

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: **Jenkins Building**
And/Or Common Name: Jenkins Building

2. Location

Street & Number: 802 North Monroe Street
City, State, Zip Code: Spokane, WA 99201
Parcel Number: 35182.4405

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<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 checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input 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: Ten Talents, LLC, Mark Agee
Street & Number: P.O. Box 1199
City, State, Zip Code: Veradale, WA 99037
Telephone Number/E-mail: 509-951-1033/marklagee@gmail.com

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: West Downtown Historic Transportation District, National Register Nomination
Date: 2-18-1997
Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification
(see nomination, section 8)

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 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 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: Less than one acre

Verbal Boundary Description: JENKINS D P ALL L6-7 W1/2 L8 B3

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jim Kolva

Organization: Jim Kolva Associates LLC

Street, City, State, Zip Code: 115 South Adams Street, Spokane, WA 99201

Telephone Number: 509-458-5517

E-mail Address: jim@kolva.comcastbiz.net

Date Final Nomination Heard:

12. Additional Documentation

Map: USGS 7.5 minute topographic Spokane Northwest, Wash. 1986

Photographs:

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

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 **Date**
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:

City Clerk

Assistant City Attorney

DESCRIPTION OF PROPERTY

Description -Summary

Completed in 1913, the red brick Jenkins Building rises three stories on the northeast corner of Monroe Street and Broadway Avenue, just northwest of the downtown Spokane business district. Although the south end of the building was altered in the 1960s, it retains the distinctive brick and “terra cotta” façade of the original Held design.

Symmetrical and divided into eleven identical and equally-spaced window bays on the second and third floors, the balance shifts on the ground floor. A broad horizontal cast stone band at the second floor sill level divides the upper residential floors, and the ground floor commercial bays. The placement of the classical main entry portico beneath bay five and the modern design of the façade south of the entry, create an asymmetrical ground floor arrangement. Three equally-sized retail bays are north of the classical main entry portico, and a single “modern” commercial bay occupies the south end of the ground floor. A frieze level belt course, tripartite keystones within the flat arches, and a pronounced dentiled cornice provide classical elements to the building. The modern south end, which includes an extension to the east to accommodate a bank drive-through lane, was constructed in 1962. Originally designed by master architect Albert Held, the building is a distinctive and prominent building on Spokane’s Monroe Street corridor.

CURRENT APPEARANCE & CONDITION

Building Description

Front Façade front along Monroe Street

The front façade of the three-story red brick building is symmetrical and divided into eleven identical and equally-spaced window flat arch bays on the second and third floors. The two upper residential floors are divided from the ground floor commercial bays by a broad horizontal cast stone band at the second floor sill level. This course extends from the cornice of the entry portico. Between the sill course and first floor window heads is a four-course brickfield with upper and lower rows of vertical brick headers flanking horizontal brick stretchers. The placement of the classical main entry portico beneath bay five and the modern design of the façade south of the entry, create an asymmetrical ground floor arrangement. Three similarly-sized retail bays are north of the classical main entry portico, and a single “modern” commercial bay occupies the south end of the ground floor.

The upper portion is detailed with a stretcher bond brickfield with eleven window openings on each floor. The window bays are framed by the brickfield on the sides, a projecting cast stone sill course on the second floor, and individual projecting sills on the third floor. The third floor sills are also cast stone and project slightly beyond the brick jambs. Brick voussoirs with pronounced tripartite cast stone keystones adorn the window heads. The ten-over-one-lite double-hung metal-clad wood sash are set back within the opening and framed by molded wood brick molds and jambs. The wall is terminated by a painted sheet metal belt course (corresponding to architrave), five-course brick field, and

painted sheet metal cornice. Dentils and egg and dart molding details the bottom section of the cornice.

The ground floor is a mix of styles with the original classical portico entrance the distinguishing feature. Offset one bay south of center, the main entry is marked by a Doric order portico fabricated of cast concrete. The portico is supported by fluted Doric order columns that support an architrave with the letters "D P JENKINS" inscribed in the frieze, with five mutules beneath the overhanging cornice. Recessed in an entry alcove behind the columns is an arched entry bay composed of double wood-framed glass doors with sidelights topped by a compound semi-circular-arched transom. The transom is composed of a simple half circle fixed lite, around which is a decorative multi-lite leaded arch. The lites are curved arch sections that join to form curving diamond patterns.

North of the portico are the original storefronts, divided into three segments by square cast iron posts. Detailed with a recessed molding, the square cast iron posts divide the bays and frame the northwest corner of the façade. The three storefronts, similar to each other, are composed of low bulkhead walls clad with square tiles, single-panel glass storefronts with glass side panels that angle slightly back to the single entry doors. The storefront bays are framed by the continuous molded window head that runs between the portico architrave to the corner of the building and separate the storefront display windows and the transom windows; it continues around the corner to frame the north corner window bay. Wood posts with a similar molded pattern flank the entry to the north bay and support the window head.

The transoms vary slightly: the northerly transom consists of five fixed lites; the middle consists of three lights that are covered with painted plywood panels divided by two narrow vertical muntins; and the southerly is an undivided painted plywood panel. The storefronts are essentially original in form with a change in bulkhead cladding and in transom configuration and material. Only the north bay has a functional door (which is presently not used) since the internal spaces have been combined into one by the Alpine Bakery.

South of the portico, which provides a distinctive transition point, is the modern south end, which includes a ground floor extension to the east to accommodate a bank drive-through lane, was constructed in 1962. Distinguished at the corner by a modernist fixed awning that flares up in a convex curve, the ground floor addition is divided into three bays that are aligned independently of the upper window bays. A slightly recessed double-aluminum-frame glass panel door with glass sidelight and glass transom is at the north end. Two slightly recessed window bays (bulkheads and sash) with aluminum sash are between the doors and the corner. Flat piers of varying sizes divide the door and window openings. A wrought iron fire escape, with landings at the second and third floors and extending to the top of the roof, is centered on the third bay from the south. Also a steel bracket that formerly anchored the Seattle First Bank sign, remains attached to the corner of the brick façade. The awning slopes up slightly to the decorative four-course brick pattern corresponding to the pediment frieze.

South Façade Along Broadway Avenue

The south façade is composed of the original building, and the 1962 addition of the ground floor. Five equally spaced and sized flat-arch window bays articulate the second and third stories. A broad, cast concrete belt course at the sill line of the second floor windows divide the upper floors from the ground floor. Cast concrete sills project out slightly from the brick façade and beyond the brick jambs. Voussoirs composed of brick headers with pronounced tripartite cast concrete keystones define the window arches. The sash is double hung metal clad wood with ten-over-one lites. Four courses above the keystone is a painted molded sheet metal frieze course molding, a five course brick field, and the painted and molded sheet metal cornice with dentils and egg and dart molding.

The ground floor was created in 1962 for Seattle First National Bank. This addition/remodel was intended to modernize the bank's Security Branch. It consisted of an alteration of the southern portion of the front south of the main building entry which had been previously consolidated by Seattle First, and the addition of offices to the east end, a drive through lane, and a teller's station covered by a cantilevered roof. The south façade is divided into five window bays that correspond to the arrangement of the second and third floors, a blank wall that extends beyond the edge of the original building, a gap for the drive through lane, and a 6-1/2 foot wall section that supports the southeast corner of the roof. Behind the supporting wall section, in the northeast corner, is a teller's station 6-1/2 feet wide by 12-1/2 feet long. The wall sections below the deep-set window sash are slightly recessed. The fixed metal sash is divided into six sections by two narrow vertical muntins near the edges and one horizontal muntin near the top. The larger central section is hinged vertically. The ground floor terminates in the narrow fascia edging the flat roof of the addition. Behind the fascia, the rubber fabric roof slopes up to the wall of the original building to which it attaches three brick courses below the cast concrete sill course. The walls of the addition, which were originally square tiles with stucco cladding the window bays and the cantilevered awning and roof, have been covered totally with stucco.

North Façade Along Alley

The north façade is along the alley that stretches between Monroe and Lincoln streets. The classical façade—pilasters and cornice on ground level, belt courses, and dentiled cornice wrap around the corner and extend to the rear approximately eight feet. Within the ground floor section is a display window framed by a cast iron post on the outside corner and a matching sheet metal pilaster on the inside corner. Above the molded window head is a two-lite fixed transom window. The remainder of the ground floor consists of a flat and essentially featureless brick wall with a high, flat-arch window approximately in the center, and a single pedestrian door opening near the rear. The window is a fixed single lite, and the door is a flat metal panel. Above a sheet metal flashing, extending rearward from the shop front cornice, are six flat arch window bays and wrought iron fire escape of the second and third floors. Above the first and fourth bays are single small segmental arch window bays just below the parapet wall. Bays one,

three, and six are larger windows similar to the front in size, and bays two, four, and five are smaller in width and height (from front to rear). The bays are aligned along the tops of the window openings and flat arches composed of brick voussoirs, but the three smaller bays have a higher sill level. Sills are slightly projecting brick headers aligned vertically. The fire escape wraps around bays two, three, and four, with the large centered windows being the emergency fire exits. The building is terminated by a plain brick parapet.

