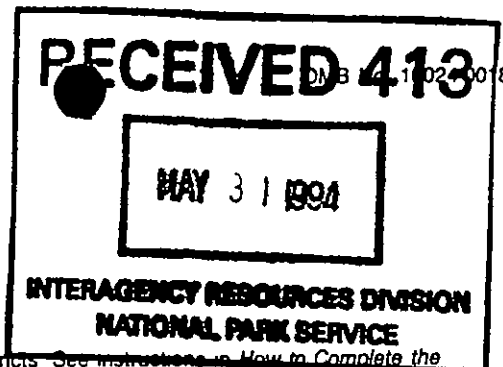


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

32-2835

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RECEIVED
APR 15 1997
Archaeology and
Historic Preservation



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Kemp & Hebert Building

other names/site number Liberty Furniture Store

2. Location

street & number 404 West Main Avenue ☐ not for publication

city or town Spokane ☐ vicinity

state Washington code WA county Spokane code 063 zip code 99201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally (☐ See continuation sheet for additional comments)

Greg M. Sampson, SHPO 5/11/94
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria (☐ See continuation sheet for additional comments)

Signature of certifying official/Title Date

State or Federal agency and bureau

4 National Park Service Certification

I hereby certify that the property is

- ☒ entered in the National Register
☐ See continuation sheet
- ☐ determined eligible for the National Register
☐ See continuation sheet
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other, (explain) _____

Signature of the Keeper

Edson A. Beall

Entered in the National Register 7.1.94

Date of Action

Kemp & Hebert Building
Name of Property

Spokane County, WA
County and

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed
in the National Register**

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: department store, specialty
store

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival
Chicago

Materials
(Enter categories from instructions)

foundation
walls BRICK
roof
other TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Kemp & Hebert Building
Name of Property

Spokane County, WA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our 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 or history

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is

- ☐ **A** owned by a religious institution or used for religious purposes
- ☐ **B** removed from its original location
- ☐ **C** a birthplace or grave
- ☐ **D** a cemetery
- ☐ **E** a reconstructed building, object, or structure
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1908-1940

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Kemp, Charles J.; Hebert, Henry H.

Cultural Affiliation

Architect/Builder

Jones, Alfred

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository

Kemp & Hebert Building
Name of Property

Spokane County, WA
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1	1 1	4 6 8 6 6 0	5 2 7 8 3 4 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Resurvey and Addition to Spokane Falls E 58.11 Ft Lt 9 & All Lt 10, Blk 9 inc S 1/2 Alley

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet) N/A

11. Form Prepared By

name/title Sally R. Reynolds

organization Consultant, Planning & Historic Pres. date July 30, 1993

street & number 7015 East 44th telephone (509) 448-0311

city or town Spokane state WA zip code 99223

Additional Documentation

Submit the following items with the completed form

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name Shannon Ahern & Chris O'Hara/Auntie's Bookstore & Cafe

street & number 313 West Riverside telephone 838-6242, 838-0206 (509)

city or town Spokane state WA zip code 99201-0249

Paperwork Reduction Act Statement This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement Public reporting burden for this form is estimated to average 181 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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MAY 31 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

The Kemp & Hebert Building
Spokane County, WA

Description

Rising four stories in height, the Kemp & Hebert building dominates the intersection of Main Avenue and Washington Street in Spokane's Central Business District. Completed in 1908, the Kemp & Hebert occupies a double lot in what was once considered Spokane's commercial core, and claims a long tradition of retail sales use. The Kemp & Hebert has an exterior surface of pale red pressed brick with glazed terra cotta trim. Its wood frame and masonry construction reflects a building technology that was still widely in use in the Inland northwest in 1908. On the interior, massive wood posts and beams have plaster surfaces. Quality materials and skillful workmanship are evident in this structure that exhibits elements of both Neo-Classical design and the Chicago School Style. Fenestration is entirely symmetrical, with window spandrels separated by piers that rise from the second level to the projecting cornice. The street level consists of five store-front bays that have seen minimal alteration over time. The second and fourth bays contain the main entrances. The east elevation duplicates the primary facade but is longer with six bays, and has only one entry. Although display glass has been replaced, and louvered panels have been substituted for leaded glass transoms, general configuration and entryways are unchanged. Above street level, original wood-frame sash windows have been covered with louvered panels but are intact. On the west, a solid brick wall has been exposed by removal of an adjacent building. On the north, the brick-faced alley wall, with evenly spaced window openings, is original. In good condition, the building was fully occupied until 1987, and leased for limited use until recently.

