

SPOKANE REGISTER OF HISTORIC PLACES

NORMAN-JEFFERSON HOTEL

1123-1129 West First Avenue

2/17/2026



Rencorp Realty
827 West Second Avenue
Spokane, WA 99201

By

Jim Kolva Associates
115 South Adams Street, Suite 1
Spokane, WA 99201

**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: Windsor and Windsor Hotel Annex
And/Or Common Name: Norman-Jefferson Hotel

2. Location

Street & Number: 1121-1129 W. 1st Avenue (Jefferson - 115 S. Jefferson Street)
City, State, Zip Code: Spokane, WA 99201
Parcel Number: Jefferson - 35192.1201; Norman 35192.1202

3. Classification

Category	Ownership	Status	Present Use
☒ building	☐ public ☐ both	☐ occupied	☐ agricultural ☐ museum
☐ site	☒ private	☒ work in progress	☐ commercial ☐ park
☐ structure			☐ educational ☐ residential
☐ object	Public Acquisition Accessible		☐ entertainment ☐ religious
	☐ in process ☒ yes, restricted		☐ government ☐ scientific
	☐ being considered ☐ yes, unrestricted		☐ industrial ☐ transportation
	☐ no		☐ military ☒ other

4. Owner of Property

Name: NO-JEFF, LLC
Street & Number: 827 W. Second Avenue
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: Chris@RenCorpRealty.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number: 1116 West Broadway
City, State, Zip Code: Spokane, WA 99260
County: Spokane

6. Representation in Existing Surveys

Title: West Downtown Historic Transportation Corridor National Register Nomination
Date: 1999 ☒Federal ☐State ☐County ☐Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification	Condition	Check One
	☐ excellent	☐ unaltered
	☐ good	☒ altered
	☐ fair	
	☒ deteriorated	Check One
	☐ ruins	☒ original site
	☐ unexposed	☐ 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:	Jefferson - RAILROAD ADD L1B19; Norman - RAILROAD ADD L2B19
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@jimkolvaassociates.com
Date Final Nomination Heard: 8/19/2026

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: 7/27/2026_____

Date of Landmarks Commission Hearing: 8/19/2026_____

Landmarks Commission decision: _____

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

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Norman-Jefferson consists of two red brick buildings that were “knitted” together to share a single common wall and yet function as two separate buildings (constructed by separate owners). The Jefferson was completed in 1908 and originally named the Windsor Hotel. The Norman was



Figure 1: Norman-Jefferson - Northwest corner, looking southeast

constructed in 1910 as the Windsor Annex and during its construction was joined to the Windsor Hotel by lacing each course of bricks to create a “seamless” juncture. The two buildings are now considered as a single entity, the Norman-Jefferson.

The three-story unreinforced brick buildings are symmetrically arranged and share common elements

including a projecting pressed tin cornice with dentils that spans the facades of both buildings. Additionally, both front facades are detailed with white terra cotta outside corner quoins, windowsills and flat window arches with terra cotta keystones and springers. Finally, the centered main entrances of each building are identical with a slightly projecting classical entablature, entry landing and recessed entry door. Flat recessed-panel pilasters mark the corners and the juncture of the two buildings.

DESCRIPTION OF PROPERTY – CURRENT CONDITION AND APPEARANCE

Context

The Norman-Jefferson is in the West End of downtown Spokane at 1121-1129 West 1st Avenue, at the southeast corner of 1st Avenue and Jefferson Street. Railroad Alley forms the southern boundary of the site. The Commercial Building forms the eastern boundary at the east wall of the Norman. Across 1st Avenue to the north is the former Greyhound Bus Depot, now vacant. KHQ Television is kiddy-corner to the northwest and the Parsons Hotel is to the west at the southwest corner of the intersection. The block in which the Norman-Jefferson is located and the bracketing corners at 1st Avenue and Madison Street and 1st Avenue and Jefferson Street is the best intact row of former SROs in the city. Six buildings comprise this assemblage, with three listed in the Spokane Register of Historic Places: the Madison (1910), the Willard (1911, now Indigo Hotel), and the Commercial Block (1906); and the yet to be listed, Norman-Jefferson (1910, 1908), and Parsons (1910).

