

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. HISTORIC NAME

Historic Name

GEORGE & ROSA McAllen FARMHOUSE

Common Name

2. LOCATION

Street & Number

10602 S. Cedar Road

City, State, Zip Code

Spokane, WA 99224

Parcel Number

24244.9033

3. CLASSIFICATION

Category

☒ building

☐ site

☐ structure

☐ object

Site

☒ original

☐ moved

Ownership

☐ public

☒ private

☐ both

Public Acquisition

☐ in process

☐ being considered

Status

☒ occupied

☐ work in progress

Accessible

☒ yes, restricted

☐ yes, unrestricted

☐ no

Present Use

☐ agricultural

☐ commercial

☐ educational

☐ entertainment

☐ government

☐ industrial

☐ military

☐ museum

☐ park

☐ religious

☒ residential

☐ scientific

☐ transportation

☐ other

4. OWNER OF PROPERTY

Name

Chad O. Johnson & Caitlin E. Johnson

Street & Number

10602 S. Cedar Road

City, State, Zip Code

Spokane, WA 99224

Telephone Number/E-mail

chad22_johnson@me.com, 509-868-2658

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds

Spokane County Courthouse

Street Number

1116 West Broadway

City, State, Zip Code

Spokane, WA 99201

County

Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title

City of Spokane Historic Landmarks Survey

Date

Federal____ State____ County____ Local____

Location of Survey Records

Spokane Historic Preservation Office

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check One

☐ unaltered

☒ altered

Check One

☐ original site

☒ moved & date 2005

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

17.96 acres.

Verbal Boundary Description

Section 24, Township 24 North, Range 42 East, NE ¼ of SE ¼ excluding south 40 feet of east 470 feet & excluding roads.

Verbal Boundary Justification

Nominated property includes entire parcel and rural legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

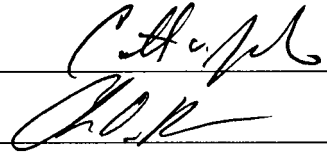
April 18, 2018

Spokane City/County Register of Historic Places Nomination

~~COOPER-GEORGE APARTMENTS & GARAGE~~

McAllen House

13. SIGNATURE(S) OF OWNER(S)



14. FOR OFFICIAL USE ONLY

Date nomination application filed: 3/14/18

Date of Landmarks Commission Hearing: 4/18/18

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 5/1/18

City Council/Board of County Commissioners' decision: _____

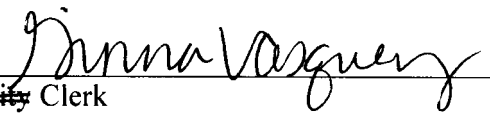
I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

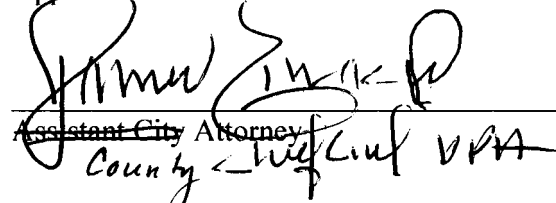


Megan Duval Date 4/20/18
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:

Approved as to form:



Gina Vasquez
City Clerk
County


Assistant City Attorney
County

First draft submitted March 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



The McAllen Farmhouse in 2018 and in 1960

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1906, the McAllen Farmhouse is located on Paradise Prairie, a high plateau southwest of Spokane, Washington. The dwelling is a fine example of the Folk Victorian style and reveals the front-gable-and-wing type of domestic architecture adapted for many farmhouses erected on rural prairies throughout Spokane County at the turn of the 20th century. The McAllen Farmhouse has a steeply pitched stepped roof design where the roof ridge of the front gable portion of the farmhouse is slightly higher than the adjacent wing. The one and one-half story home has a steeply pitched roof covered in

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

composition asphalt roof shingles and is accentuated with prominent cornice returns. The home is shaded at its east front façade by a single-story covered front porch that extends the full width of the house. The farmhouse is clad in original narrow-width, wood horizontal drop siding and is punctuated by mostly 1/1 double-hung wood-sash windows arranged in symmetrical patterns. The interior of the home is finished with painted-wood Eastlake-style woodwork around doors and windows, and is well-appointed with a living room/dining room/kitchen, four bedrooms, mud room/storage/pantry, and two bathrooms on the first and second floors. Although the farmhouse was moved in 2005 a quarter mile south to its present site, it retains a high degree of exterior integrity in original design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The McAllen Farmhouse is located in Section 24, Township 24 North, and Range 42 East on Paradise Prairie, southwest of Spokane in Spokane County on the west side of Washington Interstate Highway 195. The home is sited in the center of 17.96 level acres.¹ The farmhouse is located in the east half of the property, which is characterized by bare fields and native grasses. The east facade of the McAllen Farmhouse is fronted by landscaped grounds, a manicured lawn meadow, and a crushed gravel-lined circular driveway that outlines the meadow. The rear of the farmhouse looks onto a pine forest located in the west half of the acreage. Surrounded and protected by a four-foot-high barbed wire/hog wire fence, the property is bordered by South Cedar Road to the east, a narrow dirt road and private land to the south, private farmland and ranchland to the north, and a pine forest and private land to the west. A few surviving historic farmhouses and barns built during the 1890s and the first half of the 20th century dot parts of Paradise Prairie.

Farmhouse Exterior

The Folk Victorian-style McAllen Farmhouse has an irregular footprint and faces east. The farmhouse measures 43 feet wide and 30 feet deep.² The home's one and one-half story front-gable-and-wing design is stepped where the roof ridge on the front-gable is slightly higher than the roof ridge on the wing. The roof is covered with composition asphalt roof shingles, and is accentuated by wide, plain bargeboards and prominent cornice returns. A single-story covered front porch shades the home's east façade. The home is clad on all four faces with original narrow-width, horizontal wood drop siding characterized by tongue-in-groove top-and-bottom edges. Wide wood corner boards accentuate outside corners. The foundation is poured concrete.

With a steeply pitched roof, the east façade of the McAllen Farmhouse is distinguished with a stepped front-gable-and-wing design with the front-facing front gable located on the southern half of the home's east façade and the wing at the northern half. The front gable is clad with fish scale-shaped wood shingles in the gable peak and narrow-width horizontal wood drop siding below the gable peak. Two symmetrically placed 1/1

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

² Spokane County Building Permit records. Spokane County Courthouse, Spokane, WA.

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

double-hung wood-sash windows are located in the center of the gable face at the second floor. The front gable is accentuated with deep, plain bargeboards and plain cornice returns. At the wing, a matching plain bargeboard is located at the east façade on the roof's raked edge. A very low-pitched hip roof covers a full-width front porch at the first floor. The front porch is supported by turned-wood posts anchored to a wood-plank front porch deck. The deck leads from the front door to a flight of wood steps that descend to a level grade in front of the house. A turned-post balustrade protects the porch as it partially encircles the perimeter of the porch deck. Tongue-in-groove paneling covers the home's soffits and porch ceiling. With no porch apron, the farmhouse reveals an exposed area beneath the front porch.³ The front gable of the farmhouse projects outward five feet from the wing. A tripartite (three-part) window is located in the center of the projecting gable face at the first floor. The window has a center fixed pane flanked by two 1/1 double-hung wood-sash windows. At the front porch, a front door is located on a short north wall located in the L produced by the front-gable-and-wing design. At the first floor, the east face of the wing is punctuated by a center fixed-pane window with a transom. A window of the same size comprised of two 1/1 double-hung wood-sash panes is located north of the center window.

