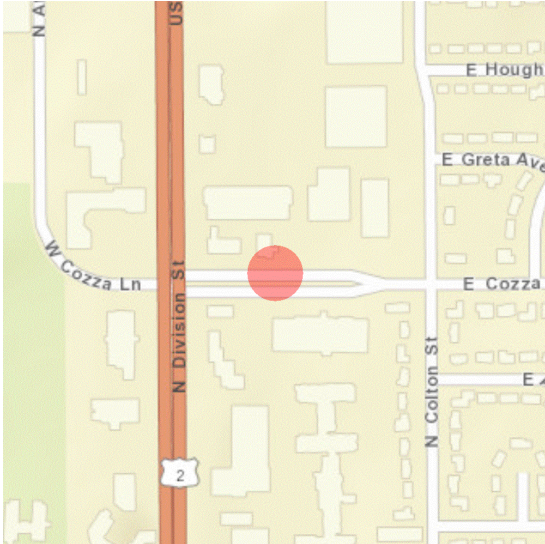


Location



Address: 37 E Cozza Dr, Spokane, WA, 99208, USA

Geographic Areas: Spokane Certified Local Government, Spokane County, T26R43E29, SPOKANE NW Quadrangle

Information

Number of stories: 1.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1970	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Government	Government - Fire Station

Historic Context:

Category
Politics/Government/Law

Architect/Engineer:

Category	Name or Company
Builder	Coman Construction
Architect	Sylvester Associates



Historic Property Report

Resource Name: Fire Station #18

Property ID: 710453

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
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/30/2017		

Photos



South and east facades



Front (south) facade



Entry detail



East facade, south end



East facade, north end



North (rear) facade



West, side facade

Inventory Details - 6/30/2017

Common name: Family Learning Organization

Date recorded: 6/30/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Fire Station #18

Property ID: 710453

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Cladding	Concrete - Block (cmu)
Structural System	Masonry - Concrete Block
Plan	Irregular

Styles:

Period	Style Details
Modern Movement	Modern

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. In the late 1950s Gus Cozza owned the property on which the Fire Station #18 is located, and Bill Cozza installed the sewer utilities. These brothers are likely the source of the name Cozza Drive. According to permit records, the land in the area was slated for commercial or recreational uses.

The site on which the fire station is located was once Calkins Air Field and Terminal, which was established in 1940-41 for use as a private airfield. Claude Calkins had amassed some 800 acres in the northeast quadrant of the intersection of Division Street and Francis Avenue, which was outside the city limits at that point, to develop the field, which was also used for training flight instructors once World War II began.

Gus J. Cozza, a Spokane builder who had made his fortune building residential properties in the 1950s, obtained the property with the goal of establishing a shopping center. According to John Townsley, a Spokane area pilot, "The airport seemed to be doing quite well until the latter half of the 1950s. And then, in the summer of 1959, developers such as Gus Cozza began turning the airfield into urban sprawl."

In the mid-1950s Gus Cozza was also a boxing promoter based in Spokane and owned a gym in the downtown area. A 1954 article in Sports Illustrated reported that profits from his boxing promotions were intended, in part, to raise money to complete the first section of a new grandstand at Ferris Field, the home of the Spokane Indians.



Historic Property Report

Resource Name: Fire Station #18

Property ID: 710453

Fire Station #18 was designed by architect E. Norman Sylvester and constructed by Coman Construction Inc. in 1970. In 2005, the property was transferred out of government ownership and in 2006 it was sold to the Family Learning Organization of Mead, Washington.

Architectural Context. Fire Station #18 is a modest building. It is constructed of concrete block (concrete masonry units), an economical building material that became popular after World War II. A concrete screen wall, also a popular use of this material, provides architectural embellishment. The gray of the concrete of this utilitarian building is brightened by the use of a red band below the cornice.

Architect. Architect Ernest Norman Sylvester was born August 28, 1925 in Portland, Oregon and attended North Central High School in Spokane. He served in the military as an Army Sergeant from 1944 to 1946, and worked for the Federal government in 1943-44, and 1946-47. In 1945-46 he attended the Biarritz American University in Biarritz, France, a university that was established by the U.S. Army's Information and Educational Branch for U.S. service personnel. Sylvester later augmented this education by taking extension courses from Washington State University from 1952 to 1954.

