

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: Louis and Ruth Farline House
And/Or Common Name: Connerley/Broadhead House

2. Location

Street & Number: 2205 E. Girard Place
City, State, Zip Code: Spokane, WA 99207
Parcel Number: 35281.0610

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<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"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<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: Michael Connerley and Hugh Broadhead
Street & Number: 2205 E. Girard Place
City, State, Zip Code: Spokane, WA 99207
Telephone Number/E-mail:

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 in Existing Surveys

Title: Enter previous survey name if applicable
Date: Enter survey date if applicable Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

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

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places criteria: 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 of 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: < one
Verbal Boundary Description: RIVERVIEW PT OF L1-7 B1 BEG AT INT OF EL OF CRESTLINE ST&NL GIRARAD PL THE E121.18 FT TH N 130.66FT TH W120.3 6FT TO EL CRESTLINE ST TH S TO POB
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Stephen Emerson, Director
Organization: Archisto Enterprises
Street, City, State, Zip Code: W. 212 Dawn, Spokane, WA 99218
Telephone Number: 509-466-8654
E-mail Address: semerson@ewu.edu
Date Final Nomination Heard:

12. Additional Documentation

13. Signature of Owner(s)

Michael Conrady
Dupe Broadhead

14. For Official Use Only:

Date nomination application filed: 8/24/16

Date of Landmarks Commission hearing: 9/21/16

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 9/21/16

City Council/Board of County Commissioners' decision: 10/10/2016

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall

9/21/16

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

Date

Attest:

Seni Hayes
City Clerk

Approved as to form:

Michael J. Reed
Assistant City Attorney



SUMMARY STATEMENT

The Farline House is located at 2205 E. Girard Place, north of Lincoln Park, in a neighborhood of relatively modern homes just east of the edge of the older South Central neighborhood. It is situated on a corner lot where E. Girard Place intersects with S. Crestline Street. The house is canted, so that the front elevation faces to the southwest. The style is Contemporary Ranch. The house was valued at \$15,000 when it was built in 1953. The builder was the Vines Construction Company. It was designed by Frank Yoshio Toribara, a Seattle-educated architect who moved to Spokane in the 1950s, where he accomplished most of his work. For this house he may have drawn inspiration from the work of Joseph L. Eichler, a California based developer whose renditions of the Ranch form are often borrowed from by others and referred to as Eichleresque.

DESCRIPTION OF PROPERTY

The Farline House is a 2,167 square-foot, 1-story wood frame building consisting of the rectangular main portion and an extension to the northeast (rear), with a daylight entry door for a garage, facing to the southeast, beneath the main portion of the house. The main roof is a very shallow-pitched front gable with broad, widely-overhanging eaves. The only external structural components of the eaves are two exposed beams beneath the roof, flanking the rear entry. The roof is covered with a water proof membrane. A full-height exterior brick chimney with a rectangular cross-section, is attached to the southeast elevation, penetrating the eave. Another brick chimney emerges from near the center of the northwest slope of the main roof. The rear extension facing northeast has a similar but smaller roof as the main house, lower in height and tucked in beneath the wide main eave.

Most exterior wall surfaces are clad with custom made, wide horizontal cedar siding, although cedar board and batten is used in the wall directly adjacent and to the right of the front entry. The foundation is poured concrete. The windows are all wood sash and are of two types: large fixed sash floor to ceiling and clerestory windows lighting the

living room space at the southeast end of the house, and horizontal banks of smaller casement windows lighting the other interior spaces.

The southwest (front) entry is situated just right of gable peak. The glass and wood entry door is placed to the right side of a recessed polygonal space, with the rest of the space taken up by floor to ceiling and clerestory windows. To the right of the entry is the aforementioned section of cedar board and batten and a decorative wood lattice. Further to the right is a bank of floor to ceiling and clerestory windows framed by wood beams. To the left of the front entry is a horizontal bank of wood sash fixed and casement windows.

The northwest elevation displays two horizontal banks of wood sash fixed and casement windows above the roll-up wood vehicle entry door with four glass windows. This two-car garage is flanked by exposed concrete foundation walls recently painted to match the house's exterior wall paint. Its daylight location is dictated by the slope of the lot.

