

# 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: Arden Hotel

And/Or Common Name: Spokane Masonic Center

## 2. Location

Street & Number: 506 W. Second Avenue

City, State, Zip Code: Spokane, WA 99201

Parcel Number: 35191.2718

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<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: Masonic Temple Association of Spokane

Street & Number: 157 S. Howard Street, #317

City, State, Zip Code: Spokane, WA 99201

Telephone Number/E-mail: Randy Guegel (representing the Masons); 509-993-7275;  
bigrandy17@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:

Date: ☐ Federal ☐ State ☐ County ☐ Local

Depository for Survey Records: Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### 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 criteria: 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 1  
Verbal Boundary Description: 19-25-43: RAILROAD ADD TO SPOKANE FALLS (AFN#3100084); L8B29  
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, Suite 1  
Telephone Number: 509-458-5517  
E-mail Address: jim@kolva.comcastbiz.net  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

\_\_\_\_\_  
\_\_\_\_\_

**14. For Official Use Only:**

Date nomination application filed: 11/20/17

Date of Landmarks Commission hearing: 12/20/17

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: 2/12/2018

**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.**

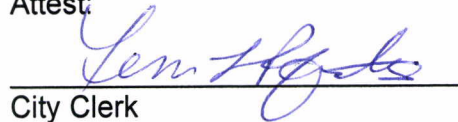


**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

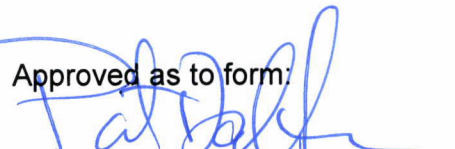
1/30/18

**Date**

Attest:

  
City Clerk

Approved as to form:

  
Assistant City Attorney



### SUMMARY STATEMENT

Rising from a basalt rubble and brick basement, the Arden Hotel is an unreinforced buff-colored brick single room occupancy hotel. Built in 1910, the building is midblock along the north side of Second Avenue between Stevens and Howard streets. The crisply-detailed front façade is symmetrically-arranged and divided into three bays: a central double bay and flanking single bays. The shopfronts of the ground floor are divided into three sections by two cast iron posts that are slightly offset from center. Within the bay divisions are mullions that divide the bays into three and four sections. A low recessed panel bulkhead wall and transom band bracket the divided storefront windows. Pedestrian doors are in the west and east corners. The building is terminated by a pronounced pressed tin cornice detailed with projecting consoles, brackets and dentils, and a low parapet wall finished by central bay segmental-arch pediment. Although the storefront has been altered over the years, the most recent renovation restores major elements and reinterprets the historic storefront.

### DESCRIPTION OF PROPERTY

The three-story front façade faces south toward Second Avenue, with a two-story brick building on the east side (on the corner of Stevens and Second) and a parking lot to the west. Fifty feet wide, the building's first floor is approximately 115 feet in depth on a lot of 50 feet by 144 feet. The building originally extended to the alley but the rear section was demolished in 1963. The second and third floors of the apartment section are about 72 feet in depth. At one time a two-story building was adjacent to the west wall of the Arden. The "shadow" of that former building is apparent on the painted brick façade. Two double-hung, metal clad, wood sash windows (replacement) are in the wall above.

Constructed of buff-colored brick in stretcher bond, the building is richly detailed by the use of brick coursing, cast stone elements, and the pronounced pressed tin cornice. The second and third floor window bays are separated from the first floor by the strongly articulated horizontal courses of a cast stone shop-front window head, a nine-course brick field, and a second story flat sill course. The window bays are further articulated by recessing the brickfield in which the flat-arch window openings are set.

Rising from the second story corner-to-corner sill course, the window bays are framed in a brick course molding that emphasizes the verticality of the façade. The frames pull together the window openings as a vertical unit on the outside bays, and as both vertical and horizontal units for the paired windows of the central bay. A recessed panel spandrel is created beneath each of the third floor sills by projecting a rectangular frame created by a single stretcher course. Similarly, a projecting brick header course, set in the façade field outside the panel in which the windows are set, adds another element to frame the windows. Between the edge of the recessed panel and the projecting header course is a pattern of alternating stretchers and paired headers, which as a whole, create a stepped molding around the windows.

The cast stone sills, projecting laterally beyond the brick jambs and out from the brick field, define the bottoms of the third floor bays. The flat arches are not distinguished from the brick field. Wedge-shaped cast stone keystones, both in face and profile, extend from the tops of the window openings through the segmental arch frame of brick headers into the brick field of the façade plane. Within the keystones is a low relief bush hammer face that articulates the wedge shape. The keystones of the single, flanking bays are centered on the window opening, while the large keystone of the central bay is centered on the brick column separating the window openings.

The sash (replacement) is double-hung, one-over-one lite, metal clad wood set about three-inches inside the brick field.

At the third floor sill line there are gaps in the brick header frames, which based on a 1972 photograph, was the location of the fire escape balcony.

The projecting sheet metal cornice is supported by sheet metal consoles, with a molded leaf pattern face and scrolled sides at the outside corners and center bay, and simple brackets with two square dentils in between. Framing the bottom of the cornice is a row of recessed squares and horizontal rectangles that correspond to the brackets (squares) and dentils (rectangles) above.

The ground floor is divided horizontally by a recessed panel bulkhead wall, storefront windows, and transom windows. Vertically, the storefront is divided into three sections by two cast iron posts, with pedestrian doors at each corner. The original door opening to access the stairs to the second and third floors is in the east corner, and a new pedestrian door is in the west corner. The east door consists of a glass panel wood door with a fixed glass transom above. A sandstone lintel (or cast stone, could not be determined) is above the door/transom opening, and a solid wood panel is above. The storefronts from west to east consist of three glass panels divided by molded wood muntins, the square cast iron post, four glass panels similarly divided, a square cast iron post, a two panel section that terminates at the brick pier separating the storefront from the east corner door. Above the storefront window panels, and running between the corner doors and cast iron posts, are molded wood headers. The headers separate the storefronts and, in the two westerly bays, the multi-lite (4-inch square) leaded glass transoms that are original to the building. In the east bay, the leaded glass had been removed during previous ownership. This transom section is solid panel that will be used for signage. The door in the west corner is a wood-framed glass panel with a fixed-single-lite transom window above.

### **East and West Façades**

Adjacent to a two-story building, the east façade is essentially blank. Likewise, the west façade now displays a raw brick “shadow” of the two-story building that formerly stood adjacent to the west side. As with the east, the façade steps down from the front pediment, then again at its midpoint to the termination of the second and third floors near the rear (north) end. Two window openings, widely spaced in the middle of the façade are just above the parapet line of the former building. A new wood clad shed has been added to the northwest corner of the single-story rear section.

### **Rear Façade.**

The rear façade (north) consists of the concrete block wall of the single-story section. A white split face composite stone laid in a random size and bond clads the lower half of the wall. New windows and doors have been installed. From the west corner to the east there is a steel frame assembly with a single wood-frame single glass panel pedestrian door, and a four-panel window section on a low concrete bulkhead wall. The square glass panels are set within a frame of two-inch steel mullions. Moving east is a window assembly with six square glass panels (three-over-three) framed the same as the westerly windows. A one-over-one window section is centered between the six-panel section and an identical six-panel window section on the east side. A wood-frame, single-glass-panel pedestrian door is in the east corner.

Within the wall of the three story rear section are segmental arch window openings on the second and third floors; one on each corner, and three clustered near, but slightly offset from the center.

The middle opening of the center window cluster is shorter than the flanking bays. The sash is double-hung, one-over-one-lite, metal-clad wood sash. The shed is in the northwest corner of the one-story section.

### **Interior**

The basement consists of basalt rubble, concrete, brick and cement block walls, concrete floor and exposed joists. The basement is divided into two main sections by a basalt rubble wall. The larger space is the front (south), generally coinciding with the three-story section, and is divided length-wise into two rooms. The narrower room, along the east side is about 1/3 the width of the basement. The larger room includes a new stairwell to the main floor near the south end, and a new elevator shaft and equipment rooms against the north wall. Round iron posts support 12" x 14" wood beams that run along the center of the larger room. The northern portion of the basement, beneath the one story section, is divided into two rooms with a staircase to the main floor in the northwest corner. Wood post and beams provide structural support. Walls are basalt rubble and concrete block with poured concrete forming the north wall. The basement includes utilities and storage spaces.

The first floor has been completely altered with the removal of the original store bay partitions. The space has high 14-foot ceilings and is divided into four basic sections, from front to back (as opposed to side to side as in a traditional multi-tenant commercial building) in its adaptation to the Masonic Lodge building. The front consists of a vestibule that runs the width of the building (except the original stairwell along the east side). Near the west end is a new open stairwell that provides access to the basement. Within the center core is the Masonic Temple meeting hall. A corridor along the west wall provides access to an open room with elevator shaft, a men's restroom, a women's restroom, and a janitor's closet. An arched opening in the exposed brick wall provides access from the north end of the three-story building section to the one-story wing at the north end. Within the open room that extends across the width of the north section is a utility room (with powder-coated metal panels on the walls) on the east side, an open room in the middle, and an enclosed stairwell in the northwest corner. The stairwell provides access to the basement and to a penthouse on the roof. The walls and ceilings are plaster, with some exterior walls of exposed brick. The floors are generally carpeted.

