

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

SP 81

## 1. Name

historic Holley-Mason Building

and or common

## 2. Location

street & number South 157 Howard

\_\_\_ not for publication

city, town Spokane \_\_\_ vicinity ofstate Washington code 053 county Spokane code 063

## 3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
<u>X</u> building(s)	<u>X</u> private	<u>X</u> unoccupied	<u>X</u> commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment	___ religious
___ object	___ in process	___ yes restricted	___ government	___ scientific
	___ being considered	<u>X</u> yes unrestricted	___ industrial	___ transportation
	n/a	___ no	___ military	___ other

## 4. Owner of Property

name Holley-Mason Groupstreet & number Suite 103A Tapio Office Center, South 104 Freyacity, town Spokane \_\_\_ vicinity of state Washington 99202

## 5. Location of Legal Description

courthouse, registry of deeds, etc Spokane County Courthousestreet & number West 1116 Broadwaycity, town Spokane state Washington 99260

## 6. Representation in Existing Surveys

title Spokane's Historic Landmark Survey has this property been determined eligible? \_\_\_ yes X nodate 1978 \_\_\_ federal \_\_\_ state \_\_\_ county X localdepository for survey records Office of Archaeology and Historic Preservation  
111 West 21st Avenue, KL-11city, town Olympia state Washington 98504

## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved      date      - - - - -
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Holley-Mason Building is a large, six story commercial structure located in downtown Spokane, Washington. The building's internal structure is of reinforced concrete; however, the facades are finished with non-load bearing brick walls. The Howard Avenue elevation is beautifully executed with Renaissance-inspired brick and terra cotta details.

The Holley-Mason Building was constructed in 1905 and was Spokane's first reinforced concrete building. It was erected on a busy downtown street and the surrounding area is filled with a variety of commercial structures. The Holley-Mason Building is generally rectangular in shape and measures 150 feet across its streetfront elevation. It is six stories high with a full basement and mezzanine level. The structure has approximately 150,000 square feet of floor space, nearly double that of any other contemporary warehouse in the city.

The building's reinforced concrete and steel construction consists of enclosing sheared steel bars in concrete for not only the upright piers which support the weight of the building but also for the crossbeams and the floor construction. The upright piers are 24 inches square in the basement and taper to 10 inches square on the sixth floor. These posts are capable of carrying the weight of a ten story building and were thought necessary because of the immense weight that a hardware warehouse must carry. Each column rests on a base four feet square and footings ten feet square.

The piers are set 15 feet apart and support the five inch thick floors. Originally, the interior was painted entirely white to reflect more light. The basement preserves its original painted iron vault door and heating system machinery.

The Howard Street elevation is one of the city's finest turn-of-the-century facades. The design adapts Renaissance-derived detailing to a commercial facade arrangement. This balanced and nicely proportioned elevation is faced in buff-colored brick and terra cotta and displays a variety of fenestration and ornamentation.

The nine bays of this facade are divided at the building's base by simple pilasters that enframe the first floor and mezzanine levels. The ground floor has large plate glass windows designed to display merchandise, and the mezzanine level has windows consisting of small glass squares set in an iron grid. The entrance to the building has a double wood and glass door flanked by sidelights and capped by a transom. The segmentally arched windows of the second floor are surrounded by rusticated brick work that forms a pattern of radiating voussoirs above the arch. A terra cotta keystone has also been placed above these windows and the first floor pilasters have terra cotta egg and dart mouldings. Above the second floor is a simple cornice which visually separates the base of the building from warehouse floors above. The bays of these four floors are composed of paired one-over-one double hung windows separated by slightly projecting pilasters. The spandrels between the floors have bricks arranged in an ornamental pattern.

Above the windows on the sixth floor are large, "blind," semi-circular terra cotta arches with keystones. Within each arch is a single terra cotta disk surrounded by ornamental brickwork. Smaller terra cotta disks are also placed between the arches. The design is terminated by a terra cotta cornice with foliated brackets. The embellished elevation of Howard Street is briefly continued onto the building's south and north facades for the width of one bay.

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Inventory—Nomination Form

For MP6 use only  
repaired  
date entered

Continuation sheet

Item number

7

Page

2

The other facades of the building are faced in red brick and are devoid of detail save some corbelled belt courses, brick keystones above some windows, and two wall dormers. Windows on these facades are mostly paired casements. An open loading dock is located on the ground floor of the south facade.

The Holley-Mason Building is almost entirely unaltered. Aside from some deterioration of materials, the only noticeable change is at the storefront level where the plate glass windows have been boarded over.

## 8. Significance

Period	Areas of Significance—Check and justify below				
prehistoric	archeology-prehistoric	community planning	landscape architecture	religion	
1400-1499	archeology-historic	conservation	law	science	
1500-1599	agriculture	economics	literature	sculpture	
1600-1699	x architecture	education	military	social	
1700-1799	art	x engineering	music	humanitarian	
1800-1899	x commerce	exploration/settlement	philosophy	theater	
x 1900-	communications	industry	politics government	transportation	
		invention		other (specify)	

Specific dates 1905 Builder/Architect Albert Held--Architect

### Statement of Significance (in one paragraph)

The Holley-Mason Building is an important Spokane landmark that is significant for its architectural design and early use of reinforced concrete. It is also associated with a commercial concern notable in the city's early history.

Designed by the locally prominent architect Albert Held, the Holley-Mason Building was the first reinforced concrete building erected in the city of Spokane. Even more significantly, it is one of the very earliest reinforced concrete buildings in the entire state. Though the brick walls of the building reflect an age-old masonry tradition, the internal concrete floors and piers were quite advanced for their time. In many cases, the load bearing capacity for reinforced concrete had not been reliably established and construction during this period had a definite experimental quality. Other early reinforced concrete structures in the state include: the Sandberg Building (1908) in Tacoma and the Flatiron Building (1907, National Register property) in Bellingham. Both of these buildings have exposed concrete walls and a daring lack of ornamentation. An office building in Aberdeen, the Finch Building (1909), is similar to the Holley-Mason Building in that it is a concrete structure faced with ornamental terra cotta.

Due to its early use of this new technology, the Holley-Mason Building was also advertised as the city's first "fireproof" building. Indeed, the only flammable elements of the structure were the window casings and the maple floors laid on the first and second floors.

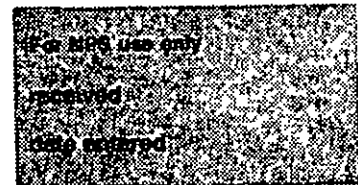
The Holley-Mason Building makes a vital aesthetic contribution to the streetscape of Spokane. The Howard Street elevation is beautifully articulated, one of the finest turn-of-the-century facades in the city. Compositionally, the building is typical of many early twentieth century commercial structures. The visually delineated storefront base supports several repetitively detailed upper floors and is terminated by a prominent cornice. In the case of the Holley-Mason Building, this facade arrangement is a bit overshadowed by the building's Second Renaissance Revival details. Another common feature of this period's commercial structures is a lack of ornamentation on the off-street elevations.

The Holley-Mason Hardware Company was established in 1885, under the original firm name of Newport and Holley. F.H. Mason bought an interest in the firm in 1888, at which time the company building was located on the southwest corner of Riverside Avenue and Howard Street. This building was destroyed by fire in 1889. The company then relocated to 118 Howard Street. The firm became the Holley-Mason and Marks Hardware Company when J.R. Marks bought an interest and consolidated it with his hardware concerns in Coeur d'Alene. Later, his interest was bought out and the firm took its present name, the Holley-Mason Hardware Company. The present building was built in 1905 at a cost of \$200,000.

When the Holley-Mason Company occupied the structure, each floor was used for a different class of stock: the basement was occupied by nails, barbed wire, bolts, and heavy material, the second floor housed sporting goods; the third floor had wagon and carriage

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number

8

Page

2

goods, the fourth floor had stoves; the fifth floor had home furnishing hardware, and the sixth floor had lightweight goods. The firm also published a catalog of their goods, which was among the largest in the Northwest

The trustees of the Holley-Mason Hardware Company were Frederic H. Mason, Francis J. Finucane, Gustave Reith, John D. Chickering, and Julius A. Havighorst. F.H. Mason died in 1913, leaving an estate of \$500,000 to his widow, Mollie H. Mason, and two daughters, Susan H. Bartleson and Helene Mason. Francis J. Finucane, who came to Spokane in the early 1900's to establish a branch of the Bank of Montreal, acquired an interest in the hardware company and eventually became its president. The Mason heirs sold their interest in the firm to Finucane and the other shareholders for \$600,000 in about 1915. In the 1920's, the firm consolidated with a national hardware company, Marshall Wells, in a deal involving \$3,000,000. The Marshall Wells Company remained in the building until it moved to its present location in the Jensen-Byrd Building. The Finucane family leased the building to the Forest Service until 1968, when it deeded the building to the city of Spokane. The title to the structure was only recently acquired by the present owners.

Architect

Albert Held was one of the "pioneer architects" of the Pacific Northwest. His practice spanned several decades and he was responsible for designing many of Spokane's finest buildings.

Albert Held was born in New Ulm, Minnesota, in 1866. His father was a contractor and Held was able to attend the University of Minnesota for two years, enrolling in technical courses. He began to work as a draftsman in his home state, but relocated to Spokane when he heard of the building opportunities following the great fire of 1889. He soon began to practice architecture and eventually became the first A.I.A. member in eastern Washington. His designs in Spokane include the Palouse Department Store, the North Central High School, the Realty Building, the Home Telephone Building, St. Luke's Hospital, the "new" gas works, an addition to Sacred Heart Hospital, the Webster School, the Lincoln School, the Knickerbocker Apartments, and the San Marco Apartments (a National Register property which also shows similar Renaissance detailing). Albert Held was also an active community member and he remained a prominent Spokane citizen until his death in 1924.

## 9. Major Bibliographical References

American Institute of Architects, Washington State Chapter, Monthly Bulletin, August 1924.  
"Big Deal Made In Hardware Firm," Spokane Spokesman-Review, Spokane, Washington, 1915.  
Blumeson, John J.G., Identifying American Architecture: A Pictorial Guide To Styles And Terms, 1600-1945, New York, W.W. Norton & Co., Inc., 1977.