East Rear Façade

The original rear façade shows the “L” shape of the floor plan with a short wing that extends easterly at the south end. Added to that is the ground floor addition of the Seattle First National Bank which added an administrative office, new rear entry, drive-through lane, and a drive-through teller station covered by a flat roof. A sweeping convex curve cantilevers out from the wall planes and terminates in a narrow fascia that sets the edge of the flat roof. Within the portion of the addition attached to the original building are large window bays that have been filled in, and stepping back to the west, to an entry alcove, a double aluminum-framed glass panel door.

The original building, the end of the south leg, rises above the addition to display a flat blank façade with two aligned window openings on each of the second and third floors. One flat arch bay is just south of center, and the other slightly larger bay is near the north corner. On the southeast corner is the front façade return with red face brick, terra cotta belt course, and terra cotta-painted sheet metal cornice that terminates just below the top of the parapet wall. Within the main façade, also flat and featureless, are seven bays in alignment on the second and third floors. The bays contain paired vinyl-clad windows, two smaller openings next to the end of the L, and five larger paired openings with one larger single opening near the north corner. The ground floor, obscured by a fence, corresponds to the bays of the upper two floors, but the third bay from the north is composed of a smaller window and a door to the retail shops (Alpine Bakery).

Interior

The ground floor of the building is divided into five major spaces, four commercial spaces, and the main entry and lobby area. The upper two floors are occupied by 14 apartments, and each floor has a guest room.

The former bank branch office occupies the southern portion extending to the entry portico and lobby. The majority of the space was the banking lobby and teller stations. Offices were in the east end. Outside the east wall is a drive-through lane and teller booth beneath the cantilevered roof deck.

The lobby consists of an east-west hall with an open wooden staircase on the south wall that ascends to the east to an intermediate landing, and then turns north and back to the west to the second floor landing. A new elevator is within an alcove behind the east wall of the lobby.

Beneath the open stairs to the second floor is an open stairway that descends in a straight run to the basement. Within the basement are the electrical panels, mechanical equipment, furnace room (abandoned), storage rooms, and a vault with the original vault door for Farmers & Mechanics Bank. The basement has concrete floors, basalt rubble, brick and concrete walls, and open joist ceiling supported by timber posts and beams.

The northern section is occupied by three retail spaces that have been combined by a single user and a long time tenant, Alpine Bakery. At one time the northerly bay was a bistro that used Alpine's bakery products. Now the spaces are occupied entirely by the bakery production and the primary access is in the rear (east side) of the building.

The second and third floors consist of apartments that are accessed from a central north-south hallway. The south end of the hall includes a "T" lobby area and rooms that extend into the short wing to the east. A luxurious feature of the south end of the halls at the "T" are rounded corners that are accented with tamarack wood base, chair rail, and cove molding that follow the curve.

Building Alterations

Since 1913, the building has retained much of its original detailing and fabric. From the main entry portico to the cast iron post in the northwest corner, the storefronts are essentially the same as in the original building. As with most downtown buildings, some modification of storefronts took place, but the fundamental form of the Jenkins' storefronts remains.

The south end, however, has received two makeovers, and both are related to the Seattle First National Bank and began in 1948 (Libby photo), and progressed through 1962 when the current form was attached to the building. A 1961 (Libby "before") photo shows the bays south of the entry portico have been combined with a recessed double-glass panel door entry and large sidelights above a brick bulkhead wall. One large window bay divided by two aluminum muntins into two sections occupied the span between the entry and the building corner. Along the south façade, five window bays, aligned with those above, were within the original span of the building.

The 1946 and 1958 Sanborn Maps show a one-story "fire proof" addition to the east wing. This is likely the footprint of a February 14, 1947 building permit that was issued to add a concrete and reinforced steel addition to Security Branch of Seattle First Nat'l Bank with a value of \$11,000.

The 1962 Libby photo showed the bank remodel and addition in its current form. Subsequent modifications, however, changed the cladding materials and colors. The 1962 photos show a ceramic tile cladding the pier and wall sections of the front and eastern portions. The two slightly recessed window and bulk head wall bays of the front façade were clad with a light-colored stucco. Likewise, the five window bays of the south façade were a like material. At some point the entire surface was clad with whitish stucco.

In 2015 and 2016, the building was renovated but did not significantly change the floor plan of the ground floor. The major work involved the renovation of the apartments of the second and third floors. The hallway and room configurations remained essentially the same except for the south end "T" lobby which was reduced in size in order to expand the south end room plans. Rooms were combined and reduced from about 31 rooms to 14 apartments with kitchens and bathrooms, and two guest rooms. New windows and frames were installed and the belt and corner courses were repaired and painted. The portico and former bank addition were painted.

SECTION 8: STATEMENT OF SIGNIFICANCE

Area of Significance:

**A – Broad Patterns of Spokane History,
B – Associations with the lives of persons significant
in our past, and
C - Embodies Distinctive Characteristics of Design,
Representing Work of a Master, and distinguishable
entity**

**Significant Dates: 1912, 1962, Seattle First National Bank addition and
remodel**

Period of Significance: 1912-1962

Architect: Albert Held

Building Developer: Colonel D. P. Jenkins

Building Contractor: Frederic Phair

Summary

Completed between 1912 and 1913, the Jenkins Building is eligible under Category A as one of Spokane’s prominent apartment buildings built during one of the most significant period in the city’s growth. The city’s population and building activity, strong through the 1910s, significantly declined from the upward trajectory it had experienced for nearly three decades. Within this period of growth, the building was a response to the completion of the current Monroe Street Bridge, dedicated in November 1911, and predicted “boom” of new construction along the Monroe Street corridor on the north bank of the Spokane River. Designed by Albert Held, the Jenkins Building also meets the characteristics of the theme and context established in the National Register Nomination “Apartment Buildings by Albert Held Thematic Group,” and is one of the last buildings in Spokane designed by Held.

The building is also eligible under Category B because of its association with Colonel D. P. Jenkins. He is the original owner and his name graces the frieze over the main entry. Jenkins was a major figure in the development of Spokane, and his significance is summarized in an article in the Spokesman-Review on October 7, 2013. “Col. David P. Jenkins was one of Spokane’s greatest benefactors. Before homesteading Spokane’s north side of the river, he was a lawyer, Civil War hero, friend of Abraham Lincoln, and an attorney in Seattle. He homesteaded 157 acres on the north bank of the Spokane River; was a friend of Chief Spokane Garry; built the first college in Spokane [Spokane College]; signed the city charter in 1891; donated the block of land and \$1000 to build the County Courthouse, donated the land for the Plymouth Congregational Church; created the Jenkins Institute, a vocational school at the YMCA, and endowed it with \$50,000; and donated the land and money for the first high school in Chewelah.”

Finally, the Jenkins Building is eligible under Category C, as a landmark on Spokane's near north side designed by master architect Albert Held. Held designed several significant buildings, including apartment buildings in Spokane in the early 1900s. The Jenkins Building is notable for its presence along Monroe Street in the vicinity of the County Courthouse, and displays the classical elements characteristic of the sophisticated design of an accomplished architect.

Chronology of the Development and Construction of the Building

"D.P. JENKINS PLANS \$100,000 BUILDING," to be designed by architect Albert Held, announced the Spokesman-Review on the front page of its March 16, 1912 edition. A modern five-story brick and steel building would occupy the northeast corner of Broadway and Monroe. According to Mr. Jenkins: "The completion of the Monroe street bridge and the general activity on the North Side have made that corner too valuable to lie idle."

Construction proceeded rapidly, and by December the three-story building was having its windows installed. In reporting about the high demand for quality apartments, the Spokesman-Review (12/15/1912) would report "ELITE APARTMENTS IN GOOD DEMAND," with a subheading "JENKINS BUILDING GROWS." R.K. McIntosh, manager of the Washington Trust Company, reported "Unusual demand for apartments in the better class houses and for residences of the better type." He continues: "The demand for apartments is far greater than it has been for two years. The best apartments are snapped up as quick as they are vacant ..."

"The new Jenkins building, at Monroe street and Broadway, is rapidly nearing completion. The lower floor will be used for store purposes and the two upper floors for offices, apartments, and single rooms. All these have been equipped with hot and cold water."

D.P. Jenkins Builds Block

D.P. Jenkins, pioneer property owner is building the block of red brick, three stories high, at a cost of approximately \$50,000. The structural work is completed and the windows are being installed. The block will be one of the best on North Monroe street.

On January 12, 1913, the Spokesman-Review reported and described Jenkins new building: "JENKINS BLOCK WILL COST \$60,000." "Spokane Pioneer, Over Ninety, Has Confidence in Future of City."

In his 90th year, yet still hale and hearty and actively engaged in the direction of his many interests and still confident in the future of the city he has seen grow from a country town to a hustling metropolis, Colonel D. P. Jenkins, pioneer real estate man, is just completing a fine \$60,000 block at Monroe street and Broadway, which will be

known as the Jenkins building. The block is one of the most important building ventures on the North Side.

