

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. Name of Property

Historic Name **JIMMIE & MARGARET DURKIN HOUSE**

2. Location

Street & Number 930 South Lincoln Street
City, State, Zip Code Spokane, WA 99204
Parcel Number 35193.3704

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Daniel & Angela Freerksen
Street & Number 2804 S. Wall Street
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 624-7806, 230-3929

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal___ State___ County___ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed & accepted by Landmarks Commission on May 24, 2006

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Hillside Addition, Lots 6 and 7, Block 2
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	May 24, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	14 B&W prints and CD of color images

13. Signature of Owner(s)

Name

Name

Paul J. Guehn
Angela K. Guehn

14. For Official Use Only

Date Received

Attest

Date Heard

7/10/06

City Clerk

Levi H. H. H.

Commission Decision

Approved as to Form

Assistant City Attorney

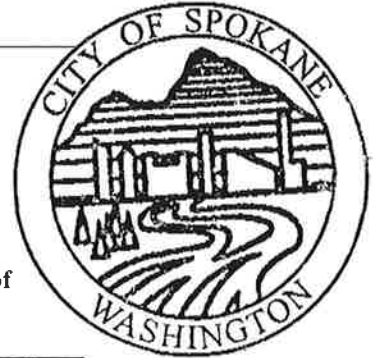
Michael D. P. P.

Council/Board Action

Approved

Date

7/10/06



We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer

Spokane City/County Historic Preservation Office

Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1910 and 1915 respectively, the Jimmie & Margaret Durkin House & Garage are fine examples of the American Arts & Crafts tradition expressed in the Craftsman style. The property is sited on the west side of South Lincoln Street which was developed as part of the prestigious residential Hillside Addition on the South Hill in Spokane, Washington. Typical of many large homes built in the American Arts & Crafts tradition, the Durkin House is a full two stories with a low-pitched hip roof and low-slung hip dormers. With an emphasis on horizontal lines and organic integration, the home is clad with “natural” building materials, including black basalt at the foundation, cobbled and coarse textured clinker brick at the first floor, false half-timbering and stucco infill on the second floor and gable peaks, and wood trim, all tenets of the Craftsman style. The home’s facade is dominated by a full-width front porch on the first floor which renders a strong Craftsman-inspired horizontal orientation in both shadow and design. The porch is supported by massive clinker brick porch piers which are anchored to a thick basalt rock porch wall. The porch roof is low-pitched, and like the home, has widely overhanging eaves with exposed scroll-sawn rafters and purlins. Windows are mostly 1/1, double-hung, wood-sash units; exceptions include two original fixed beveled leaded-glass buffet/piano windows. Built on a steep hillside, the garage was built with a first-floor space for two automobiles and a basement apartment for use by the chauffeur. The garage has a very low-pitched pyramidal hip roof, cobbled clinker brick cladding, widely overhanging eaves with exposed rafters and purlins, and original intact wood carriage house doors. It retains excellent integrity in location, design, materials, workmanship, and association as a garage/apartment built in the Craftsman style in the early 1900s in Spokane. Although modified in the 1950s for use as apartments, the Durkin House retains good exterior integrity in original location, design, materials, workmanship, and association as a Spokane residential building type.

CURRENT APPEARANCE & CONDITION*Site*

The Durkin House is located on Lots 6 and 7 on Block 2 in the Hillside Addition on Spokane’s South Hill. The parcel measures 100 feet wide, and 161 feet deep at the north border and 184 feet at the south border. It is identified by Spokane County Tax Assessor as number 35193.3704.¹ The lots slope downhill in a westerly direction from the west side of South Lincoln Street to an alley at the west boundary of the property. A graveled driveway extends back from Lincoln Street along the north border of the property to a two-car garage. The Durkin House & Garage are surrounded by a combination of historic homes built from the 1890s to 1945, and encroaching incompatible commercial infill built from 1945 to the present.

¹ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

Garage

The Durkin Garage is listed by Spokane County Tax Assessor as a “residential garage” built in 1915.² The building is located behind the house in the northwest corner of the property. Built into a steep west-facing hillside, the garage is bounded by a graveled driveway to the east, a paved driveway to the south, an alley to the west, and a single-family home to the north. The hillside site provides for daylight windows and door below grade at the basement level at the north, south, and west elevations of the building. A graveled driveway leads east from the front of the garage to South Lincoln Street. The building has a low-pitched composition-shingle pyramidal hip roof with widely overhanging eaves and exposed rafter tails, a basalt rock foundation, cobbled clinker brick cladding at the apartment level, and false half-timbering with stucco infill on the first floor (garage door level). Original massive vertical wood plank carriage house doors slide open at the east façade to reveal garage space for two automobiles. The doors are embellished with battens above a cross-buck design. Garage fenestration includes a door on the north elevation and symmetrically spaced original 1/1, double-hung, wood-sash windows at the first floor and the basement level below grade. A studio apartment is located beneath the first floor and includes a kitchen, bathroom and living/sleeping area. The walls and floor in the apartment are made of poured concrete, the ceiling is lathe-and-plaster, and the woodwork is painted pine. Well-preserved, the garage is in excellent condition and is remarkably intact with its original form, cladding, windows, and carriage house doors.