The south face of the house is distinguished with a wide plain bargeboard at the roof's raked edge. Narrow-width horizontal wood drop siding continues from the front face of the house around the southeast corner to the south face. Plain corner boards accentuate the southeast and southwest corners of the house. Two symmetrically placed 1/1 double-hung wood-sash windows are located at the first floor on the south face. An attached projecting lower gable roof supported by turned-wood posts is located between the two windows, and covers a concrete stairway that descends to a basement entrance door.

The north face of the farmhouse is located at the north end of the wing in the home's gable-front-and-wing design. The gable end roof is steeply pitched and accentuated with plain bargeboards and prominent cornice returns. The gable peak is clad in fish scale-shaped wood shingles, and the gable face is clad in a continuation of the home's horizontal narrow-width wood drop siding. A 1/1 double-hung wood-sash window is located in the center of the gable peak. The north wing is dominated by a lower attached single-story side porch, which extends outward five feet from the first floor. The porch is covered with a gable porch roof supported by square wood porch posts. A turned-post balustrade that matches the front porch balustrade protects the east edge of the wood-plank deck on the north side porch. The area under the side porch's deck is exposed. Wood steps descend from the porch to grade. A fixed-pane window with a transom is located east of the attached covered side porch. A side door into the home is located under the side porch roof. Exterior corners of the north wing are distinguished with plain wood corner boards.

A reverse design of the farmhouse's east façade, the west rear face reveals the home's front-gable-and-wing design with a steeply pitched roof, wide bargeboards, prominent

³ The current owners plan to plant a hedge of evergreen boxwoods in front and around the sides of the front porch, eliminating the view beneath the front porch.

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

cornice returns, fish scale-shaped shingle imbrication in the gable peak, exterior cladding with narrow-width horizontal wood drop siding, and a concrete foundation. A single gabled dormer with prominent cornice returns is located in the center of the roof slope. With a steeply pitched gable roof, a lower single-story wing projects eight feet from the home's west rear face at the northwest corner, and is 15 feet wide. The wing is clad with a continuation of narrow-width horizontal wood drop siding, wide corner boards, and fish scale-shaped shingle imbrication in the gable peak. A back door is located in the southwest end of the attached single-story wing. One each 1/1-double-hung-wood-sash windows are located on the north face and south face of the wing.

Farmhouse Interior

According to Spokane County Tax Assessor records, the interior of the McAllen Farmhouse has 1,178 finished square feet on the first floor, 1,178 finished square feet on the second floor, and 1,178 finished square feet in the basement. The second floor of the farmhouse is covered by a steeply pitched roof, which reveals interior sloped ceilings built under roof eaves. Under-eave-walls from the floor to sloped ceilings measure slightly less than four feet in height. A front door made of wood with an upper leaf window opens from the front porch to a spacious living room with a nine-and-one-half-foot ceiling, fir plank floor, original plaster-and-lathe walls, and painted woodwork styled in Eastlake designs with eight-inch-deep floor molding and five-inch-wide door and window surrounds. Corner paterae with characteristic Eastlake-style bull's eye designs accentuate upper corner door and window surrounds. The living room is located in the southeast corner of the first floor, and opens north through a wide opening to a combination dining room/kitchen in the northeast corner of the farmhouse. The dining room/kitchen also has a nine-and-one-half-foot ceiling, cork tiled floor, lathe-and-plaster walls and ceiling, and features an open staircase that descends to a finished basement. A turned-post balustrade protects the open staircase on the east side of the stairs. Built-in casework, a dishwasher, and porcelain sink finish the kitchen. A door opens from the north wall of the kitchen to a small covered side porch on the north face.

The dining room/kitchen opens to a central hall that leads south and southwest to a bedroom and a bathroom, and northwest to a pantry and mudroom. The bedroom and pantry/mudroom have nine-and-one-half-foot ceilings. Floor surfaces are covered with a combination of tile and fir, and woodwork in the bedroom is a continuation of painted Eastlake-style woodwork found in the living room and the dining room/kitchen. The bathroom is covered with wainscot made of vertical boards, and upper walls and ceilings are covered with horizontal boards. All the boards are painted white. An original circa 1920s porcelain-covered iron corner washbasin with original nickel-plated fixtures fits snugly in the southwest corner of the bathroom.

In the hall, an interior flight of stairs ascends, turns, and continues to rise to the second floor. Stair treads are made of dark brown-finished fir, and reveal slight depressions on each step due to wear and tear over more than a century of use. Where the staircase meets the second floor, the staircase is open for a short span, allowing light from stair and bedroom windows to illuminate the stairs. The open staircase area is protected with a

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

turned newel post, a small turned-post balustrade, and a railing. The second floor has eight-foot-high ceilings under the home's center ridge crest and sloped ceilings under roof eaves. The stairs open onto a north-south hallway covered with laminate plank flooring. Hallway walls feature original lathe-and-plaster finish and vertical board wainscoting. With a replication of the Eastlake-style painted woodwork on the first floor, painted window and door surrounds embellish windows and doors on the second floor. Interior doors are a combination of four and five-panel designs made of wood, and are painted white. A combination bedroom and attached smaller nursery/office/sewing room are located in the southeast corner of the second floor. A large master bedroom is located in the northeast corner of the second floor, and a small bedroom and a bathroom are located on the west wall.

A partially open staircase from the kitchen descends to the basement, which was finished with new construction in 2016-2018. The stairs lead to a bedroom, storage room, bathroom, and a great room/recreation room with a door that opens from the south wall to an exterior flight of steps that rise to ground level. Basement ceilings are eight-feet-high, woodwork is five-inch-wide plain wood painted white, interior doors are painted white and have four panels each, walls and ceilings are painted drywall, and the floor is covered with wall-to-wall carpeting. An exception is the bathroom, which has laminate plank flooring. The bathroom includes built-in casework, fixtures, and a safety-glass-enclosed shower stall. All windows in the basement have generous egress openings.

Outbuildings and Landscaping

The outbuildings located behind the house to the southwest, west, and northwest are new construction and include a shop, garage, and chicken coop. A crushed gravel driveway begins at the west shoulder of Cedar Road and leads west to the outbuildings and parking areas to the south and southwest of the farmhouse. As it approaches the farmhouse, the driveway curves north away from the main drive, and forms a circular drive in front of the farmhouse. A meadow with a perimeter ring of newly planted deciduous trees is encircled by the driveway in front of the east façade of the farmhouse.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Modifications were made over the years to the farmhouse from the time it was built in 1906 to 2014

A 1960 black-and-white Spokane County Assessor's photograph pictured the exterior east façade of the McAllen Farmhouse very much the same as it looks today. Differences include a brick chimney located on the ridge of the wing (chimney removed in 2005), the north side porch with a shed roof (currently a gable roof), a horizontal stringcourse that separated the first floor from the second floor (missing), a door located in the center front of the attached wing (removed in the 1950s-1960s), and a suspended solid ceiling frieze around the front porch (missing). The farmhouse was improved with indoor plumbing and electrical service in the 1930s-1950s.

In 2005, the farmhouse was moved from 10100 S. Cedar Road (adjacent property north) to 10602 W. Cedar Road. A concrete foundation was poured and the farmhouse was

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

lifted onto it. In 2016, a new front porch and porch steps were built onto the east façade of the farmhouse, and a new side porch and porch steps were built on the north face. Both porches replaced original porches when the farmhouse was moved in 2005, and required at least two to three additional porch steps due to the increased height from grade to porch. Through the years from 1906 to 2018, all but two original windows had been replaced with contemporary units. In 2018, all windows on the farmhouse were replaced with new windows as identical to the original windows as could be found (Marvin Windows Company) with identical sizes, wood sash, clear glass, and fixed and/or 1/1 double-hung units. The roof was re-shingled with asphalt composition roof shingles in 2018.

**Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE**

SECTION 8: STATEMENT OF SIGNIFICANCE

Summary Statement

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1906</i>
<i>Built Date</i>	<i>1906</i>
<i>Builder</i>	<i>George McAllen (first owner)</i>

The McAllen Farmhouse is eligible for listing on the Spokane Register of Historic Places under Category C in the area of significance, “architecture.” The period of significance is 1906, defined by the home’s built date. In 1890, George & Rosa McAllen began homesteading 160 acres on Paradise Prairie, and seven years later in 1897, were awarded a USA Patent Warranty Deed for “proving” their homestead land with farming and ranching operations. In 1900, George McAllen increased his land holdings to 315 acres, and six years later in 1906, built the McAllen Farmhouse. A fine representation of the Folk Victorian style and the style’s stepped front-gable-and-wing design, the McAllen Farmhouse survives as one of the few historic homes built at the turn of the 20th century in the early 1900s on Paradise Prairie.

HISTORIC CONTEXT

Paradise Prairie

In the 1870s, the first settlers and pioneers to arrive in the small town of Spokane were attracted to the Spokane River, Spokane Falls, and plentiful lumber, agriculture, and mineral resources. The town grew quickly, became a hub for multiple railways and railroads, and boasted a population that exceeded 25,000 people in 1900. Work was plentiful, and ten years later in 1910, Spokane’s population had exploded to more than 100,000. Listed on United States census records, people immigrated to America from European countries as far away as Norway, Sweden, the British Isles, Germany, France, Spain, and Italy to name a few. When the East Coast and Midwest became too crowded for some, many sturdy pioneers, settlers, and farmers crossed the Mississippi River and came west. Hundreds came to Spokane.

The United States Homestead Act of 1862 provided free land to those who made a commitment to settle and improve acreage. Each homesteader had to live on the land, eventually build a log cabin, shelter, farmhouse, barn or other improvements in addition to farming/ranching the homestead acreage for seven years before becoming eligible to receive a USA Patent Warranty Deed of Ownership and a Recorded Certificate for the homestead. A total filing fee of \$18 was the only money required in the 1880s-1890s and early 1900s to receive land, but hard work and sacrifice exacted a different price from the hopeful settlers. Nationwide between 1862 and 1950, two hundred and seventy million acres, or 10% of the area of the United States, was claimed and settled under the Homestead Act.

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

In the 1870s and 1880s, Spokane was surrounded by pristine, undeveloped rolling hills and high flat-topped prairies. Five Mile Prairie was located five miles north of Spokane. Orchard Prairie was located a few miles northeast of the city. Glenrose Prairie and Moran Prairie were sited south and southeast of Spokane, and White Bluff Prairie was located west of Spokane and south of Airway Heights.

Paradise Prairie, located southwest of Spokane, was characterized by a vast expanse of fertile grassland and scattered pine forests on a high plateau between what is now Washington Interstate 195 and the town of Marshall south of the Cheney-Spokane Highway. Some of the oldest cabins and farmhouses are noted on the *Spokane County 1998 Cultural Resources & Historic Sites Map*. Two homes on Paradise Prairie include the Groebli Cabin and the Huese Cabin (aka Hause or House Cabin), built in the late 1800s before the McAllen Farmhouse was constructed in 1906.

McAllen Farmhouse

In the 1880s, George McAllen and his wife, Rosa A. McAllen, traveled west across the United States from New York to Spokane, and homesteaded 160 acres in Spokane County on Paradise Prairie. Sited adjacent west of Cedar Road (the prairie's main north-south access), the McAllen property was located in the southeast quarter of Section 24 in Township 24 North, Range 42 East. George McAllen was first listed in 1890 in a city directory as a carpenter, residing in Spokane at W. 807 Dean Avenue. However, the next year, beginning in 1891, the McAllens were no longer listed in Spokane city directories. Perhaps at that time they moved to their homestead acreage on Paradise Prairie and built a shelter in which to live while they began improving their land for farming and ranching. In addition to settling their homestead, the McAllens started a family with their step-daughter Bessie and the subsequent births of their daughter, Lottie, and two sons, Arthur and Guy. In July 1897, seven years after they filed their homestead claim and improved their acreage, George and Rosa were awarded a registered USA Patent Deed by United States President William McKinley, certifying them as recorded landowners of 160 acres located in the southeast quarter of Section 24, Township 24 North, Range 42 East. Three years later in 1900, George & Rosa McAllen substantially increased their land holdings when they purchased 155 acres in the northeast quarter of Section 24, located next north of their homestead. The acreage had been homesteaded, beginning in 1889, by James C. Heuse (also spelled Hause and House), who built a small, chinked-and-peeled log cabin in the southeast portion of his acreage in an area close to the east side of South Cedar Road.⁵ With their land purchase in 1900, the McAllens then owned a total of 315 acres—nearly the entire east half of Section.

In 1906, George McAllen (a carpenter) erected a permanent farmhouse on a rise in the east center of their 315 acres a few yards east of the Heuse Cabin (the McAllens may have lived in the log cabin before they built the McAllen Farmhouse). The location of the McAllen Farmhouse was pictured on a 1912 Ogle map where it was represented by a black square just west of Cedar Road. The farmhouse was built with a front-gable-and-wing design and was embellished in the Folk Victorian style, popular for farmhouse construction during the turn of the 20th century. The home was initially designed with

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

five bedrooms, storage closets, a large living room (then called a front parlor), a large dining room/kitchen, a mud room/pantry with a cast iron cook stove, and a full-width covered front porch that looked east. The six-member McAllen family along with farm helpers Eli & May Bliss and their family lived together in the farmhouse. In 1912, George & Rosa McAllen sold 40 acres in the southwest corner of their property to May Bliss (perhaps recompense for services rendered on the farm/ranch).

The McAllens continued to farm and ranch their land until George McAllen's death on May 18, 1932. An obituary in the *Spokesman-Review* newspaper reported his death:

George McAllen Obituary

*George—age 72 years. Home was Route 2, Spokane.
He is survived by his wife Rosa McAllen and two daughters,
Miss Bessie Bandon and Miss Lottie McAllen, both at the home.
Interment Moran Prairie Cemetery.*

After he husband's death, Rosa McAllen kept her farm/ranch acreage, moved to Spokane, and resided with her daughter, Lottie McAllen at N. 1325 Lindeke. At that time, Rosa McAllen perhaps paid Eli & May Bliss or a "hired man" to continue the farming and ranching operations on her acreage. In 1947, Phillip & Helen Dome bought the property. In 1959, Rosa McAllen died in Spokane.

As pictured on a 1984 Metzker Highway Map, nearly all of the south half of George & Rosa McAllen's 315 acres had been subdivided at various times from 1941 to 1984, and was owned in 1984 by at least five different people. The remaining property located north of the subdivided acreage included the McAllen Farmhouse, the Heuse Cabin, a few outbuildings and a barn, and was owned by Doris Cole, who bought it with her husband Jack Cole in 1952. James Cole, son of Doris & Jack Cole, inherited the acreage, including the McAllen Farmhouse, Heuse Cabin, outbuildings and barn, and farming and ranching operations.

In 2005, Cole sold 17.96 acres in the southeast corner of his property to David Todd & Deana Kieffer. Todd and Kieffer also accepted Cole's offer of the McAllen Farmhouse, which would be quit-claimed to them for free if they moved it to the 17.96 acres they just purchased from Jim Cole. Todd & Kieffer moved the farmhouse to their new acreage in 2005.