Three stories high, with a full basement, the structure is of red brick with sandstone trimmings and has a frontage of 120 feet on Monroe street and 60 feet on Broadway. Large pillars mark the entrance of the building. The block is designed for a five-story building and provision is made for two extra stories as soon as business conditions warrant their addition.

On the ground floor are five large store rooms, with extra large plate glass fronts. The floors are of fir and the general finish in tamarack. All the interior woodwork is in that wood, an especial hobby of Colonel Jenkins. The upstairs floors are finished in maple while the vestibule and corridor are tiled.

The second and third floors are similar in design, each having five modern apartments with bath, and 10 office rooms, each with hot and cold water, basins and fittings for either gas or electricity. The upper windows are unusually large and are fitted with plate glass. There are two public baths on each floor.

The basement has a concrete floor, with large fuel room and a modern improved vapor heating plant. There is an elevator shaft so that an elevator can be installed when the additional stories are put on. The building, it is expected, will be finished and ready for occupancy by February 1.

HISTORICAL CONTEXT

The historical context for Spokane has been included in several National and Spokane Register nominations, including the East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993), and Apartment Buildings by Albert Held (Campau, & Garfield, 1986); thus the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton, who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the coming of the railroad.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in west downtown and on the north bank of the river along Monroe Street. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

According to Woo (2003) from the turn of the new century, 1900, Spokane's population exploded from 36,848 to 104,402 in 1910.

This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the states three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. [Note: according to Spokane's Official Gazette, the population was estimated at 135,657 on 7/1/1914] Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace

with the speculative growth. By 1950, the population had increased by only 50,000.

Growth from 1910 to 1920 slowed, but remained relatively strong until 1917. Along with the Jenkins, major buildings such as the Crescent, Davenport, Central Steam Plant, Sherwood, old City Hall, Smith Funeral Home, and the Symons Block were built between 1913 and 1917 (and the Chronicle Building, designed in 1916, was not built until 1923). The Polk Directory would list the population as growing each year to 1917, when it peaked at 150,323, and then dropped to an estimated 137,432 in January 1920. It was noted in Polk that the estimates might have had a high bias based on the rapid growth of the previous decade. (The estimates were by the Department of Commerce and Labor, and the Bureau of Census, Washington D.C.) The U.S. Census would put the 1920 population, as stated above, at 104, 437, some 33,000 less than the estimate in Polk.

The Monroe corridor would grow as a result the completion of the new concrete span completed across the Spokane River in 1911. Previous bridges of wood and steel, replaced by the new concrete span, had structural issues that affected their utility. According to Emerson in his nomination for the Vinther and Nelson Building: "The improvements made to the bridges and street railway network gradually transformed North Monroe from a street of wood frame saloons and lumber yards, to a thriving business district. More elaborate buildings went up and by 1920 Monroe Street was the largest urban commercial core north of the Spokane River." The Spokesman-Review (March 16, 1912) also reported Col. D.P. Jenkins comment: "The completion of the Monroe Street bridge and the general activity on the North Side have made that corner [Monroe and Broadway] too valuable to lie idle."

The Sanborn maps would reveal the transition of the corridor between Bridge Avenue along the river and Broadway Avenue, bounding the south side of the block on which Jenkins would build his edifice. From 1884 through 1888 the structures along North Monroe consisted of houses and a few frame commercial buildings. Scattered buildings began to run along this stretch of Monroe and by 1891, wood commercial structures from one to three stories in height filled in most of the street frontage. By 1910 several major brick buildings lined Monroe between Bridge and Broadway and also stretched east along Broadway to Lincoln. Across Broadway Avenue from the Jenkins' Building, the three-story Riccardo Building and its neighbor to the east were both constructed in 1904; the adjacent two buildings constructed in 1909 and 1913.

The Riccardo Building was home to the Farmers & Mechanics Bank that would eventually move to the new Jenkins Building. Farmers & Mechanics was also suggested as a tenant for a proposed six-story \$100,000 brick and steel building on the northwest corner of Broadway and Monroe. According to the Spokesman-Review (3/18/1910), this building would replace the two-story frame structure

currently on the corner of the block. Also proposed was a new four or five-story building for the southwest corner of the intersection. In announcing a “Boom for North Side,” the article surmised: “With these plans carried out the northwest and southwest corners of Broadway and Monroe soon will be graced with two modern commercial structures.” “These steps are the two first noticeable ones to start the building boom on the north side, which has been predicted for the coming year.”

Mr. J. W. Hughes, cashier and vice president of the Farmers & Mechanics Bank, stated: “We believe that the north side is in line for rapid growth. The banking business has increased to such an extent that larger rooms are needed and we shall try to make the new home for the bank as modern and adequate as possible. The work on the new building will start about the last of this year or the first of next.”

As the “boom” progressed, two years passed, and ground had yet to be broken for the proposed buildings on the northwest and southwest corners of Broadway and Monroe, when on March 16, 1912, Col. Jenkins would announce his five-story \$100,000 building. Apparently the “boom” fizzled as neither corner sprouted a building taller than one story; and the Jenkins building, when completed, was only three stories in height. But Jenkins did get the Farmers & Mechanics Bank.

The Apartment Buildings of Albert Held

The Apartment Buildings of Albert Held, in establishing its theme, covered the period of Held’s work from 1904 to 1911, but omitted the Jenkins and the Globe Buildings. Both buildings are in commercial zones that resulted in designs with commercial uses on the ground floor and apartments in the upper floors, perhaps not fitting the precise theme of the nomination. [According to Mr. Garfield, one of the principal authors of the nomination, they may not have been aware these were Held buildings, but he was unsure.]

According to the thematic Characteristic Features (which describe the Jenkins):

Each building is constructed of brick walls with a steel or wood interior framing system. The buildings range in height from two and one-half stories to six stories. Except for the rectangular Amman, the buildings are built on U-, H-, or L-shape plans, with wings enclosing rear courtyards.

The exterior design of all four buildings is classical in feeling, most dramatically displayed in the Renaissance Revival style San Marco and the Beaux-Arts design of the Knickerbocker. Although the brick facades are relatively restrained, the buildings feature a variety of ornamental treatments including projecting string courses, pronounced window hoods and sills, and elaborate portals and entryways (often enhanced with terra cotta ornament). Windows are

double-hung wood sash; in several cases (Amman and Knickerbocker) the upper sash includes decorative muntins.

R. L. Polk Directory and Building Permits – North 802-812 Monroe Street

In 1912, the first building permit listed for the site was to Bill & Fryr to build a popcorn stand on the corner of Broadway and Monroe (2/28/1912). A temporary use, it lasted less than a year before Col. Jenkins submitted an application for a water connection to 802 N Monroe, with P.J. Dowling Co. as contractor on September 16, 1912. The next day, D.P. Jenkins was issued a building permit with a value of \$35,000 for “Stores.” Albert Held was listed as architect, and Fred Phair as the builder. On the same date, a side sewer permit was issued to Col. Jenkins with P.J. Dowling Co. as contractor.

After completion of the building, permits were issued for tenant improvements. Without a specific address, electrical permits were issued on March 17 and 25, 1913, to Clinger Pharmacy/Red Cross Pharmacy. Also there was a permit on November 3, 1916, for Inland Vocational School for N. 804-10-12 for electrical work to connect three rooms to one meter. Another electrical permit was issued to Inland Vocational School in January 1926 under the N. 804 address.

North 800 to 804 Monroe

The 1913 R.L. Polk Directory listed Farmers & Mechanics Bank as the occupant of #802. On December 8, 1914, a building permit was issued to Farmers & Mechanics Bank for alterations to accommodate a bank with a value of \$2,000 at 800 North Monroe. It is assumed that this is for the #802 address. The bank would remain at this address until 1933 when McLeod’s Cut Rate Pharmacy occupied the corner location. Several electrical permits were issued in May, June, and August 1933 for the pharmacy. On January 28, 1938, the Security State Bank received a building permit for alterations for both 802 and 804 North Monroe. The permit was issued for alterations to a bank building for Security State Bank at 802-804 North Monroe, with a value of \$12,000 (two addresses permanently combined to N 804). E.W. Haskins Music House (Pianos in Polk) had occupied #804 from 1925 until 1938.

A decade later, on February 14, 1947, a building permit was issued to add a concrete and reinforced steel addition to Security Branch of Seattle First Nat’l Bank at 804 N. Monroe with a value of \$11,000.

The current form of the building’s south side was established in 1962 with a permit issued to Seattle First National and Gus Bouten as contractor for alterations and addition with a value of \$116,000 on April 2, 1962.

Seattle First National Bank would be listed at this address until 1997, when it became Bank of America National Trust through 2005, then Bank of America that would occupy the space until 2012. The space has been vacant since then.

