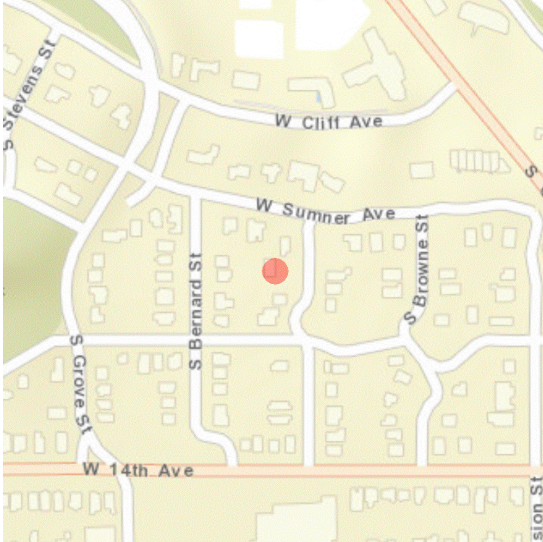


Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Location



Address: 1116 S MCCLELLAN ST, SPOKANE, WA 99204
Tax No/Parcel No: 35194.1305
Plat/Block/Lot: CLIFF PK RES S29FT L7; N45FT L8 B22
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E19

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Frank Toribara

Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

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	7/2/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/11/2017		

Photos



Front, east facade



Garden at entry



Entry, looking west



Entry, looking west

Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835



Entry, looking west



Entry, looking west



East facade, garage



Front, east facade



Rear, west facade



Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Inventory Details - 6/11/2017

Common name: Frank Toribara House
Date recorded: 6/11/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Built Up
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
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): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: History. The Frank Toribara residence is located in the Cliff Cannon neighborhood of Spokane's South Hill. It is within the original Cliff Park Addition, of which the 4.2-acre Cliff Park is the centerpiece. Developers Harl Cook and Charles Clarke developed the neighborhood and donated the land for Cliff Park to the city in 1904. It was adopted as a park in 1908 (Galpin, "Cliff Cannon"). The park is dominated by a 100-foot volcanic outcrop, purported to have been used by the Native Americans as a look-out, which affords dramatic views of the city. The Toribara residence is two blocks directly east of the park. Historic Sanborn Fire Insurance maps show that the Toribara residence, which is located on McClellan Street between Sumner Avenue and 13th Avenue, was developed on raw land. There were just two houses on the street through at least 1950. What is 14th Avenue today was Cable Road historically, the site of one of the three streetcar lines in the neighborhood.

Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Architectural Context. The Frank Toribara House is designed in what was often called the “Contemporary” style in the 1950s and 1960s. A Contemporary-style or simply Modern house offered few traditional stylistic features or details, relying instead on overall form and simple modern details to convey its style. Materials also could play an important role. Contemporary houses were often designed by architects and were considered “high style,” in contrast to the more common Ranch style home of the era. Common features include slightly sloped or flat roofs; overall asymmetry; expansive window walls; and the use of clerestory windows under the eaves where privacy was important. Other features of the Contemporary house were shared by the Ranch-style house, including an open floor plan, an orientation toward the rear, rather than front yard or street, and use of windows, courtyards, and other devices to “bring the outdoors in.” The Frank Toribara House differs from what would otherwise be seen as a post-and-beam style house in that the beams are not exposed; the eaves are enclosed. It also differs from many Contemporary houses in that the materials are subdued, with subtle patterning provided by battens outlining windows on the relatively flat vertical siding. The building form is prominent, and the relationship between the garage and house is well-conceived, with neither being dominant. The entry is generously scaled, with the garden adding an Asian touch that was so popular at mid-century.

Architect. Japanese-American Frank Yoshio Toribara was born May 15, 1915, and attended the University of Washington, from which he graduated in 1938. Early in his career he worked as a draftsman for several Seattle firms, though his career was interrupted by a forced stay at the Minidoka Japanese internment camp in Jerome, Idaho during World War II. Toribara joined the AIA in 1950 and moved to Spokane shortly thereafter to establish his own practice. In addition to his own home, Toribara’s residential work, heavily influenced by California real estate developer Joseph Eichler, includes houses on Overbluff Road, East Club Court, and a number of homes in a 1960s development on Brown’s Mountain. His commercial work includes the Farmers and Merchants Bank at 10620 East Sprague Avenue, the Highland Park United Methodist Church on 611 South Garfield Street, and the Tombari Dental building at 1305-1315 N Napa Street. Though he was most active from the 1950s through the 1970s, he retained his practice until his death in Spokane on June 5, 2007.

Physical description:

Location and Setting. The Frank Toribara residence is located in the Cliff Cannon neighborhood, within the original Cliff Park Addition. Street patterns here are varied, which reflects in part changes in topography and the presence of rock outcroppings. The residences in the immediate area vary widely, from near mansions on large lots to more modest homes, and from Craftsman style houses to mid-20th century Ranch houses. The most notable feature of the neighborhood is Cliff Park, two blocks to the west. Roosevelt Elementary School is to the south. Although the neighborhood has a quiet, residential

feel, with tree-lined streets, the commercial center at S Grand Blvd and W 13th Avenue is only three blocks to the east. Down the hill to the north is the Providence Sacred Heart medical center.