House Exterior

The Durkin House has an irregular rectangular footprint with a total of 4,986 square feet contained on the first, second, and third floors.³ The house faces east along South Lincoln Street. It has two-stories with a low-pitched hip roof which is covered with composition shingles. Three matching low-slung pyramidal hip roof dormers project from the roof—one at the center west slope, one at the center south slope, and one at the center north slope. A front-facing center gabled dormer projects from the front of the house at the east roof. Two brick chimneys project from the north and south ends of the roof. The roof has widely overhanging eaves which measure up to four feet deep. Exposed scroll-sawn rafters embellish the eaves along with tongue-in-groove soffits. The house has a black basalt rock foundation, cobbled clinker brick cladding on the first floor, and false half-timbering with stucco infill at the second floor and gable peaks. Fenestration is mostly symmetrical and features a combination of 1/1, 6/1, and 9/1 double-hung, wood-sash windows, fixed beveled leaded-glass bookcase windows, and casement windows. Windows set in the clinker brick are capped with radiating brick voussoirs and center brick keystones.

The *east façade* of the house has a symmetrical design with what looks like “horizontal layers” that are formed by the foundation, first floor, porch roof, second floor, and the

² Ibid.

³ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

low-pitched pyramidal hip roof of the house. All five layers are separated by horizontal bands or horizontal shadows which render the design of the house low-slung and ground-hugging—defining tenets of the Craftsman style. The façade has a center gabled dormer at the second floor and a full-width front porch on the first floor. The front porch has a nearly flat, low-pitched hip roof and is supported by a basalt porch wall and thick, square clinker brick piers. The roof has widely overhanging eaves with exposed scroll-sawn rafter tails. The basalt porch wall has two arched, half-round windows, one on the north side of the center front steps and one on the south side of the center front steps. Radiating basalt voussoirs cap the windows. The windows are missing and the spaces are filled with basalt and mortar. The north and south ends of the porch were enclosed in the 1940s. The exterior walls of the enclosed porch are clad with stucco. The center portion of the front porch is open and leads to the front door of the house. The porch deck is made of wood planks and the ceiling is made of tongue-in-groove paneling. A center dormer is located above the porch roof at the second floor. It is articulated with 12-inch-deep bargeboards and exposed rafters. A keystone identifies the apex at the gable peak. The dormer has two windows and is clad with false half-timbering and stucco infill.

The *north elevation* of the Durkin House abuts a graveled driveway, features an asymmetrical design, and is dominated by the home's exterior, organic building materials. They include a black basalt foundation wall (which becomes more exposed as the grade slopes downhill to the west), rough-textured cobbled clinker brick cladding at the first floor, and false half-timbering with stucco infill on the second floor and gable peaks. A clinker brick chimney projects through the roof eave at the second floor, a low-slung pyramidal hip roof dormer is located in the center of the north roof slope, and a staircase made of basalt is located at the northwest corner of the house and ascends to a back door at the first floor. An open gable portico, supported by square wood pillars anchored to a basalt porch wall, shields the back stoop at the top of the stairs. Windows are original 1/1 and 9/1, double-hung, wood-sash units arranged as single windows or paired windows. Original beveled leaded-glass bookcase windows flank the brick chimney. They incorporate a modified or stylized floral design.

The *south elevation* features a low-slung center pyramidal hip roof dormer, false half-timbering with stucco infill on the second floor, rough-textured cobbled clinker brick on the first floor, and a black basalt foundation wall. Like the north elevation, the south elevation contains a clinker brick chimney which projects through the roof eave at the second floor. A tripartite window with a beveled leaded-glass transom light is located at the southwest corner of the first floor. The remaining windows are original 1/1 and 9/1 double-hung, wood-sash units.

The *rear, west elevation* features a center low-slung pyramidal hip roof dormer and a large two-story center square bay with a shed roof. The bay was built in the 1940s and overhangs the basalt rock foundation with a reveal depth of two feet. The bay begins at the first floor about nine feet above grade (which is lower than the front of the house as it

slopes downhill to the back of the property). Fenestration is asymmetrical and features 1/1, double-hung, wood-sash units. A back door is located under the bay overhang. A paved parking lot abuts the back of house.