North 806 Monroe – Jenkins Apartments

The R.L Polk Directory for the year 1930 listed 34 units in the building and 38 residents. The 1930 U.S. Census listed 51 persons residing in 37 units. Residents were both single and families. With the exception of one household from Canada, and one resident from England, the occupants were from across the United States. The residents were generally blue collar and their work was varied: railroad clerk, apartment manager, janitor, housekeeper, grocery store, painter, laborer, office clerk, laundry truck driver, factory machine operator, 3 stenographers, 3 telephone operators, dry goods salesman, 2 street car motormen, candy maker, sales manager, sales lady, student, optician, hairdresser, bakery office clerk, registered nurse, and others. Based on the names and the country of origin, there seemed to be a distribution of nationalities: Bohemia, Germany, Canada, England, Ireland, and predominantly American. Only one listed Bohemian as a language spoken at home before coming to the United States.

The 1967 directory listed only 15 residents with 18 vacant units. The Jenkins apartments were listed as vacant in 1973, its last year of listing.

North 808 Monroe

On December 11, 1913, an electrical permit was issued to J. M. Hester, but no other information is available.

The 1929 Polk Directory lists Wm. Thompson, jeweler and barber as the occupant who had been here since 1927 and would remain until 1934 after which Stanley Oberg would also operate a jewelry store and barber shop. Oberg was replaced by McLeod's Cut Rate Pharmacy in 1938. On the 14th of January, McLeod, received a building permit for alterations to drug store, McLeod's Pharmacy. McLeod had been displaced from #804 that it had occupied since 1913. On March 3, R.V. Green Tent & Awning Co. was permitted to install a new awning for McLeod's Pharmacy. In the following years through 1958, new awnings would be repaired or recovered with the final permit issued on August 8, 1958 to F.O. Berg to repair awning for McLeod's Pharmacy.

The space was vacant from 1963 to 1965, occupied briefly by the Salvation Army Thrift Store until 1967 after which the building was vacant for a year, then occupied by Audit Control Service and Girton Bail Bond, Henshaw and Associates Property Management, and State Adjustment Bureau.

In 1971 and 1972 the space was vacant, and occupied by Ray's Budget Printing from 1973-1978. After that the address was listed as either vacant or not listed at all.

North 810 Monroe

The 1929 Polk Directory listed T. Kondo baths, and in 1931, the Magnet Café occupied the space until 1933 when the Newsham George Restaurant took over.

Commercial Press Printers occupied the space from 1940 until 1960. The space was vacant three years until Days Upholstery Furniture was listed there. Days left in 1968 and #810 was vacant until 1972 when occupied by the Indian Arts and Crafts Store, followed by Native American Legal Services in 1977, and Ray's Annex in 1978. Between 1978 and 1997, the address was listed as either vacant or not listed.

The Monroe Street Bakery would occupy the space in 1997, change to Fugazzi Bakery in 1999 to 2002, then become Genova Bread Company until 2009 when Alpine Bistro and Bakery would take over the space.

N 812 Monroe

An electrical permit for a "taylor shop" was issued on November 19, 1913. The next permit was a few years later, May 11, 1928, for an oil burner for the Crescent Tire Shop. The 1929 Polk Directory lists Fred Jorgensen, plumber, and P.S. Palmer Auto Tires at this address. They occupied the space from 1925 through 1940. Lee photographic studio was listed in 1938. Stanley Oberg, who had been at #808 until displaced by McLeod's Pharmacy, moved to #812 and was listed there from 1939 until 1947. Hennessey & Curran Attorneys would follow and received building permits in November 1950 and in December 1957 for a 21-foot awning installed by Spokane Tent and Awning Co.

The address was listed as vacant from 1966 to 1968, then occupied by Visiting Nurses from 1969 to 1973. In 1974, the Native American Center used the space, but the address was not listed in 1975 through 1977. In 1978 the Spokane String Shop briefly occupied the building. From 1979 until 1998 the address was not listed or vacant. All City Bail Bonds took occupancy in 1998 until 2002. The address was not listed after 2002.

David P. Jenkins (1860-1919) Building Developer and Owner

The Spokesman-Review reported the death of Colonel David P. Jenkins on March 31, 1915. His obituary summarized the life of an important figure in early Spokane history.

"Col. D.P. Jenkins, Noted Spokane Pioneer, Is Dead"

Colonel David P. Jenkins, Spokane pioneer, nestor of the Washington bar, and founder of the Jenkins institute of the Y.M.C.A., died last night at 7:55 o'clock at the home of his daughter, Mrs. Emma F. Rue, E. 528 Indiana avenue, in his 92nd year. Death was due to old age, and the end came peacefully after 10 days of illness, during which he failed rapidly.

...

Was Active to the Last.

Colonel Jenkins was in full possession of his mental and physical activities until about a year ago, when his sight failed, and since then he has ventured abroad but little. He continued, however, to retain a keen interest in public affairs and the welfare of the city until toward the very last. ...

Colonel Jenkins was a large land holder in California, Washington and Idaho, being a heavy owner of farm lands and investments. He retained considerable property in Jenkins' first, second and third additions in Spokane, and one of the last improvements to be made by him, in which he took much personal interest, was the building of the Jenkins block, at Broadway and Monroe street.

His Life in Brief.

Colonel Jenkins was born on a farm near Mount Pleasant, Jefferson county, Ohio, August 25, 1833. His father was a native of Virginia, but was an orthodox Quaker, and, as his religious belief and principles were opposed to slavery, in early manhood he took the trail to the new state of Ohio. He was the eighth of nine children, and he was reared on the old home farm in Ohio. He was educated in the common schools of the neighborhood, supplemented by a course in the Mount Pleasant seminary, a Quaker institution. He took up the study of law when 18 years old at Steubenville, Ohio, completing his studies in the Cincinnati law school, from which he was admitted to the bar in 1844.

Served in Civil War

He was engaged in the practice of law for some time in Cincinnati, but subsequently located at Hennepin and later at LaSalle, Ill., where he was when the civil war broke out. Governor Yates commissioned him major of the First Illinois cavalry, the first cavalry regiment to be organized west of the Alleghenies. He was with his regiment until it disbanded in 1863, when he returned to Illinois.

The governor then authorized him to assist in recruiting the Fourteenth Illinois cavalry, of which he was commissioned lieutenant colonel, and during the greater part of the succeeding three years was in command of the regiment and took part in many important events of the war, until after the surrender of General Joseph E. Johnstone [Johnston], when at his request, he was discharged from the service.

Once Lived in Seattle

On reentering the legal profession, Colonel Jenkins practiced for three years at Knoxville, Tenn., and was afterward for a time located at Logansport, Ind., and Georgetown, Col. He came to Washington and for six years lived in Seattle.

Favorable reports began to reach Colonel Jenkins from eastern Washington in connection with the opening of the Northern Pacific railroad, and in 1879 he visited the eastern part of the state, then a territory. He proceeded up the Columbia river and thence overland and settled in Spokane, where he became the owner of 157 acres of subsequently valuable land, on which he built a home, and thus became established as one of the principal property owners at the foundation of the city.

His homestead covered the area between Howard and Cedar streets, and from the Spokane river to Mallon avenue. From this district he gave the site of courthouse, a full city block, also the site for the Plymouth church as parsonage, at Mallon avenue and Adams street, although not a member of the church.

Founder of Jenkins Institute

Colonel Jenkins was the founder of the Jenkins Institute of the Y.M.C.A. He gave to the school a permanent endowment of \$50,000. He had always taken great interest in the Y.M.C.A. work. From a large farm maintained near Chewelah, Stevens county, he gave the site for the erection of a high school, which bears his name. He gave \$5000 to establish a domestic science department with the proviso that Chewelah citizens raise a similar amount.

On November 28, 1849, Colonel Jenkins married Miss Hannah Lobdell at Granville, Ill. Three children, Anna M., George M. and Emma F. resulted from that union. Mrs. Jenkins died in Ohio in July 1879. The daughter Emma F., married William H. Rue of Spokane. The daughter, Anna M., died in La Salle, Ill., in 1858, and his son, George M., died in Spokane in 1904.

Colonel Jenkins' name has ever been interwoven with the improvement record of Spokane as one of its upbuilders, and he has ever been a public spirited and loyal citizen.

Albert Held, Architect (1866 - 1924)

Albert Held, considered one of Spokane's master architects, was born in New Ulm, MN on March 25, 1866 to German immigrants. Held received his degree in architecture from the University of Minnesota, and joined Spokane's design community to rebuild the downtown after the devastating 1889 fire. The June 29, 1924, issue of the Spokesman-Review reported Held's death in Portland.

Held was a member of the American Institute of Architects (AIA) and Washington State Association of Architects. As a civic booster, he served as a Spokane Parks Commissioner, and as a member of the Spokane Chamber of Commerce, Spokane Club, and the Spokane Realty Company. He also belonged to the Imperial Oddfellows Lodge, Spokane Amateur Athletic Club, and was a director of the Exchange National Bank. Held passed away in Portland, OR on June 28, 1924 after a two-year bout with a carcinoma of the bladder.