(continued)

## 10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Spokane Northwest

Quadrangle scale 1:24,000

UTM References

A 

1	1
---	---

4	6	8	4	7	0
---	---	---	---	---	---

5	2	7	7	8	4	0
---	---	---	---	---	---	---

  
Zone Easting Northing

B 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

  
Zone Easting Northing

C 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

D 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

E 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

F 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

G 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

H 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

Verbal boundary description and justification Lots 1, 2, and 3, Block 29, Railroad Addition.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state n/a code county code

## 11. Form Prepared By

name/title Glen A. Cloninger, Architect Edited by Mark L. Brack  
O.A.H.P.

organization Glen A. Cloninger & Associates date June 29, 1983  
Suite 103A Taplo Office Center

street & number South 104 Freya telephone (509) 535-3619

city or town Spokane state Washington 99202

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

state national X state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

State Historic Preservation Officer signature

title date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

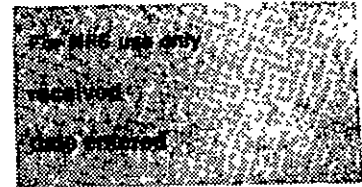
Attest

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number

9

Page

2

Durham, N W , editor History Of The City Of Spokane And Spokane Country, Washington; From Its Earliest Settlement To The Present Time, Vol. 3, S J. Clarke Publishing Company, Spokane, Washington, 1912.

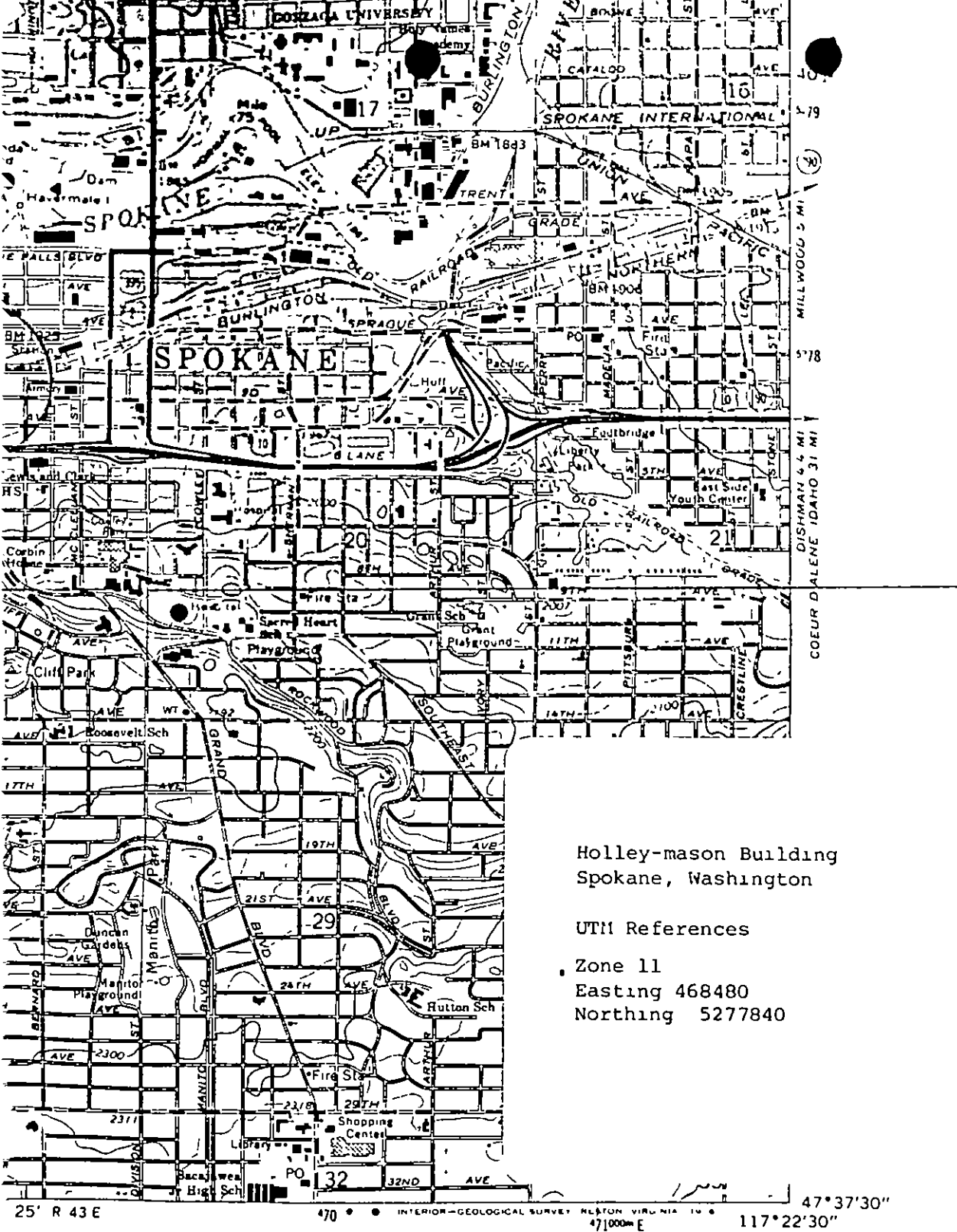
Historic Landmarks Survey, A Report And Site Inventory Of Spokane's Historic Resources, City Plan Commission, Spokane, Washington.

"Marshall Wells Combine," Spokane Daily Chronicle, Spokane, Washington, 1930.

"Spokane's First Reinforced Concrete Building," Spokane Spokesman-Review, Spokane, Washington, 1905.

"The Western Architect," Spokane Illustrated, September, 1908.

Copies of Deeds and Leases, Transamerica Title Insurance Company, Spokane, Washington, 1983



Holley-mason Building  
Spokane, Washington

UTM References

Zone 11

Easting 468480

Northing 5277840

1 MILE



QUADRANGLE LOCATION

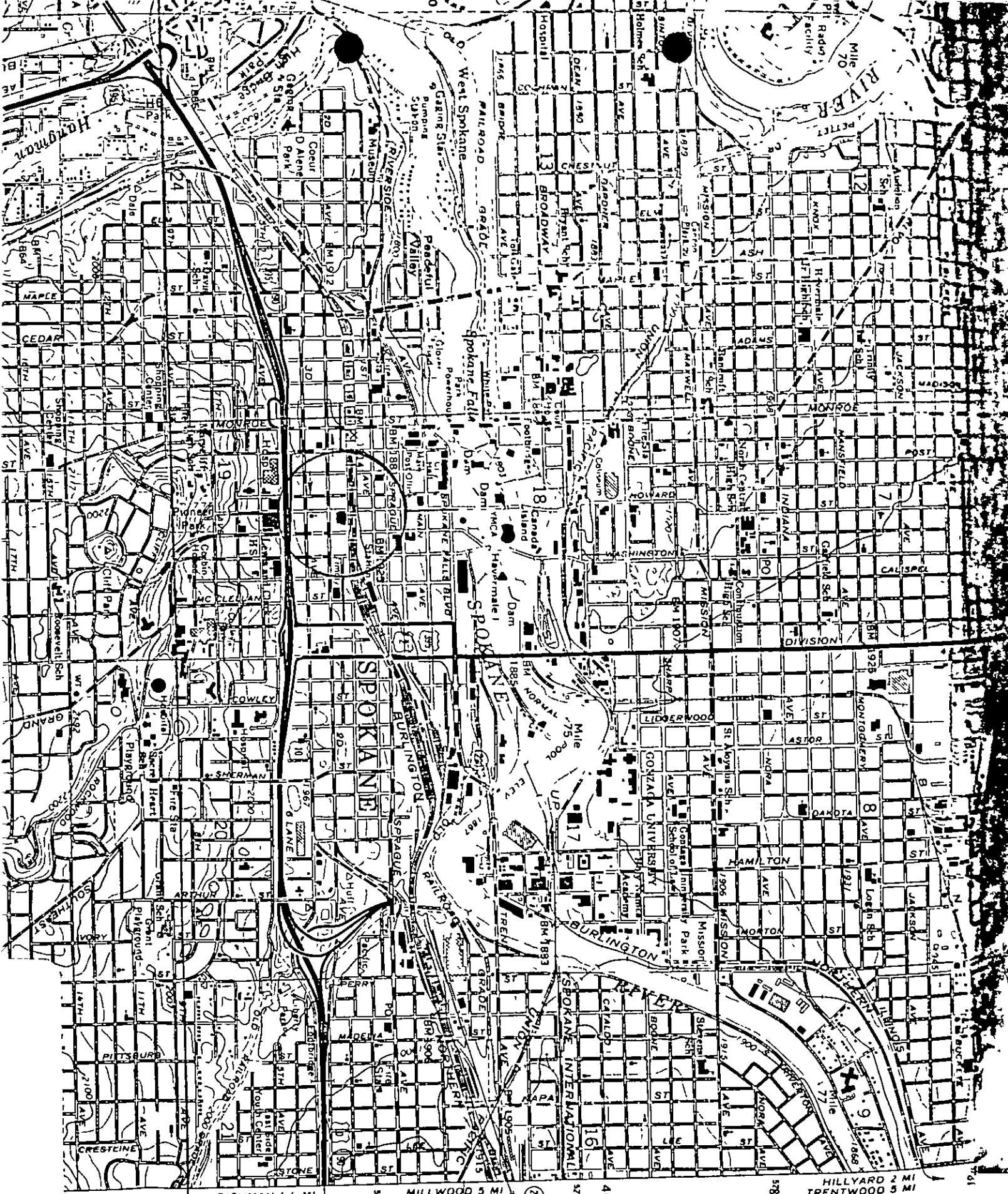
#### ROAD CLASSIFICATION

Primary highway hard surface \_\_\_\_\_ Light duty road hard or improved surface \_\_\_\_\_  
Secondary highway hard surface \_\_\_\_\_ Unimproved road \_\_\_\_\_  
○ Interstate Route □ U S Route ○ State Route