House Interior

With formal massing, the interior of the house is similar to a Foursquare plan: a center hall and staircase around which is located four rooms in the four corners of the house. The center reception hall has a formal staircase that ascends to the second floor. It is made of ebony-finished fir and has a cut-out baluster design. Originally designed as a living room (southeast corner), dining room (southwest corner), library (northeast corner), and kitchen (northwest corner) on the first floor, the four large corner spaces now serve as four apartments (one studio and three one-bedroom suites) which each have kitchens, bathrooms, and living/sleeping areas. The second floor has four apartments (one studio and three one-bedroom suites), the third floor has one two-bedroom apartment, and the basement has two apartments (a one-bedroom suite and a two-bedroom suite) along with mechanical, laundry, and storage rooms. One of the storage rooms is built below the level of the basement floor and has a 15-foot high ceiling. The original woodwork in the house includes ebony-finished fir (first floor) and painted pine (second floor) with eight-inch floor and crown molding and four to six-inch-wide window and door surrounds. Four apartments (two on the first floor, one on the second floor, and one in the basement) have original fireplaces with wood mantels and pressed brick surrounds and hearths. The ceiling on the first floor is nine feet high and the ceiling at the second floor is eight feet high. Except for the kitchen and bathrooms, the floors on the first and second floors are made of solid oak planks. The walls and ceilings are made of original c.1910 lathe-and-plaster and c.1940s sheetrock.

ORIGINAL APPEARANCE and SUBSEQUENT MODIFICATIONS

Original Appearance

The design for the Durkin House was rendered by the Ballard Plannary Company, a prominent Spokane architectural firm. The plan was altered at the time of construction to include dormers at the north, south, and west elevations, and an additional chimney so that both the north and south elevations have chimneys. This provided for three more fireplaces in the house for a total of four (1 in basement, 2 on first floor, 1 on second floor). The original design exists today in the north and south elevations of the house. The east façade, however, was first designed with a full-width open-air front porch on the first floor and a sleeping porch on the second floor in the gabled dormer above the porch. The sleeping porch was supported by two pairs of square porch pillars (probably made of wood) at the northeast and southeast corners of the porch. As pictured in the Ballard Plannary house plan book, the rear west elevation of the house included a covered porch by the back door which opened from the kitchen. The materials that clad the house today (except for the composition roof shingles) as well as the workmanship appear to be

original. The original roof was probably made of wood shingles as was the accepted and popular treatment in 1910.⁴

Modifications

Modifications to the Durkin House began in the 1940s, when the house was converted to apartments:

- 1940s: Front porch enclosed, second-floor sleeping porch in east dormer enclosed, first and second floor interior remodeled to accommodate seven apartments, rear west elevation remodeled with a two-story bay in order to accommodate interior apartment space.
- 1950s: Original game room/ball room in basement (with maple floor and fireplace) remodeled to two apartments, one large apartment built in attic.
- 2003: One original leaded-glass window pair at west elevation (southwest corner) replaced with two contemporary picture windows.
- 2004-2006: Existing interior apartments repaired and refinished with updated wiring, plumbing, heating, floor finishes, bathroom and kitchen remodels, and lighting.

Except for the contemporary windows on the rear west elevation (southwest corner), all of the windows in the Durkin House are either original units or 1940s units. The original windows appear to be units with multi-paned, Craftsman-style designs in the upper pane while 1940s windows appear to be 1/1 units.

In conclusion, the Durkin House has undergone some modifications but still retains good architectural integrity and is able to convey its original 1910 Craftsman design, materials, workmanship, and building practices.

⁴ Ballard Plannary Company. *The Modern Bungalow, Second Edition*. Spokane: Shaw & Borden, 1910-1911, p. 20.

Areas of Significance	Community Planning & Development, Commerce
Period of Significance	1910-1948
Significant Date	1948
Architect	Ballard Plannary Company (house)
Architect	Franklin Manz (garage)
Builder	J. B. Mitchell, Contractor
Engineer	Alfred Carmody
Supplier	F. T. Crowe Company (building materials, cement, and plaster) ⁵

STATEMENT OF SIGNIFICANCE

Built in 1910 and 1915 respectively, the Jimmie & Margaret Durkin House & Garage are excellent examples of the American Arts & Crafts tradition as expressed in the Craftsman style. The house was designed by the Ballard Plannary Company, a prominent Spokane architectural firm, and the garage was designed by accomplished Spokane architect, Franklin Manz. During its period of significance from 1910 to 1948, the Durkin House & Garage achieved importance in the areas of significance, “commerce” and “community planning & development,” for their association with James “Jimmie” Durkin, “one of Spokane’s most colorful characters...saloon owner, liquor tycoon, and philosopher,”⁶ and for their association with urban trends and patterns that led to the creation of subdivision covenants as implemented by prescribed residential and architectural development of the Hillside Addition on Spokane’s South Hill. The Jimmie & Margaret Durkin House & Garage are individually eligible for listing on the Spokane Register of Historic Places under Categories A and B.