In 2014, current property owners Chad O. Johnson and his wife, Caitlin Johnson, purchased the 17.96 acres with the farmhouse from Todd & Kieffer. Since 2014, Chad & Caitlin have fenced the property, repaired and restored the farmhouse, and landscaped the home's grounds with manicured lawn, deciduous trees, and a crushed gravel driveway. Chad Johnson is a claims adjuster employed by the Burlington Northern-Santa Fe Railroad, and his wife, Caitlin, is a molecular biologist and manages a testing laboratory.

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

ARCHITECTURAL SIGNIFICANCE

Category C

The McAllen Farmhouse is architecturally significant as a fine rendition of the Folk Victorian style. The style was popular from 1870 to 1915, and captures the time in which the McAllen Farmhouse was built in 1906. The Folk Victorian tradition is defined by *The Old House Dictionary* as “an architectural style characterized by overall simplicity of form. Decorative treatment is usually confined to porch trim, gable trim, and brackets under the eaves.”⁷ *The Field Guide to American Houses* explained that Folk Victorian-style houses were often one and one-half story, front-gable-and-wing types with a shed or nearly flat hipped porch roof located in the L formed by gable and wing junctions. Porches with intricate spindlework detailing were common along with cornice-line brackets. Porch supports were “commonly either Queen Anne-type turned spindles or square posts with the corners beveled (chamfered).” In addition, “lace-like spandrels” were frequent and “turned balusters” were used both in “porch ceilings and in friezes suspended from the porch ceiling.” Many Folk Victorian houses retained some Queen Anne-style spindlework detailing but were “differentiated from true Queen Anne examples by the presence of symmetrical facades and by their lack of the textured and varied wall surfaces characterized by the Queen Anne style.”⁸

The McAllen Farmhouse is a simple farmhouse type with a front-gable-and-wing design. As in many of the front-gable-and-wing designs, the roof of the McAllen Farmhouse has a stepped shape with the ridge crest of the front gable slightly higher than the attached wing’s ridge crest. The McAllen Farmhouse features symmetrical window patterns in contrast to the asymmetrical patterns characterized by the Queen Anne style. Except for fish scale-shingled gable peaks, the exterior wall surface of the McAllen Farmhouse is plain drop siding and is not textured with different materials and designs like so many Queen Anne homes. The covered porch of the McAllen Farmhouse is typical of the Folk Victorian style with a nearly flat, very low-pitched hip roof. While no spindlework embellished the farmhouse when a black-and-white Spokane County assessor’s photograph was taken in 1960, the McAllen Farmhouse may have included spindlework when it was built in 1906. The 1960 photograph does show a solid suspended frieze at the porch ceiling along the front and sides of the covered front porch, which was perhaps originally built with the farmhouse. In conclusion, the McAllen Farmhouse is a typical rendition of the front- gable-and-wing domestic type embellished in the Folk Victorian style, and retains a high level of exterior integrity in original design, materials, workmanship, and association.

⁶ Phillips, Steven J. 1994, page 80.

⁷ McAlester, 1989, pages 109-110.

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

BIBLIOGRAPHY

Cole, Jim. Personal interview, 2018.

McAllester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989.

Johnson, Chad and Caitlin. Personal interviews, 2018.

Metzker Highway Maps: 1930, 1941, 1957, 1965, 1984 (page 20 in each map book).

Muhn, James and Hanson R. Stuart. *Opportunity and Challenge: The Story of the BLM*. United States Federal Government, Dept of the Interior, 1988.

Ogle, George A. *Standard Atlas of Spokane County, WA*. Chicago: Ogle & Co, 1912, page 90.

Patton, Sara. *Community Cultural Resources Survey, 1979*. Spokane Public Library NW Room, Spokane, WA.

Phillips, Steven J. *Old House Dictionary*. Washington DC: Preservation Press, 1994.

Polk, R.L. *Spokane City Directories, 1885 to 2018*.

Spokane County 1998 Cultural Resources & Historic Sites Map. Spokane County Courthouse, Spokane, WA.

Spokane County public records. Spokane County Courthouse, Spokane, WA.

U.S. Department of the Interior, National Park Service. "*Secretary of the Interior's Standards for Rehabilitation*." Washington DC: Preservation Press, 1976.

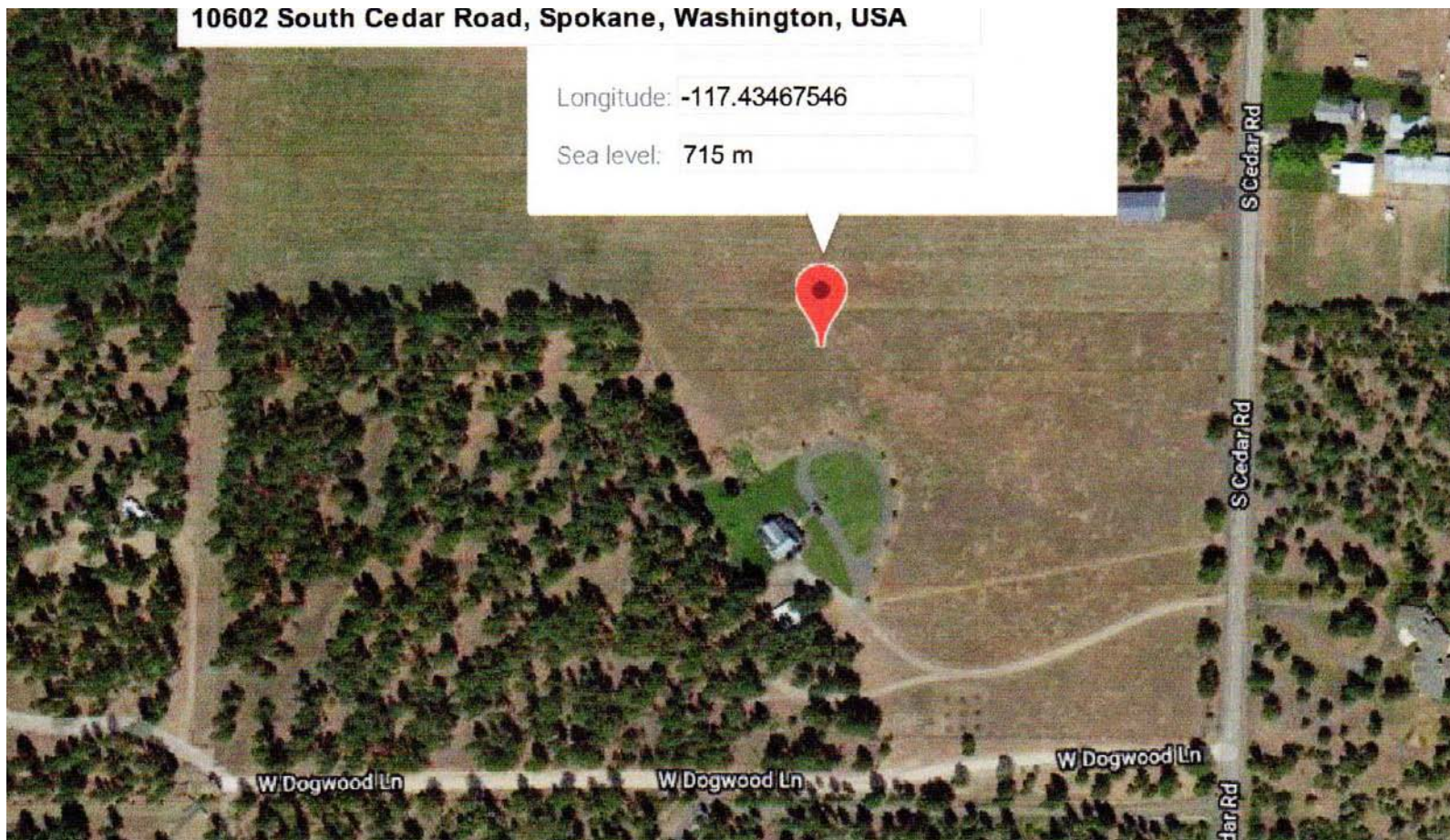
_____. "*Bulletin #15*." Washington DC: Preservation Press, 1987.

