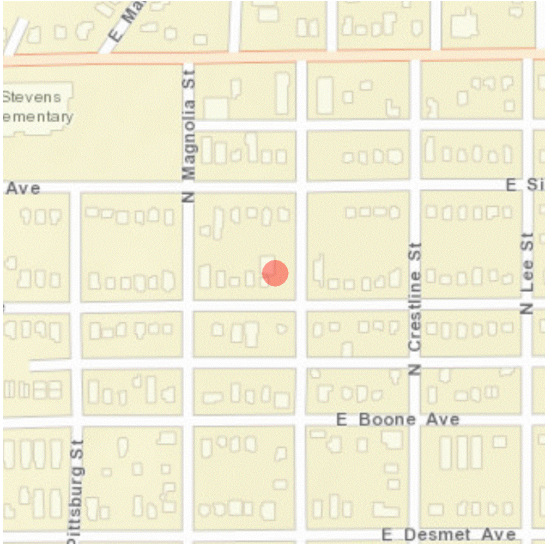


Historic Property Report

Resource Name: Tombari Dental Clinic

Property ID: 155282

Location



Address: 1927 E SHARP AVE, SPOKANE, WA 99202
Tax No/Parcel No: 35162.1213
Plat/Block/Lot: SUB OF SEC 16- L7&8 B79
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1962	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Professional

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Frank Y Toribara
Builder	Warner & Brown, Inc.

Historic Property Report

Resource Name: Tombari Dental Clinic

Property ID: 155282

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00088, , Assessors Data Project: Spokane Commercial	6/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/21/2017		

Photos



South and east facades



South facades, both buildings



East facade, south building



South entry to north building



South facade, north building



East facade, north building



North and east facades, north building



West, rear facade, north building



West, rear facade, south building



South facade, south building



Detail of stucco finish and stone veneer



Detail of aluminum screen

Inventory Details - 6/21/2017

Common name: The Napa Center

Date recorded: 6/21/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Cladding	Stucco
Cladding	Brick - Roman
Cladding	Stone
Plan	Rectangle
Structural System	Wood - Platform Frame

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



Historic Property Report

Resource Name: Tombari Dental Clinic

Property ID: 155282

Significance narrative: History. The Tombari Dental Clinic was developed by pharmacist William Anthony Tombari (1915-1993). Tombari was born to Italian parents who immigrated in 1913. He was one of four boys born to the Tombaris, the oldest of which was also a pharmacist. The father Vito Tombari was a baker by trade, who later owned and operated Tombari's Food Market and Tombari Apartments. His wife Filomina worked in retail sales at a grocery. William Tombari spent most of his life in Spokane. He attended Lewis & Clark High School and Washington State College (now University), where he received a pharmacy degree. He married Margaret Kathryn Tombari, with whom he had four children. Tombari owned and operated the East Mission Pharmacy from about 1938 to 1951, when he sold the business. He developed the Tombari Dental Clinic in 1962, hiring architect Frank Y. Toribara and builders Warner & Brown, Inc., to undertake the work. William A. Tombari Jr. became a nationally respected lawyer and real estate developer; in his 2003 obituary his father was described as a real estate developer. A family trust still owns the Tombari Dental Clinic property.

Architectural Context. The Tombari Dental Clinic embodies the statements made in the introduction to the 2016 Washington State Commercial Architecture Context Statement, which is that form, not style, identifies post-World War II commercial buildings, and that understanding the forms, materials, and features of these buildings is critical to gain an understanding of them (Washington State Commercial Architecture, 1940-1975, 2016). The Tombari Dental Clinic is a Modern structure whose form, but more specifically materials and workmanship, conveys its architectural meaning. It takes advantage of modern materials, specifically the aluminum screen shielding the north building entry and courtyard, and popular modern cladding, including the white stone with dark grout and pale blond Roman brick. Modern features that affiliate the building with post-war commercial architecture include the horizontal emphasis of the building, which is reinforced by the deep flat canopy and horizontally oriented windows, and textures on the building, derived from the materials used. While each building form is relatively simple, together – along with the integrated courtyard – they form an interesting ensemble which may have had a programmatic basis. The texture and color of the building's materials and the way they are combined become the building's 'decoration,' a modern aspect of the building's aesthetic.

Architect Frank Toribara. 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. In addition to the Tombari Dental Clinic, his commercial work includes the Farmers and Merchants Bank at 10620 East Sprague Avenue and the Highland Park United Methodist Church on 611 South Garfield Street. Though he was most active from the 1950s through the 1970s, he retained his practice until his death in Spokane June 5, 2007.