HISTORICAL CONTEXT

Hillside Addition

Platted in 1883, the Hillside Addition is located on mile from downtown Spokane on the slope of a steep, west-facing wooded bluff. The irregularly shaped Hillside Addition is roughly bounded by Seventh and Ninth Avenues to the north, Twelfth Avenue to the south, Monroe Street to the west, and Cliff Avenue to the east. Prior to 1883, the rugged, hilly area was unplatted and undeveloped land dotted with Ponderosa pine, Douglas fir, basalt rock outcroppings, and steep bluffs.

By the early 1900s, economic real estate potential had been discovered in the fine panoramic vistas afforded by the steep hillside lots which in turn sparked development plans for the area. Infrastructure was built as sewers and roads were laid, street car lines were installed, and public schools were erected in the area. Prospective landowners and homebuyers were enticed to “move up the hill” to the new neighborhood. A July 6, 1906 advertisement in the *Spokesman-Review* promoted the natural amenities and real estate

⁵ Names of architect, builder, engineer, and supplier were found in liens recorded against the property just after it was built in 1910.

⁶ Kershner, Jim. “A Man of His Word.” *Spokesman-Review*, 2005.

potential of “The Hill,” a socially prominent area which was located adjacent north of the Hillside Addition. The article encouraged buyers to purchase property on “...The Hill...at Lincoln Hill...and Monroe Hill...overlooking the city...the natural scenic effect of which is unsurpassed in American home grounds...”⁷

Responding to the real estate commercial, Spokane’s affluent elite bought lots in the “The Hill” neighborhood and the adjacent Hillside Addition. Architects and builders were commissioned to design and build houses that depicted a wide variety of sizes and styles ranging from Queen Anne, Tudor and Colonial Revival, to American Foursquare and Craftsman. The 1910 United States Census listed residents of the community as engineers, stock brokers, real estate agents, newspaper reporters, lumber manufacturers, merchants, bankers, doctors, and dentists. Cooks, maids, butlers, chauffeurs, and other domestic help were employed by the area’s new homeowners. Reflecting these demographic trends, the Jimmie & Margaret Durkin House was one of the homes built in the Hillside Addition.

On May 26, 1910, Jimmie Durkin and his wife, Margaret Daily Durkin, purchased Lots 6 and 7 on Block Two in the Hillside Addition on Spokane’s South Hill from the Northwestern & Pacific Hypotheekbank (Northwestern & Pacific Mortgage Company). They hired the Ballard Plannary Company in Spokane to draw up plans for their new home on South Lincoln Street.

The Ballard Plannary Company

Founded and organized by architect, William J. Ballard, the Ballard Plannary Company was a noted architectural firm that practiced in Spokane from 1910 to 1925. Ballard was born in 1871, in Plainfield, Illinois and became interested in design and construction, being influenced by his father who was a general contractor. With an interest in architecture, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of Berkley in San Francisco and the Troop Institute in Pasadena. After his education in architecture was completed, he began practicing in Los Angeles but “thinking that better business opportunities might be secured in the northern district, Ballard came to Spokane in 1902,” remaining one year.⁸ During that time he was employed as a building superintendent by the Chamberlain Real Estate & Improvement Company who was responsible for numerous house designs in Nettleton’s Addition in West Central Spokane. In 1903, Ballard returned to California, specifically Pasadena, where he practiced architecture, “devoting the greater part of his time to bungalow and cottage construction...the favorite style of building” in the Pasadena area.⁹

⁷ “The Hill.” *Spokesman-Review*, 6 July 1906 advertisement.

⁸ Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2. Spokane: Clarke Publishing, 1912, pp. 604-08.

⁹ *Ibid.*

In 1905, Ballard married Ina L. Chamberlain, the daughter of G. L. Chamberlain, owner of the Chamberlain Real Estate & Improvement Company—the same company at which Ballard was employed in 1902, while he was in Spokane.