North Façade

Facing north on the south side of 1st Avenue at the southeast corner of 1st Avenue and Jefferson Street, the three-story unreinforced brick buildings are laid in running bond, symmetrically arranged, and share common elements including a projecting pressed tin cornice with dentils that spans the facades of both buildings. Additionally, both front facades are detailed with white terra cotta outside corner quoins, window sills and flat window arches with terra cotta keystones and

springers. Finally, the centered main entrances of each building are identical with a slightly projecting classical entablature, entry landing and recessed entry door. Flat recessed-panel pilasters mark the corners and the juncture of the two buildings. A white glazed terra cotta header cornice terminating the tops of the storefront windows runs between the entry entablatures and outside corners. The cornice wraps the northwest corner and extends over the storefront window on the west façade. The storefronts are mostly boarded up and have been altered over the years. Only the westerly bay of the Norman retains original leaded glass transom that spans between the entry entablature and the pilaster at the building juncture.

The Jefferson has a slightly darker brick tone than the Norman. This is most evident at the juncture of the two



Figure 2: Norman-Jefferson - Front facade, looking south

buildings at the seam of the overlapping bricks. The Jefferson is divided into three paired and equally-spaced window bays. The original one-over-one wood sash was replaced by a previous owner several years ago. The current sash is white vinyl and divided into four lights. As mentioned previously, each window opening is framed by projecting white glazed terra cotta sills, plain brick jambs, and flat arches with pronounced voussoired glazed white terra cotta keystones and springers. Painted wood brick moldings are set within the openings. Above the projecting cornice the parapet wall is accentuated by projecting brick piers at the corners and a slightly ascending slope to a low stepped pediment. Within the pediment is a recessed panel with a faded “The Jefferson” sign. A painted flat metal coping caps the wall.

The Norman is also divided into three major bays with a centered single window opening flanked by paired double-hung one-over-one wood sash windows. The sill and arch details are identical to the Jefferson. Above the cornice, is a flat parapet wall capped by a painted sheet metal coping.

The Jefferson’s west façade fronts along the east side of Jefferson Street. The Jefferson is a composition of two or three building additions melded into one building. In 1905 the owner had constructed a one (or two) story brick building on this 50’ by 156’ lot. At the time of construction, he indicated that he could add two more floors. It cannot be determined either from building records or the structure itself how the additional stories meshed with the original structure; but based on advertising signs on the interior brick walls and the brick color tones on the south half it appears that walls and framing from the original buildings are extant. The building is topped with an EPDM fabric roof.

The three-story front façade faces north along 1st Avenue. A contributing building within the West Downtown Historic Transportation Corridor National Historic District, the building is at the west end block adjacent to the three-story brick Commercial Building. The Norman and

Jefferson are both single-room-occupancy (SRO) hotels as was the adjacent Commercial Building. The block is fully intact with the Indigo (former Willard Hotel) anchoring the east quadrant, the Commercial Building in the middle and the Norman-Jefferson anchoring the west end.

East and West Elevations

The west elevation of the Jefferson Hotel fronts along Jefferson Street, while its east wall is shared with the Norman Hotel which abuts it to the east. The east elevation of the Norman abuts the adjacent three-story brick Commercial Building which is not as deep as the Norman-Jefferson. Thus, the southern fifty feet of the Norman's east elevation is exposed. Four boarded-up window bays are on the first floor. Brick header sills and segmental arches frame the openings. The red brick wall above is flat and featureless without openings (there are internal lightwells).



