



Historic Property Report

Historic Name: Farm Credit Bank

Property ID: 154665

Location



Address: 705 W 1ST AVE, SPOKANE, WA 99201
Tax No/Parcel No: 35192.0803
Plat/Block/Lot: RAILROAD ADD L4-5 B15
GeographicAreas: Spokane County,SPOKANE NW Quadrangle,T25R43E19

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Professional

Historic Context: Architecture



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Architect/Engineer:

Category	Name or Company
Architect	Walker, McGough, Foltz, Lyerla

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00088, , Assessors Data Project: Spokane Commercial	6/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	1/16/2017		

Photos



North and east facades, looking southwest



North facade, looking southeast

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East facade, north side, looking northwest



East facade, south side, looking west



South and east facades, looking northwest



South facade, looking northwest



Sign etched in granite



Bronze bench on north side of building

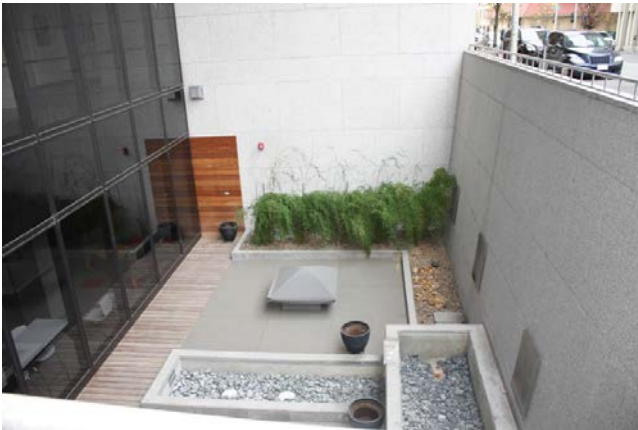
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Exit from parking garage, looking north



Entry to parking garage, south facade



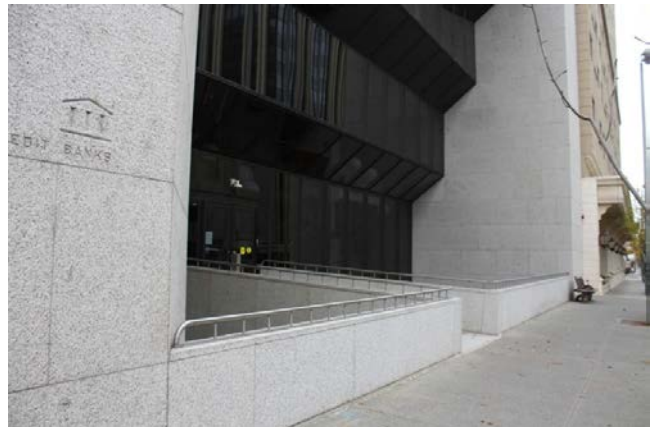
Courtyard below entry, looking north



Courtyard below entry



Entry vestibule on north facade



North entry facade, looking southwest



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Inventory Details - 1/16/2017

Common name: Pyrotek Inc.
Date recorded: 1/16/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Enframed Window Wall
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Stone
Structural System	Masonry - Poured Concrete
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

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

Significance narrative: History. The site on which the Farm Credit Bank building is located was once occupied by the four-story Tull & Gibbs furniture store and warehouse. Established in 1902, it became Spokane's oldest and largest furniture store. It went out of business in 1957, some time after the death of the partners. In 1967, the site was purchased by the Farm Credit Banks, which was made up of the Federal Land Bank, the Federal Intermediate Credit Bank, and Spokane Bank for Cooperatives. They built the impressive Farm Credit Bank building, which they occupied until 1981, when they constructed and moved to what is now the 17-story Wells Fargo building to the immediate east. They sold the Farm Credit Bank building in 1982 to Eastern Washington University, which used the building for classrooms (Then and Now. . . , 2014).

The Federal Land Bank System was established in 1916 to provide government funding

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for twelve land banks. In 1985, the Farm Credit System that grew out of that legislation was divided into twelve districts, each with a Federal Land Bank, a Federal Intermediate Credit Bank, and a Bank for Cooperatives. At that time the Federal Land Banks provided 40 percent of all farm real estate loans. The system expanded rapidly until 1981, and in the mid-1980s it began to fail due to farm failures and fishermen's losses ("Farmers Shaken as Credit Cooperatives Fail," 1985). Failures caused a reorganization of the Spokane Farm Credit Bank in 1989. In 1996 the Farm Credit Bank - by then known as the AgAmerica Farm Credit Bank - joined forces with the Western Farm Credit Bank of Sacramento and moved to that city to save money after 73 years in Spokane. At the time it was the largest financial institution based in Spokane. Northwest Farm Credit Services retains its corporate headquarters in Spokane. This association borrows money from AgAmerica to make loans directly to farmers, ranchers and rural homeowners ("AgAmerica To Leave Spokane . . .," 1996).