In the southeast corner (front) of the building is an original door opening that provided access to the second and third floor apartments (now offices). Accessed by the door is a small foyer and stairwell along the east wall. To the north, the original wooden stairs ascend in a straight run, with intermediate landing, to the second floor landing, then with a left turn, and two steps to the second floor. The original newel posts, railings, and square wood pickets remain intact.

On the second and third floors, the stairs are open with railings along the stairwells. The original lath and plaster walls as well as the plaster over brick on the exterior walls had been gutted by previous owners. The original flooring has also been removed and some of the original subfloor remains. The original wood studs and railings around light wells reveal the original floor plans. It appears that there was a bank of rooms along the front, a bank of rooms along the rear, both of which had exterior windows, and a cluster of rooms in the middle with lightwells to provide daylight. On the third floor, rooms were also against the west wall with two windows on the west side and lightwells to provide daylighting. None of the restroom or room fixtures were extant, nor was residual water or waste lines. Based on the size and configuration of the rooms, and characteristics of 1910s residential hotels in Spokane, it is assumed that toilet and bath facilities were consolidated on each floor as communal bathrooms.

The second floor is built out and completed. Access is either from the original stairs in the southeast corner, or the elevator near the northwest corner. The build-out includes new sheetrock walls and ceilings, new flooring, new electrical, lighting, and HVAC. The second floor rooms consist of Masonic offices in the northern half, and a clinic area in the southern half. In the northwest corner is a reception area with access to the roof and the elevator. The northern section also includes a conference room, four offices (Masonic), a men's restroom and a women's restroom, and an open kitchen near the middle of the east wall. Along the south end is a cluster of four clinical rooms (with two observation rooms), three offices, and a reception counter.

The original east stairs have been refurbished and run from the second to the third floor. The third floor is planned to be completed but is currently unfinished with the exposed original wood studs. In the northwest corner room is the elevator, and a step access through corner window to access the roof.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

No photographs or plans of the original building are available. With the exception of the replacement of the first floor shopfront display windows (transoms remain), the replacement of the second and third floor sash, and removal of the fire escape, the front façade retains good integrity.

Based on the existing first floor façade, the single-door entry with fixed double-stacked transom windows in the east corner provided entry to the stairwell to the second and third hotel floors (cast stone or sandstone [material could not be determined] lintel over the door and its transom, with a transom panel above). Also extant is a band of multi-lite leaded glass transom (4-inch squares) across the upper section of the storefront openings. Square cast iron posts divide the storefront into three sections.

The second and third story facade, except for the removal of the fire escape and replacement of the original windows with the new double-hung metal clad one-over-one lite windows, is unaltered.

The first floor has been altered at least once prior to the current project. The original storefront façade included shop front bays with doors to three commercial spaces, and the existing door to the second and third floor apartments. In 1965, the building owner, Curt Haskins, received a building permit to alter the front by "refacing with glass and metal." A 1972 photo shows the fire escape along the second and third floors. The ground floor storefronts had been "modernized" with angled storefronts. A perforated painted metal panel ran across and covered the leaded glass transoms of the upper section of the bay. The angled front was a common feature throughout the nation in post-war remodels providing additional display space, an exterior lobby, and at the same time, moving the customer to the asymmetrical entrance door at the apex of the angle. [IHPA, 2017]. That storefront was removed by subsequent owners and the building had been boarded up and vacant until the present ownership.

#### CURRENT APPEARANCE & CONDITION

The building is currently being renovated with the following completed to restore the façade:

- The pressed metal moldings and cornice have been cleaned and repainted.
- New metalclad wood sash has been installed to replace the original window sash.
- The ground floor leaded glass transom has been exposed and reintegrated into the storefront façade.

- New shopfront windows and bulkhead wall have been added.
- The original door in the east corner has been replaced.

## **SECTION 8: STATEMENT OF SIGNIFICANCE**

### **Area of Significance:**

**A – Broad Patterns of Spokane History,  
C - Architecture**

**Significant Dates: 1910**

**Period of Significance: 1910-1974**

**Architect: William J. Ballard, Ballard Plannery**

**Building Developer: Charles E. Kingman**

**Building Contractor: unknown**

### **SUMMARY STATEMENT**

#### **Significant under Category A – Broad Patterns of Spokane History**

The 1910 Arden Hotel is eligible under Category A because it was constructed during the city's most significant period of growth, 1900 to 1910. As an early downtown single room occupancy hotel (SRO), the Arden Hotel is a specific property type within the downtown district. In the commercial vernacular style, the building exhibits the characteristics of a single room occupancy hotel (with commercial use on the ground floor). The living units were small rooms with no kitchen or bathroom (bath and toilet down the hall), and only a sink. This floor plan and room configuration characteristic of SROs. With commercial on the first floor, the building housed second and third floor rooms and provided lodging for working class clientele in the growing downtown. The Arden operated continuously as a lower-to-middle income apartment building from its construction in 1910 to ca. 1974, after which it was listed as vacant. The Arden was one of many such hotels and apartment buildings that ran along Second and Third Avenues, and the intersecting side streets, generally to the south.

As a former SRO, the building exemplifies aspects of the characteristics (but most removed) described in the multiple property nomination "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910." And, although not included within the East Downtown Historic District boundary, the Arden Hotel meets the characteristics of the building types and use included and described within that district.

#### **Significant under Category C – Architecture**

The three-story buff brick and stone building is a good example in the downtown of a mid-block vernacular apartment building/residential hotel. With commercial use on the ground floor and apartments above, the building was a classic SRO. Its basalt rubble and brick foundation, crisply detailed brick façade, segmental-arched window bays, pronounced pressed tin consoles and cornice, and rounded pediment are characteristic commercial building features of the first decade of the 20th century. The detailing suggests the work of an accomplished architect, in this case, William J. Ballard of Ballard Plannery. Ballard was noted for his single-family residential designs particularly the bungalow – for which he also developed and sold plan books. His work in larger commercial and apartment buildings was not nearly as prolific. Although Ballard designed hundreds of houses in Spokane, the Arden Hotel may be his only remaining commercial building in the city.

### **Chronology of the Development of the Arden Hotel Building**

Charles E. Kingman, Spokane businessman, was a wholesaler/dealer who sold a variety of goods throughout the Spokane region. Kingman purchased the property (lots 8 and 9) on which the Arden Hotel Building is sited with S.J. Arthur on April 15th, 1889, for \$6,400. A month later, on May 15<sup>th</sup>, Kingman paid S.J. Arthur \$4,500 for the two lots. The 1891 Sanborn map shows several structures on the site, a dwelling on the rear of the lot next to the alley, and three one-story wooden stores, including a laundry. In 1897, Kingman had a sewer main installed at 506-510 Second Avenue. The 1902 Sanborn indicated a brick building on the front of the lot.

A month before Kingman announced the intent to construct a new building, The Spokesman-Review's Sunday Real Estate section (6/27/1909) would report the surge in apartment building in Spokane. A full page would illustrate with photographs "Some Spokane Apartment Houses Now Being Erected" in and around the downtown district. The article would state: "More apartment houses are now being built in Spokane than any other year. There are now 22 flats under construction or just completed, while perhaps this many more will be started before cold weather." The article would explain the state of apartment building and how they are improving in "general sightliness" and convenience. "There are only one or two flats of the tenement type now under construction in Spokane; that is, flats without a heating plant or hot water. Even the two-story apartment houses are provided with these conveniences."

On July 28<sup>th</sup>, the Spokesman-Review reported: "TO BUILD \$25,000 BLOCK ON SECOND."

A three-story building will be erected by Charles Kingman of the Rasher Kingman-Herrin company on the north side of Second avenue, 50 feet west of Stevens street. Plans for the building are being drawn by the Ballard planners.

The building will be 50 x70 feet and next spring it will be carried back to the full depth of the lot, 142 feet. The exterior will be white pressed brick with red terra cotta trimmings. There will be three store rooms on the ground floor and 45 rooms on the second and third floors. These will be arranged singly, but with connecting doors, so they can be thrown into suites. Each room will have hot and cold water and a closet. The finish will be fir and the floors dressed fir. There will be a full basement under the building, in which will be the steam heating plant. The building will cost about \$25,000. Work is to start in a few days.

The addresses listed for the building in the City Directory included 506-506-1/2, 508, and 510 West Second. Building permit records indicate that Kingman applied for several permits in readying the building for new tenants in 1910 and 1911. The 1910 Sanborn shows the City Hand Laundry occupying the rear half of the building and extending to the alley. The Market Saloon was at 506 in 1911, Washington Shoe Manufacturing Company at 510 in 1912, and the Echo Bar at 506 in 1913.

### **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); 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 the east downtown. 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.

Generally, warehouses cropped up along the Northern Pacific rail corridor, between the two alleys bracketing the tracks. In the blocks south of that warehouse district were shops and two-to-three-story apartment buildings and hotels. These apartment blocks ran along Second and Third avenues, and the cross streets including, Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 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. 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.

### **East Downtown National Historic District**

The East Downtown Historic District runs in an irregular pattern between Post Street and extends easterly to Division Street; it includes one property on Spokane Falls Boulevard at the corner of Division to the north and includes just three buildings on Second (the Metropole Apartments, the Plechner Building and the State Armory Building). It excludes the Arden Hotel and the building to its east (502 W. Second, 1912). The Arden Hotel building is within the same block as the Holly Mason Building (157 South Howard, 1907) and the Home Telephone Building (165 South Howard, 1900), both included in the district and listed on the Spokane Register.