Figure 3: Norman - East facade, looking west

The west elevation reveals the phased construction of the Jefferson Hotel with two distinct segments-north to south and second to third floor. The owner and builder, H. E. Oechsli, operated a meat and poultry business on the lot and originally built a one-story brick building in 1905. He added two more stories and completed the building as the Windsor Hotel in 1908. The colors of the interlocking brick fields at the second-floor level and the detailing of the ground floor façade indicate at least two stages of construction. The third story with pressed tin cornice and pedimented parapet wall ties the elevation into a single entity. The brick patterns and ground floor indicate that construction was phased, but does not reveal the sequence.

The major difference of the phasing is shown on the ground floor and the juncture of the brick walls on the second floor. The southern segment, defined by the lighter color brick and steel beam header at the juncture of the first and second floors occupies slightly more than half the façade. The building's interior includes an east-west brick wall with bricked-in doors and windows that separate the northern and southern segments. The north end of the south segment is highlighted by a classical entry fabricated of pressed tin in the form of two flat columns supporting a broken swan's neck pediment. Flanking sidelights with recessed panel bulkheads walls and a tripartite transom with three separated lights topped by a slightly projecting cornice are included within the entry assembly. The door is blocked



Figure 4: Jefferson - Southwest corner and west facade, looking northeast



Figure 5: Jefferson - West Facade, main entrance

and the sidelights are covered over with plywood panels. A second entry with a projecting concrete step is adjacent to the south. This door opening and transom band are also covered over with plywood panels. A storefront occupies the bulk of the ground floor façade. The storefront consists of a centered and recessed entry bay. Fronting the bay is a Union Iron square column that supports the mid-point of the steel I-beam supporting the span between the southwest corner and the pressed tin cornice of the Classical door opening. A single door is within the entry and the angled side panels are clad with plywood panels. The storefronts are not original and each side consists of four large fixed vertical glass panels with a horizontal plywood panel separating the horizontal row of glass transom windows.

The northern segment of the building's first floor, north of the classical entry, is flat with two groups of openings and a boarded-up shopfront window on the northwest corner. Within the flat wall between the classical entry at mid-building and the corner storefront window are two door openings, each flanked by single window openings (boarded-up). The openings are topped with segmental arches composed of voussoired brick arches formed by four rows of headers. The tops of the window arches are at the same level, while the tops of the larger centered openings are a brick course higher. Slightly projecting header sills frame the bottoms of the window openings. The northerly composition consists of a window with a low sill, the centered and wider door opening, and the window on the south side with a high sill. (The larger centered opening may have been a display window rather than door opening since it currently has a low glass panel bulkhead). The southerly door and window openings are configured similarly, with the north opening, a narrow door, and the south opening, a low sill window. As with the center opening in the north openings, the larger opening may have been a display window rather than door.



Figure 6: Jefferson - west facade, north section

The second and third floors are identical with eleven full-sized window bays and two quarter-sized bays; the third-floor windows aligned over those of the second floor. The bays of the northerly segment are arranged from north to south with a pattern of a full-size bay, quarter size bay and full-size bay creating a symmetrical composition. This pattern is repeated in the next group of two large bays flanking the quarter-size bay. A single bay finishes the northerly segment as it meshes into the windows of the south segment. The six window openings of the south segment are identical in height and arch and sill configuration, but they are about eight inches narrower. With the exception of bays 2 and 3 (from north), the bays are equally-spaced in the façade. Other than the slight difference in widths, the window openings are identical with

slightly projecting brick header sills and segmental voussoired brick arches in which flat-arch window sash is set. The arches are composed of four slightly projecting brick header rows.

The original one-over-one light wood sash was replaced in ca. 2009 with a four-part vinyl sash in the northern segment and one-over-one sash in the southern segment. The original wood brick moldings have been retained.

The elevation is further unified by a projecting pressed tin cornice with dentils that spans the field above the windows from corner to corner. The corners project slightly above the parapet wall which inclines slightly to a low stepped pediment centered in the façade. Within the pediment (similar to the north façade) is a recessed panel which is currently blank.