Located on a double lot on the northwest corner of the intersection, the Kemp & Hebert has a south or primary elevation that is 118 feet wide. Finished in an identical manner, the east elevation is 150 feet long, ending at the alley that separates it from the Caputo, a 1907 four-story brick building. In an area of street-level parking lots and low-rise buildings, the Kemp & Hebert has views that extend to Riverfront Park and the Opera House.

Five bays of equal size comprise the primary facade's storefront spaces and consist of large plate glass windows

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

The Kemp & Hebert Building
Spokane County, WA

Description (continued)

over low brick bulkheads, separated by narrow, terra cotta-faced piers. Larger columns, with similar panels of glazed terra cotta, anchor the corners. Transom spaces have been covered with louvered panels. Early photographs indicate the transoms consisted of small leaded glass squares similar to the prism glass that was a popular transom style for several downtown buildings in this era.

Above the louvered panels, a continuous horizontal band of brick in stretcher bond marks the beginning of the second floor. The band contains a stringcourse and, at end bays, corbels support second-floor lintels. From the second through the fourth floors fenestration is symmetrical, consisting of ten identical rectangular window openings at each level. The central portion of the facade, six windows wide, is stepped-back, with piers rising to flat arches above fourth floor windows. On the protruding side bays, two windows at each level are framed by piers with vertical brickwork that consists of both honeycomb and header masonry designs. On these windows, fourth floor arches are segmental. All fourth floor windows have prominent brick keystones. The remainder of the windows have plain brick surrounds and slender stone sills. Wood frame one-over-one sash windows have all been covered with louvered panels.

The classical cornice consists of a brick frieze, with alternate bricks indented, and a projecting corona supported by a series of box modillions. Consoles also support the corona at end bays. Above the cornice, a parapet with plain coping conceals a flat roof.

The indented entryways at street level have a series of plate glass entry doors framed with wood, and topped with plain glass transoms. Above the transoms is a frieze of classical foliate design. The wood is finished in a dark stain. Metal hardware and kick plates are plain. Above each entry, a contemporary awning covers a projecting canopy with exposed beams. The canopies have decorative support brackets of scrolled wrought iron. A wrought-iron fire escape descends the center of the facade.

The longer east elevation on Washington Street is similar to the primary facade, but with additional windows, a sixth bay

National Register of Historic Places Continuation Sheet

Section number 7, 8 Page 4

The Kemp & Hebert Building
Spokane County, WA

Description (continued)

On the fourth floor, a large square skylight is located south of the stairway wall. Coved ceiling moldings, plain classical columns, and balustrades frame the space below. At one time this centrally located atrium was open at each level, bringing daylight from the skylight to the first floor. Old photographs show railings surrounding the lightwell, providing a focal point for display purposes. During the Christmas season, the space was filled with a huge Christmas tree extending the full height of the atrium.

Statement of Significance

The Kemp & Hebert building, the primary retail store for one of the Northwest's most successful dry goods establishments, is significant for its association with the commercial development of Spokane and the Inland Northwest. Representative of the quality of commercial and public buildings being erected in Spokane's early 1900s' building boom, the Kemp & Hebert, designed by architect Alfred Jones, is also architecturally important. This nearly intact structure, while not dramatic, is stylistically pleasing and exhibits excellent workmanship and consideration for detail. This building is also worthy of recognition for its association with pioneer Spokane businessmen Charles J. Kemp and Henry H. Hebert.

Association with events: Since the City's beginnings, retail sales have been a cornerstone of Spokane's economy, drawing patrons from an extensive geographic area. The Kemp & Hebert, until its closure in 1940, was one of Spokane's oldest and most respected department stores. From a small, two-man Spokane haberdashery, the Kemp & Hebert Corporation grew to include one of the largest retail and wholesale dry goods companies in the Northwest.