On the right side of the rear elevation is the gabled extension to the northeast, with horizontal wood siding and fixed sash and casement windows. To the left of this is the back entry with a glass and wood door. The exterior to the left of the back door is a continuous wall of floor to ceiling fixed sash and clerestory windows.

On the southeast elevations is the recently painted exterior brick chimney with brick veneer cladding to the left, also recently painted. Another fixed sash floor to ceiling window is situated to the right of the chimney.

Beyond the slate-floored front entry of the interior is a foyer separated from the living room by a recently painted brick half-wall. The main living room and dining room space is sunken below the level of the foyer. The wide cathedral ceiling features an exposed beam at its crest, an architectural element that extends through the exterior wall to become part of the eave. This is only an ornamental component, however. The actual

weight of the broad ceiling is carried by a steel beam that is embedded into the crest of the ceiling and not visible. The right side of the southeast wall is clad with brick, also recently painted, with a fireplace to the right. To the left of the fireplace are large floor to ceiling windows. Most walls of the living room space are lit by the large floor to ceiling and clerestory windows.

The kitchen is situated within the small northeast extension. To the left of the front entry foyer is a corridor that leads to two bathrooms, three bedrooms, and large closets with original doors and shelving. Interestingly, the hallway starts wider and becomes slightly narrower as the hall proceeds from east to west. Between the foyer and the kitchen is an interior clerestory window that allows light to enter the laundry room/pantry that spans from the kitchen to the hallway.

Drawers in the kitchen, full bathroom, and in the built-in linen closet all have an interesting canted feature that has been retained. Canted drawer fronts are a common design element in mid-century homes, and while not necessarily unusual, most drawers tend to cant the opposite direction. The drawers at the Farline House are canted so that that they are wider at the bottom and more narrow at the top.

The Farline House is situated in a landscape of tall pines, lawns, and numerous ornamental plantings. The back yard is secluded by fences and walls, while the front is open to the streets of the intersection. Both yards are showcased by the large windows of the house, virtually bringing the outdoors to the inside.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Having only one owner for over 60 years was definitely a factor in preservation of the integrity of the architecture. It was not subject to the whims of various owners or to the decisions of landowners dealing with renters. Therefore, the house has retained nearly perfect integrity of its historic appearance and original construction materials. The current owners had new front and back entry doors installed. Alterations to the exterior include the painting of the foundation as well as painting the chimney and brick on the

east elevation. They did undertake some repairs to sagging eaves, but they were restored to their original configuration and appearance. On the interior, the primary modifications occurred in the recent updating of the kitchen – although original drawers and cupboards were retained. Also, the brick half wall between the entry foyer and the living room was originally unpainted and included a copper-lined planter. The present owners decided to put a cover over it and paint the brick as well as painting the brick on the interior fireplace wall.

HISTORIC CONTEXT

The origins of Spokane can be traced to two ambitious settlers named J.J. Downing and S.R. Scranton, who arrived in the vicinity in the early 1870s. Recognizing the energy potential of the powerful falls of the Spokane River, they built a sawmill near a channel of the river west of Havermale Island. In 1874 they sold their holdings to a partnership that included James N. Glover, who would in time be hailed as the “Father of Spokane.” Glover profited from the mill and other enterprises, as did other early entrepreneurs such as Fredrick Post, who built the first flourmill, A.M. Cannon, who started the first bank in town, J.J. Browne, who helped develop a new residential neighborhood west of downtown, and Francis Cook, who printed the first local newspaper in Spokane Falls. The Falls part of the name was later dropped. Another important early resident was Henry T. Cowley. Using logs from Glover’s mill, he and carpenter William Pool, built the first school in town, an enterprise that eventually led to the establishment of elementary and high school education in the area.

The town grew rapidly during the 1880s, reaching a population of 2,000 by 1886. Prosperous businesses were amassing bank capital, attracting more investments and commercial enterprise. The construction of railroads through the area turned Spokane into a transportation and commerce hub. Smaller rail lines that connected with Spokane included the Spokane and Palouse, which built into the rich wheat fields to the south, the Spokane Falls and Idaho, which reached toward Coeur d’Alene Lake and the nearby mining districts, and the Spokane Falls and Northern, which connected with Colville to the north. Through these local arteries, the natural resources of the region were brought to Spokane for processing and distribution, spurring growth of both the economy and the population.

