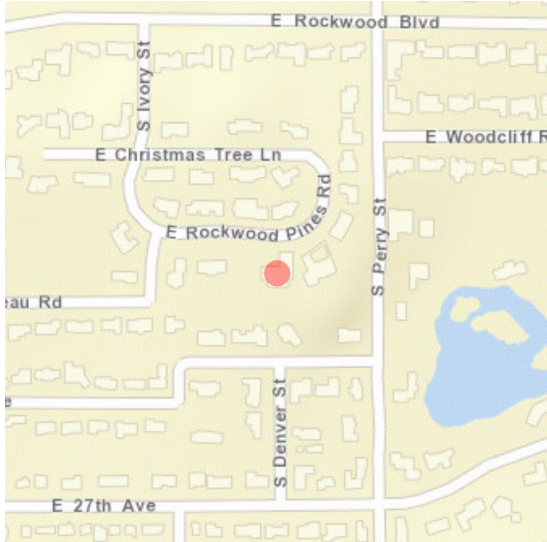




Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

Location



Address: 1224 E ROCKWOOD PINES RD, SPOKANE, WA 99203
Tax No/Parcel No: 35294.0243
Plat/Block/Lot: ROCKWOOD PINES 2ND L15
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E29

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	MacGillivray, Donald K.



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

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	6/30/2017		

Photos



North and west facades



Entry detail



West wing, north side



Northwest corner, north wing



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574



North wing, north facade



North wing, west facade



North wing, east facade



Setting looking west

Inventory Details - 6/30/2017

Common name: MacGillivray House
Date recorded: 6/30/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Gable-on-Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Stone - Ashlar/Cut
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): No

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

Significance narrative: History. The Donald K. and Suzanne T. MacGillivray house was designed and built by Donald MacGillivray, a popular builder in Spokane. After World War II MacGillivray, who married and returned to Spokane in 1946, was a salesman for AB&B. In 1950, his business was referred to as "Solar Homes Builders." In 1955, he renamed it "Period Homes." By 1960 MacGillivray was again working as a salesman, this time for Sherwood Roberts. According to Washington State Architectural Historian Michael Houser, he was once a part of the firm of MacGillivray & Watson.

Donald (1918-1983) and Suzanne MacGillivray (1924-2011), who was an artist, married in 1946 and had six children. According to Suzanne's obituary, several of Donald MacGillivray's houses won national awards. The obituary states, "Being married to a home builder, designer and a real estate developer she resided in many different South Hill homes; one of which was featured in Town & Country magazine." Donald MacGillivray died in 1983 and Suzanne died in 2011, after an 18-year career in real estate.

The house was later owned by Wayne Guthrie who, along with his brother and business partner Ralph, is credited with building thousands of post-war homes, including 1,000 on Fairchild Air Force Base. Guthrie was also active in Spokane's civic life, serving on the City Council and running for mayor in 1973. Guthrie died in 2003.



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

Architectural Context. The MacGillivray house is a Ranch-style house with Asian details. The Ranch house was popular throughout the United States in the post-World War II era and assumed many forms and styles. Form types include “L”-shaped, such as this house; “U”-shaped houses, which are arranged around a courtyard; split-level houses, which are two stories; and ramblers. They are characterized by low-pitched hip and gable roofs; deeper eaves than on the earlier, World War II-era styles; a variety of footprints; and open floor plans in the public areas of the house. They typically have horizontally oriented windows, of which fixed and casement windows were the most popular in the 1950s. Expanses of glazing with sliding glass doors may be seen on the rear façade, facing onto the back yard. Chimneys are broad and are usually a prominent feature of the house.

Ranch-style houses may also be further characterized by their design features. These houses are sometimes called Character Ranches. A traditional Ranch house form reflects its antecedents from California and the Southwest and even Spanish Colonial Revival features. Stylistic features may also recall western motifs, sometimes called a Cowboy or Western Ranch house. These often feature angled brackets at the porch and rustic materials such as board-and-batten siding. Ranch houses may also incorporate Colonial features, with an entry portico and multi-light windows with shutters. What is sometimes referred to as a Contemporary Ranch house is characterized by a lack of decorative detail and an emphasis on building form. The MacGillivray house is of interest because of its Asian-inspired roofline, a popular motif at mid-century.

Architect. The MacGillivray house was designed by Donald MacGillivray, a popular builder in Spokane. Research did not reveal an architect associated with the residence.

Physical description:

Location and Setting. The Donald and Suzanne MacGillivray house is located east of the Manito neighborhood and west of Lincoln Heights in the Rockwood neighborhood on Spokane’s South Hill. The house is directly east of Hutton Elementary School. The neighborhood is otherwise primarily residential. Rockwood Pines Road is part of a residential enclave with a looped road with two lanes and no sidewalks, made up of Christmas Tree Lane, Rockwood Pines Road, and Ivory Street. The commercial street of East 29th Avenue is four blocks to the south. The house is located on the south side of Rockwood Pines Road, overlooking the street to the north, and east of the road’s intersection with Ivory Street.

Materials. The MacGillivray house is a wood-frame building clad in white stone veneer in a coursed ashlar pattern. The roof is finished in composition shingle and the foundation is concrete. The windows are framed in wood and wood accents separate the windows on the west-facing north wing of the house. The gables in the gable-on-hip roof are enclosed with wood lattice.



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

Massing and design. The Donald and Suzanne MacGillivray house is one story with an irregular footprint. The main portion of the building has a gable-on-hip roof in an “L” shape, while a centered, broad gabled wing extends to the south at the rear of the house. Eaves are deep, with exposed rafter ends. These are particularly prominent on the arcade that extends from the building entry in the apex of the “L” along the west face of the north wing. The house is 3871 square feet in size, with a small basement and an integral garage of 440 square feet. A pool was constructed a year after the house’s construction in 1956, and was enclosed in a rear-facing gable in 1990. An interior chimney with the same finish as the house is located on the west wing. The house occupies nearly the full width of its .5-acre parcel. The yard is formally and extensively landscaped. The Ranch-style house, which displays Asian touches, primarily in its roofline, was designed and constructed by Donald MacGillivray in 1956.

Changes over time. The interior of the house was remodeled in 2015. A pool was added in 1957 and enclosed by an addition to the house in 1990. No other known changes have been made to the building.

Bibliography:

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

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

Houser, Michael, “Spokane Architects of the 1950s & 60s,” May 2011.

“Spokane business and civic leader Wayne Guthrie dies,” DJC Oregon, August 12, 2003, <http://djcoregon.com/news/2003/08/12/spokane-business-and-civic-leader-wayne-guthrie-dies/>, accessed August 2017.

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

“Suzanne (Troyer) MacGillivray (08/17/1924 – 04/30/2011)” (obit), Spokesman-Review, <http://www.legacy.com/obituaries/spokesman/obituary.aspx?n=suzanne-macgillivray-troyer&pid=151007022>

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



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

Inventory Details - 7/3/2011

Common name:

Date recorded: 7/3/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35294.0243

SHPO Determination

Detail Information

Characteristics:

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

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



Historic Property Report

Resource Name: MacGillivray, Donald K. and Suzanne T., House Property ID: 170574

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 1224 E Rockwood Pines 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 asphalt composition shingles. The single-family form sits on a poured concrete foundation. The county assessor also reports that there is a fiberglass outbuilding built in 1957 on the property.