that the house was remodeled in 2015.

Landscape and site design. The corner lot is open and planted in lawn. A manicured hedge is located adjacent to the house on the west and south sides, extending along the west side of the wide, concrete driveway. The east side of the yard that extends down the slope here features mature evergreens and juniper shrubs. A large cedar tree is located on the northwest corner of the house and a large maple is located at the southwest corner of the lot.



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Resource Name: Hansen, Charles M and Carol, House

Property ID: 16779

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Historic Property Report

Resource Name: Hansen, Charles M and Carol, House

Property ID: 16779

Inventory Details - 10/1/2003

Common name:

Date recorded: 10/1/2003

Field Recorder: M. Houser

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling
Foundation	Concrete - Poured
Roof Type	Hip
Roof Material	Asphalt/Composition
Cladding	Wood - Vertical Boards
Plan	L-Shape
Structural System	Wood - Platform Frame

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

Significance narrative: House is a very unusual example of the Pavilion style, which is typically reserved for bank buildings and restaurant. Charles was a construction analyst for HUD/FHA.

Physical description: House is formed by several pavilions.