After the war, Sylvester worked as a draftsman for Dean L. Donaldson and G. A. Pehrson and for Victor Louis Wulff from 1947 to about 1962. In 1962 he formed a brief partnership with Laurel E. Carlsson. After this partnership Sylvester apparently formed his own firm.

Sylvester's work was published in *Architectural Forum* in 1955. He won an Honor Award from the Spokane Chapter of the AIA in 1956, for which he served on several committees over time. In 1959, he was awarded a patent, applied for in 1955, for a "Solar Penetration Indicator," which was a device to measure solar penetration to a building, using a scale model. It was described as follows in the patent application: "The present invention relates to improvements in a solar penetration indicator for determining the relationship of the sun to a building at any time. The trend in modern architecture is to consider the effects of the sun as far as possible in determining the design and position of a proposed building. This is especially true when the proposed building is designed for a special purpose, such as would be the case in regard to schools, churches, and the like. In these buildings, the location of the sun with respect to the building during certain hours of the day, and certain months of the year is very important. The designer must so design the building that the windows therein afford the greatest illumination without undesirable direct penetration." Sylvester was president of the Spokane chapter of the Construction Specifications Institute in 1967-68.

Sylvester married Evelyn P. Sylvester (1923-2012) in 1943 and had two children. Evelyn also graduated from North Central High School in Spokane. She later managed Sylvester's architectural business, in addition to accompanying him on travels. In addition to his architectural practice, the couple brought Boehm's Candy Kitchen to Spokane and was among the original founders of the 49 Degrees North Ski area, where they enjoyed hunting, skiing and snowmobiling.

Sylvester died in 1986 when his private plane crashed on the way home from a job site.



Historic Property Report

Resource Name: Fire Station #18

Property ID: 710453

Physical description:

Location and Setting. Fire Station #18 is located just east of Division Street, close to its intersection with Cozza Drive. Division Street is a major north-south arterial in Spokane. North of the downtown, it is characterized by many large scale, auto-oriented businesses, as well as smaller commercial ventures. In the vicinity of Fire Station #18 is a Lowe's Home Improvement Store and a Costco Wholesale Store, as well as several strip malls. The area is further characterized by surface parking lots and tall pole signs and billboards. Across the street to the west is the Holy Cross Cemetery and beyond that, the Town and Country residential neighborhood. Residential neighborhoods are also located east of the commercial businesses along Division Street. The street in this location consists of three south-bound lanes and two north-bound lanes, with a center turning lane/median. Cozza Street in this location consists of two through-lanes to the west and one lane to the east, separated by a planted median. To the west of the fire station is a Wells Fargo bank. To the north, in back of the building, is a strip mall oriented primarily toward a large parking lot to the north. To the immediate east is a landscaped driveway to the mall, and a vacant lot. To the south, across the street, is a fast food restaurant and a residential health care facility.

Materials. Fire Station #18 is a concrete block building in a stacked bond pattern with a built-up roof and concrete foundation. Door surrounds and window sills are also concrete. A concrete screen wall encloses the walkways to the building. Most windows and doors are framed in anodized aluminum.

Massing and design. Fire Station #18 is a one-story building with an irregular footprint with deep eaves supported by beams on the lower portion of the building and no eaves on the higher, garage portion of the building. Decorative screen walls separate the foot traffic from the parking areas at the building entrance. Openings generally consist of relatively small windows placed high under the eaves, with the exception of a larger window on the front façade within the office portion of the building. The main entry to the building is set back from the south, front façade and faces east. This utilitarian building was designed by Sylvester Associates and constructed in 1970. It is now owned by the Family Learning Organization.

Changes over time. Some minor remodeling of the facility occurred in the 2000s to accommodate the Family Learning Center.

Landscape and site design. Fire Station #18 faces south, overlooking Cozza Drive. The building is centrally placed from north to south within its .38-acre site, and located on the west property line. Parking is located on the east side of the building and the central concrete sidewalk that leads to the building entry. The parking along the west façade of the building is for the bank next door. A broad concrete driveway leads from Cozza Drive to the two-bay fire truck garage. An "L"-shaped concrete block fence is located to the east of this driveway. Landscaping on the site consists of a small lawn area. Street trees are located along the private driveway to the east.



Historic Property Report

Resource Name: Fire Station #18

Property ID: 710453

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