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

10602 South Cedar Road, Spokane, Washington, USA

Longitude: -117.43467546

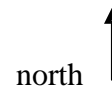
Sea level: 715 m



McAllen Farmhouse located on 17.96 Acres on Paradise Prairie

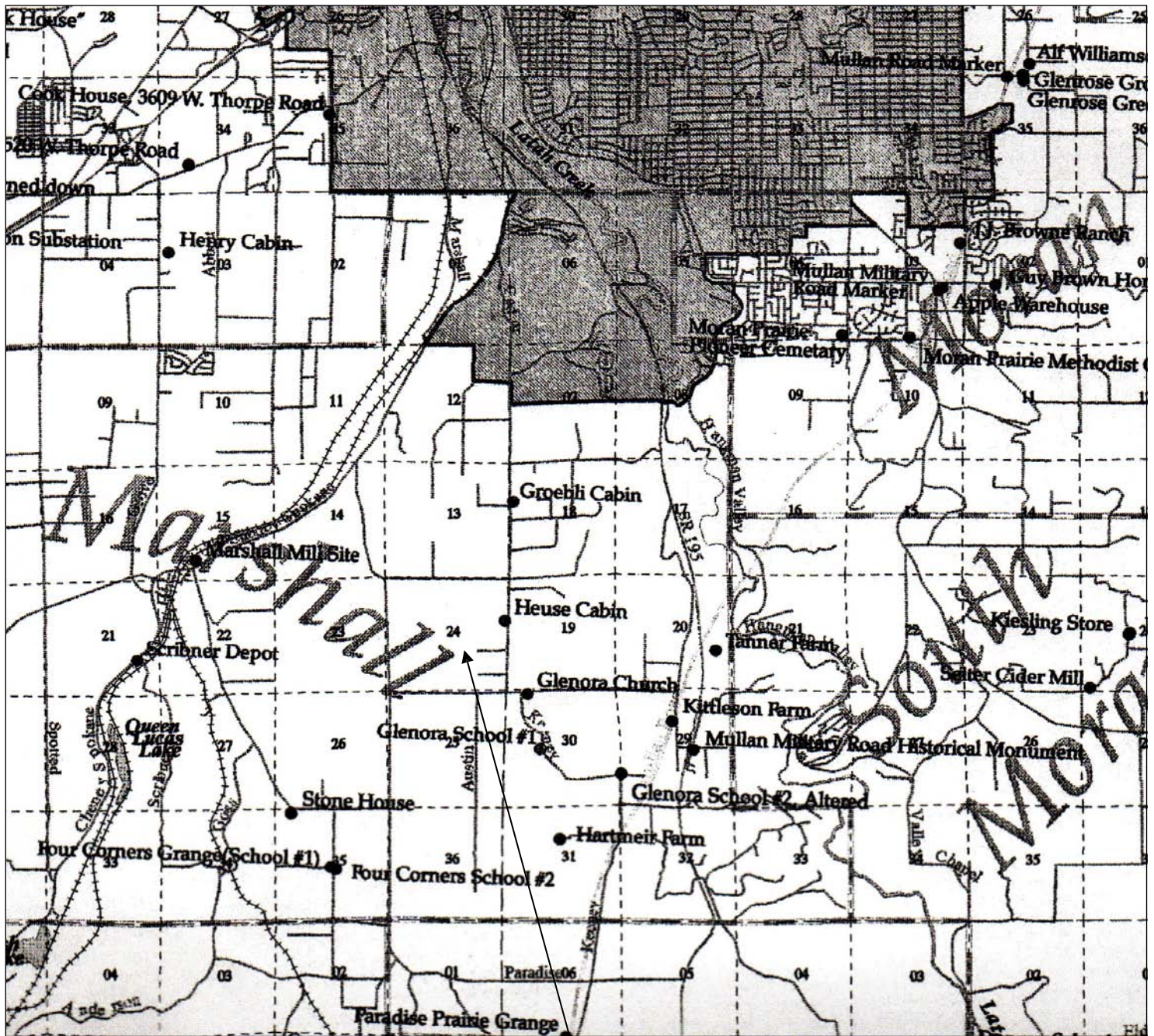
*10602 S. Cedar Road
Spokane, WA*

Source: Google Earth 2018



Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McAlLEN FARMHOUSE



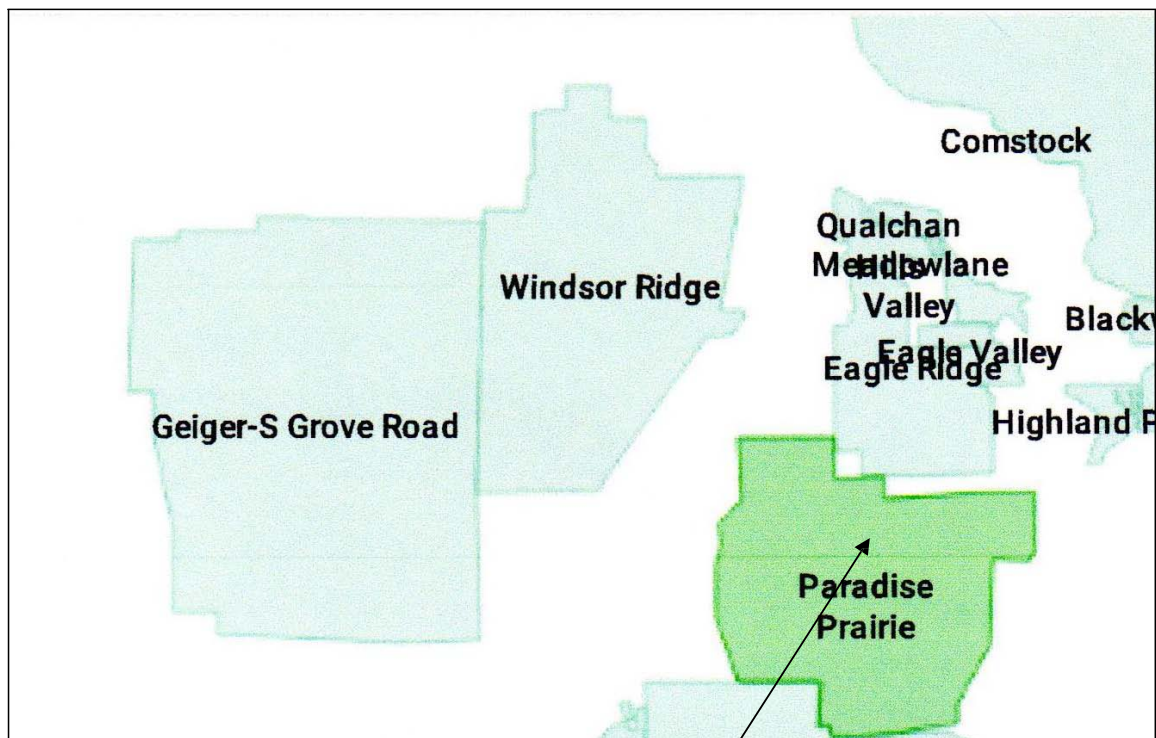
McAllen Farmhouse
Section 24, Township 24 North, Range 24 East