Rear Elevation

The rear elevation is flat with the juncture of the two buildings on the same plane. As with the front, the two buildings are stitched together, but rather than an overlapping of each course, the locking seam consists of a block of five brick courses from the Norman inset about 4 inches into the Jefferson wall every seven or so courses. The parapet walls are the same height and both are capped with a sheet metal coping which overlap at the juncture seam. Four window bays are within the second and third floors of the Jefferson elevation and five bays within the Norman elevation. The windows are framed by slightly projecting brick header sills, plain brick jambs,



Figure 7: Jefferson-Norman - Rear (south) facade, looking northeast

and segmental arches formed by a triple row of voussoired brick headers. The brick forming the arches in the Jefferson project slightly, while those in the Norman are flush. The Jefferson sash has been replaced by vinyl sash while the Norman retains its original one-over-one double-hung wood sash but it is badly weathered with missing elements. The original fire escapes with ladders to the roof and centered in the Jefferson and Norman elevations at the second and third floor levels.

window openings (boarded up) with slightly projecting brick header sills and segmental-arches formed by a triple row of voussoired brick headers. In the east corner is a single pedestrian door set within a boarded loading bay. A metal louver vent is above the door. The door itself is recessed about three feet.

The ground floor of the Norman is a more active façade with bays that at one time opened shop fronts to the alley. It appears that two bays opened to the south, framed by brick walls and a steel I-beam header. The façade is a patchwork of plywood panels. The westerly bay includes a row of transom windows (about 10 lights), while the easterly bay has plywood panels covering the upper portion of the bay where transoms would typically be located.

The rear ground floor of the Jefferson is painted brick in which are set four high

Interior

The two buildings are joined near their midsection by a common stairwell and elevator lobby. The Jefferson is comprised of two segments with a brick wall that runs east-west next to the Classical entry of the south segment. This wall extends from the basement through the third floor. The Norman is a single structure extending from 1st Avenue to Railroad Alley.

A basement divided into a variety of spaces is beneath both buildings. The floors are concrete, walls are basalt rubble, concrete and brick. The ceilings are exposed floor joists. Other than mechanical equipment and storage, the basement rooms were not in public use.

The first floor of the Jefferson includes the Spokane Boxing workout room in the southern segment of the building with an entrance on Jefferson Street, and the abandoned retail spaces accessed from the front façade on First Avenue in the northern segment. The Spokane Boxing space consists of the workout floor and small utility room and restrooms on the north end. The floor is plywood and hardwood strip, the walls are exposed brick and the ceiling consists of the exposed joists of the second floor.