In 1908, William and Ina Ballard moved to Spokane where William worked as an architect for the Western Retail Lumber Dealers Association. During that time, he secured offices in the Kuhn Building in downtown Spokane, hired architectural students, and founded the Ballard Plannary Company, Inc. In 1910-11, he published a book of house plans which was called *The Modern Bungalow*. The plan book pictured photographs and plans of homes that were built in Spokane and the surrounding area as well as proposed drawings and plans of homes that could be built. In 1912, Ballard's house plan book was "on sale at all leading book stores" in Spokane and was "in great demand by prospective builders both in the city and country."¹⁰

The History of the City of Spokane and Spokane Country, Volume 2, was published in 1912 and described William Ballard and his work in Spokane:

He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.¹¹

At least nine homes in Spokane and one home in Tekoa, Washington are documented as designs rendered by Ballard and the Ballard Plannary Company:

- South 1248 Wall Street built in 1909
- South 1243 Wall Street built in 1909
- West 614 Thirteenth Avenue built in 1910
- South 930 Lincoln Street built in 1910
- South 2504 Lamonte Street built in 1911
- East 1214 Fourteenth Avenue built in 1912
- West 416 Twenty-Second Avenue built in 1912
- South 2624 Lamonte Street built in 1913
- South 2627 Manito Boulevard built in 1916
- 210 Broadway, Tekoa, WA built in 1917

Well-preserved, all ten homes retain excellent integrity in original design with superior workmanship. As good representations of the Arts & Crafts tradition, Craftsman style,

¹⁰ Ballard Plannary Company. *The Modern Bungalow, Second Edition*. Spokane: Shaw & Borden, 1910-1911.

¹¹ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing Co, 1912, pp. 604-8.

and the Colonial Revival style, the homes reflect Ballard's discriminating eye for detail and design. In addition to residential designs, William Ballard also gained notoriety for the "Ballard Barn & Silo,"¹² agricultural construction which was built throughout Eastern Washington. In 1925, the Ballards moved to the Los Angeles area where William continued to practice, designing "more than 400 homes..."¹³

In summary, William Ballard's impact on Spokane was great. He founded an architectural firm that employed numerous people for 15 years. He designed and built hundreds of homes and buildings throughout Spokane and Eastern Washington and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. As a tribute to his professional accomplishments, William Ballard was venerated for his contributions which were described as "wide and varied" and which "had a direct result upon Spokane's welfare and improvement."¹⁴

While he has contributed largely to the attractive appearance of the city, he has also been the architect of his own fortune... He has ever been imbued with the laudable ambition of making his work equal if not excel that of other architects, and in designing and building has made a close study of the substantial qualities, conveniences, and decorative effects. No stronger testimony of his skill and ability in this direction can be given than is to be found in his work which is seen throughout Spokane" and Eastern Washington.¹⁵

The Durkin House

Featured in the *The Modern Bungalow*, a house plan book published by the Ballard Plannary in 1910-1911, the design for the Durkin House was derived from Plan No. 227 which was pictured on page 20 with the following description and terms:

Study this plan carefully and you will find it a good one.

The rooms are good size, the living room being 15x21 [feet], dining room 15x15 [feet].

All the other rooms of good proportion.

The cuts speak for themselves.

The building is of a brick veneer up the second story, and stucco from there on.

Wood can be substituted if desired.

The building will cost from \$5,500 to \$7,000.

¹² "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

¹³ Ibid.

¹⁴ Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2. Spokane: Clarke Publishing, 1912, p. 608.

¹⁵ Ibid.

Two set of Plans, Specifications, Material List and Blank Contract, \$30
One set of Plans and Specifications, \$25

Modifications customized for the Durkins were made to the plans as the house was built. These included dormers added on the north, south, and west elevations, and three additional fireplaces. The fireplace additions required another brick chimney be built, this one on the north side of the house. Fireplaces were then built in the living room, library/den, and an upstairs bedroom. The fourth fireplace was built in the basement in a large room under the front of the house which was finished for use as a recreation room or ball room.

The Craftsman Style

The Durkin House is a fine example of the American Arts & Crafts tradition as expressed in the Craftsman style, which was popular in Spokane from about 1905 to 1930. Identifying features of the style include low-pitched gabled or hipped roofs with wide, unenclosed eaves; exposed roof rafters and/or purlins; rafters with scroll-sawn or tapered tails; decorative (false) beams or braces added under gables; partial or full-width front porches supported by massive stone, brick, or wood porch walls, piers, or pillars; battered walls and tapered columns or Newel posts; and the use of organic building materials such as rock, clinker brick, stucco, wood, ceramic tile, and wrought iron and brass. The emphasis that drives the Craftsman style is a "back to nature" theme where the building must appear to be organically integrated to its site. This was achieved through the use of organic "natural" building materials, and through a ground-hugging design that promoted horizontal lines found in low-pitched roofs, wide porches, different materials used for different floors which produced horizontal banding across the planar wall surface of the house, and the use of widely overhanging eaves which cast deep horizontal shadows.