Physical description: Location and Setting. The Tombari Dental Clinic, now called The Napa Center, is located in the Chief Garry Park neighborhood of Spokane. It is west and south of the Spokane River, south of E Mission Avenue, and north of the railroad tracks that exit Spokane toward the east. The neighborhood around the clinic is primarily residential. An exception is Stevens Elementary School, which is to the northwest, and Chief Garry Park, which is about six blocks to the east. East Mission Avenue is the primary east-west



Historic Property Report

Resource Name: Tombari Dental Clinic

Property ID: 155282

arterial in the area, and Napa Street is an important north-south arterial. The building is located in the northwest quadrant of the intersection of N Napa Street and E Sharp Avenue; in fact, assessor records for the building list 1927 E Sharp Avenue as the official address, whereas the building itself is signed as 1305-1315 N Napa Street. The building is located on a .33-acre parcel, with parking on the east and north sides. The site is accessed from E Sharp Avenue. The site actually comprises two buildings, connected by a courtyard and covered walkway. The smaller building is to the south, and is oriented toward the east. The larger building is to the north, and oriented toward the south. It appears from assessor records that the small south building, which is 609 square feet in size, was constructed in 1961 and the larger northerly building, which is 2296 square feet, was constructed in 1962.

Materials. The Tombari Dental Clinic is constructed of and embellished with multiple materials. The wood-frame building is finished in rough-finished stucco and clad in uncoursed white stone veneer in a mosaic pattern with dark grout, and pale blond Roman brick in a one-third running bond pattern. An aluminum screen shields the entry door and windows on the south façade of the main building and the courtyard between the two buildings. Doors and windows have aluminum and wood frames. The building's foundation is poured concrete and the roof is built-up.

Massing and design. Each component of the one-story Tombari Dental Clinic has a rectangular footprint, but the two are linked by a covered walkway, making the building – if considered as a whole – irregular in shape. Each building is described separately below.

South wing. The smaller southerly building was constructed in 1961. It has a parapet roof on the south side and deep eave overhangs on the east and west sides. A small brick chimney protrudes through the flat roof. The east entry façade is clad in stone veneer. An aluminum frame door with full-height glass is located at the south end, adjacent to a fixed light of full-height glass. The north façade fronts on the courtyard, and is not highly visible. The rear, west façade is clad in brick veneer with small windows placed under the eaves. A concrete stair with a metal tubular railing accesses a basement area here. The area is fenced off with a chain link fence.

North wing. The covered walkway to the north building is an extension of the deep eaves over the east side of the south building. It leads directly to the entry door for the north building. On the left side of the walkway is an aluminum screen that shields the courtyard between the two buildings. This same type of screen shields the south façade of the north building. Behind the screen is the previously mentioned door and a bank of four tall, fixed lights in wood frames. The screen in front of these windows is affixed to the end of the eaves that also shield this entry and window wall. The east façade of the building faces the parking lot and N Napa Street. It is also covered by deep eaves. The north and south ends of this façade are clad in the stone veneer that is found throughout the building. In between is a wall of rough-finished stucco. High on this wall are four small, horizontally oriented, paired windows in aluminum frames which are separated by fluted panels. The north façade of the building is clad in Roman brick veneer. There are two flush doors on this façade with small transoms above. The west façade of this building is also enclosed with a chain link fence on the north side. It includes five windows placed high on the façade that are currently boarded up. The south façade is clad in stone veneer and has no openings. It faces onto the courtyard.

The Modern office building was designed by architect Frank Y. Toribara and constructed



Historic Property Report

Resource Name: Tombari Dental Clinic

Property ID: 155282

by Warner & Brown, Inc. in 1961 and 1962.

Changes over time. No known permanent changes have taken place to the building. The building was built in two phases, according to building permit data. The south building was constructed in 1961 and the north building in 1962. It is likely that the courtyard and courtyard screen were added after completion of the second building. At some point the back of the buildings were enclosed with chain link fence.

Landscape and site design. The site design and landscaping for the Tombari Dental Clinic are relatively simple. The building is sited toward the rear, west side of the lot with most of the parking located on the east side. The entry is from E Sharp Avenue. Landscaping consists of lawn areas, shrubs, and mature trees. A large maple is located south of the property in the planting strip. Three large, mature deciduous trees are also located behind the sidewalk on the N Napa Street frontage. Additional plantings consist of specimen trees and shrubs.

Bibliography:

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

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

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

Tombari, William A. "Bill" Jr. (Age 57) (obit.), Spokesman-Review, February 19, 2003.

Tombari, William Anthony (obit.), Spokesman-Review, January 6, 1993.

US Census Records, HeritageQuest Online, <https://www.ancestryheritagequest.com/HQA>, accessed June 2017.

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

Washington State Commercial Architecture, Commercial Architecture Context Statement (1940-1975). Prepared for Department of Archaeology + Historic Preservation, Olympia, Washington. Prepared by Artifacts Historic Preservation, Tacoma, Washington. March 2016.



Historic Property Report

Resource Name: Tombari Dental Clinic

Property ID: 155282

Inventory Details - 6/1/2011

Common name:

Date recorded: 6/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35162.1213

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Commercial

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 1927 E Sharp Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1962 and is a commercial professional building. The commercial building is a 1-story structure.