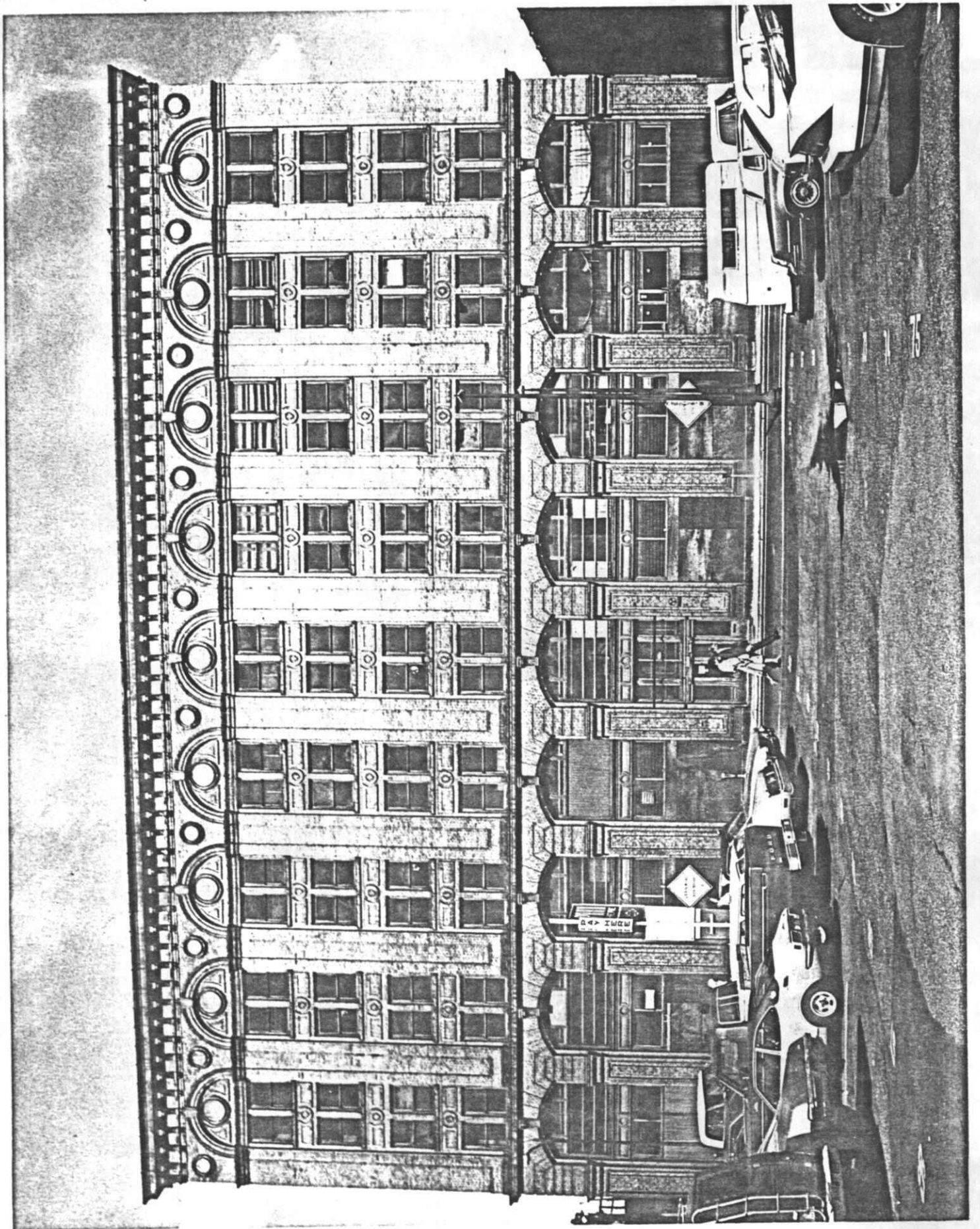
**SPOKANE NW, WASH**  
NW 1/4 SPOKANE 15 QUADRANGLE  
N4737 5—W11722 5/7 5