Held was prominent in building of early Spokane. His other apartment buildings include the Amman Apartments (1904), San Marco Apartments (1904), Globe Hotel (1908), Breslin Apartments (1910), and Knickerbocker Apartments (1912). Industrial and commercial buildings include the Centennial Mill, Holley-Mason Hardware Building (1905), Home Telephone and Telegraph Co., Exchange Building, Inland Brewing Company, Brewery and Malt House, Realty Building (1910), Inland Empire Railway Car Barns, Freight Depot, Machine Shops, and Power and Transformer Stations, Jensen-Byrd Building (1908-09), Saint Luke's Hospital, Sacred Heart Hospital, Spokane Electric Railway Depot, and Spokane & Inland Empire Railroad Facilities and Car Barns (1907-NHR). He also designed the Carnegie Library, East Side Branch (1913-14), Oddfellows Building (1909), and the Foresters of America Hall (1910).

Fredric Phair, Contractor (1863 - 1932)

The Spokesman-Review reported the death of Mr. Phair on November 17, 1932, and recounted his life and contributions to Spokane's skyline.

"Frederic Phair Takes Own Life"

"Frederic Phair, 69, Spokane contractor, killed himself with a shotgun in the billiard room of his home, W1725 Ninth, yesterday morning about 10:30. ...

"...no note of explanation was found. It was believed ill-health and financial reverses had been the cause of the act.

...

Today the body will be taken to the Cathedral of St. John the Evangelist.

...

Here Since 1888

Mr. Phair, who had lived in Spokane since April 22, 1888, constructed many of the largest buildings in Spokane.

Among them are the original Paulsen building, the Masonic temple, the Spokane Dry Goods company building, the Sun Life Assurance building, the Spokane City club, the Spokane Athletic club, the Y.M.C.A., the Exchange Bank building, the Federal land Bank building, the McClintock-Trunkey building, a wing to St. Luke's hospital and his last work was the construction of the Cathedral of St. John the Evangelist.

H.C. Whitehouse of Whitehouse & Price architect, designer of the cathedral said: "The cathedral, due to the efforts of Mr. Phair, is the best built building in this part of the country. Mr Phair was the senior warden of the church, and in the two years he worked on the building he labored hard and faithfully. That characteristic was true of all his work. He was a man of sterling integrity, a Christian and a gentleman."

Native of Ireland

Mr. Phair was born in Buttevant County, Cork Ireland on November 27 1863. He came to the United States in 1883, landing in New York, where he spent five years learning the carpenter's trade and studying. He was married in 1888, coming almost immediately to Spokane.

Here he worked as a journeyman for a short time and then went in business for himself. In 1892 he constructed the Idaho building for the Chicago exposition and a few years later duplicated the building in England for a rich English land owner.

He served on the school board for several terms.

He was a member of the Masonic order, the commandery and the Mystic Shrine, of the Spokane City club, the S.A.C., the Spokane Country club and the Spokane Gun club.

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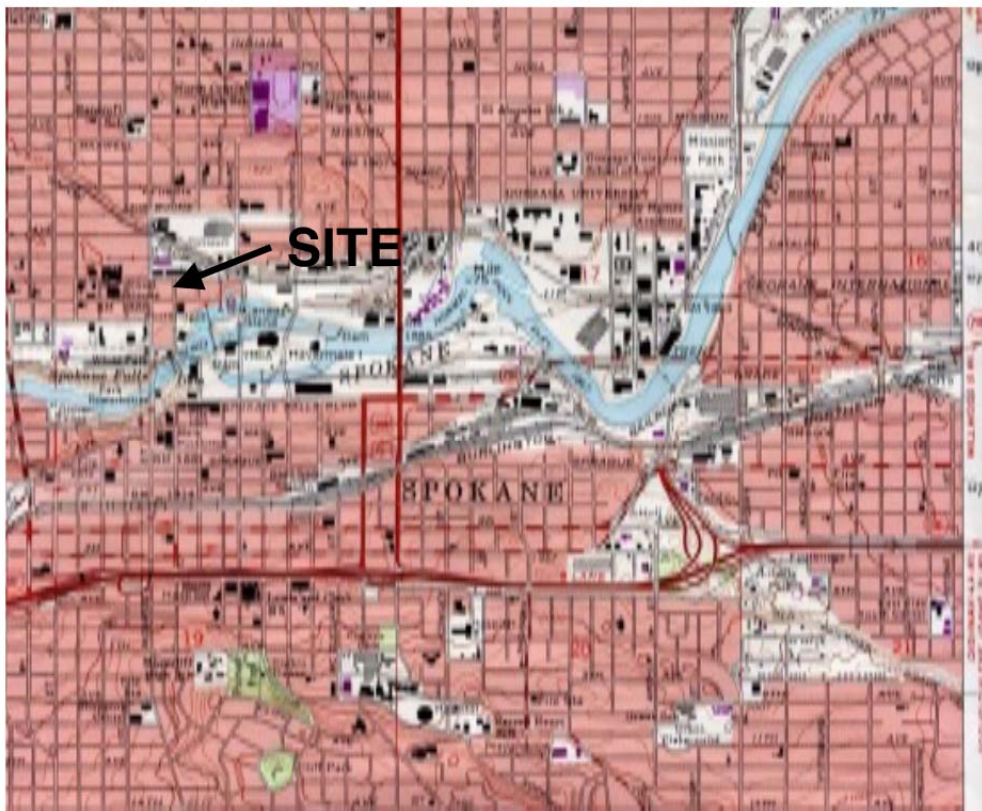
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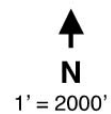
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Maps, Drawings, and Photographs



USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

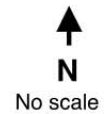
JENKINS BUILDING
802 NORTH MONROE STREET