Although not included within the East Downtown Historic District boundary, the Arden Hotel meets the characteristics of the building types and use included and described within that district.

According to the nomination (Woo, 2003), the period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot and ends in 1953, the fifty-year date set for eligibility for the National Register. Approximately two-thirds of the existing buildings in the district were built in the first decade of the 20th century during Spokane's biggest era of economic and population growth. According to the nomination:

The East Downtown Historic District is located on the fringe of downtown. Building heights range from one-story to eight stories, with most averaging two or three stories in the industrial area adjacent to and south of the tracks. Most of the buildings in the district are commercial vernacular in style and clad in brick. Foundations are stone, brick, or concrete. Typically, the ground floor is occupied by small businesses while the upper floors are used for offices or hotels/residential apartments.

The East Downtown Historic District contains many of the city's SROs, a specific type of working-class housing that was developed to house the itinerant workers who came to Spokane in great numbers. Mostly constructed between 1900 and 1910 to meet the housing demand the itinerant workers created, the SRO in Spokane was typically two to four stories in height with ground floor commercial/retail space and hotel rooms on the upper floors. The businesses on the ground floor catered to the residents of the hotel as well as the general population.

Buildings within the district vary in use but generally fall in the following categories: transportation; commercial; industrial; and single room occupancy hotels (SROs). The diversity of businesses allowed for a community to live and thrive in downtown. The Arden was similar to the typical SRO in that it had small, undefined rooms (simple rooms that could be used as living or bedrooms), some of which were combined by a common interior door, with no separate

kitchen and the shared bathroom down the hall. It offered a gas stove (after the 1960s) and sink, and in some cases, a separate bedroom in the rental units. From the exterior and ground floor uses, the Arden exhibits the fundamental characteristics of the SRO, except that it was always advertised as an apartment building.

**Characteristics of Single Room Occupancy Hotels (SROs)**

Craig Holstine in his National Register Thematic nomination, described the characteristics of the SRO as such:

Single room occupancy hotels were typically of unreinforced masonry construction, usually red or buff bricks. Architectural detailing was rarely elaborate, and normally sparse. Although sizes varied, they were normally more than two and less than five stories high, ...Most SROs had basements, usually used to house coal-burning furnaces and for storage. ...

In most SROs, a stairway entering from the front of the building provides direct access to the second level, where a small lobby or waiting area with a built-in bench is situated adjacent to a manager's office or nook with registration desk. Interior stairways are often included in SROs, usually positioned near the rears of the two side wings, or in the building's midsection. Fire escapes provide emergency exits from rear hall windows. [Arden originally had fire escapes on the front of the building.]

Fenestration patterns on the upper levels normally reflected the regular, consistent arrangement of the guest rooms. Windows were almost always double hung wood sash. Plate glass display windows were common features of the street level commercial bays that existed in most SROs.

Perhaps the most character-defining feature of single room occupancy hotels is their floor plans on the upper, residential floors. Normally hallways cross the width of the buildings paralleling the street behind the bank of rooms facing onto the street; hallways, often wide in dimension, run at ninety degree angles off the front hall into side wings of the buildings, with rooms facing into the hallways. Rear hallways paralleling alleyways behind the buildings may exist to complete a square configuration surrounding a light well providing sunlight to interior rooms. In the typical modified "U" shaped buildings, the light well opened out into the alleyway behind the structures. Some upper level hallways received both artificial and sunlight from ceiling skylights. ... Hinged transoms above the doors provided ventilation to the rooms, all of which had additional ventilation from exterior windows. The few interior rooms without exterior windows were apparently connected via single doors with another room having an exterior window.

While some rooms were originally equipped with private baths, the overwhelming majority of rooms in all SROs did not have baths nor toilets. The features were found on each floor and shared in common by residents of as many as 19 rooms. Some rooms had sinks with hot and cold running water, but most appear not have had sinks originally. Some SROs had built-in closets; most had wardrobes or armoires.

The Arden exhibits the square floor plan configuration (as does the Loraine 1910, and New Madison, 1906). Other patterns include the front hallway and narrow wings paralleling the lightwells such as the Otis (1911) and Northwestern (1909-raised), and the straight run double-loaded middle hallway such as the Duquesne (1904) and the Saranac (1910).

Most of the characteristic features of the SRO had been removed and the walls were reduced to rough 2"x4" studs (second and third floors) by the time the current owners acquired the building. The main element that remains is the entry and stairwell along the east wall. The room configuration of the second floor (third floor is gutted but original stud and skylight configuration remain) loosely follows the arrangement of the lobby, hallways, and rooms of the SRO. The hallways of the second floor and the room pattern is similar to the original SRO, but skylights have been eliminated. The third floor will eventually be built-out.

### **Development of the Arden Hotel block**

The first map depicting the site of the Arden Hotel was the 1884 Sanborn Fire Insurance Map. Stevens bounded the east side of the block, Second Avenue, the south, Howard, the west, and the Northern Pacific Railroad, the north. The site was occupied by a wood frame dwelling on the alley and a wood frame shed along Second. The remainder of the southern half of the block had three dwellings, including one adjacent to the east. A dwelling, a shed, and a shop denoted as Agricultural Implements (all wood-frame) were on the north half of the block across from the Northern Pacific Railroad tracks. The block to the west had wood frame dwellings and a R. R. Hospital.

In 1888, the Sanborn depicted about the same pattern with four dwellings across Second to the south, and the agricultural implements shed in the northwest corner of the block turning to a Hardware Warehouse. A small brick store building, west of the warehouse, faced Howard Street.

The 1889 Sanborn several couple of buildings on the north half of the block, mostly related to the railroad. Along Howard, another small brick building was added—a Chinese Laundry—and a galvanized iron cornice shop and shed were also new to Howard Street. W. Glasford's Lumber Yard was in the northeast corner of the block. The parcels west of the subject lot had a group of four dwellings in a row with a shed behind and two dwellings to the west. Loewenberg Grocery Warehouse and S.J. Holland Liquor Warehouse were east of the Holley Mason, with loading platforms facing the railroad.

Dramatic changes were depicted a year later in the 1890 Sanborn. The frontages along both Second Avenue and Howard Street were filled in with new buildings. The subject site contained a brick store and a wood frame boarding house with brick buildings adjacent to the east and to the west. Five dwellings and a brick store building were further west, and seven wood frame buildings fronted on Howard along the west side of the block. North of the alley was the Holley, Mason Marks & Company building complex composed of brick and wood frame buildings. Hardware, tin shop, plumbing and gasfitters supplies filled the buildings.

In 1902, the Holley Mason complex was gone, and Kelley-Clarke had a warehouse on the northeast corner of the block. On the southern half of the block the frontages along Second Avenue and Howard were the same as a decade before.

The 1910 Sanborn shows the growth of the Holley Mason Hardware Company that occupied the northwest corner of the block in a six-story brick building. The other half of the north block was occupied by W.P. Fuller & Company (paints, oil, glass, sash and doors) in a three-story warehouse building. An NPRR spur served both buildings. In the south half of the block, multiple storefronts in two-story and three-story buildings occupied the Howard frontage. The Arden Hotel, three-story brick with the City Hand Laundry fronting on the alley was extant. A Holley Mason warehouse, two stories in height occupied the middle third of the block. Two dwellings were on the lot east of the Arden Hotel facing Stevens Street. Across Second Avenue were dwellings and a drugstore on the corner of Howard and Second.

By 1928, the entire block was filled with brick and brick-clad reinforced concrete buildings. Holley Mason was the predominant occupant. Three brick warehouses facing the NPRR viaduct were to the east of the six-story Holley Mason building. The lot east of the Arden Hotel finally filled in with a two-story brick building with stores on the first floor and a lodge hall on the 2<sup>nd</sup> floor.

The 1958 Sanborn showed the same buildings as 1928, but the U.S. Forest Service occupied both the six-story and the two-story warehouse buildings that had been built and occupied by Holley Mason Hardware Company.

#### **R.L. Polk Directory and Building Permits – 506-510 West Second Avenue**

The Arden Hotel, an SRO apartment building, was listed at the address 506-1/2 in 1911 and would continue operating until ca. 1974. The residents in the early years were families. According to the 1920 U.S. Census, 24 units were occupied (some families likely combined rooms into a single unit). The age range was one year to sixty-six years with most of the residents in their twenties. With the exception of five people from Norway, one from Alberta, one each from Scotland, Wales, England, and Austria, the rest of the residents were born in the US. The residents were predominantly blue collar, and professions included auto mechanic, waitress, packer of spices, candy maker, foreman in a logging camp, clerk in department store, cook, house painter, chauffeur, cashier, auditor for an insurance company, a farmer, and dispenser in a pharmacy.

The 1930 Polk City Directory listed Acme Transfer & Storage at #506, the Arden Apartments at 506-1/2, Globe Sign Shop at #508, and Western Supply & Brokerage at #510. Levi Hobart, barber would occupy #506 in 1935, the Arden Barber Shop would replace him in 1945, followed by C.A. Miller, barber until 1953. The 506 address would not be listed after 1954.