1974

AMS 2579 III NW—SERIES V891



DISHMAN 4.4 MI  
COEUR D'ALENE IDAHO 104 MI  
MILLWOOD 5 MI  
HILLYARD 2 MI  
TRENTWOOD 5 MI

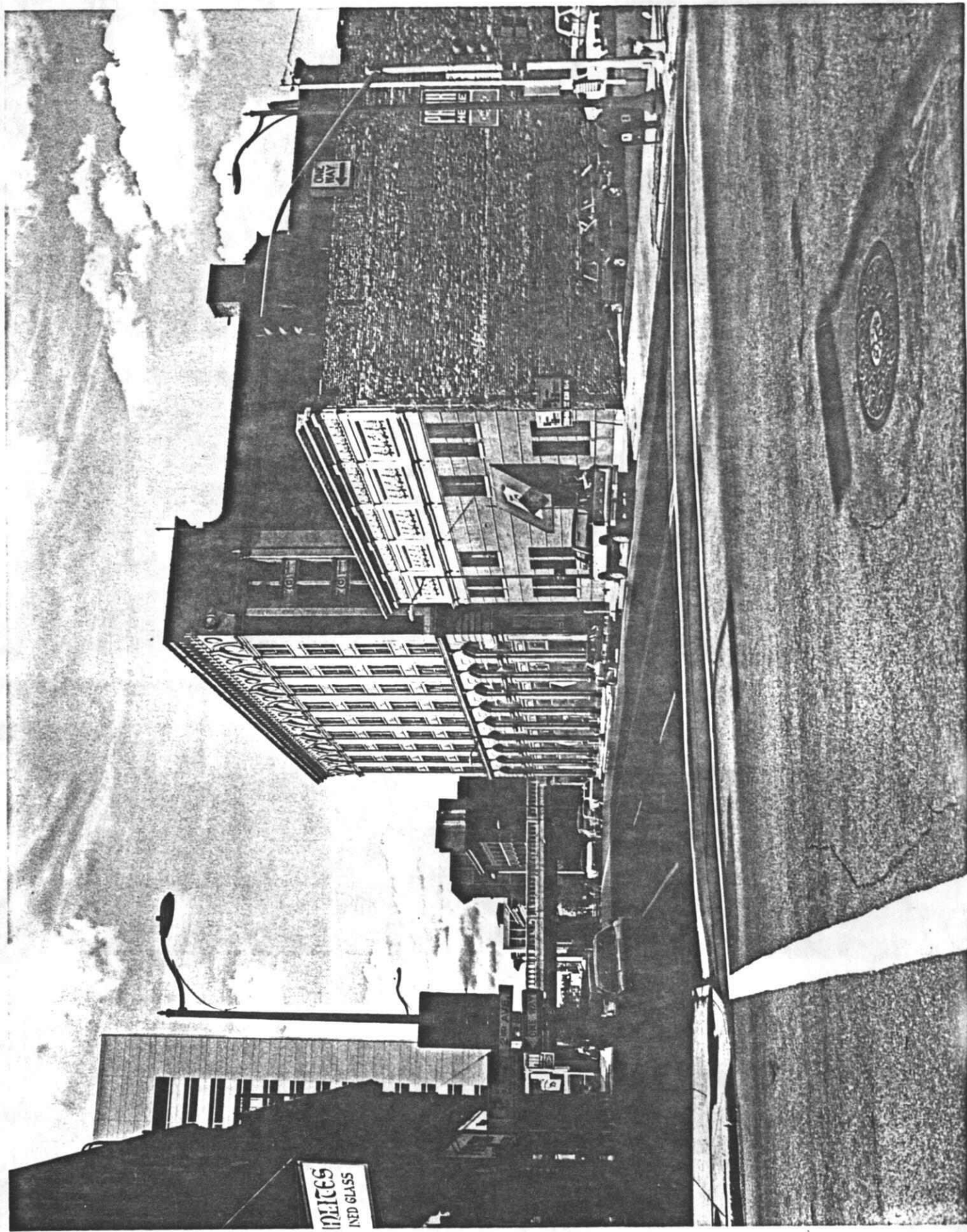


Holley-Mason Building  
Spokane, Washington

Mark L. Brack  
July, 1983

Washington State Office of Archaeology  
and Historic Preservation

Main (west) facade, facing east



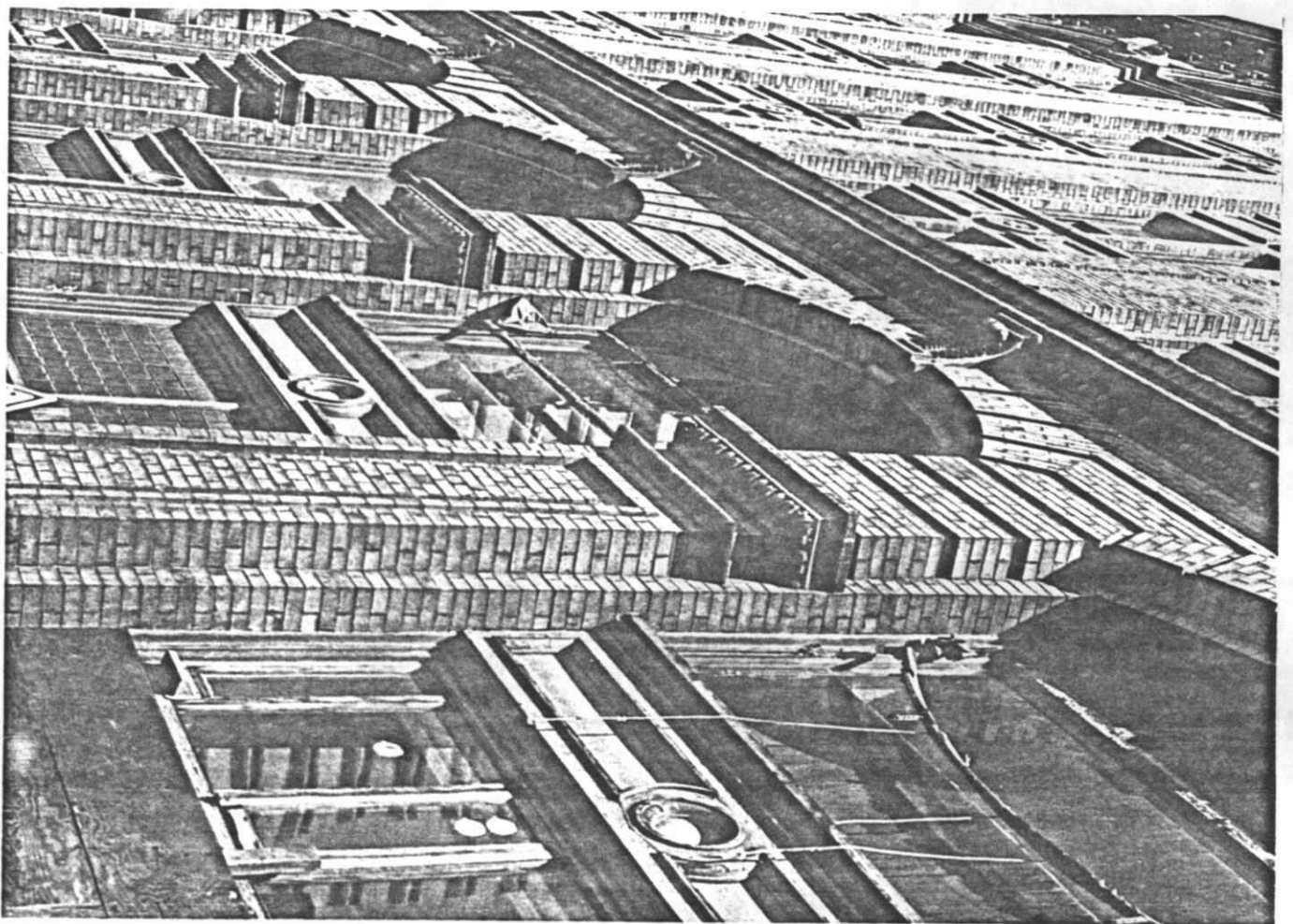
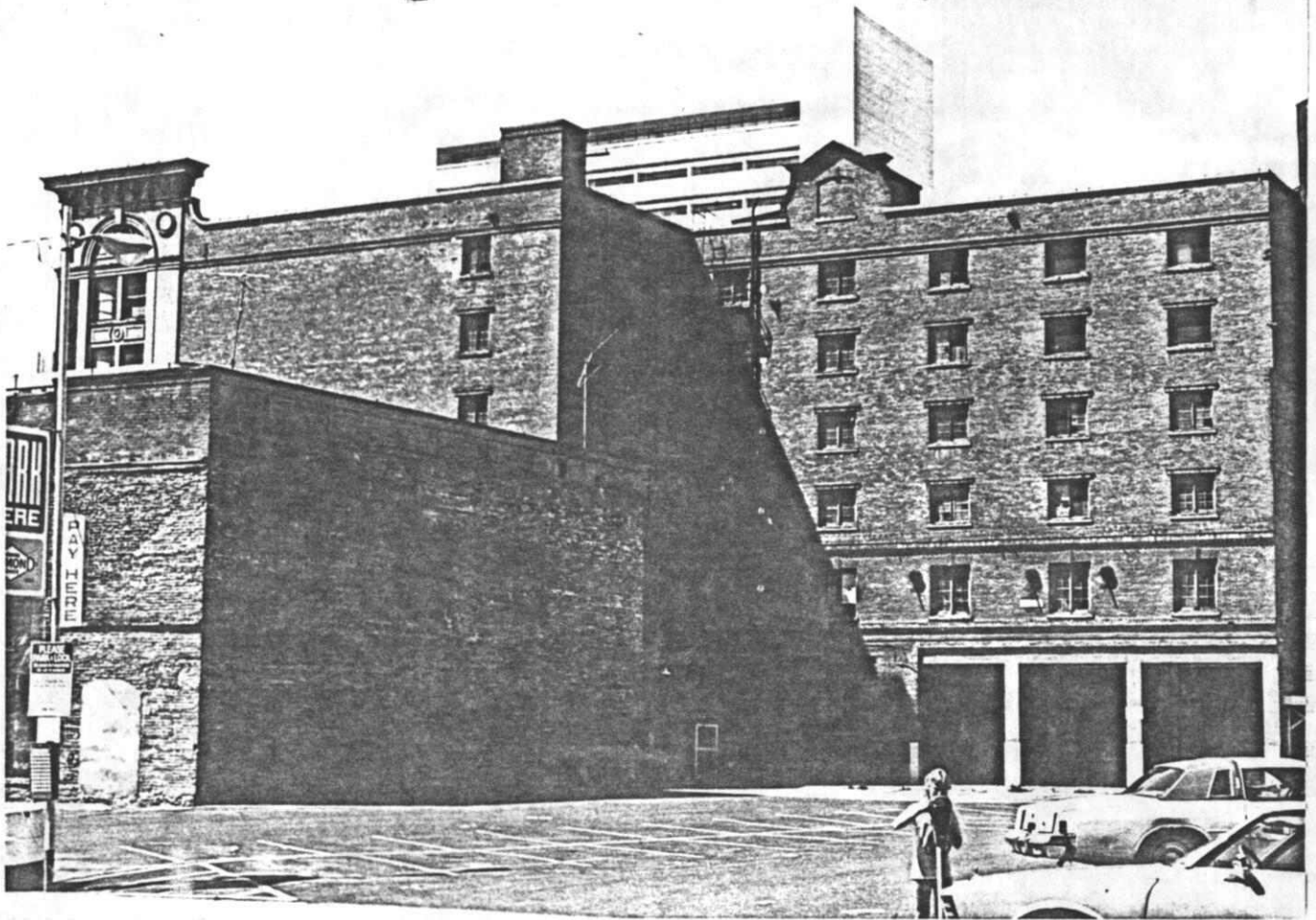
Holley-mason Building  
Spokane, Washington

Mark L. Brack

July 1983

Washington State Office of Archaeology  
and Historic Preservation

Howard Street, west and south facades of the  
Holley-Mason Building, facing north