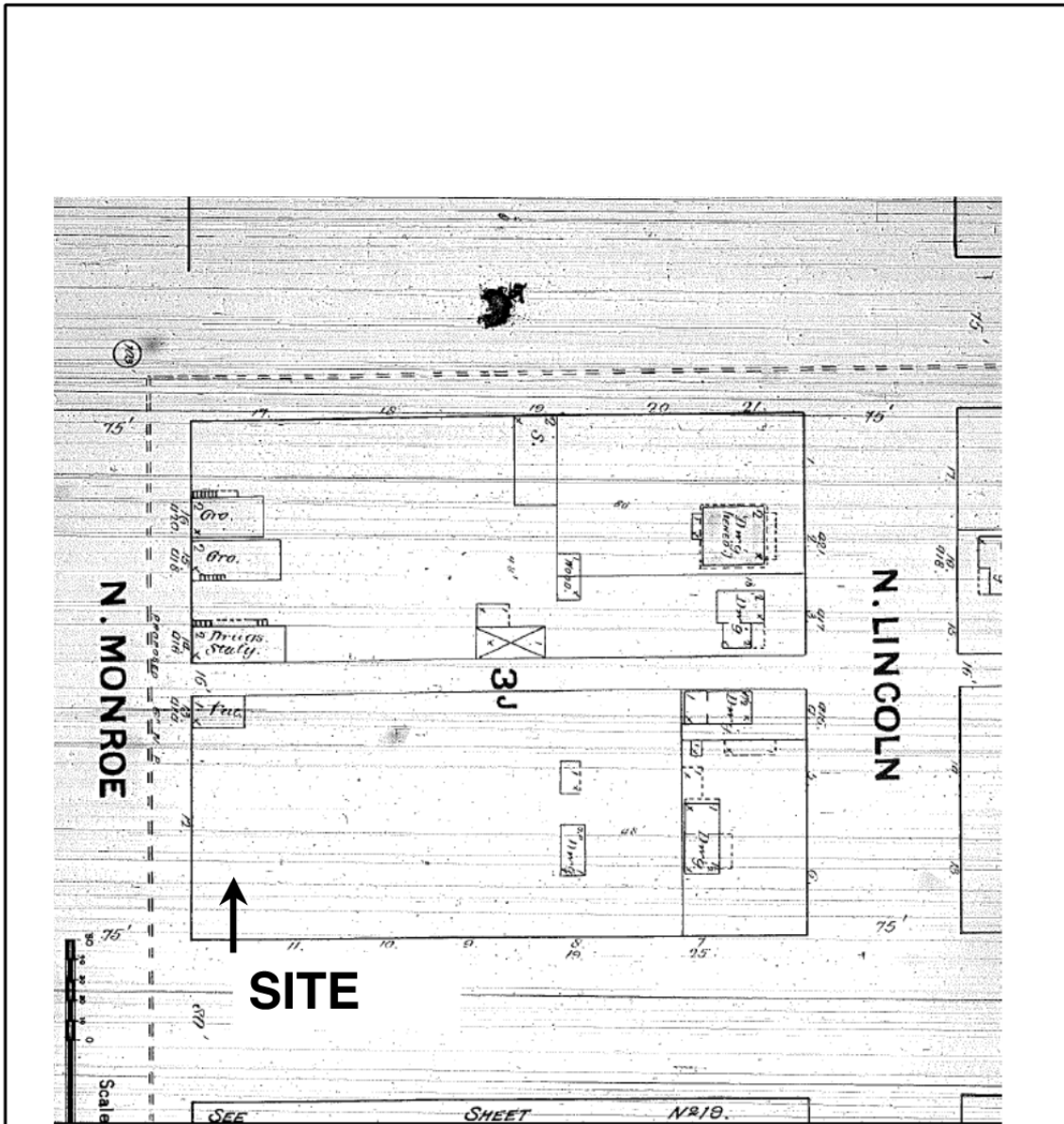




Spokane City Map – Downloaded August 2017

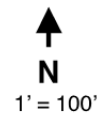
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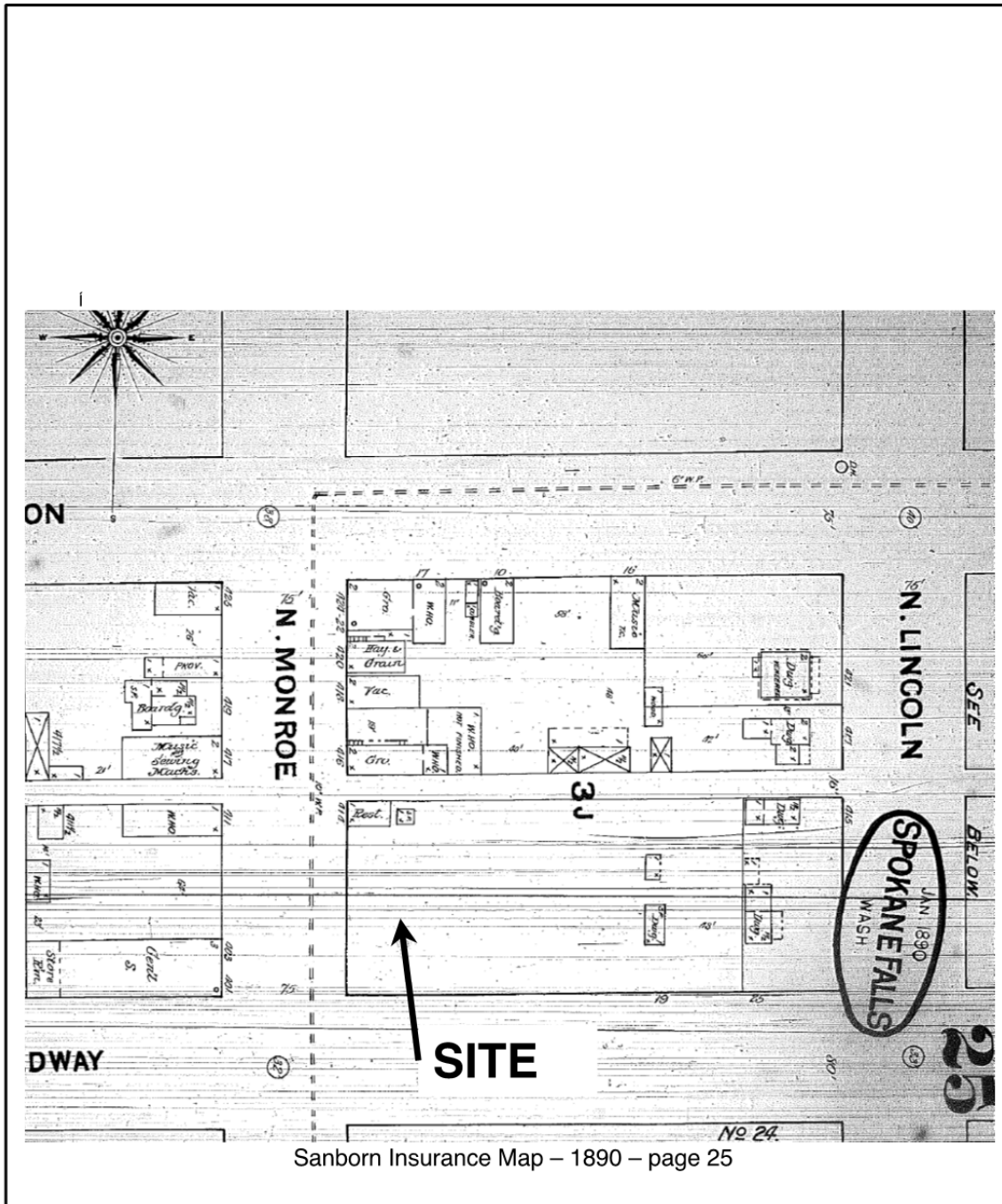




Sanborn Insurance Map – 1889 – page 20

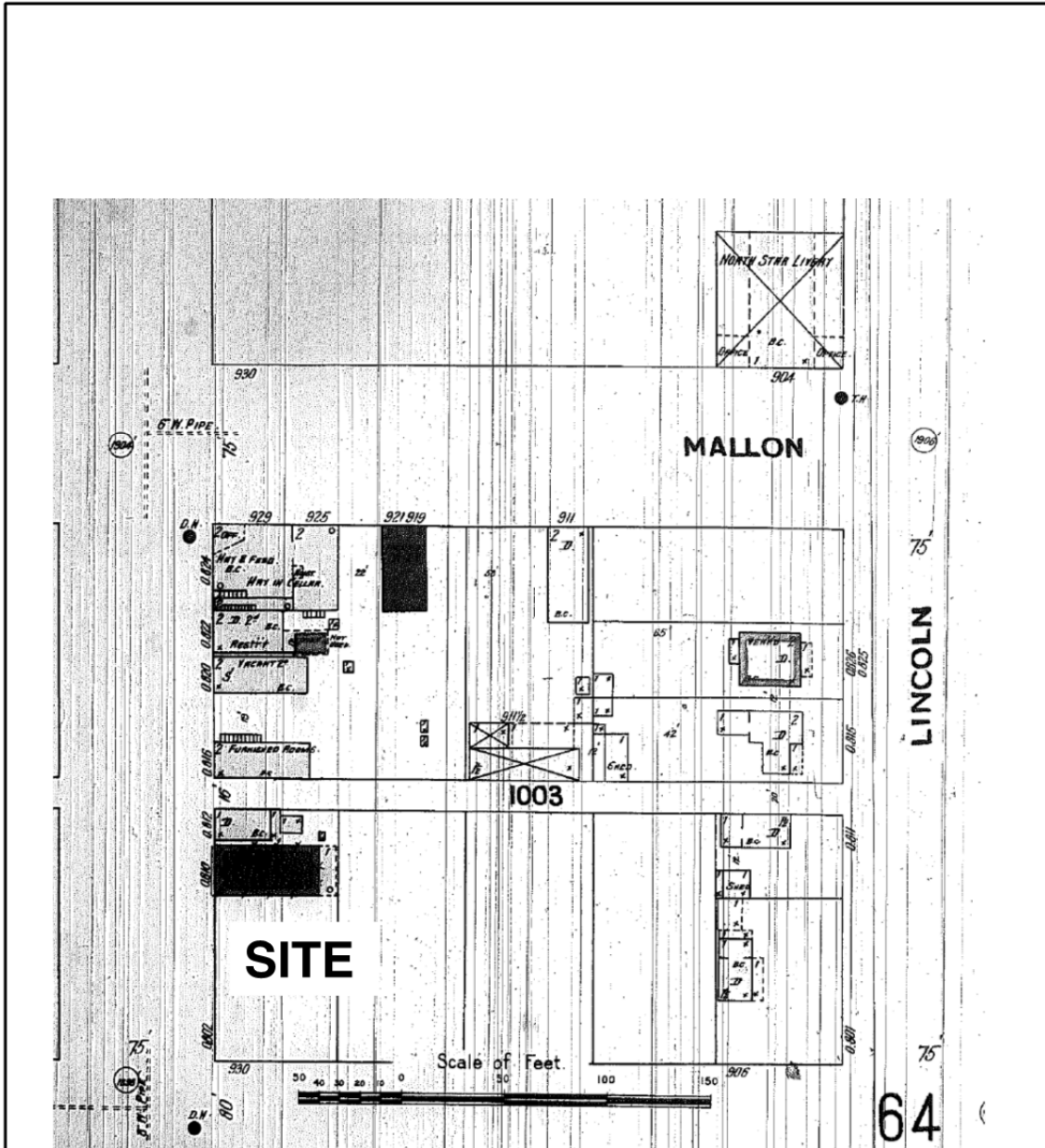
**802 NORTH MONROE STREET
1889 SANBORN MAP**





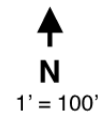
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1890 SANBORN MAP