At #508, the Globe Sign Shop would remain until 1943 to be replaced by Electric Center Shop and the Metropolitan Record, an advertising newspaper. The Electric Center Shop would move out in 1962 and the space would be vacant until 1965 when Browning's Health Center and Massage would occupy the space until 1972. The American Cancer Society was in the space between 1973 and 1978, followed by Libby Photographers. Libby would remain until 1991, followed by Air Photo Spokane until 1997. Other than Hat Over Heels in 2002 and Rainbow Regional Community Center in 2003, the address was not listed after 2004.

At #510, Western Supply and Brokerage operated at this space until 1943. Paul's Piano Shop had a short stint in 1945 and 1946 and was followed by contractor, A.W. Partridge Company until 1963. The Easter Seal Society would be listed between 1966 and 1992. The space was vacant or not listed until 2010 except for 2002 when the Spirit Skate Shop spent a year there.

The 1960 City Directory listed 31 apartments on the second and third floors. Most of the residents were men with only three women listed. A 1972 survey of low-cost residential hotels and apartments in downtown Spokane reported that the Arden Apartments had 22 units, that the building was included in the 1968 Public Assistance Listing, and included a photo of the exterior. (Sheridan, 1972)

In 1963 (6/5/1963), a permit was issued to “Replace a partition and “Wreck portion of warehouse to provide five off-street parking spaces.” (owner Curt Haskins)

A building permit was issued on 3/4/1965 to E.R. Browning, Lessee, to partition #508 for office and steam cabinets to be used as a public steam bath (Browning’s Health Center and Massage). The front of the building was also “refaced” with glass and metal by owner Curt Haskins (1/12/1965).

A property transfer from Charles Kingman to Curtis Haskins could not be located, but Haskins first shows up as owner of the building in 1964 when he transferred the property to his wife Muriel. In 1992, the estate of Muriel Haskins deeded the building back to Charles P. Haskins, which in 1993 transferred the property to Holley Mason, LLC. It would be subsequently owned by a group consisting of Sun Devil Investments, DNS LLC and Rubicon Ventures between 2007 and 2014 when Charles Haskins regained ownership. The Masonic Temple purchased the building in 2015.

The Arden Hotel/Apartments which had occupied the second and third floors of the building since 1910 was no longer listed after 1974.

**Building Owner/Developer - Charles E. Kingman (1857 -1953)**

Charles E. Kingman was born in New York State on September 2, 1857. At the age 33 or 34 he found his way to Spokane, and was first listed in the 1887 City of Spokane Falls directory as a dealer in hay and grain.

In 1899, Kingman and partner, Huber Rasher built a two-story brick building to house their showroom to sell wagons and buggies. The two-story building remains at 118-120 South Lincoln as the Litho-Art Printers. An article in the August 4, 1898 edition of The Chronicle reported that Rasher & Kingman planned to “Put Up Big Building” at the northwest corner of Lincoln and the Northern Pacific railroad. They would have a “...complete stock of vehicles of every description, robes and a line of the finest grades of harness on the market.” They had owned the O.K. stables until recently. They would be local agents of the Columbus Buggy Company of Columbus Ohio. (Harbine, 2017) [On the back (west) side a sign painted on the brick remains: RASHER & KINGMAN VEHICLES OF ALL KINDS INCLUDING SCHUTTLE WAGONS.]

In 1906, Rasher & Kingman and Herrin (Henry M. Herrin was a wholesale fruit and produce dealer) moved into their new building, the Commission Building at 216 W. Pacific, built for them by James M. Geraghty. Kingman and his partners operated a produce warehouse in the building. Kingman also owned the lot to the east to which he sold to Roundup Grocery for a grocery warehouse (1948), one of the first warehouses to be built to accommodate long-haul tractor trailers (with a loading dock on the north side rail spur).

Kingman moved to the Los Angeles area in 1920 when he was listed in the U.S. Census (listed in the 1920 Spokane City Directory, but not in 1921). He would reside in several homes in the Los Angeles area and retain ownership of the Arden Hotel until the late 1940s. He passed away in Orange County on September 2, 1953.

**Architect – William J. Ballard, Ballard Plannery** (Durham, 1912)

Architect William J. Ballard was the founder of Spokane architectural firm, Ballard Plannery Company, which practiced in Spokane from 1908 to 1925. He was born in 1871 in Plainfield, Illinois. Influenced by his contractor father, Ballard became interested in design and construction. Ballard moved to California and studied architecture at the University of California, Berkeley, and then studied at the Troop Institute in Pasadena. He began an architectural practice in Los Angeles but moved to Spokane in 1902 and practiced for only a year before returning to Pasadena to resume his California practice. While in Spokane, Ballard had worked for Chamberlin Real Estate & Improvement Company that was responsible for the design and construction of some 68 homes in Nettleton's Addition in the west central neighborhood in Spokane. (Painter 2005).

In 1905, Ballard married Ina L. Chamberlin, the daughter of G. L. Chamberlin, owner of the Chamberlin Real Estate & Improvement Company. Ballard was also listed in the Spokane Polk Directory in 1905, not under the classified heading of architects, but in the non-classified section as Wm. J. Ballard, Superintendent, Chamberlin Real Estate & Improvement Company. He was not listed again in Polk until 1908, when the Ballards returned to Spokane and he worked as an architect for the Western Retail Lumber Dealers Association. He is listed in Polk in the classified section under "Architects" as "Ballard's Building Plannery, Wm. J. Ballard, mgr. architects and designers, Holland Block." He placed the following ad was on the same page: "Plans and specifications for sale from \$10.000. We also draft you plans to suit your requirements which are not for sale." In 1909, Ballard would move to the Kuhn Building in downtown Spokane.

Noted for his bungalow work in Pasadena, in 1910-11, he published a book of house plans which was called The Modern Bungalow. The plan book pictured photographs and plans of homes that were built in Spokane and Eastern Washington as well as proposed drawings and plans of homes that could be built. (Yeomans, 2006) Ballard was a member of the Inland Club, Spokane Chamber of Commerce, the Independent Order of Odd Fellows and the Independent Order of Foresters. In 1925, the Ballards returned to the Los Angeles area where William continued to practice.

The History of the City of Spokane and Spokane Country, Volume 2 (1912) in its article on William J. Ballard described him and his work in Spokane at that time:

As a leading architect who has designed some of the most attractive homes in Spokane, William J. Ballard feels an interest and pride in the "Falls City" second to none. His skill is evidenced in the many beautiful residences here and the value of his work as an architect is shown in the volume of plans which he has published that is now on sale at all the leading book stores and is in great demand by prospective builders both in the city and county. His business operations are carried on under the name of the Ballard Plannery Company, of which he is the president and in the further prosecution of his work he is constantly seeking for new ideas that will prove of practical and decorative value in his building operations.

...

In 1908 Mr. Ballard again came to Spokane where he established the business now conducted under the name of the Ballard Plannery Company. He designed and was supervising architect for the handsome Empire Hotel and a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire. He also designed the Hotel Arden and the Wilson Apartments..."

Durham closed his essay extolling the contribution of Ballard to this city:

His interests are wide and varied and have on the whole been of a character that has had a direct result upon Spokane's welfare and improvement. While he has contributed largely to the attractive appearance of the city, he has also been the architect of his own fortune and in this connection has built wisely and well. He has ever been imbued with the laudable ambition of making his work equal if not excel that of other architects, and in designing and building has made a close study of the substantial qualities, conveniences, and decorative effects. No stronger testimony of his skill and ability in this direction can be given than is to be found in his work which is seen throughout Spokane, and Eastern Washington.

Buildings attributed to Ballard include the Arden Hotel, Empire Hotel (Division & Riverside - razed), Wilson Apartments (4<sup>th</sup> & Wall - razed), Spokane Amusement Company (Riverside and Jefferson-never built), and the Bankers Building of Spokane (unknown). Although a few hundred of his houses are extant, the Arden Hotel is the only known remaining commercial building in Spokane.