Spokane's first permanent store opened in the fall of 1873 in a one-room wood frame structure. With an order of goods from Portland, founding father James N. Glover brought Cyrus F. Yeaton from Salem to run the business. Eventually, Glover bought Yeaton out. From this simple beginning,

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The Kemp & Hebert Building
Spokane County, WA

Statement of Significance (continued)

relying mostly on trade with local Indians, Spokane's economy grew, fueled by the arrival of the railroads and the development of the Coeur d'Alene mines. By 1887, retail merchants claimed a five million dollar annual business. Two years later, when the Great Fire of 1889 struck, Spokane had two general department stores, W. J. Dunton's, and Loewenberg Brothers. The extent to which the Fire stimulated the economy and brought settlers is well-recognized today and it was in this post-fire business climate that Kemp & Hebert emerged.

Charles Kemp and Henry Hebert opened their business in 1892 in the 25-foot front storeroom of the Green Block on Riverside Avenue (just east of today's Old National Bank). Their stock, limited to men's clothing and accessories, was purchased from a bankrupt Cheney enterprise. In 1895, they added two employees, and later leased an adjacent storeroom, expanding their stock to include general dry goods.

Steady growth followed, and in 1908 they formed the Kemp & Hebert Corporation in conjunction with the opening of their new four-story building on the northwest corner of Main and Washington. The site they chose, just one block north of Riverside and Washington, then considered downtown Spokane's "million-dollar corner", reflected the extent of their economic success and investment potential. Anticipated to be the business core of Spokane, the area drew August Paulsen who erected his eleven-story office building one block west, and with their mining fortune, Levi and May Hutton who chose to build one block to the south. When Frank Culbertson failed in his effort to acquire retail space in the same area, Culbertson's department store moved to Main and Wall near Kemp & Hebert's two other major retail competitors, the Crescent, and the Palace, eventually pulling the retail core to the west of the Riverside and Washington corner.

Operating their business on a cash only basis, Charles Kemp and Henry Hebert built on their solid reputation and, despite the end of Spokane's great 1900 to 1910 growth spurt, continued to enlarge. The 1920s saw the firm expand its interests both in Spokane and throughout Central

National Register of Historic Places Continuation Sheet

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The Kemp & Hebert Building
Spokane County, WA

Statement of Significance (continued)

Washington. In 1925, the Kemp & Hebert Corporation purchased the R. J. Hurd and Company clothing store at 503 West Riverside. In early 1928, they acquired the Columbia Department Store in Wenatchee, and reopened it in Wenatchee's new Hotel Columbia. Later that year, they bought out the Emporium Dry Goods store in Yakima, converting it to a "Kemp & Hebert's", and then completed a similar business transaction in Walla Walla. The expansion coincided with the construction of Kemp & Hebert's new Spokane warehouse on Trent east of Division, marking the entry of the firm into the wholesale sales business. Four stories tall, and constructed of brick and concrete, the warehouse was designed by renowned Spokane architect G. A. Pehrson at a cost of over \$75,000. Almost unchanged, today it stands in an area of business regeneration. In 1930, Kemp and Hebert acquired control of Spokane's eminent Palace department store, founded in 1890 by Weil and Sawyer. The Palace occupied the six-story 1907 building, since modernized, that is Nordstrom's today.

Kemp & Hebert weathered the depression years, shedding assets such as the Hurd store, sold in 1933. A 1935 newspaper article lists it among Spokane's "business institutions" along with such enterprises as the Davenport Hotel, Crescent, Dodson's, John W. Graham's, Jensen-Byrd, and Arthur Jones & Company. Kemp & Hebert remained open at its Main Avenue location until 1940. A year later, its surviving founder, seventy-five-year-old Henry Hebert, died. The corporation continued to operate under the direction of president and general manager of the Palace, Robert C. Nelson. In 1951, the Palace stock was sold to Allied Stores Corporation, then owners of Washington State's Bon Marche stores.

The Kemp & Hebert Building was unoccupied for four years, from 1940 to 1944, until brothers Abe and Meyer Levitch purchased it and moved their Liberty Furniture Store to the site. A Spokane business dating from 1917, the Liberty Furniture Company operated a thriving retail business from the building until the mid-1980's. Under the management of the original owners' heirs, David and Harry Levitch, the business opened a Shadle Center branch in 1961. The

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The Kemp & Hebert Building
Spokane County, WA

Statement of Significance (continued)

business was dissolved with the closure of the downtown store in 1986.