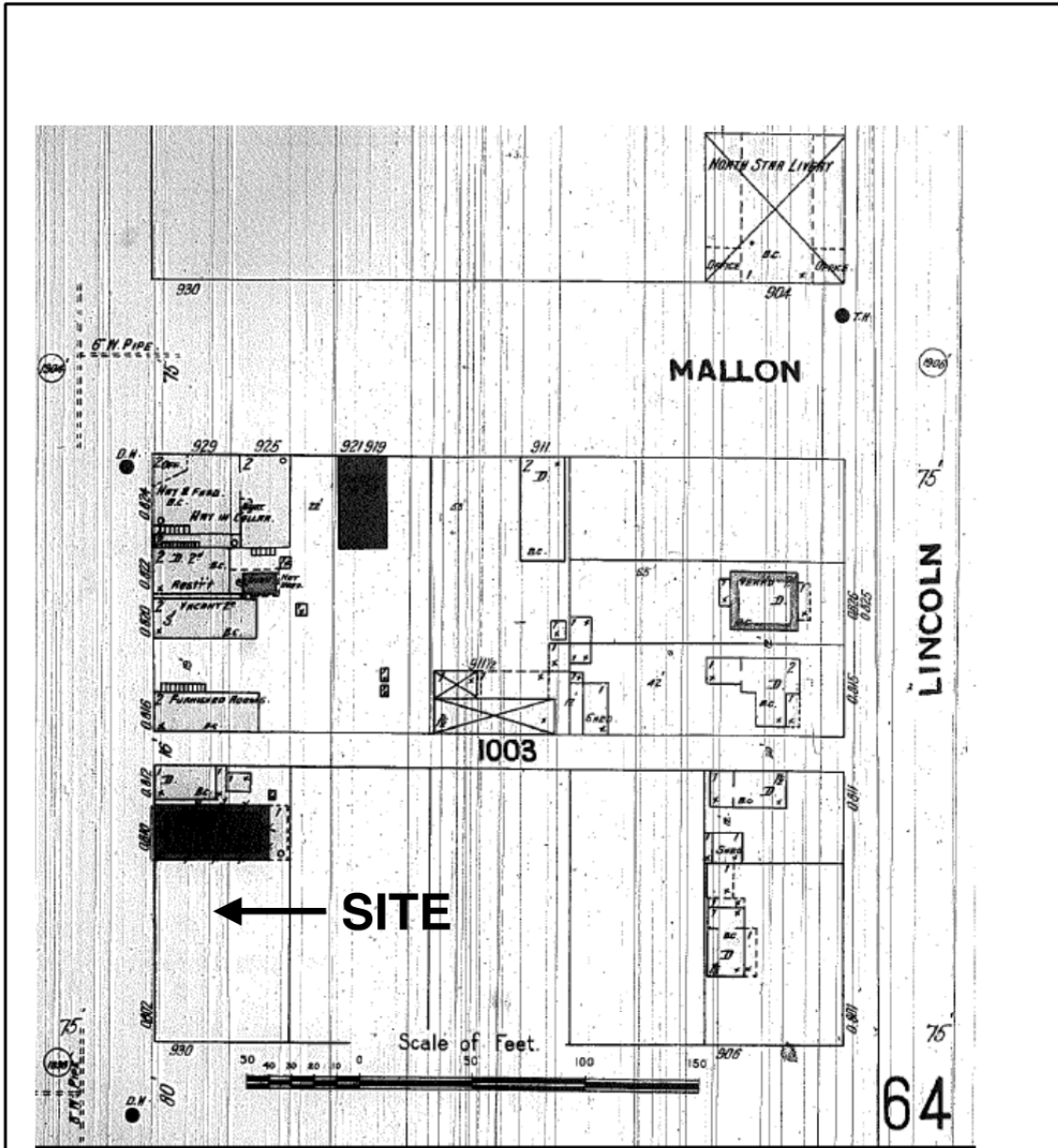
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1' = 100'



Sanborn Insurance Map – 1902 – page 76

**802 NORTH MONROE STREET
1902 SANBORN MAP**

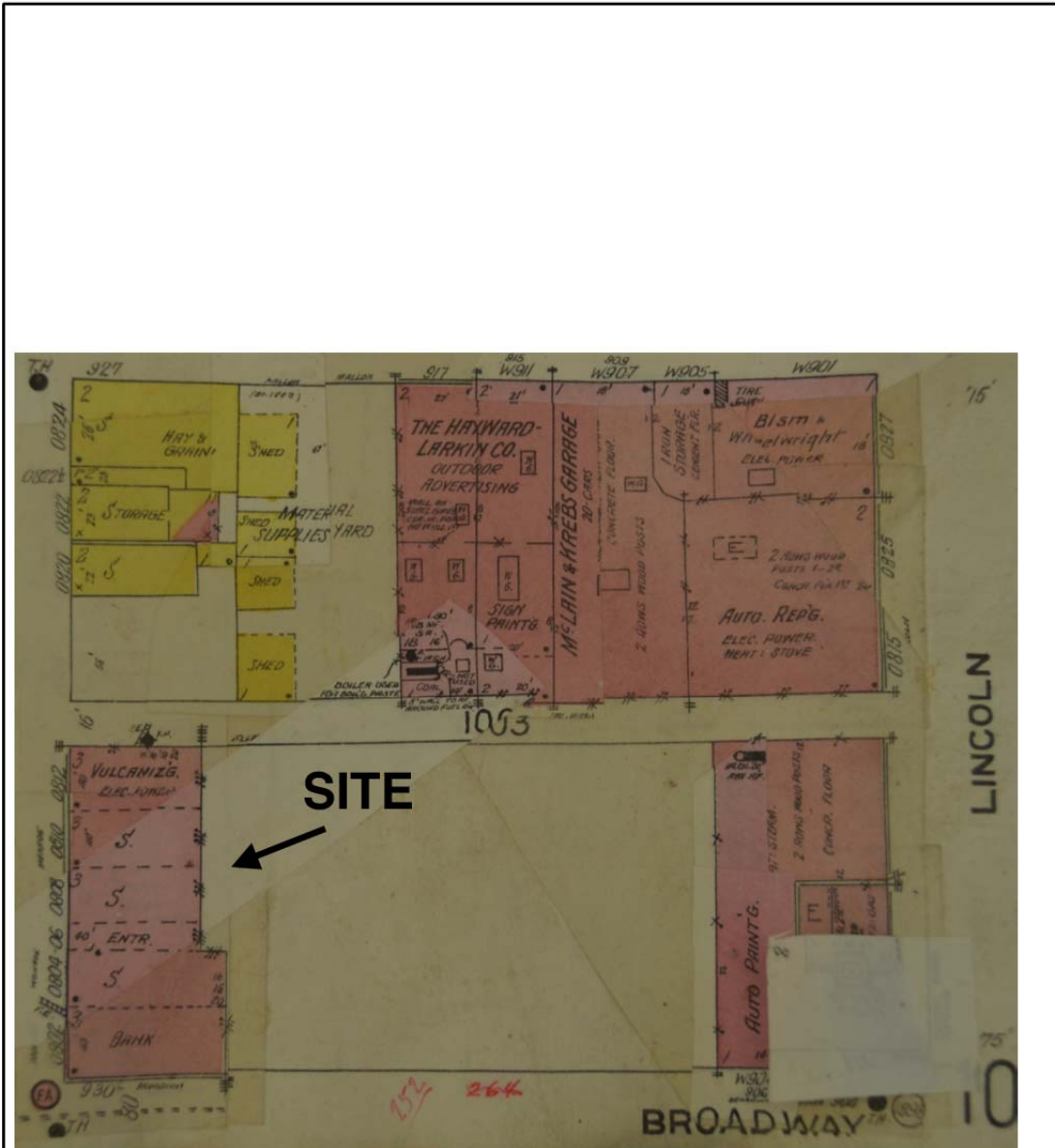




Sanborn Insurance Map – 1910 – page 88

**802 NORTH MONROE STREET
1910 SANBORN MAP**

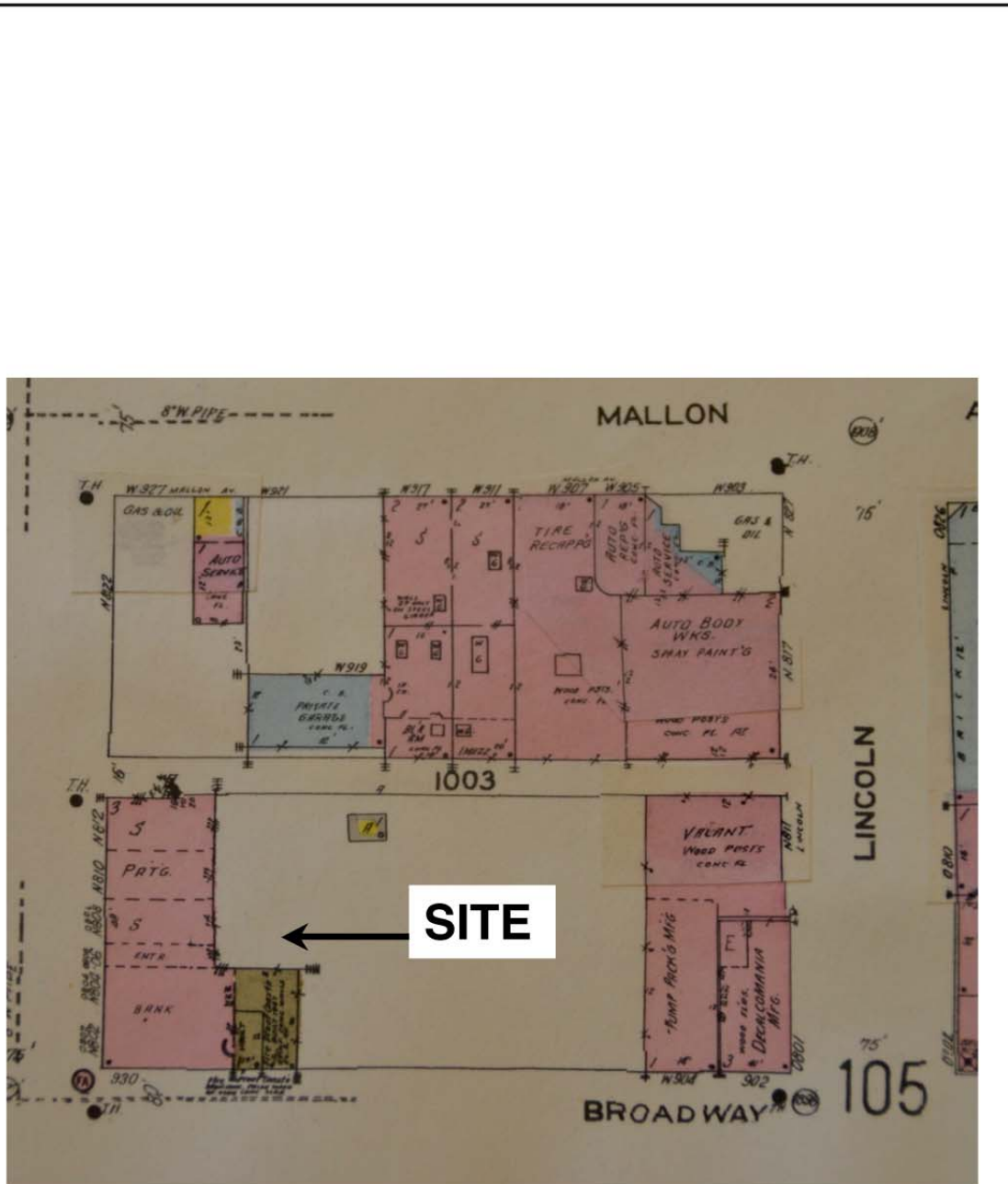
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Sanborn Insurance Map – 1910 updated to 1925– page 88