Today the Farm Credit Bank building is occupied by Pyrotek Inc., a manufacturer of equipment for aluminum production and other industries that was founded in 1956 in Spokane and now has a world-wide presence. Pyrotek bought the building in 2012.

Architectural Context. The Farm Credit Bank building is a curtain wall structure, meaning that the building's glass cladding functions as a "skin," while its structural support is carried out - in this case - by a reinforced concrete frame. The style of the Farm Credit Bank building is sometimes referred to as "Corporate Modern." A writer for the Spokesman-Review described the building as having an austere elegance. The article continues: "The result, opening in 1969, was an impressive cube of stone and glass that symbolized financial security and permanence to its customers, many of them farmers who drove to town to secure seasonal funding for their operations" ("Then and Now . . ." 2014). In contrast, architectural historian Sally Woodbridge said the following of the building: "Granite-faced concrete and dark glass help to create an exercise in monumentality typical of today's banking image" (Woodbridge, 1985:402).

Architects Walker, McGough, Foltz, Lyerla. Established in Spokane in 1953, Walker & McGough received national awards for design excellence from the AIA in 1959 and 1969. The firm's work was included twice in Progressive Architecture's annual review of American architecture, in 1967 and 1969; its 1969 Farm Credit Bank project was featured in the German journal *Baumeister*. Walker & McGough's residential work was also featured extensively in a number of design textbooks, including *Inside Today's Home* by Ray and Sarah Faulkner and *The Art of Interior Design: A Text in the Aesthetics of Interior Design* by Victoria Kloss Ball. The firm continues today, with offices in Spokane and Seattle, as *Integrus Architecture*.

Born in Spokane in 1923, Bruce Morris Walker was a 1947 graduate of the University of Washington bachelor of architecture program (following service in the Navy during World War II); in 1951 he earned a master of architecture degree from the Harvard University Graduate School of Design, where he studied under Walter Gropius. While there, Walker won several national design competitions, including first prize in a joint NAHB and Architectural Forum small house competition. After traveling and studying in Europe on the Appleton Traveling Fellowship - given in recognition of his scholastic performance - Walker returned to Spokane in 1952. A year later, at the suggestion of fellow Spokane architect Royal McClure, he formed a partnership with John W. McGough. Walker was named a fellow of the AIA in 1979. He died in Spokane in 2005.

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John Witt McGough was born in 1925 in Spokane. He attended Moscow High School and the University of Idaho, where he graduated with a bachelor of science in architecture in 1950. McGough was also accepted into the Harvard University Graduate School of Design, but elected to get to work rather than continue his studies. McGough spearheaded the company's foray into the area of justice facilities planning, and established the first chair for a visiting professor of architecture at his alma mater. He was elected to the University of Idaho's Alumni Association Hall of Fame in 1981. In 1985, he left Walker & McGough to form the McGough Group. McGough was named a fellow of the American Institute of Architects in 1975, and died in Spokane in 2005.

Physical description:

Location and Setting. The Farm Credit Bank building (Pyrotek today) is located in the southwest quadrant of the intersection of W. 1st Avenue and S. Wall Street in the heart of downtown Spokane. It is less than one block south of Interstate-90 and occupies a quarter block in the block bounded by W. 1st Avenue, S. Wall Street, Interstate-90, and S. Post Street. The name of the alley that bisects the block from east to west, and borders the building on the south side, is W. Railroad Alley. The area surrounding the building is occupied by uses typical of a downtown location, including office buildings, hotels, parking garages, and mixed use buildings, with restaurant, retail uses, and the like at ground level. There are main entries to the building on both the north and east sides of the structure, although it is addressed from W. 1st Avenue. All buildings in the vicinity are sited at the back of the sidewalk. To the north is the parking garage for Washington Trust Bank, to the east is the Wells Fargo Bank tower and its parking structure, to the south is a six-story storage building followed by the elevated rail track, and to the west are the new Davenport tower and its parking structure.

Materials. The 1969 reinforced concrete Farm Credit Bank building is faced with granite and features black-tinted, reflective glass in black, anodized aluminum frames. It has a concrete foundation and built-up roof.