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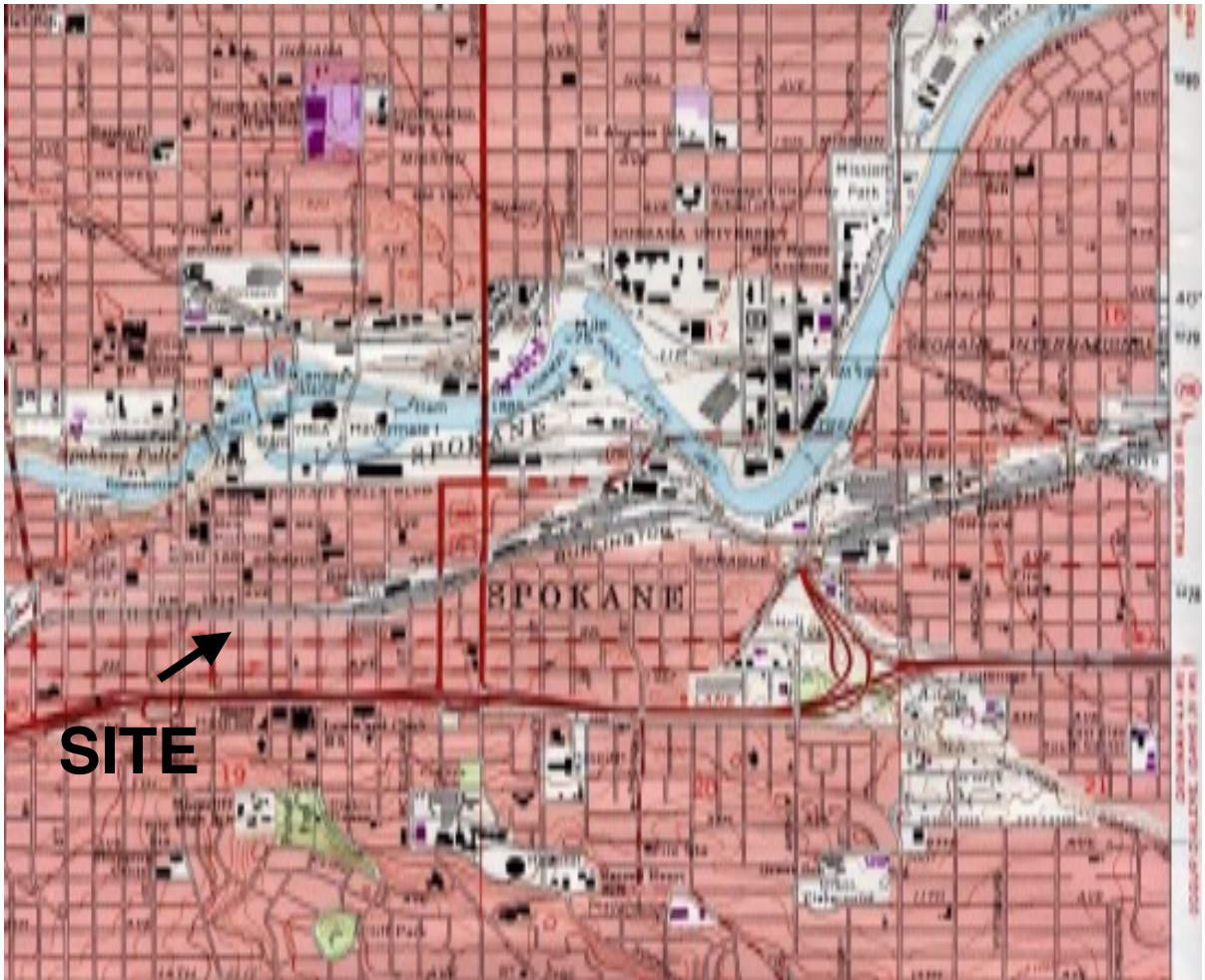
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## **Maps, Drawings, and Photographs**



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

**506 WEST 2<sup>ND</sup> AVENUE  
SITE LOCATION**

↑  
N  
1' = 2000'

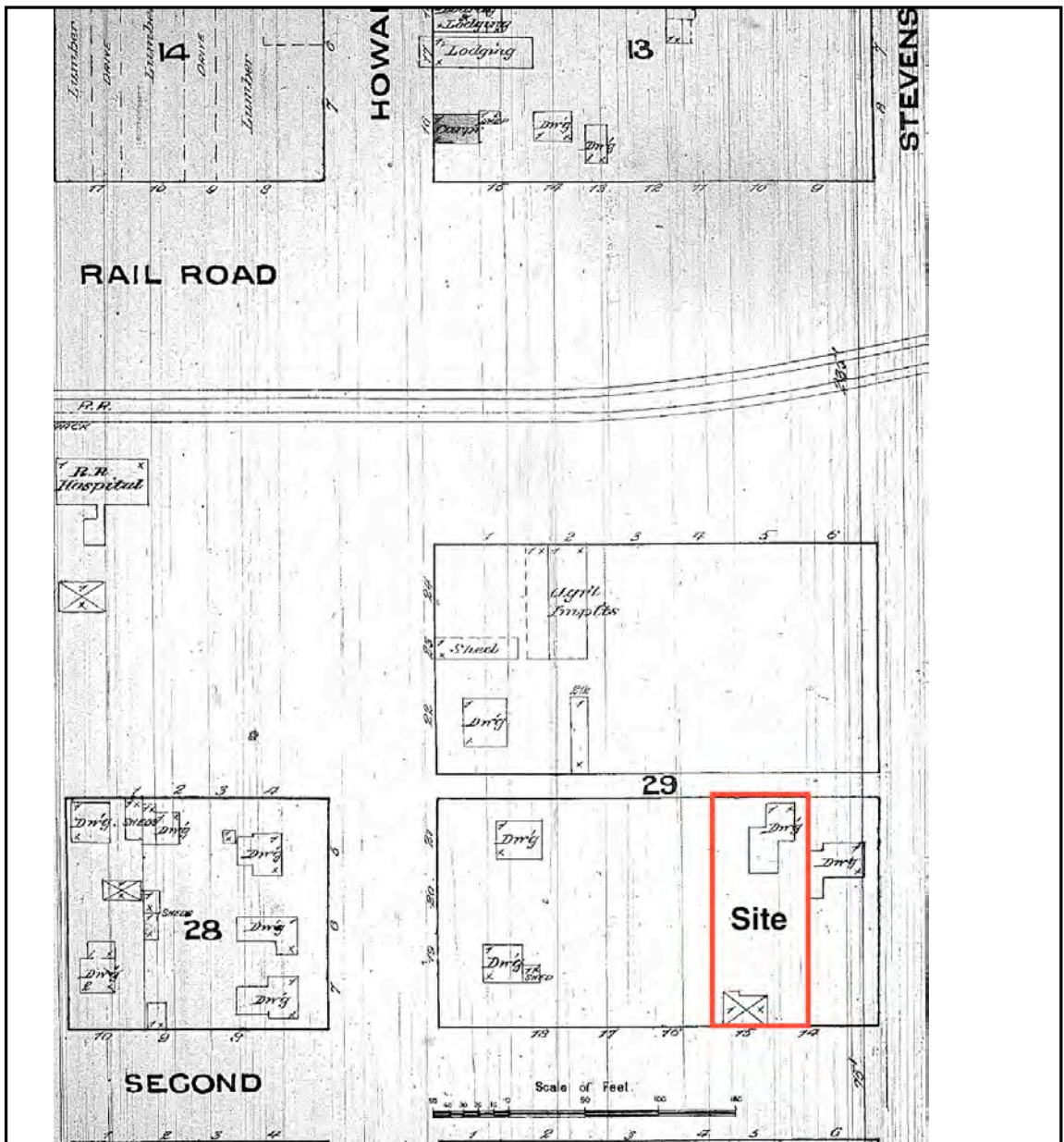


Spokane City Map – August 2017 Download

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# **ARDEN HOTEL BUILDING 510 WEST SECOND AVENUE**