Architectural significance: The Kemp & Hebert building is important as a representative example of the quality of commercial construction and design that took place during Spokane's wealthiest and most expansive era. The parent store for a retail business that was one of the largest in Washington State, it was the only structure in the corporation's holdings designed and constructed from its outset for Kemp & Hebert's retail trade.

The commercial evolution of Spokane and its retail sales business coincided with the architectural development of the City. Spokane's first great building boom, which both preceded and followed the fire of 1889, ended with the Panic of 1893. By 1900, the Inland Empire had recovered and new fortunes were made in investments based on mining and railroad expansion, as well as real estate speculation. Immigration fueled growth and the decade from 1900 to 1910 saw Spokane's census explode from 36,848 to over 100,000. Simultaneously, its second great building expansion took place.

The accumulation of wealth and financial stability at the beginning of the century fostered construction of many of Spokane's architectural masterpieces. In this first decade, some of the City's most impressive buildings rose. West of downtown on Riverside Avenue they included the early Masonic Temple, Our Lady of Lourdes Cathedral, the Carnegie Library, San Marcos Apartments, and Western Union Life building (later the Catholic Chancery). In the downtown core, equally impressive commercial structures appeared. So impressive was the city's architectural blossoming, an entire issue of The Western Architect was devoted to Spokane in the fall of 1908. Featured were commercial buildings, public buildings, and numerous private residences from Kirtland Cutter's Chalet to Louis Davenport's Fifth Avenue hillside estate with its series of miniature waterfalls.

Still under construction, and not included in The Western Architect, the new Kemp & Hebert building was highlighted

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The Kemp & Hebert Building
Spokane County, WA

Statement of Significance (continued)

one month later in the regional newspaper under headlines reading "Spokane Fourteen Months Ago and Now". The article denoted 1907 as a \$5,500,000 "banner year" for building permits, with 1908 expected to exceed that. Besides the Kemp & Hebert, the article described other major new buildings nearing completion: the August Paulsen, the Federal building (today's downtown Post Office), Spokane Dry Goods building, and the Peyton building, all landmarks that still stand.

The Kemp & Hebert's construction, of wood frame with masonry load-bearing walls, is typical of the majority of downtown buildings dating from this era. Lumber of considerable size and strength was readily available and more economical than shipping steel from distant manufacturing centers. Spokane's Empire State building on Riverside Avenue, built in 1900, was the first Inland Empire building with steel piers for support. In 1905, the six-story Holley Mason warehouse on Howard Street became Spokane's first structure to use steel reinforced concrete. As the Kemp & Hebert was constructed, the Paulsen building was rising just across the street with a steel support frame. Eleven stories high, it was Spokane's first skyscraper. The steel-framed skyscraper became the typical form with the completion, in 1910, of the Daniel Burnham-designed Old National Bank building. Despite Spokane's status as a transportation center, local news accounts described the difficulty of transporting the huge steel beams and bringing them to the Bank's construction site.

Spokane's architecture was praised both locally and nationally for its outstanding quality in design, workmanship, and materials. Willing to pay for artistic excellence and the latest in engineering and construction technology, Spokane's businessmen invested in buildings that were intended to endure. The Kemp & Hebert, with its fine brickwork and terra cotta trim covering a full half of the structure's surface, as well as its exceptionally solid frame construction, is a testimonial to the commitment Spokane businessmen were willing to make in their buildings. Restrained in style, both Neo-Classical and Chicago School design elements are evident. Designed by Spokane architect Alfred Jones, it is quality of construction that

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

The Kemp & Hebert Building
Spokane County, WA

Statement of Significance (continued)

distinguishes the Kemp & Hebert building. Best known for the elegant and ornate Smith Funeral Home in the Riverside Avenue Historic District, Jones did both residential and commercial buildings in a range of architectural styles.

Born in 1872, Alfred Jones was the son of a successful Chicago brick manufacturer. He trained for his profession with the Chicago architectural firm of W. W. Boyington and Company. Jones came to Spokane in 1899, working for Held and Permain as a draftsman, and after 1901, exclusively for Held. After a brief partnership with Isaac J. Galbraith, he opened his own firm in 1904. Other partners included Alonzo J. Grover, and later, J. T. Levesque, who took over the firm when Jones retired to Arizona in 1911. In addition to the Kemp & Hebert and the Smith Funeral Home, his remaining legacy includes the Kempis and Espanola Apartments, and Sumner Avenue residences in today's Marycliff-Cliff Park Historic District.