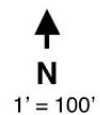
**802 NORTH MONROE STREET
1910 SANBORN TO 1925**

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N
1" = 100'



Sanborn Insurance Map – 1952 updated to 1958– page 88

802 NORTH MONROE STREET
1958 SANBORN MAP





1. Context along Monroe Street looking north



2. Context along Monroe Street, view to the south



3. SW corner of building, west and south facades, view to the NE



4. NE corner of building, north and west facades, view to the SE



5. South facade, view to the north



6. SE corner of building, south & east facades, view to the NW



7. Rear facade, view to the west across parking lot



8. Rear facade (east), main wing, view to the west



9. First floor retail bays 1 & 2 and main entry, looking east



10. Main entry portico & alcove, looking east



11. Retail bays 3, 4 & 5, and main entry, looking east



12. Northwest corner, north facade, looking south



13. Detail of sheetmetal cornice and belt course, and 3rd floor window heads



14. Detail of 2nd floor sill course, brick courses & header course



15. Detail of portico entablature, and window keystone



16. Entry to commercial bay at 510 N. Monroe (Alpine Bakery)



17. Entry to commercial bay at 508 N. Monroe (Alpine Bakery)



18. Interior, Alpine Bakery, bays 3, 4, 5



19. Interior View of former SeaFirst Bank, Bays 1 & 2, looking east



20. Main entry lobby & stairs to 2nd & 3rd floors



21. Main entry stairs, showing stairs to basement and elevator alcove



22. First floor lobby - elevator alcove



23. 2nd floor central hallway, looking north from south end



24. Second floor hallway looking toward south end rooms from stairwell



25. Second floor - SW corner - typical room



26. Second floor - SW corner - typical bedroom



27. Second floor - SW corner - typical kitchen



28. Second floor- east side - typical room



29. Second floor east side-typical room-kitchen



30. Third floor central hallway looking south at stairs



31. Stairs 2nd to 3rd Floor



32. Third floor hallway looking south from north end



33. Third Floor - NW corner - guest room



34. Basement - electrical panel – door to upstairs on right



35. Farmers & Mechanics Bank door to vault room

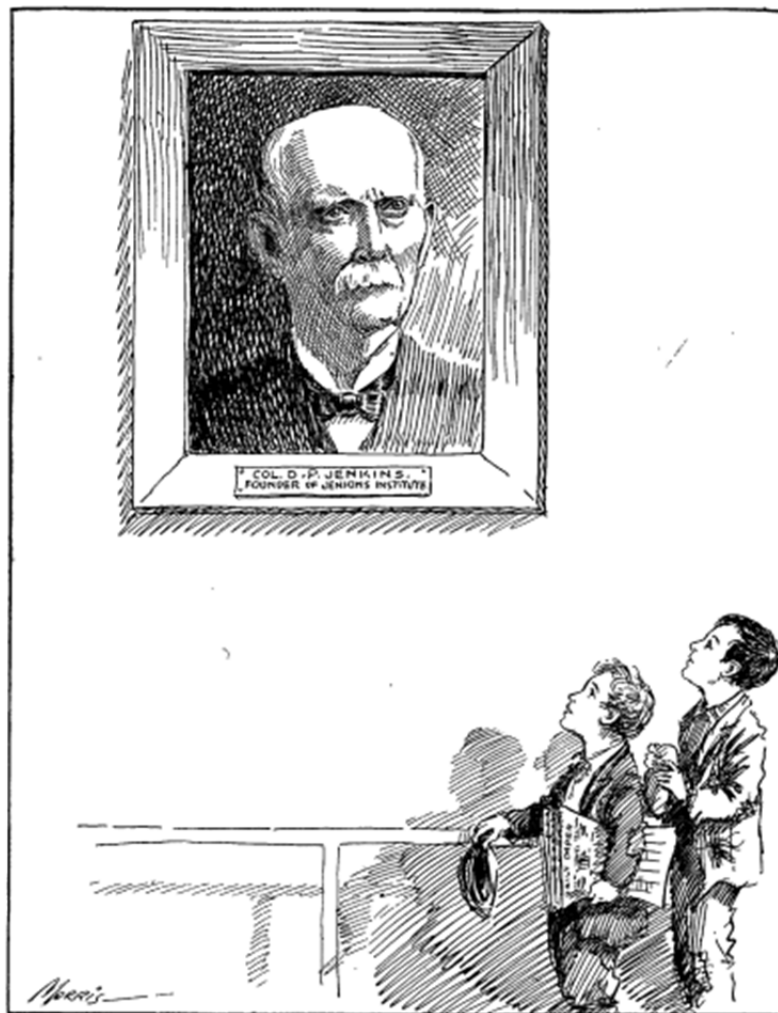


36. Basement-Equipment Room



37. Basement-storage room

THE SPOKANE BOOK



The Boys' Friend

"A Boys Friend (Col. D.P. Jenkins)"
The Spokane Book. A Collection of Personal Cartoons. "Morris, William C. 1914.

FORM 412 N4047E

DEPARTMENT OF PUBLIC WORKS
BUILDING DIVISION

Permit No. 4012

Number 800 N Street Monroe 9-17-12 19

Owner D P Jenkins Address E 528 Indiana

Builder Fred Phair Address A D Jones Bldg

Architect Albert Feld Address Realty Bldg

Class of Building G Class of Work new Purposes Stores Value \$ 35,000

Permit Expires 1-17-12 19 Extended to 19

Inspected by (Initials and Date)

N E corner Broadway & Monroe

Final Inspection 19 Rating

Then and Now: Civil War hero leaves legacy

<http://www.spokesman.com/>

Mon., Oct. 7, 2013



Jan. 12, 1938: The Jenkins Building stands at the corner of Broadway Avenue and North Monroe Street. It was named for Col. David P. Jenkins, who homesteaded the area north of the Spokane River when he settled in Spokane in 1880.

Col.

David P. Jenkins was one of Spokane's greatest benefactors. Before homesteading Spokane's north side of the river, Jenkins, born in 1823, was a lawyer from Ohio, an acquaintance of Abraham Lincoln and a Civil War hero. After the war, he practiced law in Seattle for several years. When he heard about the impending connection of the Northern Pacific railroad to Spokane, he moved here around 1880, homesteading 157 acres on the north side of the Spokane River bounded by Howard Street, Cedar Street and Mallon Avenue. There were no bridges then, so he kept a boat tied up at the foot of the falls. Jenkins built the first college in Spokane in the area that is now Kendall Yards. Jenkins signed the Spokane City Charter in 1891. When Spokane College went under in the panic of 1893, he took it back and operated it. He donated a full city block for the Spokane County Courthouse, built in 1895. He was a friend of Chief Spokane Garry and Chief Joseph the Younger. He donated the land for the Plymouth Congregational Church. And he helped establish the Humane Society and donated the land for it. In 1907, Jenkins created a vocational school, Jenkins Institute, at the YMCA and endowed it with \$50,000. It lasted through World War I. Jenkins also had a farm in Chewelah, where he donated the money and land for the first high school there in 1910. His daughter, Emma Rue, later donated the land for Spokane Coliseum, which is now the Spokane Veterans Memorial Arena. Jenkins died in 1915. — *Jesse Tinsley*

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