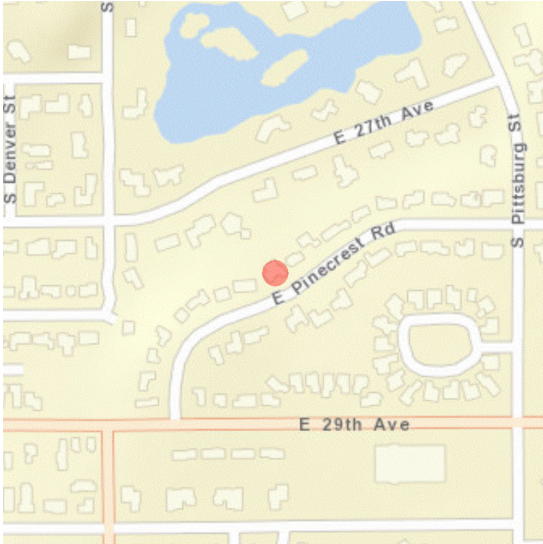


Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

Location



Address: 1521 E PINECREST RD, SPOKANE, WA 99203
Tax No/Parcel No: 35283.2410
Plat/Block/Lot: ROCKWOOD VIEW L12 B2 & VAC STP W OF & ADJ
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E

Information

Number of stories: N/A

Construction Dates:

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

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Will, Richard Earl
Builder	Backlund, F. E.

Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

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	6/23/2017		

Photos



Front, southeast facade



Front, southeast facade



Front, southeast facade



Front, southeast facade

Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962



Front, southeast facade



Front, southeast facade



Front, southeast facade



Front, southeast facade



Front, southeast facade



Northeast side facade

Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962



Southwest side facade



Pinecrest Road

Inventory Details - 6/23/2017

Common name: Backlund House

Date recorded: 6/23/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - Vertical Boards
Structural System	Wood - Platform Frame
Plan	Irregular



Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

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): No

Significance narrative: History. Fred W. Backlund (1923-2016) was a Spokane native who attended North Central High School. He studied geography at the University of Washington, beginning in 1940. In World War II he served as an officer in the Navy in the South Pacific and was discharged in 1946. After his service he returned to Spokane and founded B & B Distributors, a distributor of Budweiser products, with his father. Fred was president of B & B Distributors for 32 years; he later became president of Diversified Foods, a 13-restaurant franchise of Sizzler restaurants. Backlund had four children with his wife Mary (1916-2009), who preceded him in death. Mary Bell Backlund was born in Clarkston, Washington and attended Lewiston High School. She attended the University of Idaho, from which she graduated with a BA in English Literature (obituary, Spokesman-Review, September 27-30, 2009). In the 1960s, the Backlunds purchased a vacation condominium in Honolulu, Hawaii and in the 1980s they retired to Lake Coeur d'Alene, where they built another house. Backlund was a past president of the Spokane Club and a founder and director of American Commercial Bank (obituary, Spokesman-Review, September 11, 2016).

The Backlund house is in the Rockwood View #1 subdivision. This subdivision was developed by the Rockwood Investment Co. in 1948. Today it includes two condominium developments of free-standing residences that were developed in the 1970s, one in the northwest quadrant of E 19th Avenue and S Pittsburg Street, and one south of the existing development, fronting on E 29th Street. The Rockwood View Addition was platted in 1947, the Rockwood View 1st Addition was platted in 1948, and the Rockwood View 2nd Addition, which is east of the 1st Addition, was platted in 1961.

Architectural Context. A post-and-beam house is a type of Contemporary house. Its name reflects a construction method rather than a style per se, but the Modern post-and-beam house shares stylistic features with the Contemporary house. The open floor plan of the Modern house required interior posts and beams for structural support. This left exterior walls free, which was expressed in extended beams supporting deep overhangs, and expanses of glass to the eaves of the house. Post-and-beam houses are further characterized by low-pitched gable roofs; extensive use of wood, often with a vertical grain; and simple or rustic details.

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. Contemporary houses were often designed by architects, in contrast to the more common Ranch-style homes of the era, which were the building blocks of post-war neighborhoods.

Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

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 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.