Massing and design. The Farm Credit Bank building is a four-story building with a basement and a flat roof with a parapet. It has a rectangular footprint that fills its 17,042 square foot site at four corners, but is pulled back in the center of its north and east public facades, as well as on the alley. The building abuts the new Davenport tower to the west. Granite panels finish the enframing portion of the building. This framing device meets the central glazed portion of the building at a forty-five degree angle on the east side, and a ninety degree angle on the west side. This treatment is matched on the east side of the building. The black-tinted glass that is the glazed portion clads inverted angles that step inward from the building's soffit to the ground level, where the curtain wall continues in the same plane to the below-grade level, which is visible from the street. The building has public entries from both W. 1st Avenue and S. Wall Street. Both require elevated walkways to span the distance between the public sidewalk and the entry doors. Down lights are located at the building soffit, which dramatically lights the building at night. The curtain wall structure was constructed in 1969.

North (front) façade. The north and east facades of the Farm Credit Bank building are very similar, although the gentle slope of Wall Street requires a slightly different treatment. The north façade is asymmetrical, with the granite-clad bay being broader at the corner of Wall and 1st than at its juncture with the Davenport tower to the west. This framing device meets the central glazed portion of the building at a forty-five degree angle on the east side, and a ninety degree angle on the west side. The entry to the building is located toward the east side of the glazed portion of the building. The entry is

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accessed via an elevated walkway from the back of the sidewalk along W. 1st Avenue to the slightly projecting, canted entry vestibule, which is composed of double doors of full-height glass set within an anodized aluminum frame. The walkway is enclosed with a solid rail clad in the same granite as seen on the building face, topped by an aluminum tubular rail. This same treatment occurs at the back of the sidewalk. Visible here, at the basement level, is a courtyard with a water feature, some plantings, and tables and chairs for outdoor eating. The ground plane here is finished in concrete, wood and stone, the wood lending a certain warmth to the courtyard. A bronze bench, a public art piece, is located at the base of the building on the west side.

East façade. The east façade of the building echoes the same treatment as seen on the north façade. The granite-clad portion of the building is asymmetrical, with the broader bay at the corner of 1st and Wall. This framing device meets the central glazed portion of the building at a forty-five degree angle on the north side, and a ninety degree angle on the south side. The entry to the building is close to the north side of the glazed portion. An elevated walkway of the same design as seen on the north façade accesses the entry vestibule, which is also of the same design as seen on the north façade. The solid rail along the back of the sidewalk here is higher than that on the elevated walkway, without the aluminum rail on top. The south half is enclosed by a granite-clad wall that rises about one story. This shields views of the parking garage below. Another courtyard is located at the basement level on the north side of the opening here.

South (rear) façade. The rear façade of the building faces onto W. Railroad Alley. The glazed portion of the building here steps back only slightly, allowing enough space for a car to maneuver in the alley to access the basement-level parking garage in this half of the building. An overhead door that is the entry to the parking garage and a man door are located in this bay. To the right or east is a parking space on the alley. On the east side of the building is a multi-story louvered vent. To the left or west is a small, four-story tower clad in EIFS that likely houses mechanical equipment; it contains an entry on the east side. On the far west side of this façade is an overhead exit door from the parking garage.

No known changes have taken place to the exterior of the Farm Credit Bank building, with perhaps the exception of the small addition on the alley. The interior was remodeled in 2014 and the courtyard re-design was completed in 2015.



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Bibliography:

Bragg, Aaron, SPOMa: Spokane Modern Architecture, 1948-73 (exhibit), Northwest Museum of Arts & Culture, Spokane, Washington, 2013.

Davis, Glenn Warren, "McClure & Adkison + Walker & McGough, Architects of a Modern Vision, 1947-1969" Spokane MidCentury, <http://www.spokanemidcentury.com/mcclureadkisonwalkermcgough.html>, accessed January 2017.

Houser, Michael, "Architectural Style Guide," Washington Department of Archaeology and Historic Preservation, <http://www.dahp.wa.gov/learn-and-research/architectural-style-guide>, accessed January 2017.

_____, "Walker, Bruce M. (1923-2005)" docomomo wewa, http://www.docomomo-wewa.org/architects_detail.php?id=95, accessed January 2017.

Jones, Grayden, "Agamerica To Leave Spokane After 73 Years, Farm Credit Bank Moves To Sacramento In March," Spokesman-Review, December 7, 1996.

Robbins, William, "Farmers Shaken as Credit Cooperatives Fail," New York Times, April 22, 1985.

Stucke, John, "Pyrotek Inc. acquires EWU building for \$1.2 million," Spokesman-Review, October 4, 2012.

"Then and Now: The 'austere elegance' of the Farm Credit Banks building," Spokesman-Review, August 4, 2014.

Woodbridge, Sally B. and Roger Montgomery, A Guide to Architecture in Washington State. Seattle, WA: University of Washington Press, 1980.

Inventory Details - 6/1/2011

Common name:

Date recorded: 6/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35192.0803

SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Form Type	Commercial

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Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 705 W 1st Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1968 and is a commercial professional building. The commercial building is a 4-story structure.