The area east of downtown Spokane remained largely rural until 1907, when a building boom developed, as described in a 1988 cultural resources report:

In 1907 the Spokane city limits were extended fourteen blocks eastward . . . to Havana Street from the earlier 1891 boundary. The expansion nearly doubled the size of the city and took in much land that lay undeveloped for many years. By 1912 the area had been laid out in blocks and lots in several formal additions to the city. A few years earlier, the Inland Empire Electric Railway had installed a streetcar line east on 5th Avenue to Freya, where it turned south. That line continued to operate into the ca. early 1930s. By then the neighborhood was fully developed with many residents owning automobiles [Holstine 1988:1].

A residential neighborhood developed in an area roughly bounded by E. Sprague Avenue, on the north, S. Perry Street, on the west, S. Havana Street, on the east, and the steep hillside to the south. Businesses were concentrated along E. Sprague Avenue, with a few minor arteries along E. Fifth Avenue and along S. Freya Street. Several parks, as well as churches and the Masonic Lodge, were established in the community. The remaining space filled up with single-family houses. A few were large, employing elements of high style, but most were modest middle-income dwellings suitable for the blue-collar and diverse nature of the inhabitants. The East Central Neighborhood maintained a distinct identity, and even had its own local newspaper in the 1930s. This cohesiveness was split by the construction of I-90 during the 1960s. Since then, the historical appearance of the neighborhood has continued to be compromised. There was less compunction to avoid alteration of cladding and other building materials in these modest houses than in more well-to-do districts. Today, the neighborhood's appearance is a mix of the historic and the modern.

South Crestline Street, directly adjacent to the Farline House, forms the de facto eastern boundary of the historic East Central Neighborhood described above. As Spokane experienced another population surge following World War II, new developments sprang up on the peripheries of the older neighborhoods, with Minimal Traditional and Ranch houses leading the way. Beginning in the 1950s, the spaces between South Crestline

Street and South Ray Street began to fill in. The Farline House was one of the first to be built and formed the anchor for a row of fashionable houses along E. Girard Place.

Real estate records indicate that this house was built in 1953, but the Polk City Directory for Spokane lists the building as under construction in 1954. In 1955, the occupants were named as Louis A. and Ruth E. Farline. The house was designed and built specifically for this couple. In that year Louis's occupation was listed as engineer for the Union Pacific Railroad. By 1958 he was employed by the Kaiser Aluminum and Chemical Company. He stayed on there for many years, usually as a superintendent of maintenance. In 1962, Ruth worked briefly as a receptionist at KHQ studios. But mostly she appears to have been a stay-at-home mom for the Farline's son, Bruce, who first shows up in 1973, living at the house and a student. Records indicate that Bruce was born in 1953 and would have been twenty at the time. By 1983, Bruce had moved out of the house and Louis had retired. Beginning in 1998, the record of occupation becomes sort of erratic with the Farline's names coming and going in the Polk Directories. Then, in 2001, Louis Farline is listed as the occupant but as a new owner. So, one has to wonder if he lost possession of the house for a time or simply refinanced the mortgage. For a few years in the mid-2000s, son Bruce was back in the house as well. He later moved on again. Louis died in 2014. That same year the house was purchased by Michael Connerley and Hugh Broadhead from Ruth Farline and her son Bruce.

The Farline House was designed by Frank Yoshio Toribara, a Japanese-American architect who received his degree from Washington State University in 1938. He first worked as a draftsman for several Seattle firms. His career was interrupted by a forced stay at the Minidoka Japanese internment camp during WWII. He moved to Spokane in the early 1950s and established his own company. Toribara experimented with innovative designs that fall into the category of Mid-Century Modern. Many were residences, including houses at 2004 Overbluff Road, 1118 E. Club Court, numerous homes in a 1960s development on the northwest slope of Brown's Mountain, as well as his own house at 1116 S. McClellan. The design of many of his residences was influenced by California real estate developer Joseph Eichler. Eichler was inspired by the

Modernist architecture of Frank Lloyd Wright. He contracted with many California architects, some whom were disciples of Wright, to design houses that became collectively known as “California Modern.” They typically featured broad, sweeping, and shallow pitched front-gabled roofs, floor to ceiling fixed sash and clerestory windows, which brought the outside to the interior, and open room plans, all of which are characteristics of Toribara’s design for the Farline House. He also designed commercial buildings, such as the Farmers and Merchants Bank at 10620 E. Sprague Avenue, and churches, such as the Highland Park United Methodist Church at 611 S. Garfield Street. Frank Toribara was most active from the 1950s through the 1970s, although he reportedly remained active until age 90, two years before he died on May 15, 2015.