The Durkin House retains many prominent identifying features of the Craftsman style. These include the home's low-pitched pyramidal hip roof, low-slung low-pitched hip dormers, widely overhanging eaves with exposed scroll-sawn rafter tails, a wide full-width front porch, a front-facing gabled dormer above the porch, a wide basalt rock porch wall, and the use of organic building materials. Materials include false half-timbering with stucco infill, indigenous black basalt stone used in the porch wall and home's foundation, and the dominant use of cobbled clinker brick veneer at the first floor. Especially revered in the Craftsman style, the clinker brick veneer on the Durkin House reflects a robust rubblemix of thrice-fired, rough-textured black, brown, and red clinker bricks and pieces of broken bricks mixed with larger pieces of brick and black basalt rock. The rock and brick pieces project from the surface of the brick to produce "cobble." The look is unique to the Craftsman style (and sometimes to the Tudor Revival style) and helps integrate the organic qualities of the home to its building site.

Durkin Garage

Built in 1915, the Durkin Garage was designed by Spokane architect, Franklin Manz. Spokane Building Permit Number 5376 noted the cost at \$1,500.¹⁶ An accomplished architect, Manz was responsible for the designs of the Dyar-Keisling House (526 East 12th Avenue), the A. Lindsay House (532 East 12th Avenue), the G. E. Lovell House (911 East 19th Avenue), and the Morfort House (442 West Shoshone Place).¹⁷ His design for the Durkin Garage is exemplary and includes strong Craftsman-style elements, including a low-pitched hip roof, cobbled clinker brick veneer, false half-timbering with stucco infill, and original carriage house doors which are made of massive wood planks with a lower cross-buck design and upper batten design.

Durkin House Homeowners

Jimmie Durkin and his wife, Margaret Durkin, moved into the house as soon as construction was completed at the end of 1910. As recorded on Spokane County warranty deeds, the Durkin family owned the property from 1910 until 1948.

Ivan & Pauline Abraham

In 1948, Ivan Abraham, a building contractor in Spokane, and his wife, Pauline Abraham, bought the property. Ivan Abraham was locally noted for the homes he built in Spokane, including the Mack-Kane House at 734 West 23rd Avenue. Listed on the Spokane, Washington State, and the National Registers of Historic Places, the Mack-Kane House is architecturally significant as an artistic expression of the Craftsman style specifically interpreted by Abraham. He started in the house building business with his father, W. W. Abraham, and they called their business W. W. Abraham & Son Building Construction. By 1910, Ivan Abraham had formed his own general contracting business which he called the Spokane Home Building Company, and built many homes throughout Spokane from the early 1900s through the 1950s. In the Rockwood National Register Historic District, Abraham was responsible for building at least seven homes.¹⁸

Just before he purchased the Durkin House on South Lincoln Street, Abraham was granted Spokane Building Permit Number 77067 on May 1, 1946 to alter the interior of the house for use as apartments. He enclosed the front porch on the north and south ends, leaving the center section of the porch open, and enclosed the second-floor sleeping porch in the gabled dormer over the front porch. He built four apartments on the first floor and three apartments on the second floor. To accommodate the apartments, he modified the back of house by constructing a two-story bay that overhangs the foundation wall by about two feet. The cost was reported on the building permit as \$7,500.¹⁹

¹⁶ Spokane Building Permit Number 5376. Spokane City Hall, Spokane, WA.

¹⁷ Yeomans, Linda. *Historic Resource Inventory for the Rockwood National Register Historic District, 1997*. Spokane Public Library, Spokane, WA.

¹⁸ Yeomans, Linda. *Mack-Kane House Spokane Register of Historic Places Nomination, 2000*. Spokane Public Library, Spokane, WA, p. 8:6.

¹⁹ Spokane Building Permit Number 77067, dated 1 May 1946. Spokane City Hall, Spokane, WA.

The Abraham family sold the property 19 years later in 1967, to Thomas Shannon. The house changed hands several times after that until Dan & Angie Freerksen bought the property in 2004. Angie is a retired registered nurse, and Dan is retired from his employment with Craven's Coffee Company in Spokane.

HISTORICAL SIGNIFICANCE

Category A

The Durkin House is historically significant for its association with development trends and the subsequent settlement of the Hillside Addition on Spokane's South Hill. The property demonstrates prescribed intentions required by the developers for architectural and residential development planned for the neighborhood. As penned in 1906, the developers' intentions were implemented through subdivision covenants which ran with the warranty deed for each parcel of land in the Hillside Addition. Spokane County Warranty Deed number 283486, book 261, page 263, legally conveyed the property to the Durkins along with restrictive covenants which stipulated the following requirements:

- 1) It is stipulated and agreed...that neither second party nor heirs or assigns shall erect upon said premises a dwelling house costing less than \$2,000,
- 2) Nor shall any cheaper or temporary structure upon said premises be occupied...for dwelling purposes,
- 3) No building erected on said premises shall be used for business purposes of any kind,
- 4) The inhibitions of this paragraph to be construed as a covenant running with the land, and to continue in full force and effect and be binding upon said second party heirs and assigns for five years from the 11th day of July, 1906.