Holley-Mason Building  
Spokane, WA

South elevation

Holley-Mason Building  
Spokane, Washington

Glen Cloninger

June 1983

Washington State Office of Archaeology  
and Historic Preservation

South Facade, facing northwest

3 of 5

Holley-Mason Building  
Spokane, WA

Brickwork and

Holley-Mason Building  
Spokane, Washington

Glen Cloninger

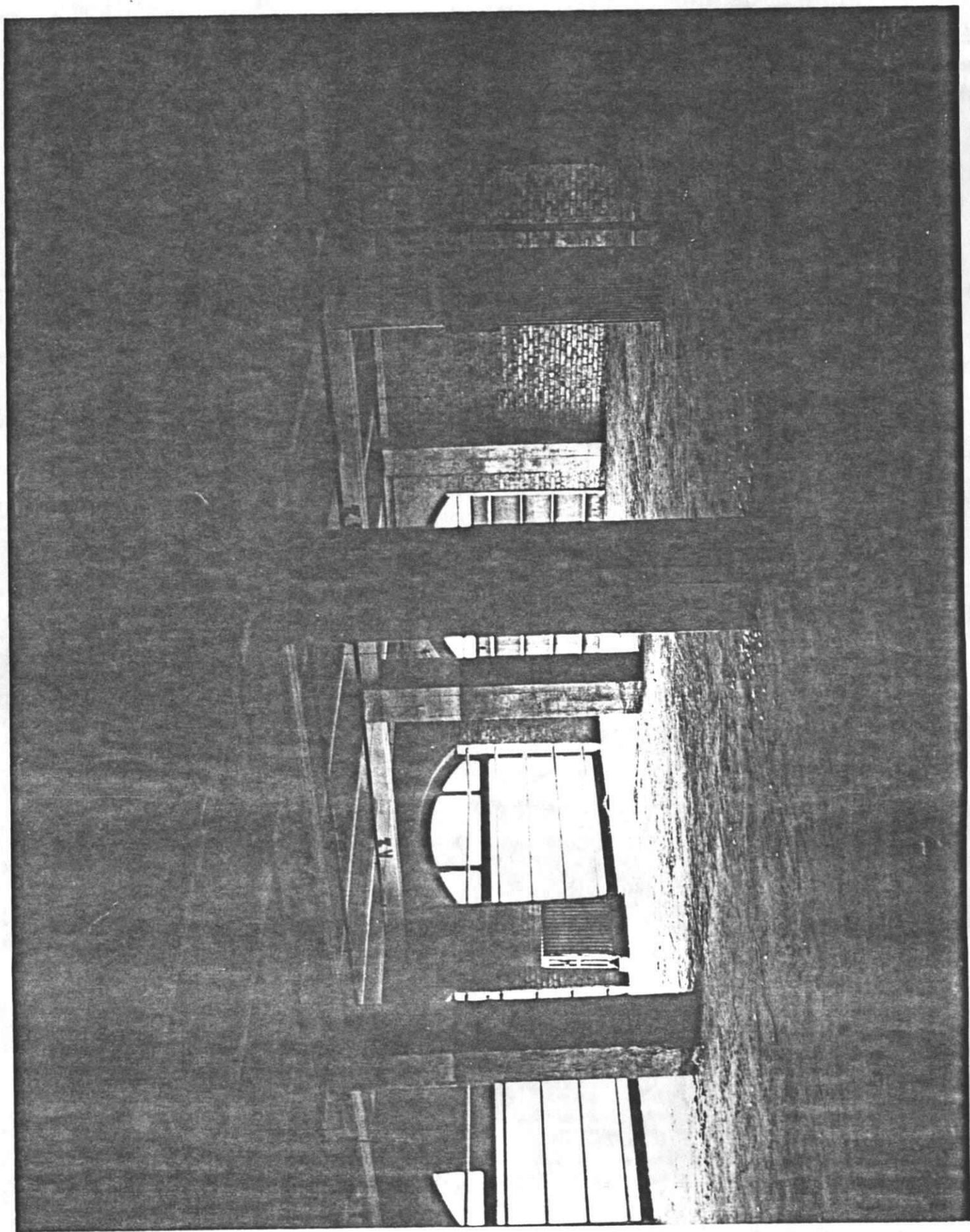
June 1983

Washington State Office of Archaeology  
and Historic Preservation

West facade, detail of brick and terra  
cotta work

4 of 5

Glen Cloninger  
6/83



Holley-Mason Building  
Spokane, Washington

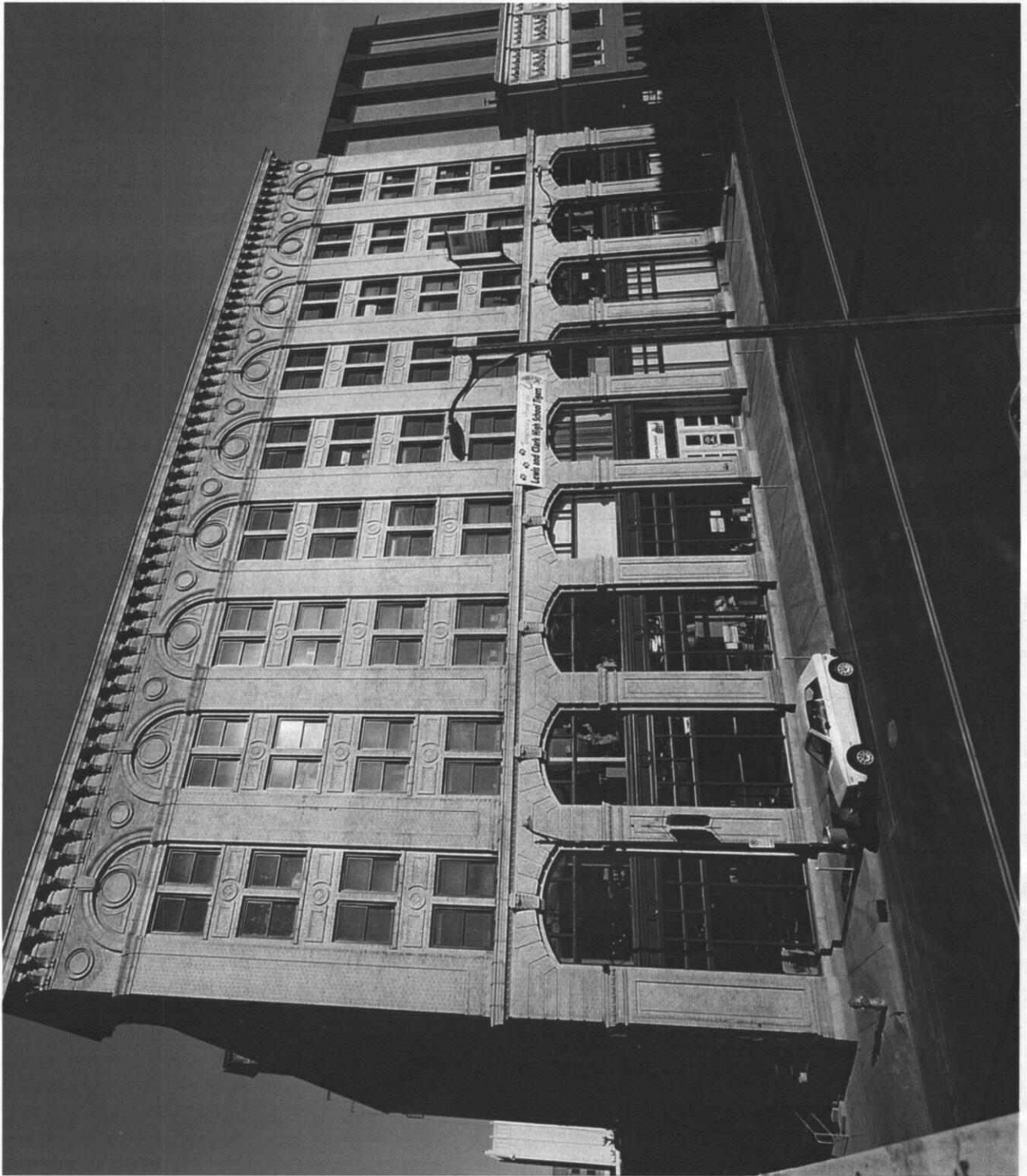
Mark L. Brack  
July 1983

Washington State Office of Archaeology  
and Historic Preservation

Interior: second floor showing reinforced  