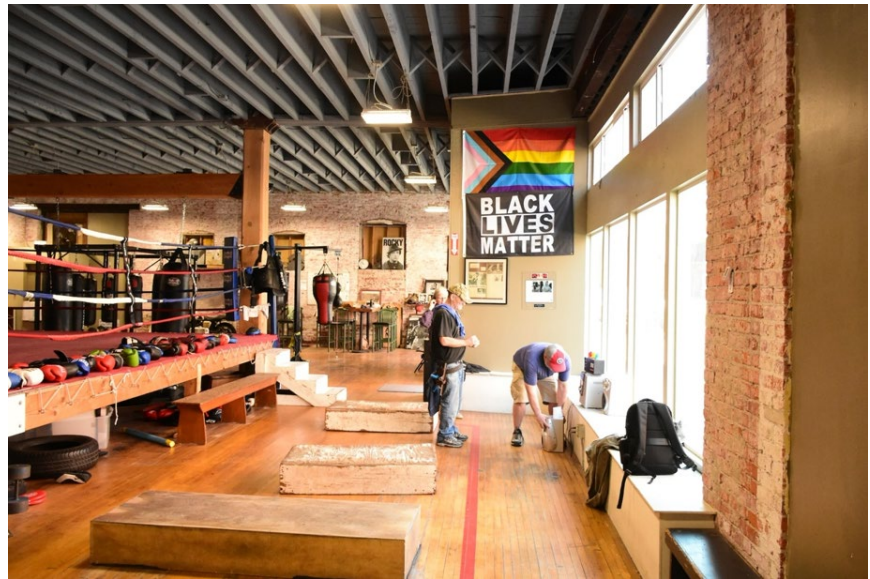


Figure 8: Jefferson - Spokane Boxing first floor, looking south along west wall



Figure 9: Jefferson - First floor, looking north along east wall

The front spaces of the ground floor have been gutted, but originally were divided into two spaces, with street entries flanking the central main entrance. This entrance provides access to the central stairwell, the main access to the second and third floors. Within this center stairway structure are ground floor stairways that provide access to the two sections of the basement. The interior materials consist of exposed brick, exposed floor joists and wooden subfloor. The southern brick wall, with bricked in door and window openings suggests that it was an exterior wall of the original

building. An opening in the wall provides access to a hallway which reaches west to the original Jefferson Street entry. This door opening is near the juncture with the Norman building to which another door opening has been cut providing access to a common elevator/stair lobby. Note that the construction stairs and elevator are recent additions; the elevator is currently not functioning.

The construction stairs (open and unfinished) provide access to the second and third floors, each with an elevator/stair lobby between the two buildings. A new door opening has been cut into the wall of the Jefferson building that opens to the south segment. This floor has been gutted down to a plywood/board subfloor, brick walls and exposed floor joist ceilings. In about the midsection of the east wall (shared with the Norman) is a bump window well that provides an interior natural light source. The interior window trim is all that remains of the original interior of the Jefferson. An opening has been cut into the brick wall dividing the north and south segment that opens to the north segment which is essentially the same as the south. Subfloor, plywood and wood strip floor, brick walls, exposed floor joist ceiling and lightwells on the east wall. The stairwells down to the ground floor (and main entry) and up to the third floor are in the center of the north segment. In both cases, portions of the original stairs are extant and missing elements are stored in the basement. It is not known if all of the original railings and balusters are available.



Figure 10: Jefferson 3rd floor north section, looking south from north wall

The main stairs between the second and third floors are walkable and at the third level the floor opens to a single room (walls of original apartments removed) with a view of the wall dividing the north and south segments. An opening cut into the wall removes a portion of a painted wall sign "The SA....Stables" (ca. 1905-1908). The floor consists of subfloor, strip flooring, and vinyl tiles. Walls are exposed brick with original window trim extant. The ceiling

rafters are exposed through which the roof framing can be seen. Window lightwells are along the east wall. The southerly segment is essentially the same: original wood strip flooring which shows the pattern of the walls of the former apartments, bare brick walls, and exposed ceiling rafters.

Norman Hotel

A door opening cut into the northeast corner of the southerly segment opens to the third floor elevator lobby and Norman Hotel. The Norman is a single space defined by the perimeter walls of the building. Room divisions are created by 2x4 to 2x6-inch wood studs. As with the Jefferson, the walls have been stripped to bare brick and the ceiling rafters/floor joist ceilings are exposed. Most of the original framing of the central corridor, which runs through the entire building from the main central stairwell in the front (north) portion to the fire escape window on the south exterior wall, is extant. Most of the cross framing which formed the individual apartment units has been removed leaving pattern of the rooms in the wood strip and vinyl tile flooring. Lightwells are along both the west (shared with the Jefferson) and east walls. Four sets of lightwells are in the perimeter walls. The northern portion of the east wall is adjacent to an

existing building while the southern lightwell, although internal, is against an exterior wall above a parking lot.

The stairwell on the third floor is open and framed by the original balusters. The stairs down to the second floor are largely intact with spindles, railings, newel posts and original steps extant. The second floor is essentially the same as the third floor. The stairwell from the second floor to the ground floor and main entrance are in poor condition and not safely passable.