ELIGIBILITY STATEMENT

The Louis and Ruth Farline House is eligible for listing on the Spokane Register of Historic Places under Criterion C, for architecture. It is one of Spokane’s best examples of the Contemporary Ranch Style. Like most houses built in the ranch form, it is a 1-story, wood frame building with a basically rectangular plan, a horizontal elevational profile, massive masonry chimney, and shallow-pitched roof and enclosed widely-overhanging eaves. A well-known guide to evaluating ranch form houses touches upon the characteristics that transform a typical ranch to a Contemporary Ranch Style house:

Clean lines, abstracted geometric planes and surfaces, exposed post and roof beams, and lack of applied ornamentation are indicative of the Contemporary style. Stone and wood are used to add warmth but form and structure are paramount. Wright-influenced buildings are considered a variant of this style along with examples influenced by Eichler . . . The Frank Lloyd Wright Ranch House style typically shares many of the features of his Usonian house designs including shallow, almost flat roof lines with wide, overhanging eaves, contrasting use of brick with organic materials such as stone and wood and a geometric patterning of the solid faces of exterior walls and voids of window and floor-to-ceiling glass to create a sense of interior privacy . . . (Eichleresque) is also a variant of the

Contemporary style. Its hallmark is a broad, low, front gable roof with exposed structural elements. In addition to the roof line, some Eichler homes have a “blank” front façade with a wide open rear elevation.

The Farline house displays many of the qualities discussed above, making it a very good rendering of the Contemporary Style. Additionally, the house is the work of local architect Frank Toribara, one of the pioneers of mid-century modern architecture in the Spokane vicinity. This only adds to the significance of the house, ensuring its placement on the Spokane Register of Historic Places.

BIBLIOGRAPHY

R.L. Polk and Co.

Various years Polk City Directories for the City of Spokane

Emerson, Stephen

2003 *A Cultural Resources Survey of the Washington State Department of Transportation's I-90/North South Freeway Collector/Distributor Project, Spokane County, Washington*. Short Report DOT2003-12. Archaeological and Historical Services, Eastern Washington University, Cheney.