Source: Spokane County Historic Sites Map, 1998

north ↑

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



*McAllen Farmhouse on
Section 24, Township North 24, Range East 24 Paradise Prairie*

Source: 2018 Spokane County Neighborhood Services Map

north ↑

[illegible]

**10602 S. Cedar Road
Spokane, WA 99224**

north

Final Nomination Approved by SHLC on April 18, 2018

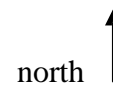
Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



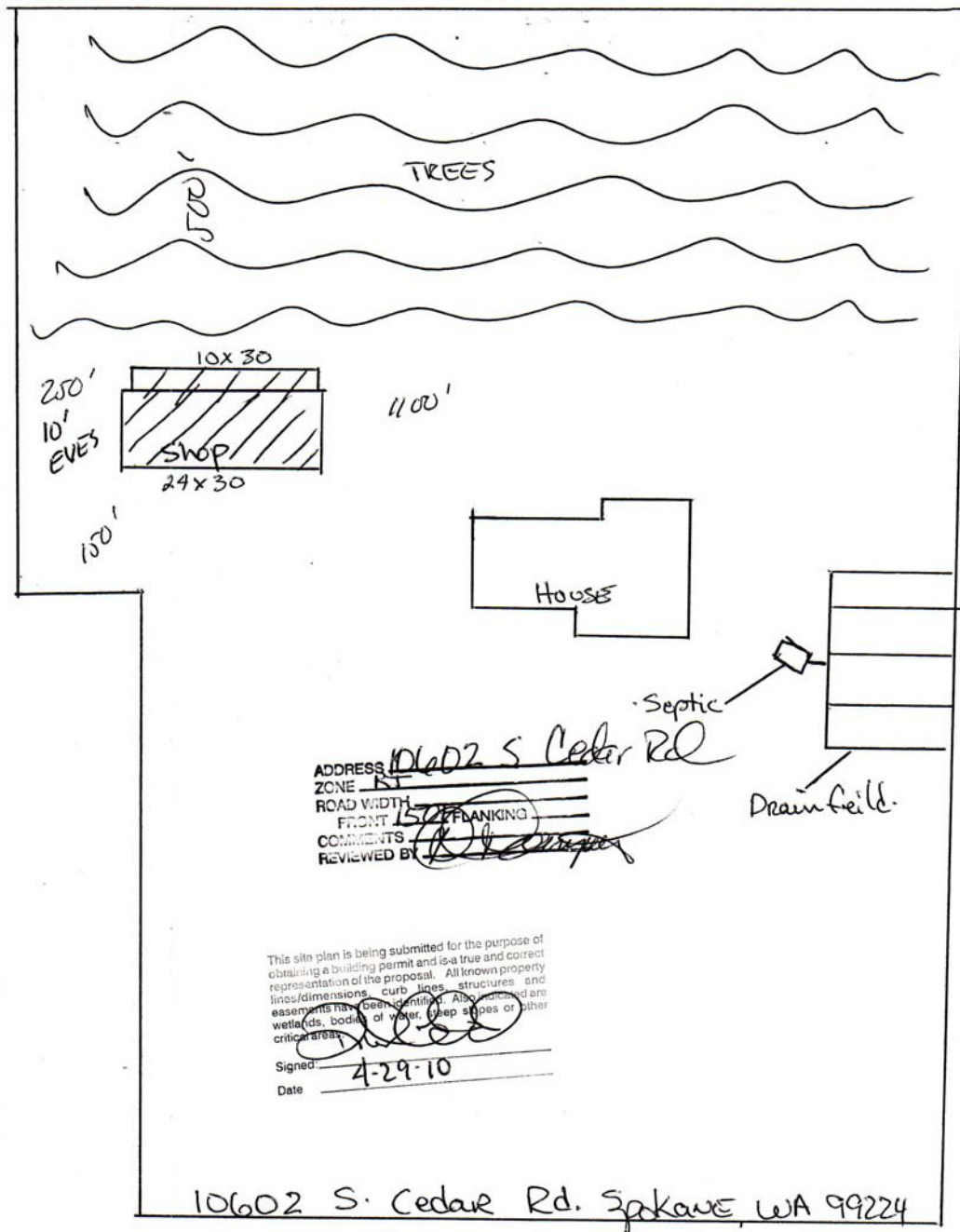
***McAllen Farmhouse on 17.96 Acres
Tax Parcel 24244.9033***

***10602 S. Cedar Road
Spokane, WA 99224***

Source: Spokane County Plat Map 2018



Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE

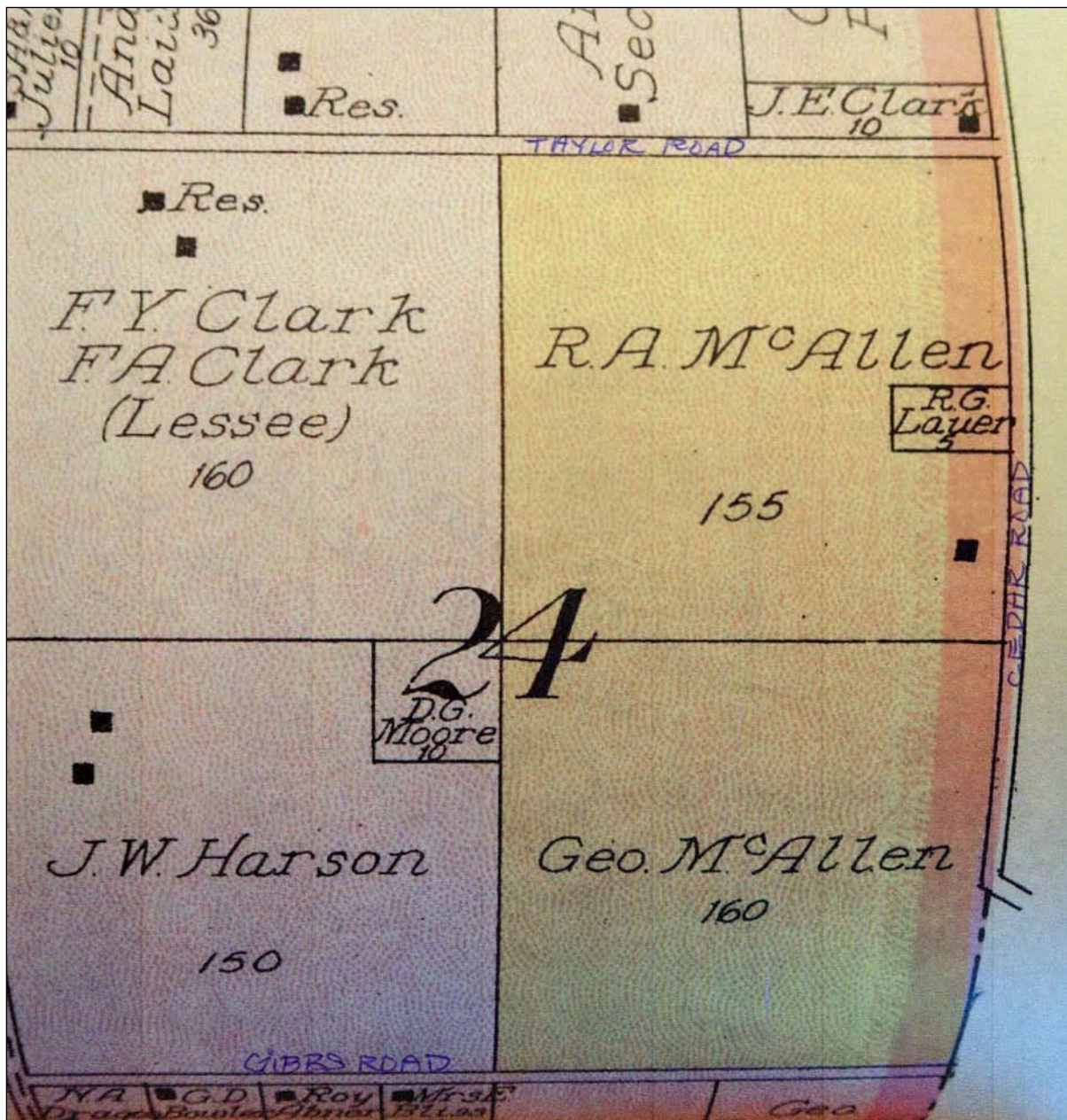


2010 not-to-scale Site Plan of Farmhouse
10602 S. Cedar Road
Spokane, WA

Source: Chad Johnson, current property owner



Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



*1912 Ogle Map of Section 24, Township 24 North, Range 42 East
indicates 315 acres colored in yellow,
owned by George & Rosa A. McAllen.*