concrete structural system



**Holley-Mason Building  
Before**



**Holley-Mason Building  
After**



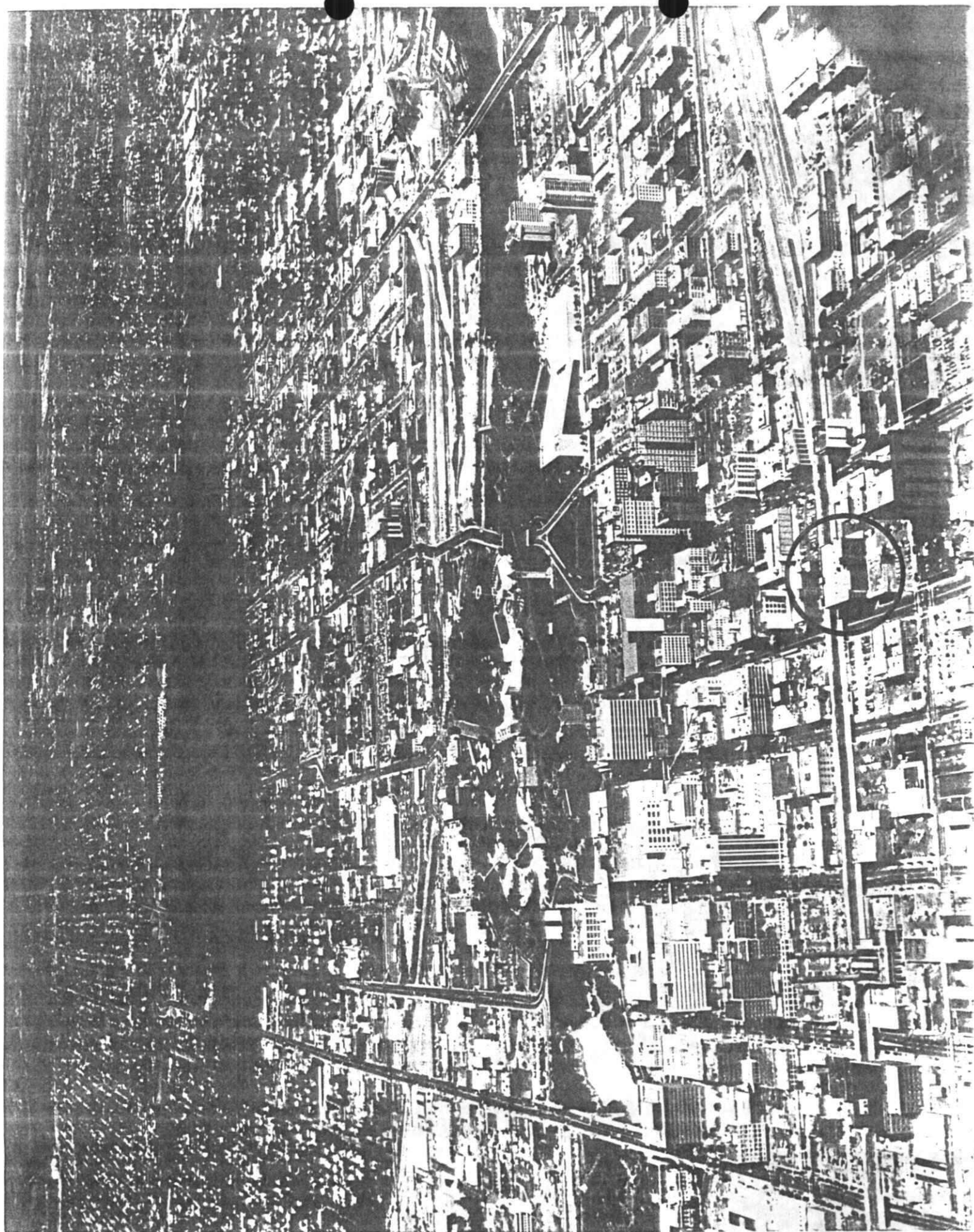
**Holley-Mason Building  
Before**

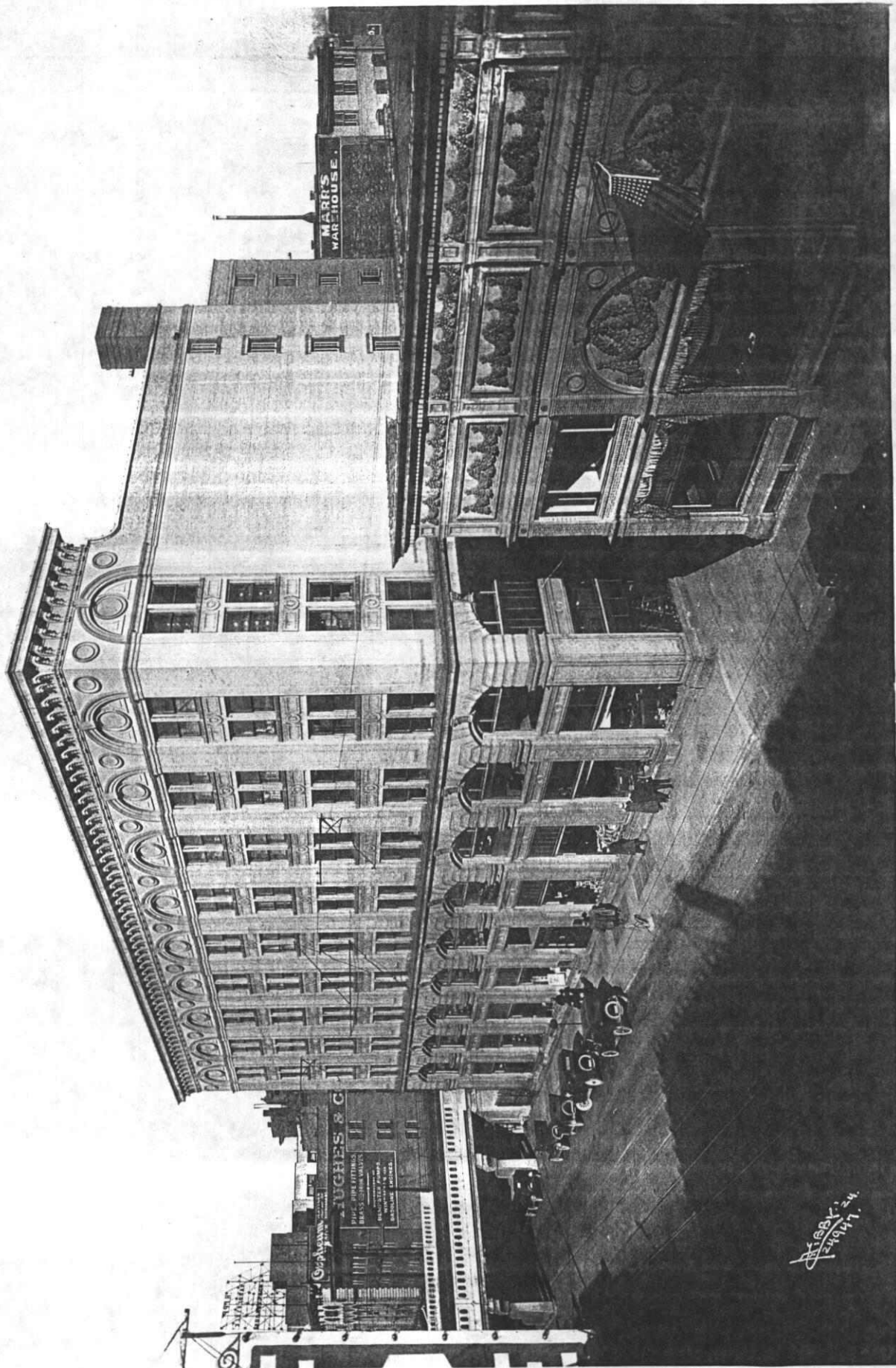


**Holley-Mason Building  
After**



**Holley-Mason Building  
Before**





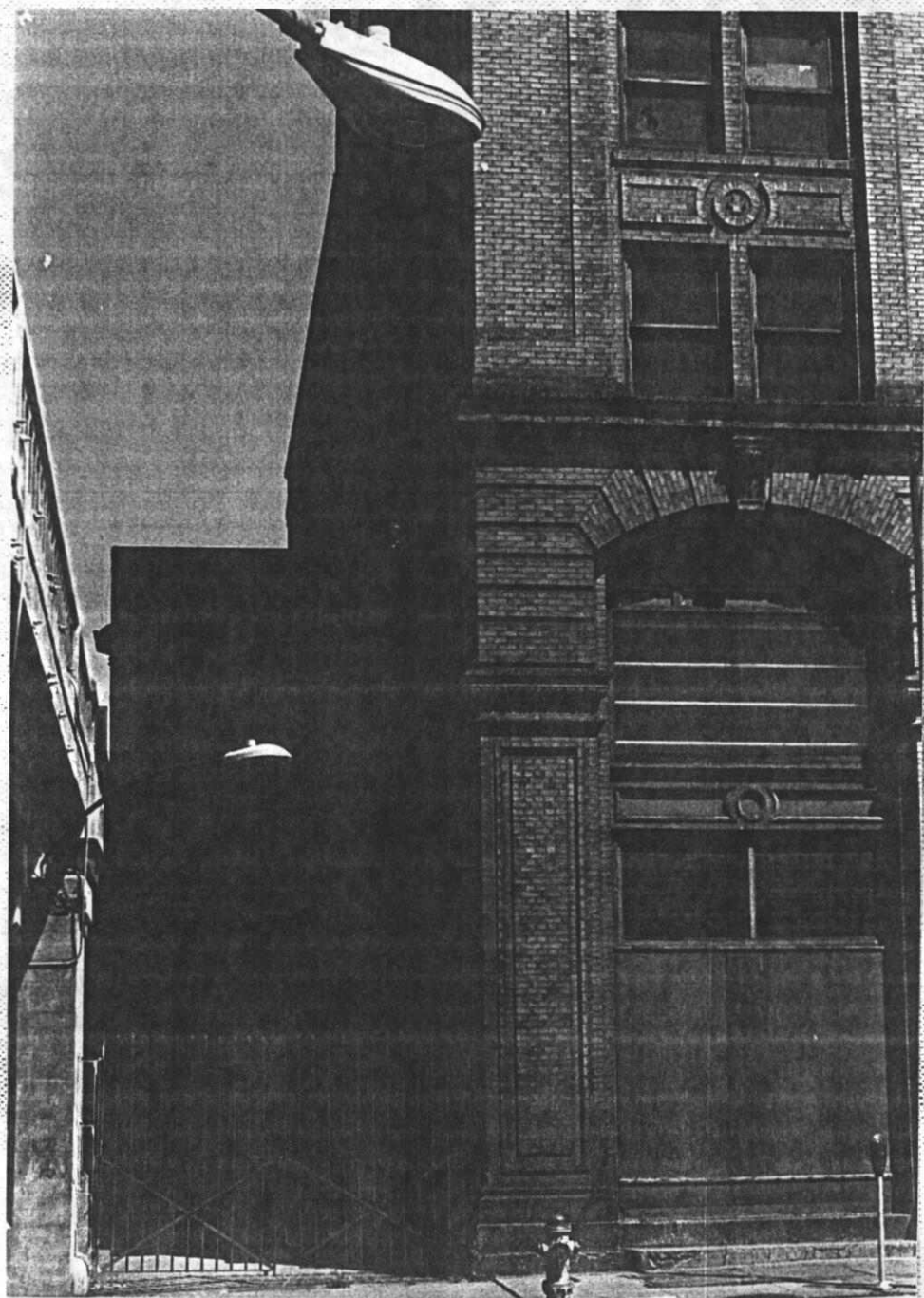
1884  
40/47, 24

HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger

June, 1983

Negative filed at Libby Photographers  
Historical view, southwest elevation  
of 1

*King Mason  
House*



*Holley-Mason Building  
Spokane, Wa.*

*North side of building  
view of railroad trestle*

HOLLEY-MASON BUILDING

Spokane, Washington

Glen Cloninger

June, 1983

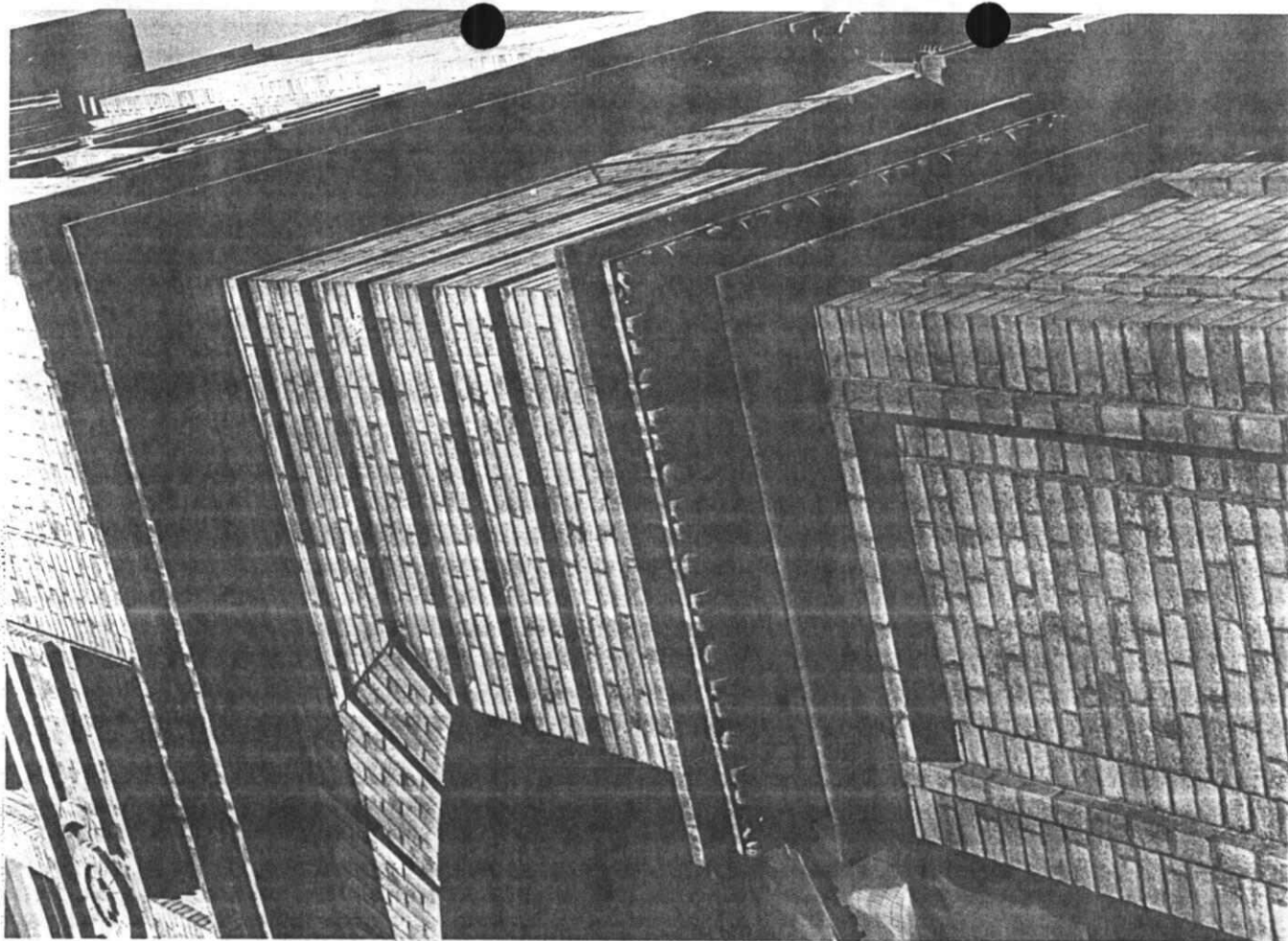
Negative filed @ Glen Cloninger & Asso.