Holstine, Craig

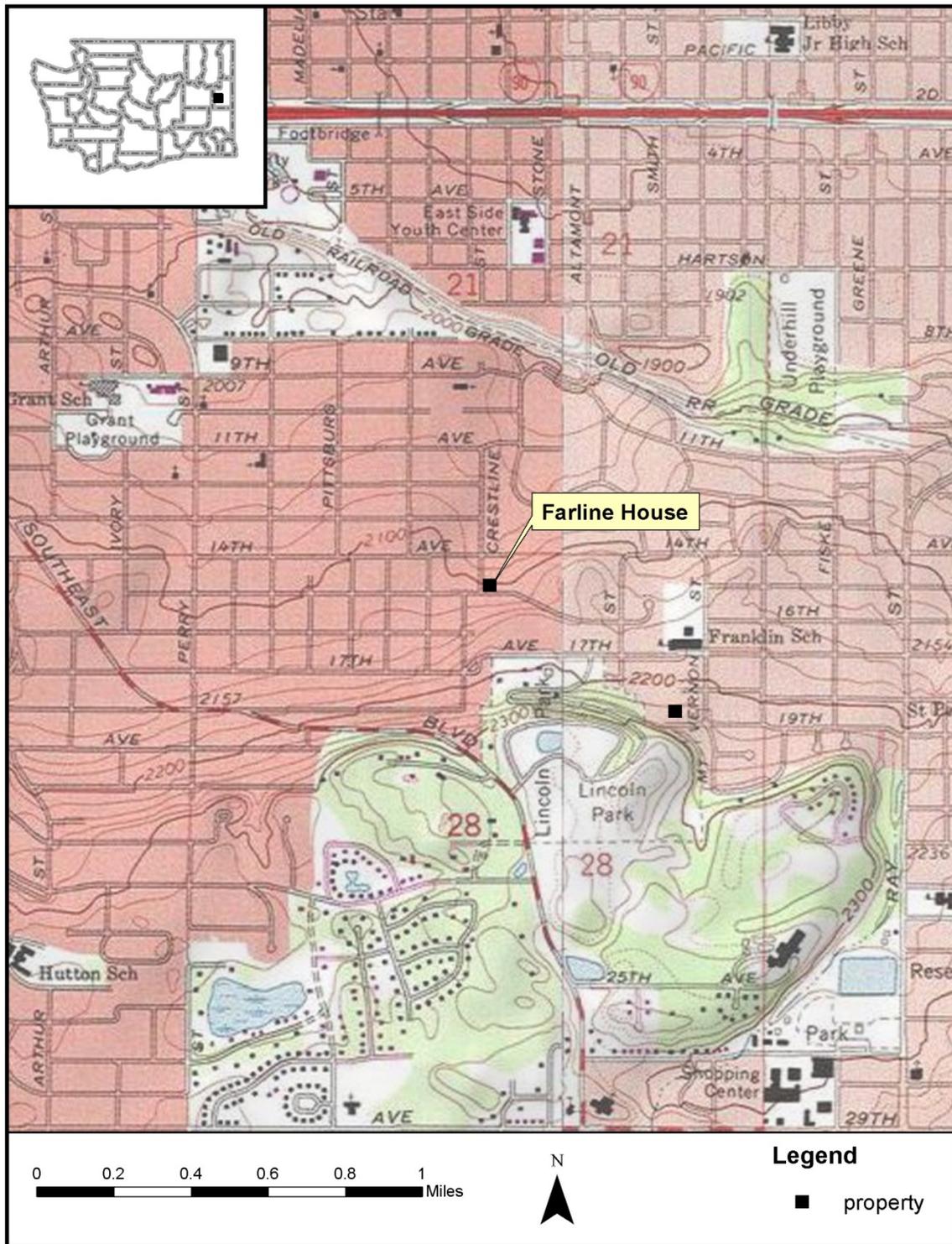
1988 *Historic Resources Inventory and Evaluation in the Washington State Department of Transportation I-90 Thor-Freya Interchange Project Area, City of Spokane, Spokane County, Washington*. Short Report DOT88-24. Archaeological and Historical Services, Eastern Washington University, Cheney.

Sullivan, Patrick, Mary Beth Reed, and Tracey Fedor

2010 *The Ranch House in Georgia: Guidelines for Evaluation*. New South Associates, Georgia.

Washington Department of Archaeology and Historic Preservation (DAHP)

Washington Architects Biographical Files, compiled by Michael Houser.



Farline House, 2205 E. Girard Place



FH-1 Southwest (front) elevation, view to the east.



FH-2 Southwest (front) elevation, view to the northeast.



FH-3 Southwest (front) elevation, entry and right side, view to the east.



FH-4 Southwest (front) elevation, front entry, view to the northeast.



FH-5 Southwest (front) elevation, right side, view to the east.



FH-6 Southwest (front) elevation, right side, view to the northeast.



FH-7 Northwest elevation, view to the east.



FH-8 Northwest elevation, garage door, view to the south.



FH-9 Northeast elevation, right side, view to the southwest.



FH-10 Northeast elevation, center, view to the south.



FH-11 Northeast elevation, extension, view to the south.



FH-12 Northeast (rear) elevation, view to the southwest.



FH-13 Northeast elevation, view to the west.



FH-14 Southeast and northeast elevations, view to the west.



FH-15 Northeast elevation, view to the northwest.



FH-16 Northeast elevations, left side, view to the south.



FH-17 Southeast elevation, chimney, view to the north.



FH-18 Entry foyer and living room, view to the west.



FH-19 Living room from entry foyer, view to the east.



FH-20 Floor to ceiling and clerestory windows from living room, view to the south.



FH-21 Dining area of living room, view to the southeast.



FH-22 Kitchen, view to the north.



FH-23 Slate floor in front entry foyer.



FH-24 & 25 Canted drawer fronts in bathroom and kitchen.



FH-26 Main hallway showing narrowing feature

FH-27 Main hallway with original closets



FH-28 Interior clerestory window between
laundry room/pantry and living area