*In 1890, the McAllens traveled from New York to Spokane County to homestead
acreage on Paradise Prairie. George McAllen, a carpenter and farmer,
built the McAllen House in 1906, which is today addressed as
10602 S. Cedar Road, Spokane, WA.*



Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



1960 Spokane County photograph and 2018 photograph of historic McAllen House

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Southeast and east façade of McAllen Farmhouse in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Northeast and northwest corners of McAllen Farmhouse in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



West face and southwest corner of McAllen Farmhouse in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Front porch of McAllen Farmhouse, looking south and looking north in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



First floor of McAllen Farmhouse, looking north and looking south in 2018

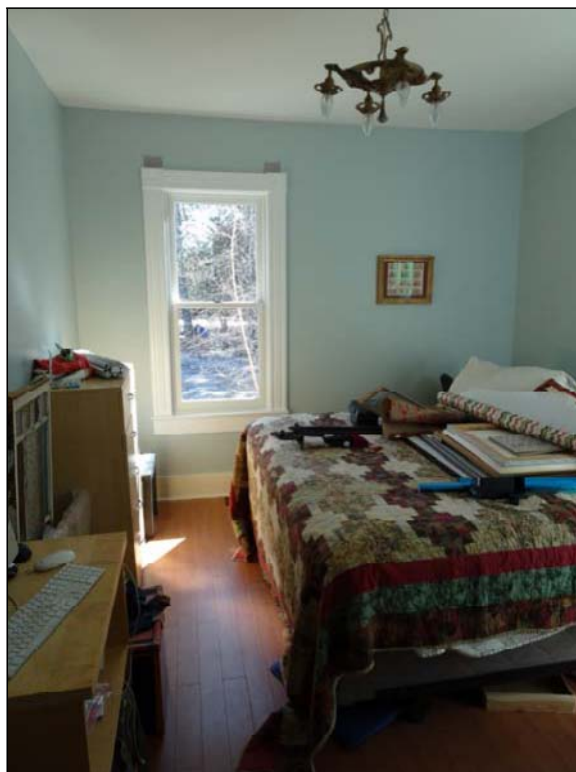
Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Kitchen on first floor in McAllen Farmhouse in 2018, looking northeast

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Photos of first-floor powder room and first-floor bedroom in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Photos of stairs to second floor, and bedroom & closet in second-floor bedroom

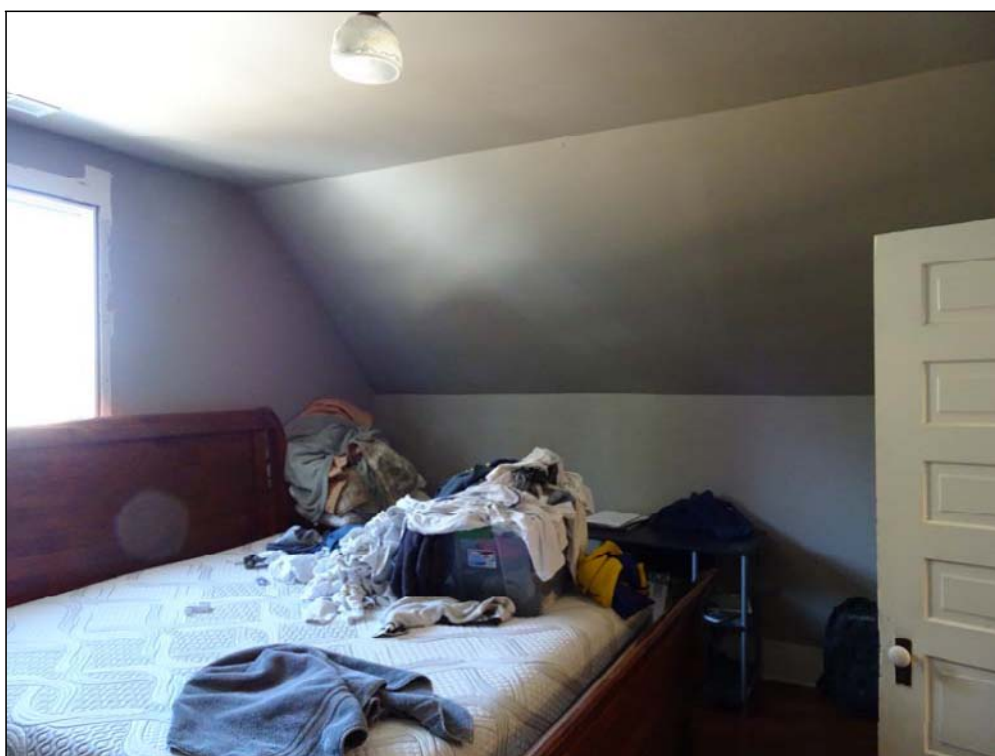
Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Photos of second-floor hallway and doors that open to a bedroom and a closet in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Second-floor bedrooms in 2018