North side of building, view of

R.R. trestle

2 of 11

*Glen Cloninger  
6/83*



Holley Mason Building

Detail of Brickwork

HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger  
June, 1983  
Negative filed @ Glen Cloninger & Asso.  
Detail of brickwork

3 of 11

Glen Cloninger  
6/83

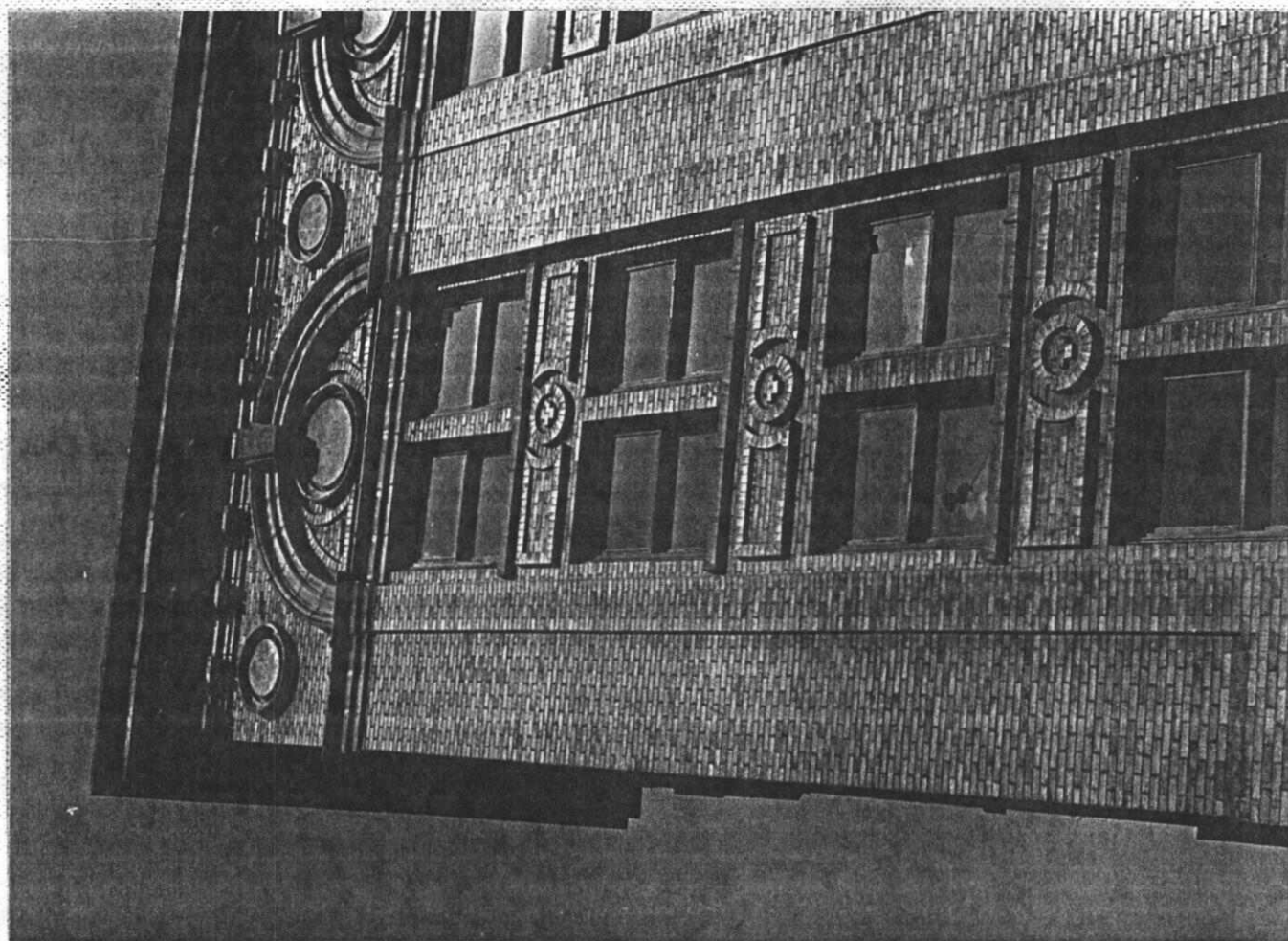
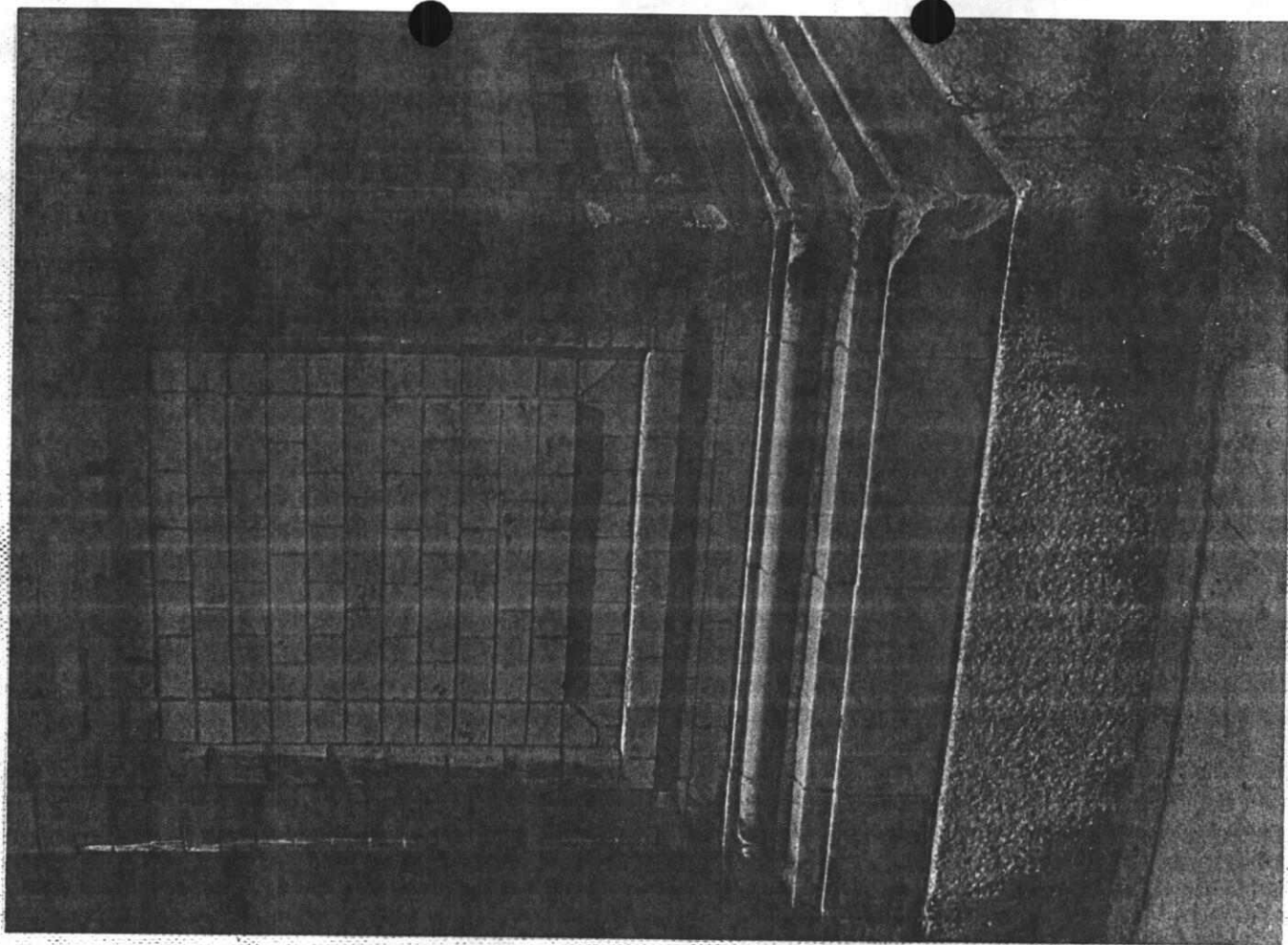
Holley-Mason Building  
Spokane, Wa.

Brick work and cornice detail

HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger  
June, 1983  
Negative filed @ Glen Cloninger & Asso.  
Brickwork and cornice detail

4 of 11

Glen Cloninger  
6/83



Holley-Mason Building  
Spokane, WA.

Detail of brick and terra cotta

HOLLEY-MASON BUILDING

Spokane, Washington

Glen Cloninger

June, 1983

Negative filed @ Glen Cloninger & Asso.

Detail of brickwork & terra cotta

5 of 11

Glen Cloninger  
6/83

Holley-Mason Building  
Spokane, WA.

Detail of a mild soap solution  
cleaning of brick

HOLLEY-MASON BUILDING

Spokane, Washington

Glen Cloninger

June, 1983

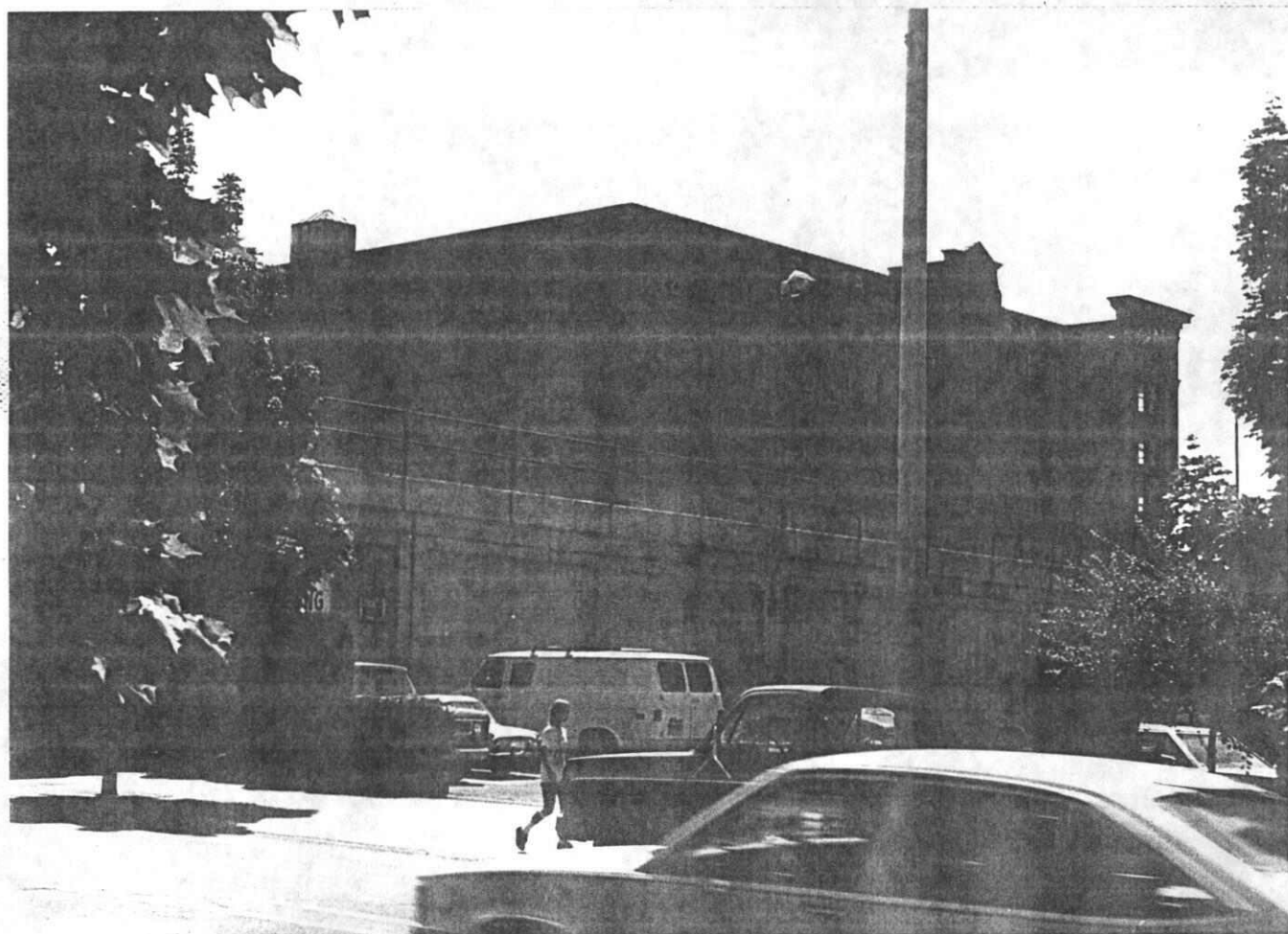
Negative filed @ Glen Cloninger & Asso.