Association with persons: In describing Spokane's early 20th century power brokers, historian John Fahey refers to it's department store owners as "an emerging circle of consequence". More than merely local pioneer merchants, though, Charles J. Kemp and Henry H. Hebert were founders of one of the largest and most successful department stores in the northwest. Respected for their honesty and integrity, Charles Kemp and Henry Hebert were prominent community figures. Their business legacy extended well into the 1940s through second-generation family members and corporation executives.

Charles J. Kemp was born in Michigan in the late 1850's. A self-made man, his parents died while he was still a youth and he supported himself first by selling newspapers, and then as a cowboy after he drifted westward. He arrived in Spokane in the mid-1880s, marrying Maude Patchen of a pioneer Coeur d'Alene family in 1889. Kemp worked as a sales clerk for the Louis Budde dry goods store before joining Henry Hebert to open a store of their own on Riverside Avenue. Their total capital investment was just

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

The Kemp & Hebert Building
Spokane County, WA

Statement of Significance (continued)

under \$2000. As the business prospered, he expanded his assets, hiring Alfred Jones to design the Kempis Apartments on Spokane's South Hill, and then his own residence, an eleven-room Tudor home on the Cliff Avenue bluff overlooking the city. In addition to serving as president of the Kemp & Hebert corporation, he held extensive real estate throughout Eastern Washington and in Canada. His civic contributions included strong support for the Union Rescue mission. He died in 1914 at the age of 56. Besides his widow, he left three daughters and a son, Charles Clifton Kemp. His son eventually became secretary-treasurer of Kemp & Hebert, Inc. and played an active role in the community, serving as president of several organizations, among them the Spokane Retail Trade Bureau and the University Club. The elder Kemp's wife, Maude, a well-known Spokane matriarch, lived to be 91.

Henry Hebert was secretary-treasurer of the corporation, and then president after the death of his partner in 1914. He served in that role until poor health led to his retirement in 1940. Born in Beaverville, Illinois, Hebert grew up in Kansas and came to Spokane in 1889. Respected as an honorable businessman, his circle of friends included some of Spokane's most influential figures. A resident of Browne's Addition for many years, he later moved to Sumner, a block from the home of his partner's widow. A son, Howard, joined him for a time in the business, but died early. With Henry Hebert's death at age 75 in 1941, the business continued to operate for another decade through the Corporation. His second wife, Marie, died in 1970.

