

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Columbia Building, 107 S Howard

FINDINGS OF FACT

1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."

- Completed in 1907; the Columbia Building meets the age criteria for listing on the Spokane Register of Historic Places.

2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D).

- The Columbia Building is further architecturally significant under Category C as a fine representation of the multi-story commercial office building type embellished with restrained Classical Revival and Italianate-style influence. In excellent condition, the Columbia Building represents the work of Spokane master architects Herman Preusse and Julius Zittel.
- Built in 1907, the Columbia Building was erected for property owner and prominent Spokane pioneer, Judge George Turner. The Columbia Building is historically significant under Category B for its 25-year association with Judge Turner's career as one of Spokane's most celebrated and successful lawyers, and "one of Eastern Washington's most eminent political figures." Judge Turner kept his law offices in the Columbia Building from 1914 until his death in 1932.

3. SMC17D.040.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."

- The six-story Columbia Building is a tall, commercial business block in excellent condition. The building is designed in three parts with a two-story base; a main shaft containing floors three, four, five and six; and an elaborate projecting cornice.
- In 1972, the north and west facades of the ground floor at street-level were refaced with new tan-colored pressed face bricks. Original ground-floor display windows at street-level were replaced at the same time with contemporary storefront designs, featuring dark brown-colored metal-sash and metal-frame tall display windows between tall vertical expanses of brick cladding. Canted entrances were replaced at storefronts with walls and entrances that were flush with the exterior planar wall surface of the building.
- The Columbia Building retains a high degree of integrity in original location, design, setting, materials, workmanship, feeling, and association.

4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

STAFF RECOMMENDATION

The **Columbia Building** qualifies for eligibility under Spokane Register Categories B & C.

Preservation Officer Review: Megan Duvall
Nominations Committee: Shockley, Rast
Landmarks Commission Review: Pending

Report: 4/17/19
Site Visit: 5/8/19
Hearing: 5/15/19