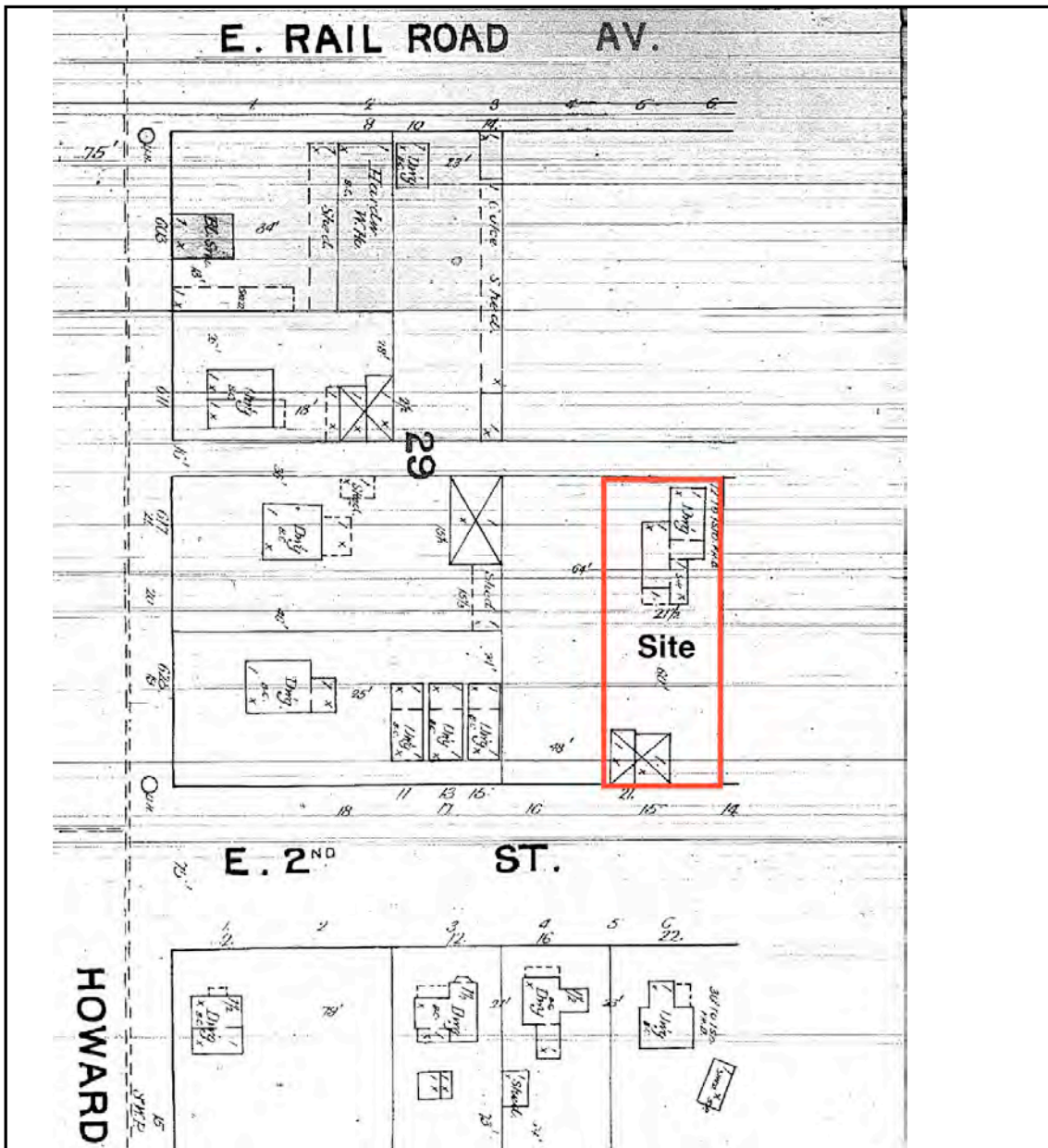
↑  
N  
No scale



Sanborn Insurance Map – 1884 – page 2

**506 WEST 2<sup>ND</sup> AVENUE**  
**1884 SANBORN MAP**

↑  
**N**  
 1' = 100'

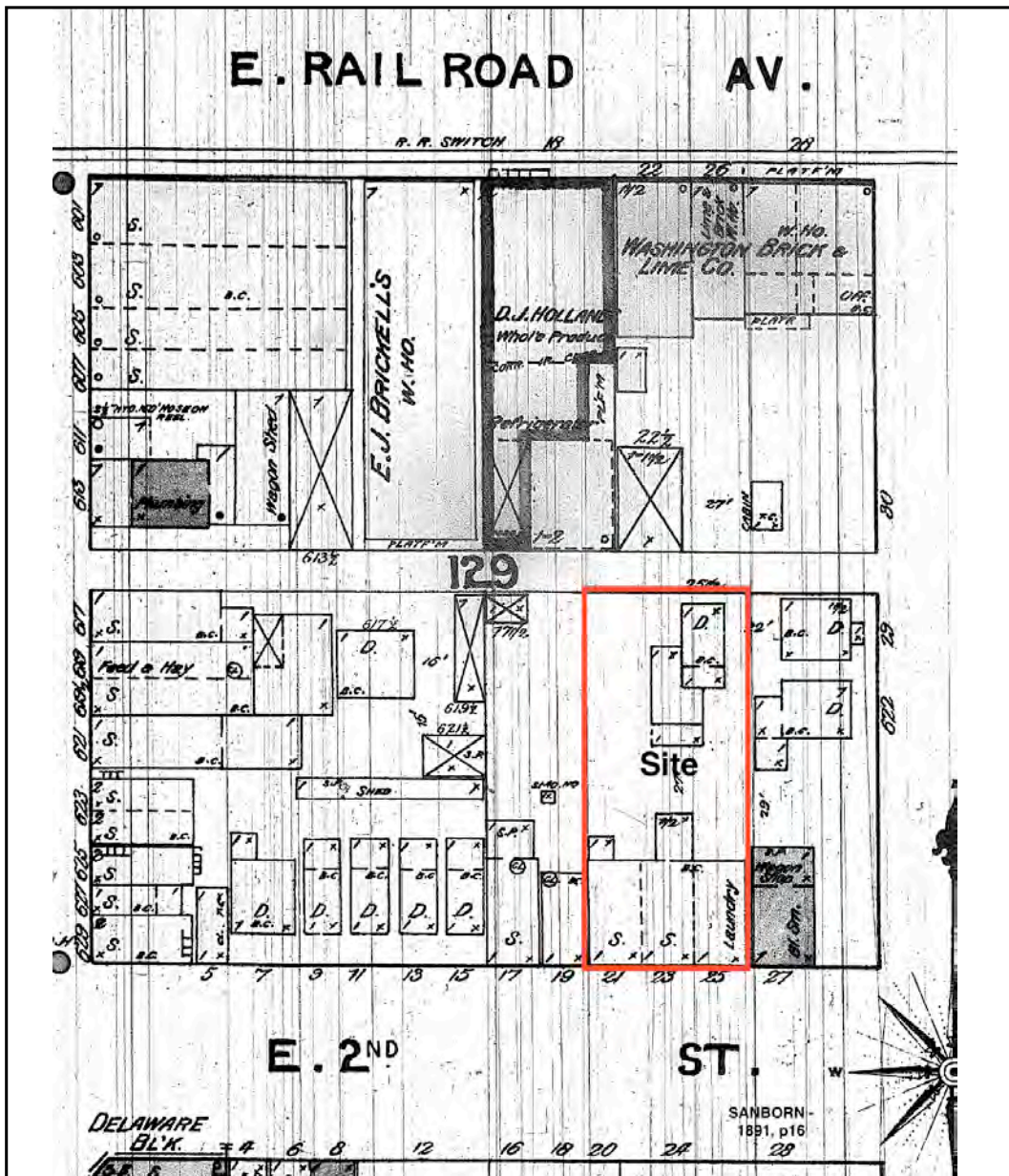


Sanborn Insurance Map – 1888 – page 6

506 WEST 2<sup>ND</sup> AVENUE  
1888 SANBORN MAP

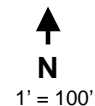
↑  
N  
1' = 100'

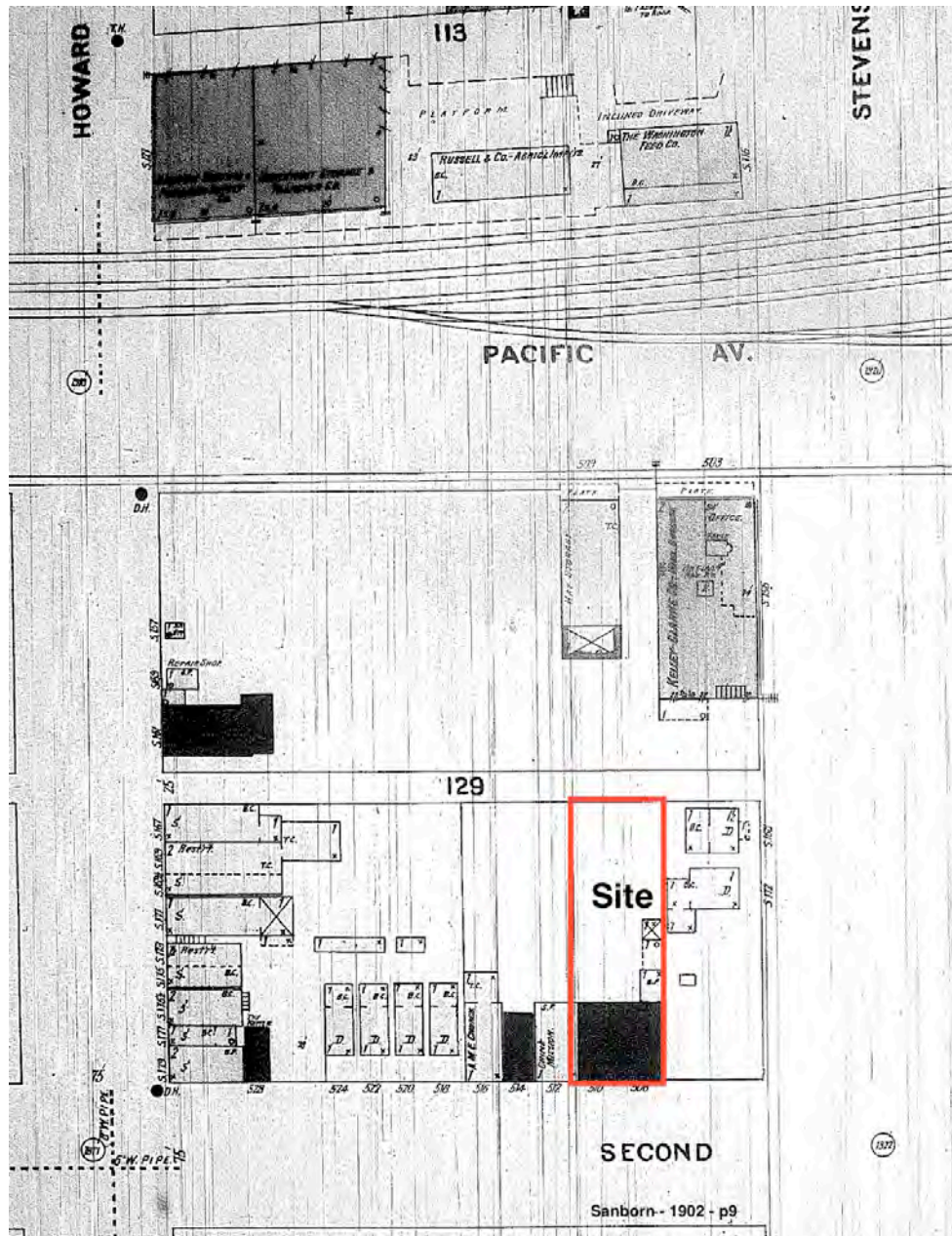




Sanborn Insurance Map – 1891 – page 6

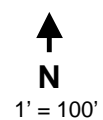
**506 WEST 2<sup>ND</sup> AVENUE**  
**1891 SANBORN MAP**