The Durkin House was built, following the covenants, with a reported construction cost of at least \$7,000—more than three times the construction cost required by the covenants. Written specifically by the Northwestern & Pacific Hypotheekbank, who was the developer of the property, the covenants were conceived as early land use tools to ensure compatible future development of the neighborhood. These types of land use controls were associated with trends and patterns relating to residential development in Spokane, and were used as models for other South Hill neighborhoods such as the Rockwood National Register Historic District, the Cannon Hill Park Addition, and the area around Manito Park.

Category B

The Durkin House & Garage are historically significant as the home and residential property owned by Jimmie Durkin and his wife, Margaret Durkin, from 1910 to 1948, during the zenith of Jimmie's career. Regarded as a "pioneer liquor dealer and philosopher of the Inland Empire and Spokane," Jimmie Durkin was one of Spokane's most celebrated saloon keepers.²⁰

²⁰ "Jimmie Durkin Death's Victim." *Spokesman-Review*, 10 July 1934.

Jimmie's business prior to prohibition was liquor. At one time he operated three saloons in Spokane—one at Wall and Sprague, another on Howard Street opposite the old Orpheum Theater, and a third on Main Avenue. They were model saloons in every way. He ran them as places of business, not as hangouts for drunks and loafers.

His customers drank their liquor like gentlemen on the premises or they carried it away in the original containers. There was little roistering and virtually no drunkenness in his places.

As a result, Jimmie's saloons were as free from objectionable features as such places can be. They rarely, if ever, figured in the police records. They were not hideaways for criminals or annexes to brothels. He had his code of business. He insisted on his own high standards.

He drew much favorable comment because of his business policies. He became known from coast to coast. Elbert Hubbard, the sage of East Aurora, New York...visited Spokane on an Orpheum vaudeville tour in 1912. His attention was called to Jimmie Durkin and his unusual policies in operating high-class saloons. [Hubbard] chatted with him, absorbed some of his famous Irish homespun philosophy, studied his methods and went on with his tour. Not long after, his *Philistine*, a small but frank weekly magazine appeared with a feature article based on the life and public service of Jimmie Durkin of Spokane. In crisp Hubbard prose, it was a little classic of its kind and it made Jimmie a national figure.²¹

Jimmie Durkin was known throughout the Spokane region during his heyday in the late 1890s and early 1900s for his forward-thinking advertising and marketing skills.

Facing tough competition from other saloons, Durkin devised advertising schemes untried so far in the area. Until then, advertising had been pretty much confined to newspapers and catalogs. Jimmie took advantage of the large plate glass windows in his building on Wall & Sprague. He filled the windows with attractive displays of his liquor products. His windows became the talk of the town, eventually drawing the attention of religious groups. Jimmie welcomed any and all interested persons.

Another of his innovative advertising ideas was a slogan painted on huge boulders situated to the side of roads leading in and out of Spokane. The signs read "Jimmie Durkin, Fine Wines & Liquor," and "Jimmie Durkin, A Man of His Word."²²

²¹ Hindley, Wilbur A. "Jimmie Durkin Did Things Unusual Way." *Spokesman-Review*, 22 July 1934.

²² "Jimmie Durkin Was First-Class Promoter." *Spokane Daily Chronicle*, 15 Sept 1988.

Though he always fought prohibition, Durkin was an ardent advocate of temperance. One of his famous slogans was printed on postcards and billboards at his saloons. It read:

*“Don’t Buy Booze if Your Children Need Shoes”*²³

“When prohibition came in, Jimmie sold his stocks of liquor at Sprague & Wall and rented that property for other lines of business. He closed the liquor store on Howard and concentrated in [his]...place of business at West 415 Main, later forming the...firm of Durkin & Ulrich.”²⁴

“A former member of the police department,” Jimmie’s new partner was Wm. P. Ulrich. When the advent of prohibition dawned on January 1, 1916, Jimmie and Ulrich figured out a way to stay in business without selling liquor. They purchased fixtures and furnishings from the Imperial Pool Hall in Spokane and set them up at their place of business at 415 West Main Avenue. Durkin & Ulrich was a magnet for men who wished to socialize with other men. It contained a bar, barber shop, lunch room, pool and billiard tables, and card tables. At times 400 to 600 men were entertained in Durkin & Ulrich’s establishment. Durkin dispensed soft drinks instead of liquor, but the *Spokesman-Review* newspaper reported that he “itches for the old crowd.”²⁵

The *Spokesman-Review* ran an editorial after Jimmie’s death in 1934. According to the article, Durkin was a Spokane favorite and was liked and admired by many as one of Spokane’s most beguiling and best-loved characters:

