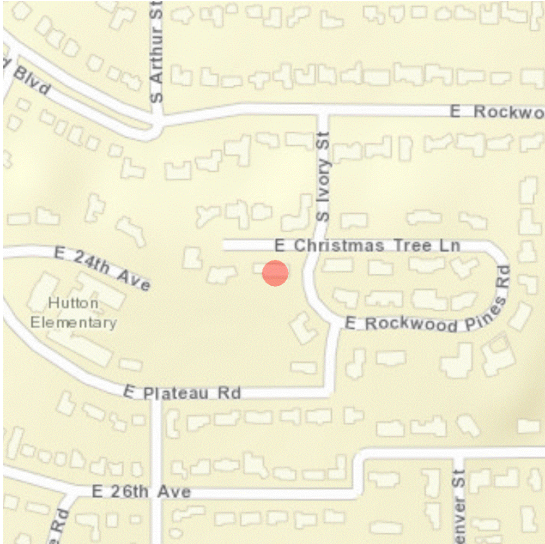


Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120

Location



Address: 1114 E CHRISTMAS TREE, SPOKANE, WA 99203
Tax No/Parcel No: 35294.0235
Plat/Block/Lot: ROCKWD PINES 2ND REPL L6
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E29

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1963	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Builder	Dullanty, George B

Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120

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	7/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/30/2017		

Photos



East and north facades



primary.JPG



Main wing, north facade



Main and east wings, north facade

Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120



Main and east wings, north facade



Main entry, north facade



East wing, east facade



Garage, east wing, north facade

Inventory Details - 6/30/2017

Common name: Stanton House

Date recorded: 6/30/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Side
Roof Material	Wood - Shingle
Cladding	Wood - Vertical Boards
Structural System	Wood - Platform Frame
Plan	Rectangle

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): No

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

Significance narrative: History. The Phillip H. Stanton house was developed for Phillip Stanton, a prominent third-generation banker who was also very active in Spokane's civic life. Stanton was the head of Spokane Unlimited, a consortium of downtown Spokane businessmen who, in 1959, formed the group to explore ideas about how downtown Spokane could compete for business with the then-developing suburban malls. Their goal was to make downtown Spokane more attractive and improve business. The group was responsible for commissioning the 1961 EBASCO Report, an urban renewal plan, which would guide this effort (Youngs, 1996:114). Stanton worked closely with King Cole, an urban renewal specialist who was hired by Spokane Unlimited to implement the EBASCO plan. Both were among those responsible for initiating Expo '74, which began as a celebration of Spokane's centennial.

The following is a profile of Stanton that appeared in Ed Clark's column on the occasion of his death in 2010: "He joined Washington Trust Bank in 1946 as the third of what is now four generations of Stanton family leadership at the bank . . . Starting as a messenger, Phil rose to become Spokane's youngest bank president in 1962, at the age of 31. In 1979 he was elected chairman and chief executive officer, retiring in 1993. He continued as chairman until 1997. Besides his leadership of the bank, Phil's legacy also includes many years of impressive, remarkable community service for scores of civic and charitable organizations. Through his contributions Phil Stanton made a difference in the lives of thousands of people in our community."

Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120

Architectural Context. The Phillip H. Stanton 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 house. 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 of the house, rather than front yard or street, and use of windows, courtyards, and other devices to “bring the outdoors in.” The Stanton house is particularly noteworthy for the Asian touches on the house, seen primarily at the entry door.

Architect. Research did not reveal an architect for the Stanton house. George B. Dullanty was the contractor of record. He was listed as a general contractor in the Spokane directories in the 1950s and 1960s.

Physical description:

Location and Setting. The Phillip H. Stanton house is located east of the Manito neighborhood and west of Lincoln Heights in the Rockwood neighborhood on Spokane’s South Hill. The house on which the parcel sits is three lots east of the Rockwood Historic District. The second parcel associated with the residence, to the south, backs up to the grounds of the Hutton Elementary School. The neighborhood is otherwise primarily residential. Christmas Tree Lane is part of a residential enclave with a looped road with two lanes and no sidewalks made up of E Christmas Tree Lane, E Rockwood Pines Road, and S Ivory Street. The commercial street of E 29th Avenue is five blocks to the south. The house is located in the southwest quadrant of the intersection of SE Christmas Tree Lane and S Ivory Street. It overlooks Christmas Tree Lane to the north; the second parcel faces onto S Ivory Street. A circular driveway serves the house.

Materials. The wood-frame Phillip H. Stanton house is clad in rough-cut wood siding with narrowly placed battens and brick veneer in a stacked bond pattern. The roof is clad in wood shingles and the foundation is concrete.

Massing and design. The Phillip H. Stanton house has a largely rectangular footprint with a narrower, side gable, attached, two-car garage to the west. The two-story house with a basement totals 5444 square feet in size. The main portion of the house has a moderately pitched, side gable roof with deep eaves and exposed beam ends. The eaves across the front of the main portion of the house are very deep and are supported by two-story, three-part wood posts, forming an arcade, which is in turn stabilized by horizontal beams between the first and second floors. Smaller windows are located under the eaves on this façade, with another row at the first floor level. A one-story, side gable wing that is set back slightly and clad primarily in brick veneer is located on the east side of the house. A broad brick chimney is located at the back of the one-story, easterly wing. The house is located toward the west side of its .34-acre lot, and faces north, overlooking E Christmas Tree Lane. A second, .34-acre parcel associated with the property is located to the south and contains a 1970 swimming pool. The Contemporary house, which exhibits Asian features, including a double door with a Greek Key surround in glass, was built by contractor George B. Dullanty and constructed in 1963.



Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120

Changes over time. The house was remodeled in 2015; no other known changes have taken place to the house.

Landscape and site design. The property is formally landscaped with Pacific Northwest native plant materials, including mature rhododendrons and pine trees.

Bibliography:

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

Clark, Ed, "Spokane loses an icon in the passing of Phil Stanton," Ed Clark's How's Business? June 1 2010.

"Family History Books and Directories," HeritageQuest Online, <http://www.ancestryheritagequest.com/HQA/CityDirectories>, accessed February 2017.

Flynn, Mike, "For Fourth-Generation Stanton, Stewardship Trumps Profits at Washington Trust Bank," Flynn's Harp, October 24, 2012.

US City Directories, HeritageQuest, <https://www.ancestryheritagequest.com/HQA/CityDirectories>, accessed June 2017.

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

Inventory Details - 7/1/2011

Common name:

Date recorded: 7/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35294.0235

SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Material	Wood - Shingle
Roof Type	Gable
Form Type	Single Dwelling
Foundation	Concrete - Poured



Historic Property Report

Resource Name: Stanton, Phillip H, House

Property ID: 164120

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).

Physical description: The house at 1114 E Christmas Tree, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1963 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 1990. The 2-story building has a gable roof clad in wood shingles. The single-family form sits on a poured concrete foundation containing a half basement.