Final Nomination Approved by SHLC on April 18, 2018

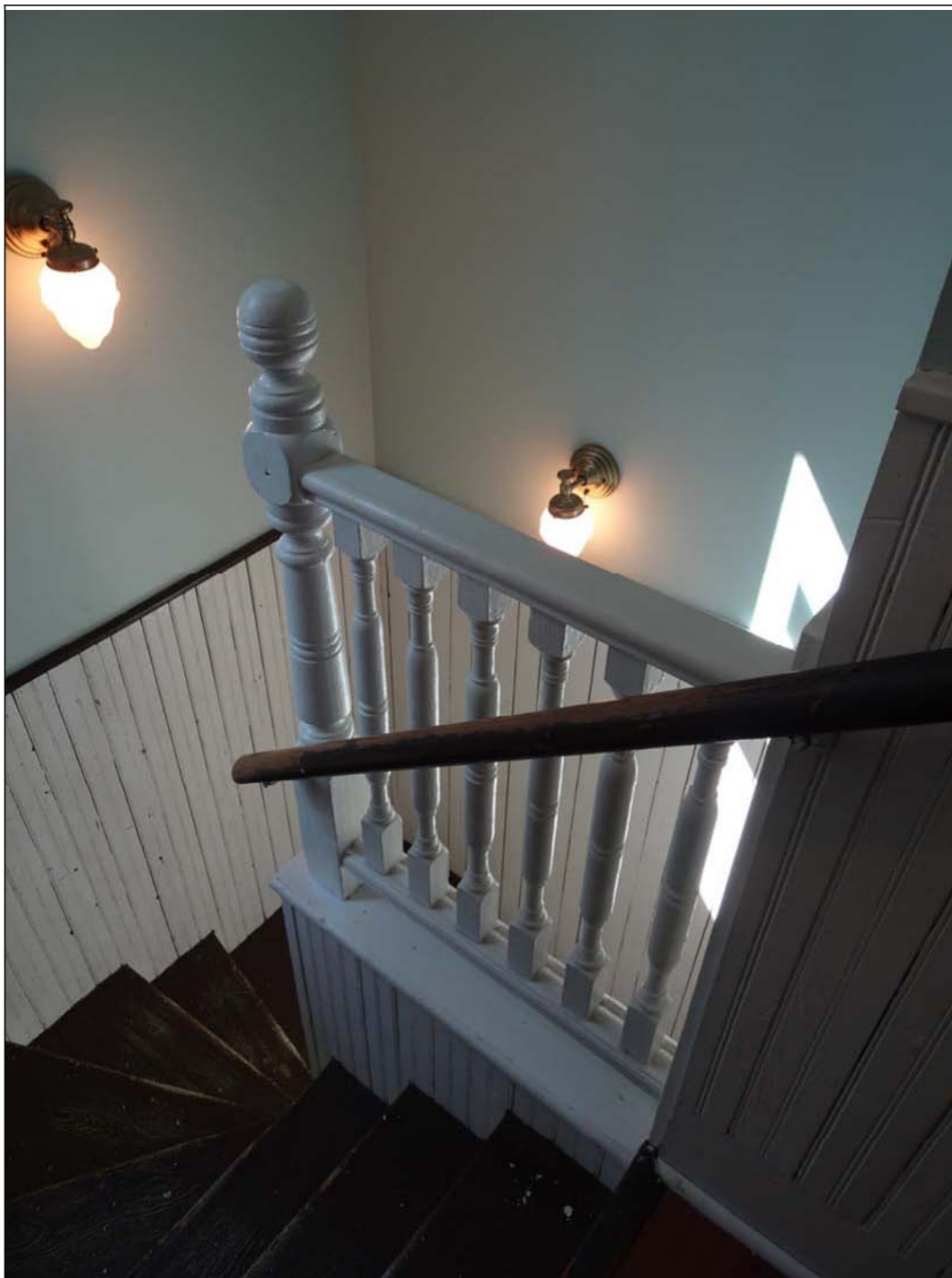
Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Second-floor bedroom and bathroom in 2018

Final Nomination Approved by SHLC on April 18, 2018

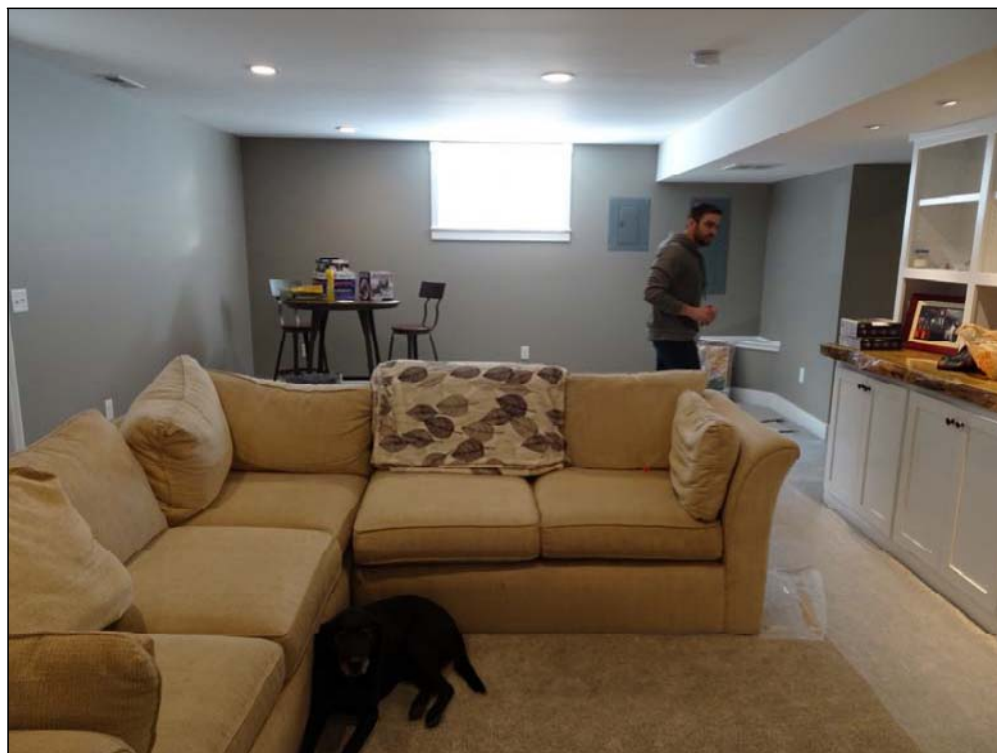
Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Stairs descending from second floor to first floor in 2018

Final Nomination Approved by SHLC on April 18, 2018

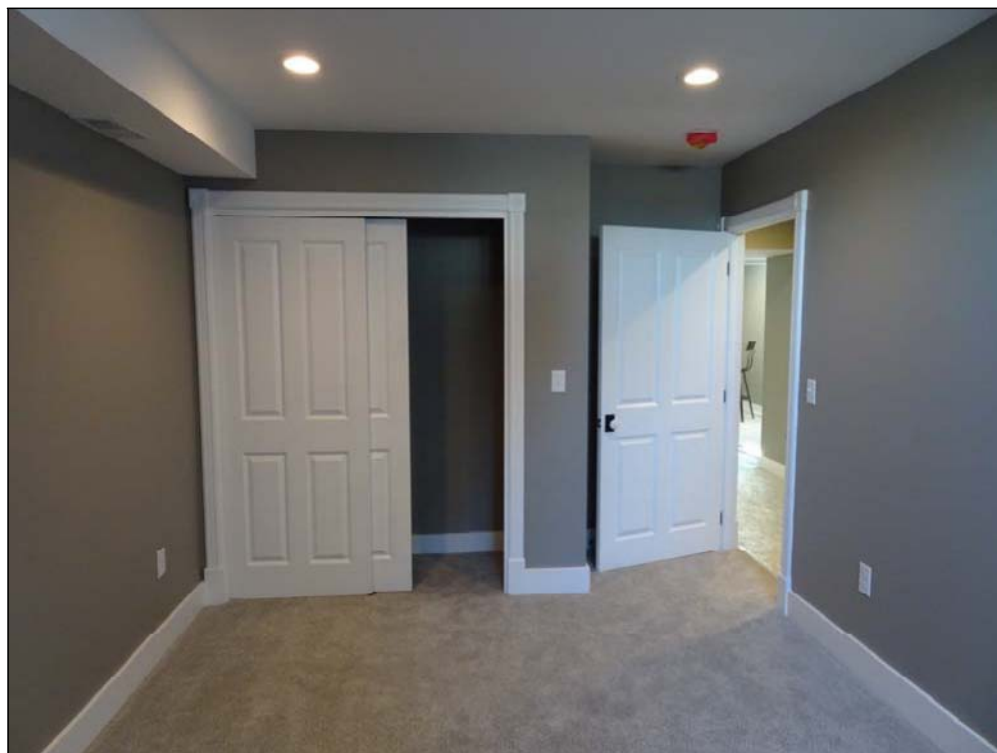
Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Basement family room in 2018

Final Nomination Approved by SHLC on April 18, 2018

Spokane City/County Register of Historic Places Nomination
McALLEN FARMHOUSE



Basement bedroom and bathroom in 2018

Final Nomination Approved by SHLC on April 18, 2018