Access to the ground floor was available on the construction stairs accessed from the stair/elevator lobby. The space is open with the walls stripped to wood studs and bare brick, exposed floor joist ceiling and wood strip and plywood panel floor. A difference in grade results in a four-foot platform for the southern portion of the floor.



Figure 11: Norman 3rd floor, looking north at central stairwell

The front portion of the room was historically divided into two store bays with doors opening to 1st Avenue on either side of the central main entry. The southern portion of the room is somewhat a mishmash of spaces with two to three shop fronts opening to the alley. It appears that there were active shop fronts along the alley paralleling the Northern Pacific railroad tracks.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Norman-Jefferson is largely intact with no major exterior modifications beyond the evolution of the storefronts along 1st Avenue and Jefferson Street, and the replacement of the second and third floor windows of the Jefferson. Currently ground floor windows and door openings on the ground floor are boarded, but these will be reopened, refurbished and reconstructed in the pending renovation of the building pursuant to the National Park Service's Federal Investment Tax Credit for Historic Preservation approval process.

Three previous owners of the building have proposed a renovation of the buildings, but other than removing the historic interior walls, lath and plaster ceilings and wall covering, little substantive work has been completed.



JEFFERSON HOTEL - LIBBY PHOTO 1926

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance:</i>	A – Broad Patterns of Spokane History C – Architecture
<i>Significant Dates:</i>	1905, 1908, 1910
<i>Period of Significance:</i>	1908-1968
<i>Architect:</i>	Jefferson: Arthur C. Cowley and Keith and Whitehouse Norman: Cowley and Rigg
<i>Building Developer:</i>	Jefferson: H. E. Oechsli Norman: Rachael Newman and son, Jesse Newman
<i>Building Contractor:</i>	Norman: C.W. Pettifer

SUMMARY STATEMENT

Significant under Category A – Broad Patterns of Spokane History

The 1908-1910 Norman-Jefferson Building is listed as a contributing structure in Spokane's West Downtown Historic Transportation Corridor National Register Historic District. Constructed during downtown Spokane's most significant growth period, 1900 to 1910, when the city's population surged from 36,848 in 1900 to 104,402 by 1910. The building(s) retains good integrity of design, materials, workmanship, feeling and association.

The Norman-Jefferson is considered to be a single building, although the Jefferson was completed in two or three phases between 1905 and 1908 as the Windsor Hotel. The Windsor was followed in 1910 by a separate building, the Windsor Annex. The design teams for both buildings included architect Arthur Cowley and either his partner (Rigg) or collaborators (Keith and Whitehouse). This continuity of designer facilitated the duplication in design of the Windsor Annex to meet that of the Jefferson.

As stated in the West Downtown nomination, "This two-part, three-story brick SRO [single room occupancy] contains the Jefferson and Norman Hotels. Classical entries are centrally located in each segment of the 1st Avenue façade. The Jefferson entry features a keystone volute. A metal and neon sign covers a similar decoration on the Norman entry. Upper story fenestration on the west elevation is irregular segmentally arched one-over-one double-hung windows, first floor openings vary in shape and size. An original central entry on this elevation is surrounded by a broken swan's neck pediment and classical columns. A sign plaque set in the parapet, a cornice with dentils, radiating voussoirs above flat-ached windows, and terra cotta corner quoins.

The nomination also features the SROs as a distinctive type of working-class housing, the single room occupancy hotel. As described in the nomination, the SRO characteristically stood three to four stories in height, with the ground floor given over to commercial space for businesses catering to the needs of both the occupant housed within, and to the pedestrian traffic present in many burgeoning cities. ...While SROs appeared throughout the downtown Spokane area, the greatest surviving concentration is found in the West Downtown Historic Transportation Corridor, primarily along West 1st Avenue where an extant row of them remains in use. (The block face along the south side of 1st Avenue between Madison and Jefferson streets is that extant row, although no longer used as such.) The district nomination listed the Norman and Jefferson as contributing structures within the class of Spokane SRO buildings.