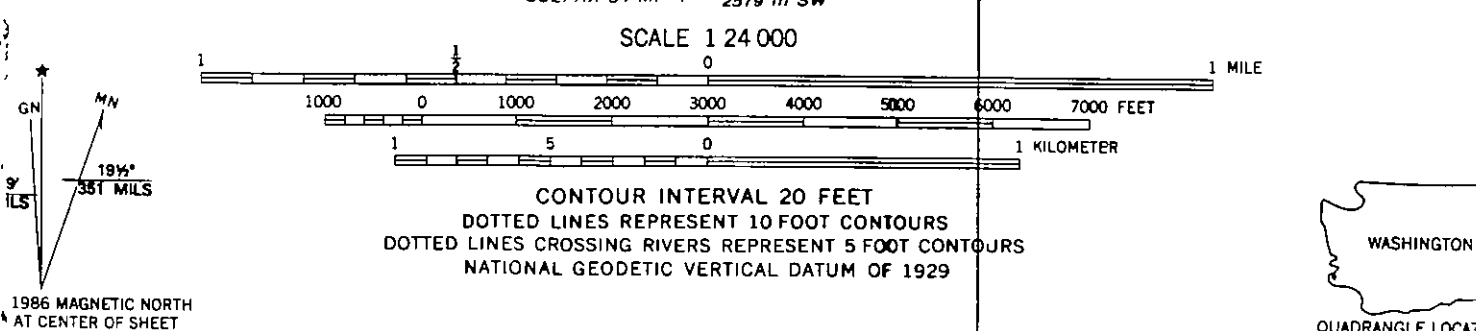
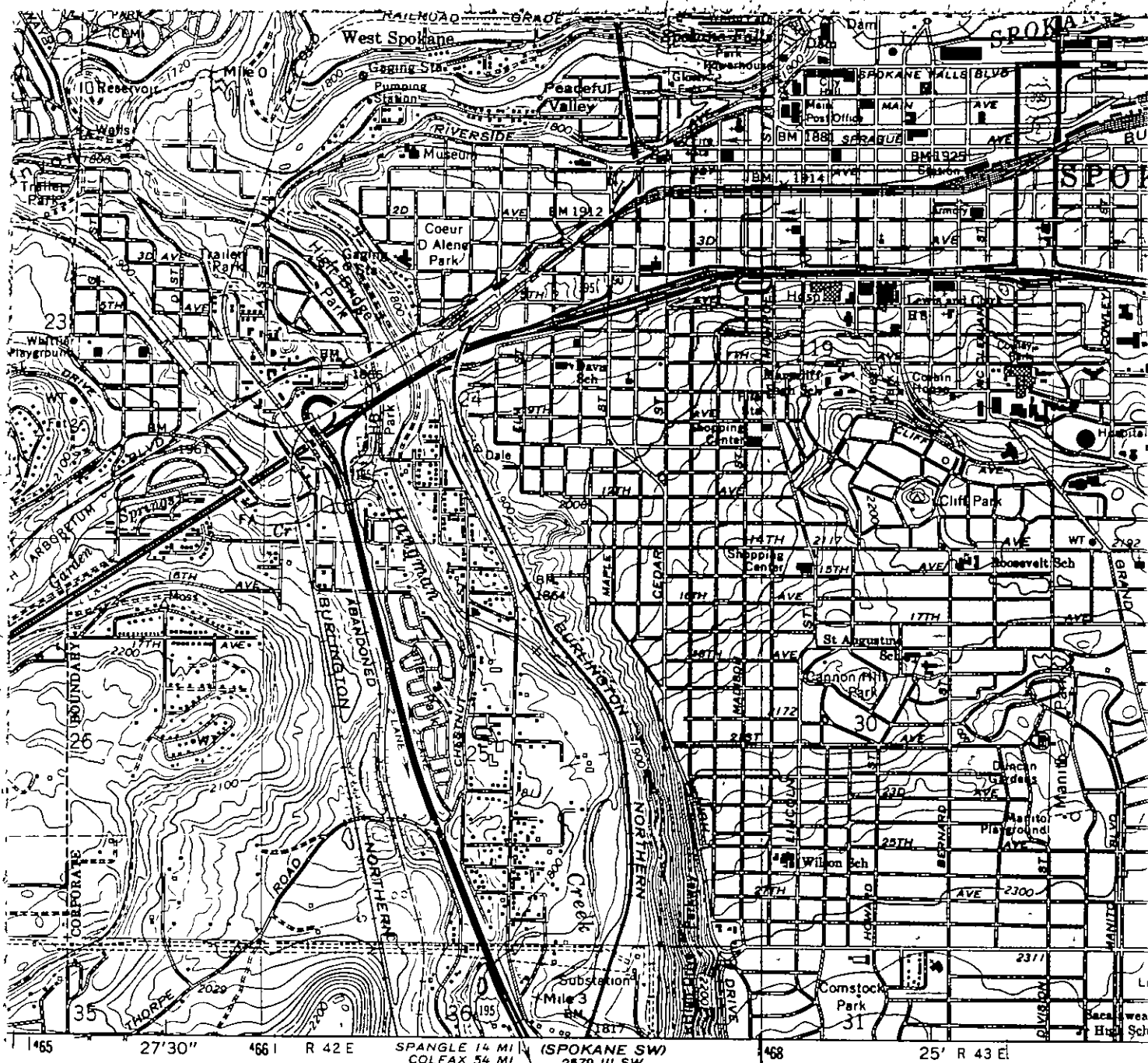
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Pioneer Title Company. Tract Books.
Sanborn Fire Insurance Maps, 1888-1925.
Spokesman Review. Selected articles, 1907-1987.
Spokane County Assessor's Records.
Spokane Daily Chronicle. Selected Articles, 1907-1986.
Spokane Public Library, Northwest Room. Vertical Files.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U S GEOLOGICAL SURVEY DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple
 photographs taken 1982
 This information not field
 Purple tint indicates exte