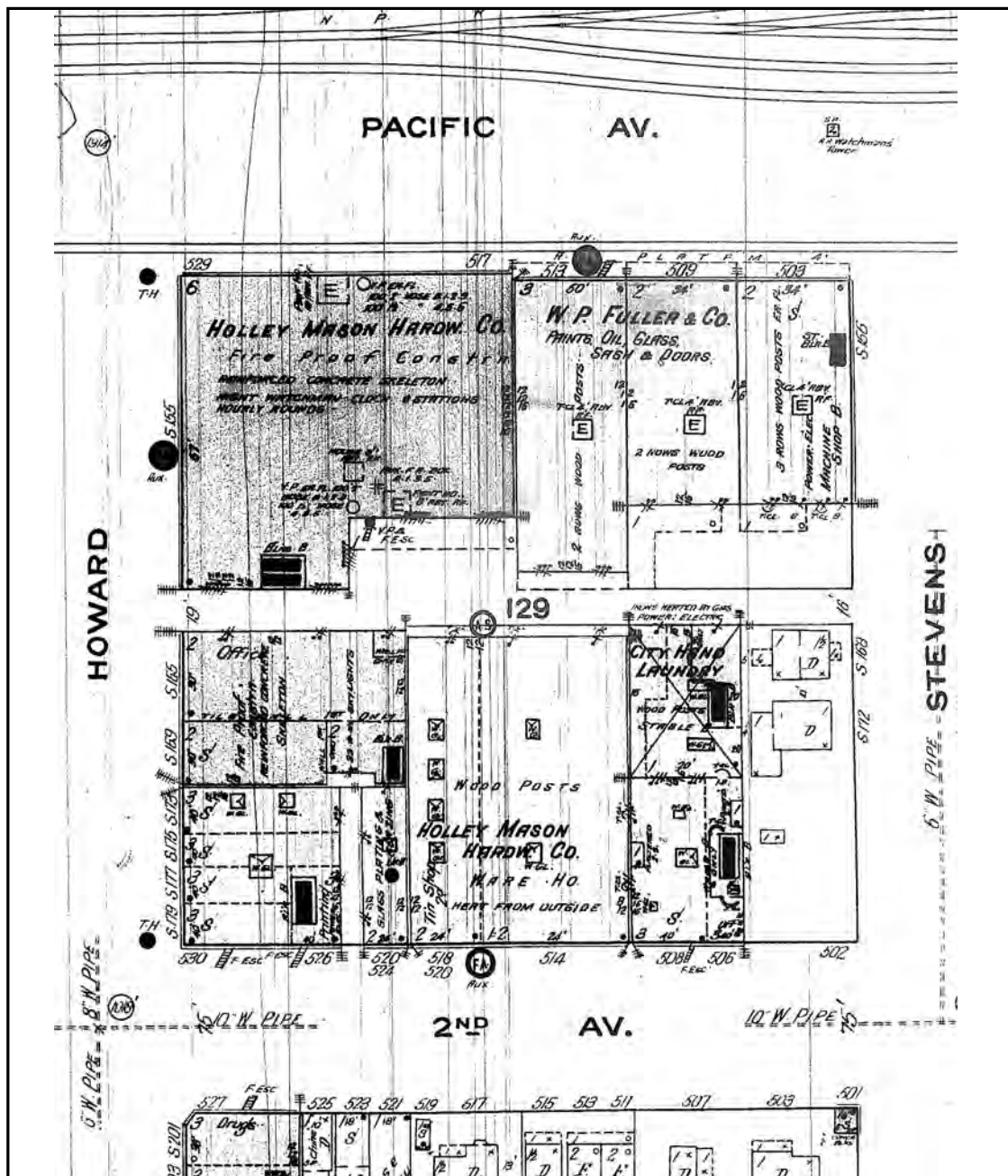




Sanborn Insurance Map – 1902 – page 9

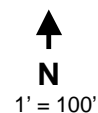
**506 WEST 2<sup>ND</sup> AVENUE**  
**1902 SANBORN MAP**

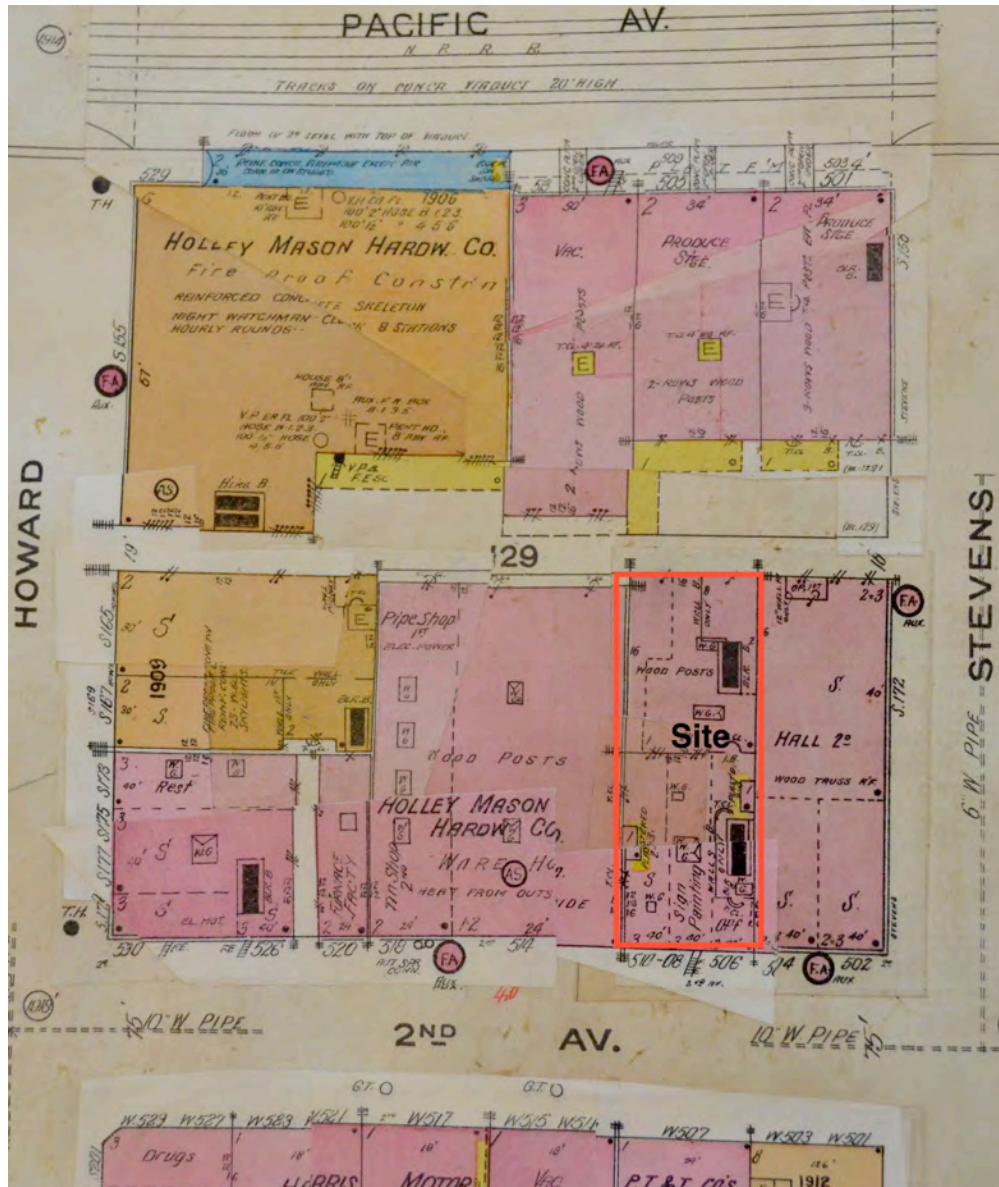




Sanborn Insurance Map – 1910 – page 449

**506 WEST 2<sup>ND</sup> AVENUE**  
**1910 SANBORN MAP**





Sanborn Insurance Map – 1910 updated to 1925– page 449

**506 WEST 2<sup>ND</sup> AVENUE**  
**1910 SANBORN TO 1928**

↑  
 N  
 1' = 100'