Architect. Architect Richard Earl Will was born in New York City in 1932. Following high school in Boston, he attended Hebron Academy, a private college-preparatory boarding school, in Maine. Will earned a Bachelor of Architecture degree from New York’s Rensselaer Polytechnic Institute, where he was a member of Rensselaer’s 1954 NCAA national hockey championship team, in 1956 – two years ahead of 2010 AIA Gold Medal winner Peter Q. Bohlin. After graduating from the Air Force Squadron Officers School, Will served as a captain in the USAF from 1958 to 1960, and afterwards in the Washington Air National Guard. He opened his own architecture practice in Spokane in 1964. In addition to the state of Washington, Will was a licensed architect and a real estate developer in Idaho and Arizona. Principal works include a number of Spokane apartment buildings, including the Will Apartment House in this survey, as well as the Backlund residence in Spokane and the Tompkins residence on Mercer Island.

Physical description:

Location and Setting. The Backlund residence is located on a wedge-shaped lot on the north side of E Pinecrest Road, a curvilinear street that extends from E 29th Avenue to S Pittsburgh Street on Spokane’s South Hill. East Pinecrest Road is on the north side of E 29th Avenue, a major east-west arterial and commercial street in the area. To the immediate west is the Rockwood neighborhood, which includes the Rockwood Historic District. To the east is E Southeast Blvd, which runs north-south here, separating this area from the Lincoln Heights neighborhood to the east. The street is within the Rockwood View Addition #1. All houses face onto Pinecrest Road and appear to have been built individually, although all date from the 1950s. Pinecrest Road is a two-lane street with on-street parking and concrete sidewalks on each side.

Materials. The Fred W. and Mary Backlund house is a wood-frame, post-and-beam house with a concrete foundation and membrane roof.

Massing and design. The one-story, 3402 square foot Backlund residence has a partial basement. The footprint of the house is irregular. The house and garage, which project into the front yard, have asymmetrical, gable front roofs with deep eaves; the fascia on the garage is particularly tall. A broad brick chimney is centrally located within the long slope of the gable roof. The house is located toward the front of its wedge-shaped, .28-acre lot and overlooks Pinecrest Road to the south. There are no other structures on the property. The Contemporary, post-and-beam house was designed by architect Richard Will and constructed in 1951.



Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

Changes over time. Alterations to the Backlund house include an alteration to the patio to the bedroom in 1954. In 1956, the utility room was enlarged and the garage enlarged from a one-car to a two-car garage. In 1958, a family room was added. Backlund sold the house about 1980, and the subsequent owner, Carter B. Lewis, constructed a small addition in 1981. A few windows on the house have been replaced with vinyl-frame windows and the window to the right of the front door has been changed from a two-part sash to a single fixed pane.

Landscape and site design. Landscaping on the parcel is simple, with mature trees at the periphery and a specimen tree and low shrubbery in the front yard.

Bibliography:

The AIA Historic Directory of American Architects, 1970,
<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/What's%20here.aspx>, accessed December 2016.

City of Spokane, <https://aca.spokanepermits.org/CitizenAccess/default.aspx>, accessed August 2017.

City of Spokane, Pre-1993 Permit Archive, <https://my.spokanecity.org/permits/archive/>, accessed August 2017.

"Declaration of Protective Restrictions, Rockwood View Addition," Spokane Recorder's Office, <https://drive.google.com/file/d/0B5mAwXuGQOqAd3Q4TnJSLWI0WUU/view>, accessed August 2017.

"Fred W. Backlund (1923-2016)," (obit.), Spokesman-Review, September 11, 2016.

"Mary Backlund," (obit.), Spokesman-Review, September 27-30, 2009.

McAlester, Virginia Savage, A Field Guide to American Houses. New York: Alfred A. Knopf, 2013 (1984).

"Richard Earl Will," (obit.), Spokesman-Review, July 31, 2003.

Spokane County Assessor, <https://www.spokanecounty.org/219/Assessor>, accessed January 2017.

Inventory Details - 7/5/2011

Common name:

Date recorded: 7/5/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35283.2410

SHPO Determination



Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

Detail Information

Characteristics:

Category	Item
Form Type	Single Dwelling
Roof Type	Gable
Foundation	Concrete - Poured
Roof Material	Asphalt/Composition - Built Up
Form Type	Single Dwelling
Cladding	Wood - Vertical Boards
Structural System	Wood - Platform Frame
Plan	Irregular

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 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).



Historic Property Report

Resource Name: Backlund, Fred W and Mary, House

Property ID: 181962

Physical description: The house at 1521 E Pinecrest Road, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1951 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.