When “Jimmie” Durkin died, something more than Jimmie Durkin said goodbye. It was as though the spirit of old Spokane went wandering away with him—the old Spokane that gloried in adventure, that was a little wild and a little scornful of the conventions that came creeping in from the East, to make over the old free ways of the frontier. For Jimmie Durkin was a man in a million, and not quite to be matched in a second million or more. He had, for foundation, the Irish geniality and the Irish wit, and with that a quaint philosophy of life that made him more a character... Jimmie Durkin was genuine, through and through, what he was with no pretense or apologies. And a great scholar, be it recorded, with that deeper knowledge that often comes with education that is self-acquired and grubbed out by the roots. Spokane will miss Jimmie Durkin, and hearts of old timers of the broad region that knew his fame are sad today, and saying it with tears.²⁶

²³ Ibid.

²⁴ “Jimmie Durkin Death’s Victim.” *Spokesman-Review*, 10 July 1934.

²⁵ “Jimmie Durkin Buys Dry Bar.” *Spokesman-Review*, Feb 1920.

²⁶ “Jimmie Durkin.” *Spokesman-Review*, 11 July 1934.

Conclusion

The Durkin House & Garage are eligible for listing on the Spokane Register of Historic Places under Categories A and B for their historical significance as 1) a tangible demonstration of the trends and patterns of urban residential development in the Hillside Addition on Spokane's South Hill, and 2) as the home of Jimmie Durkin, one of the Spokane's most revered wholesale and retail liquor dealers and saloon keepers.

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Photo of Durkin-Ulrich Bar in 1935 (courtesy of MAC Archive Library, L87-1.7033-35).



Spokane City/County Register of Historic Places Continuation Sheet
JIMMIE & MARGARET DURKIN HOUSE

Section 9

Photos 1 and 2 East façade of house in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
JIMMIE & MARGARET DURKIN HOUSE

Section 9

Photos 3 and 4

Front door and front NE corner of house in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
JIMMIE & MARGARET DURKIN HOUSE

Section 9

Photos 5 and 6

North elevation of house in 2006.



Photos 7 and 8

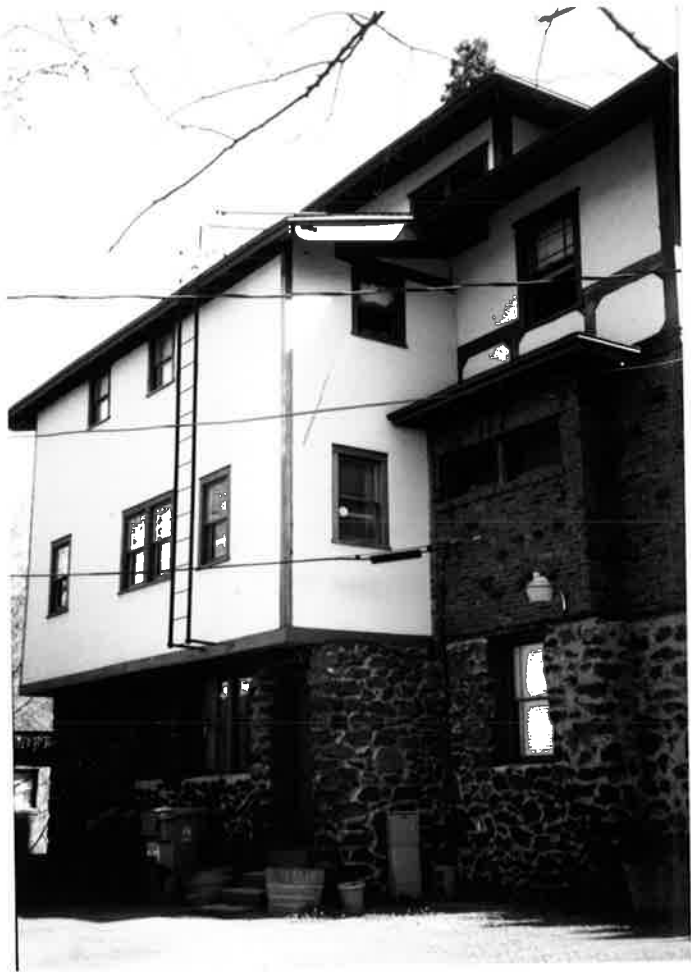
Front steps and north elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
JIMMIE & MARGARET DURKIN HOUSE

Section 9

Photos 10 and 11 Southwest corner and west elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
JIMMIE & MARGARET DURKIN HOUSE

Section 9

Photos 12, 13, 14 East façade of garage (doors), SW corner of garage, and north elevation of garage in 2006.