Materials. The Frank Toribara residence is a wood-frame house with narrow, vertical wood sheet siding. It has a concrete foundation and a built-up roof.

Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Massing and design. The one-story Toribara house is composed of two volumes, both with shallow-pitched, front gable roofs with deep boxed eaves. The front volume is the 675 square foot, two-car garage. The second volume, toward the rear, is the 1822 square foot house, which has a broader footprint and extends beyond the south plane of the garage, allowing for a covered walkway to the front door. The ridgelines of the house are slightly offset. However, they appear aligned from the front of the parcel, the rear volume being slightly higher than the front volume. The house has a full basement. It is located toward the middle of its .25-acre lot, toward the north property line. The house is oriented to the east, overlooking S McClellan Street. A circular concrete driveway accesses the lot, which features a small planting bed of groomed shrubbery in the middle. The rear yard features a variety of mature trees and lawn. The 1960 house was designed by architect Frank Toribara in the Contemporary style. He lived in the house into the 2000s, and died in 2007. The house was sold to the current owners in 2006.

Front east façade. From the front of the lot it appears that the house and garage have telescoping gables, but the garage is a separate building, located in front of the house. It features two single car garage openings with overhead doors composed of solid panels with four windows in the upper portion. A contemporary downlight is mounted on the wall between them, which does not align vertically with the ridge of the roof. To the left or south of the garage is a broad walkway to the front entry with a garden to the right. This open porch is accessed via two concrete steps. The garden is linear, extending from the front of the garage to the front of the house, and features two manicured trees that may be Japanese maple and a Harold Balazs sculpture. The walkway is covered by a deep overhang that is an extension of the roof of the garage, supported by a beam that is in turn supported by five wood posts. A sunshade (opening in the roof) close to the door allows natural light to reach the garden and the passageway between the house and garage. Contemporary downlights light the walkway, which leads to a flush door of book-matched wood panels. To the right of the door are two fixed lights (one-over-one) extending from the sill to the roofline. The north side of this façade features two broad, three-part windows at the upper level and the same windows at the lower level, vertically aligned, that light the basement rooms. These latter windows are covered by a flat wood canopy. To the left of the door is a window wall consisting of a one-over-one-light to the immediate left, followed by windows over a sliding glass door that leads to a small patio in front of the house. The wall is glazed from the sill to the eaves. Visible above the windows is a broad brick chimney.

North side façade. This façade is close to the north property line and is not visible from the street.

Rear west façade. The rear façade has a covered patio that extends from just south of the ridgeline to just short of the south edge of the roof, centered on the south side of this asymmetrical gable. This façade is characterized by windows and doors of full-height glass. The patio is narrow on the north side but deepens on the south side, as the rear façade is pulled back to allow for a seating area. The patio is covered by a roof supported by four wood posts.

South side façade. The south side façade is not visible from the street, due in part to a dense landscaped garden in front of it, and is not recorded here.



Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Changes over time. The exterior of the Toribara house does not appear to have dramatically changed over time. Building permit records indicate that the front entry, the kitchen, and the bathroom were remodeled in 2006. The renovation of the front entry appears to be a slight re-configuration of the canopy at the front door. The aluminum-frame windows may be new.

Landscape and site design. Landscaping in the front yard consists of relatively formal planting beds with simple plant materials, such as manicured juniper. The beds are bounded by the concrete driveway and walkway. The rear yard consists of mature trees and lawn.

Bibliography:

#5, Cliff Park, Spokaneplanner, <http://spokaneplanner.com/spokanes-best-parks/cliff-park/>, accessed June 2017.

"Frank Y. Toribara," The AIA Historic Directory of American Architects, 1956, 1962, 1970, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/What's%20here.aspx>, accessed June 2017.

"Frank Yoshio Toribara," Social Security Death Index, accessed June 2017.

Galpin, Jeff, "Cliff Cannon," Shaping Spokane, <https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/cliff-cannon-neighborhood-profile.pdf>, accessed June 2017.

"Louis and Ruth Farline House," Spokane Register of Historic Places Nomination, 2016.

Rebstock, Tracy L., "Cliff Park," SpokaneHistorical, http://www.spokanehistorical.org/items/show/132#.VOS_yigt1I1, accessed June 2017.

Sanborn Fire Insurance maps, <http://sanborn.umi.com.ezproxy.spl.org:2048/>, accessed January 2017.

"Spokane Architects of the 1950s and 1960s," Washington State Department of Archaeology and Historic Preservation, n.d.

Inventory Details - 7/2/2011

Common name:

Date recorded: 7/2/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35194.1305

SHPO Determination



Historic Property Report

Resource Name: Toribara, Frank, House

Property ID: 165835

Detail Information

Characteristics:

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

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 house at 1116 S McClellan Street, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1960 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 2006. The 1-story building has a gable roof clad in built-up asphalt. The single-family form sits on a poured concrete foundation containing a full basement.