Detail of a mild soap solution

cleaning of brick

6 of 11

Glen Cloninger  
6/83



Holley-Mason Building  
Spokane, Wa.

East elevation

Glen Cloninger  
6/83

HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger  
June, 1983  
Negative filed @ Glen Cloninger & Asso.  
East elevation

7 of 11

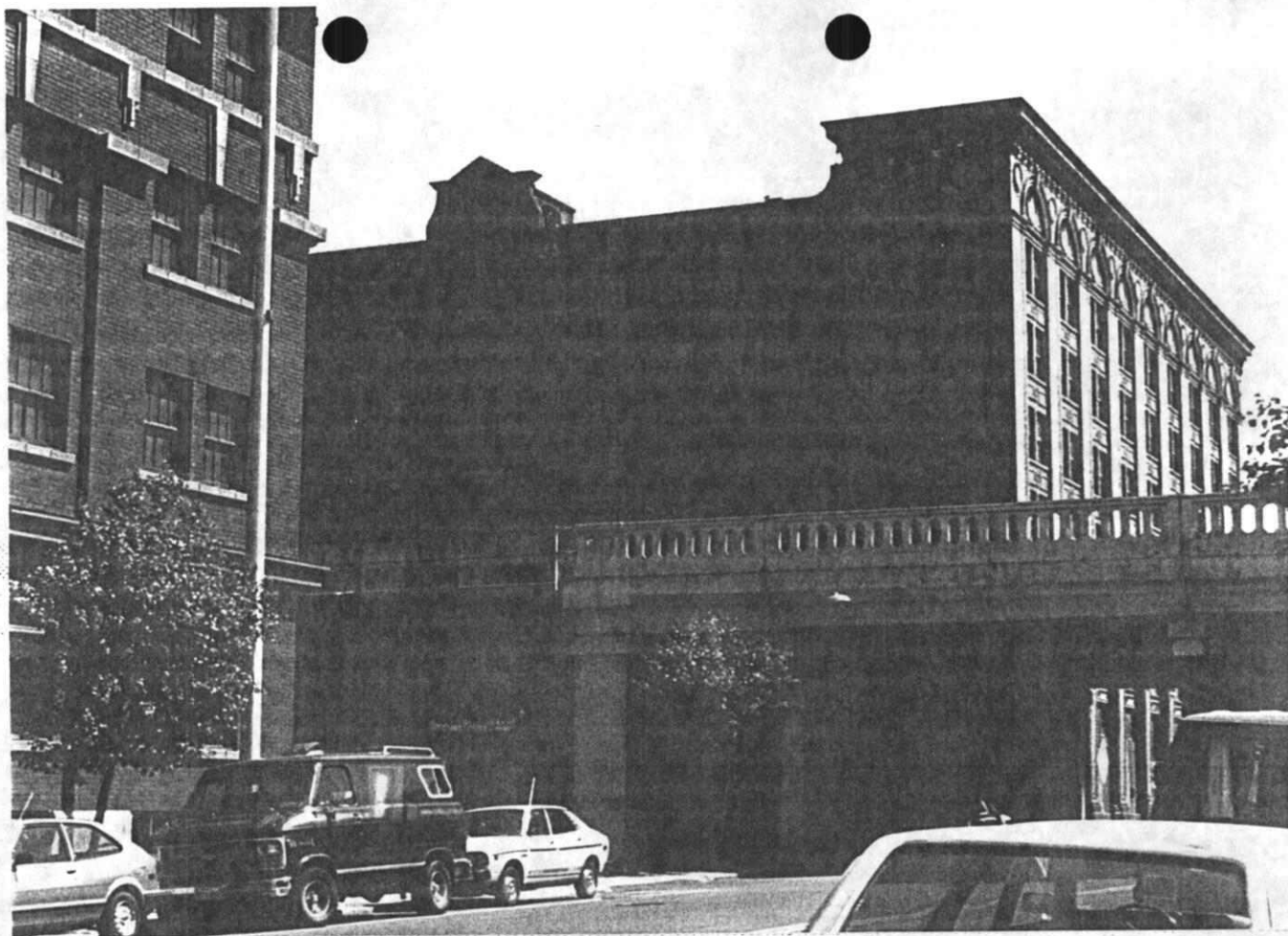
Holley-Mason Building  
Spokane, Wa.

North elevation

Glen Cloninger  
6/83

HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger  
June, 1983  
Negative filed @ Glen Cloninger & Asso.  
North elevation

8 of 11



Holley - Mason Building  
Spokane, Wa.

Northwest elevation

Glen Cloninger  
6/83

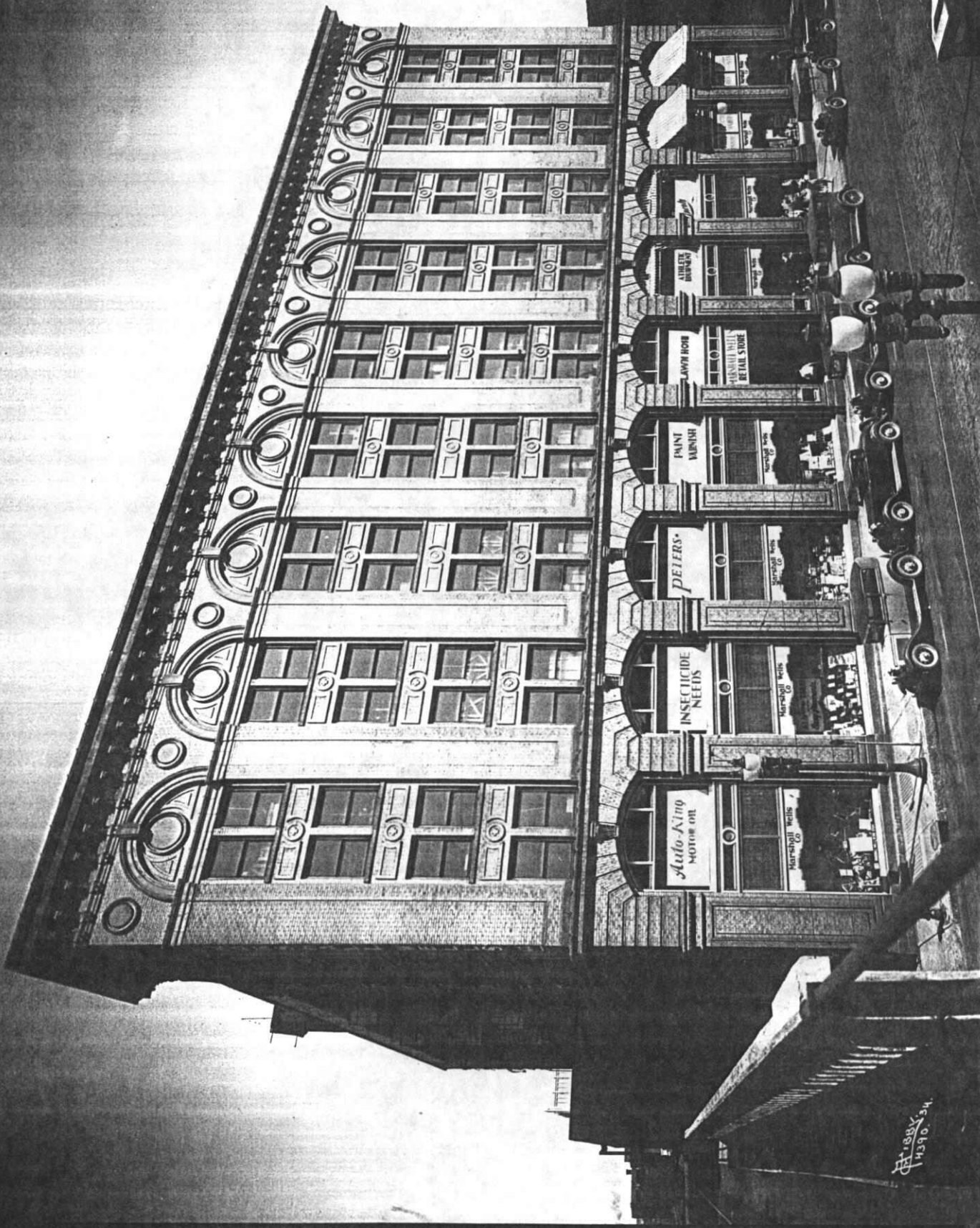
HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger  
June, 1983  
Negative filed @ Glen Cloninger & Asso.  
Northwest elevation  
10 of 11

Holley - Mason Building  
Spokane, Wa.

West elevation, Howard Street entrance

Glen Cloninger  
6/83

HOLLEY-MASON BUILDING  
Spokane, Washington  
Glen Cloninger  
June, 1983  
Negative filed @ Glen Cloninger & Asso.  
West elevation, Howard Street entrance  
11 of 11



1884  
1890-34

Holley-Mason Building  
In 1934