1. Context along 2nd Street, looking NE



Arden Hotel/Spokane Masonic Center

2. Context along 2nd Street, looking NW



3. Southwest Corner, looking NE



4. Southeast corner, looking NW



5. Front Facade along 2nd Avenue, looking north



6. Rear (north facade), looking south



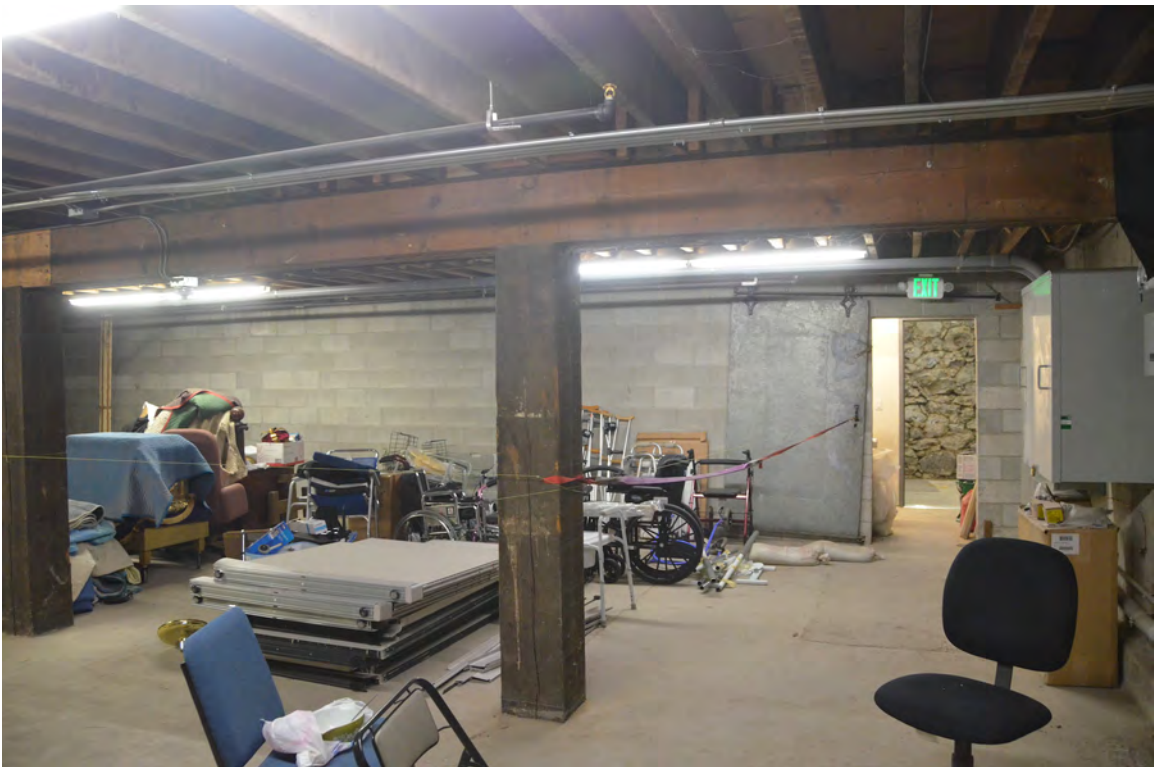
7. Basement-main room in south section, looking north toward elevator



8. Basement-main section, looking south



9. Basement-north section, looking north



10. Basement-north section, looking west



11. First Floor front Lobby showing stairs to basement and entry to Lodge Hall, looking west.



12. First Floor Lodge Hall, looking NE



13. First Floor midsection looking NE at elevator and portal to rear



14. Elevator and restrooms, looking east



15. First Floor-typical restroom (men's)



16. First Floor rear section looking north



17. First Floor rear section looking east



18. First Floor utility room on east side, looking south



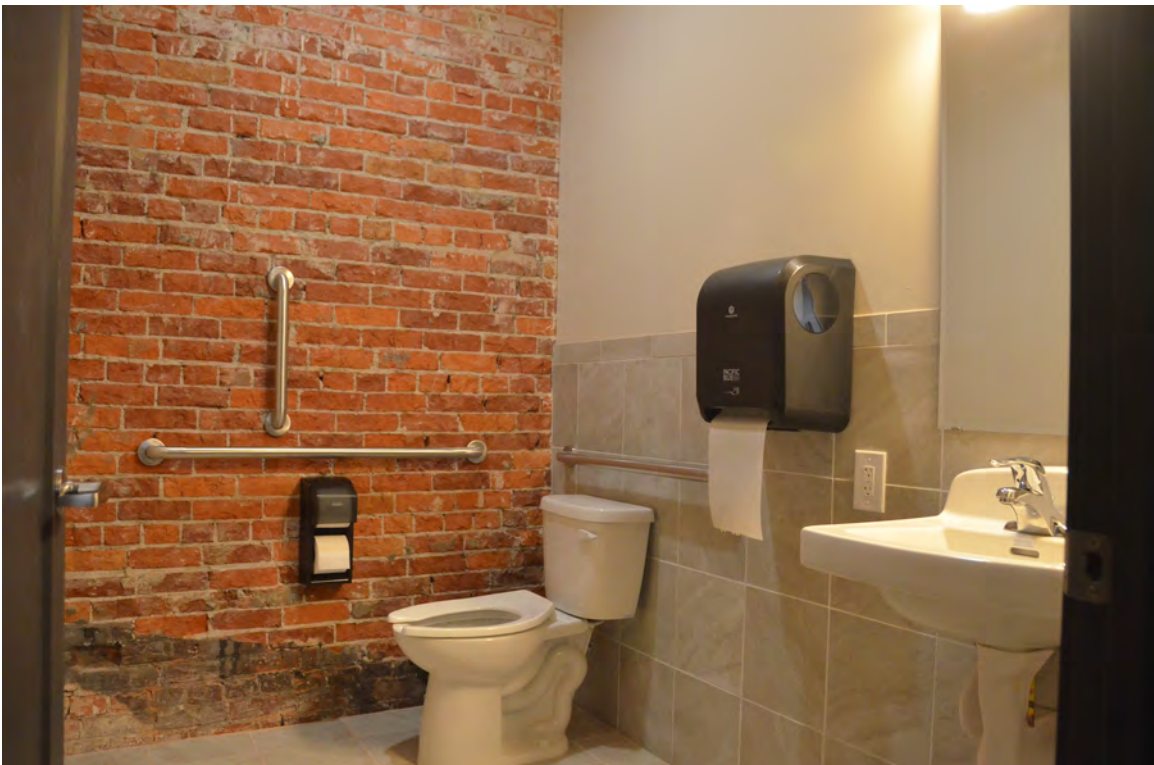
19. Second Floor-looking east at elevator and hallway from NW corner reception area



20. Second Floor conference room, looking SW



21. Second Floor office in NE corner



22. Second Floor typical restroom



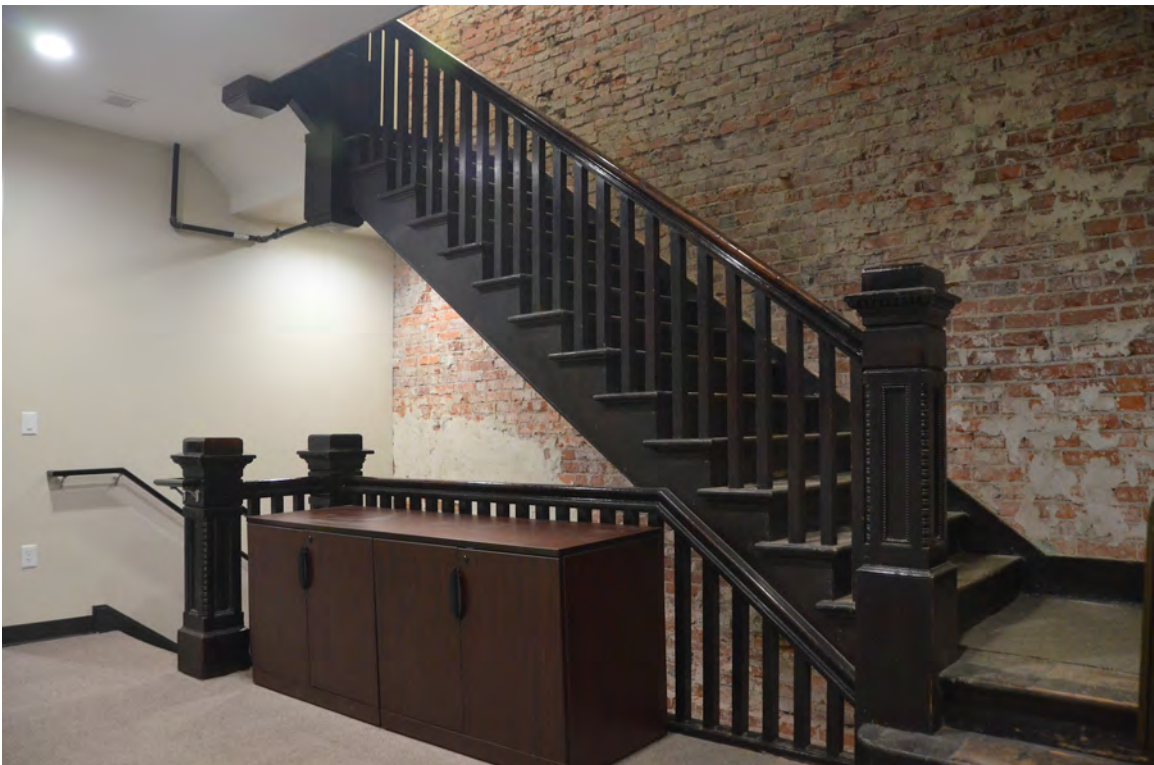
23. Second Floor Kitchen, looking east



24. Second Floor, looking west at reception counter and hallway



25. Second Floor office in SW corner



26. Second Floor original stairway between 1st and 3rd floors, looking east



27. Third Floor landing at top of stairs, looking north



28. Third Floor looking east at elevator from NW corner



29. Third Floor looking south along west wall