The three-story brick structure (now the Jefferson) was built by H. E. Oechsli, of Spokane Meat and Poultry. The building was originally built as a one-story building and was subsequently enlarged in two to three steps.

The building retains significant exterior integrity as an SRO hotel building anchoring the west end of an intact block of commercial buildings of the same era. According to the West Downtown Historic Transportation Corridor District Nomination, general characteristics of these buildings include unreinforced masonry construction, stepped parapets, patterned brickwork and corbeled parapets and courses. Exhibiting similar construction as its neighbors and included as a contributing resource within the West Downtown Historic Transportation Corridor District boundary, the Norman-Jefferson Building meets the characteristics of the building types and uses included and described within that district.

Significant under Category C – Architecture

The three-story red brick building is a good example in the downtown of a mid-block, and a corner vernacular commercial building. With commercial use on the ground floor and hotel rooms on the second and third floors, the building function is consistent with its neighboring single room occupancy hotels to the east. It's basalt rubble and brick foundation, symmetrical brick façade, voussoired flat-arched and round-arched window bays, decorative brick belt courses, keystones and cornice, are characteristic commercial building features of the first decade of the 20th century. The Jefferson portion of the building, however, has been altered by the replacement of the original double-hung wood sash windows. Both buildings, as is typical for downtown buildings, have had alterations to the original storefronts.

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 north of that warehouse district and the Northern Pacific railroad depot were shops and two-to-three-story residential hotels, or SROs. These hotel blocks ran along Riverside and Sprague avenues, and the cross streets between Washington and Browne streets as they melded with the office and retail district.

According to historian 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 state's 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.

The West Downtown Historic Transportation Corridor National Register Nomination discusses the characteristic buildings within the district: railroad-dependent warehouses and businesses, single room occupancy hotels and lodgings, and automobile-related businesses. In describing the SROs:

On the streets that run parallel to the railroad, lodgings for transient workers emerged in the form of single room occupancy hotels (SROs) and other lodging houses. Ten commercial style brick lodging houses stand extant along West 1st Avenue (old Highway 10). Two brick commercial style apartment buildings remain on West 2nd. A majority of the twelve are framed, brick blocks with terra cotta or metal trim. Most have brick, basalt, or poured concrete foundations. Roofs are typically flat. Eight of the hotels were constructed in the first decade of the twentieth century. The earliest, the Montvale Block, dates from 1899, part of the rebuilding boom that followed the 1889 fire.

Characteristics of Single Room Occupancy Hotels (SROs)

Craig Holstine in his National Register Thematic nomination for Single Room Occupancy Hotels in Spokane, described the characteristics of the SRO:

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.

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 SROs did not have baths or toilets. These 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 to not have had sinks originally. Some SROs had built-in closets; most had wardrobes or armoires.



Figure 12: Norman 2nd floor central stairwell, looking north

The Norman-Jefferson, built near the end of the period designated by Holstine exhibits many of the characteristics described above. Main center corridors ran the length of the buildings to access open central stairways and alley fire escapes, shared lightwells, restrooms down the halls, and minimal amenities, defined the hotel as a classic SRO.

Rooms each had a window, either on the outside wall, or predominantly, along the inside lightwells. Rooms also had a transom window that opened into the hallway, which along with the windows provided ventilation. Rooms also had sinks and a closet, but the toilets and tubs were down the hall. The 1920 census suggested that permanent residents resided in numbered apartments, and “roomers,” perhaps more transitory, lived in more basic rooms.

The characteristic features of the SRO have been removed and the building is essentially a brick shell. The ninety or so rooms that lined the halls have been demolished. Some evidence is extant that maps the pattern of interior rooms, restroom locations, circulation pattern,

and materials. The main stairs of the Jefferson have been altered, but the central stairs of the Norman are intact. News accounts list the number of units in each of the buildings: 46 in the Jefferson, and 55 in the Norman.

Development of the Norman-Jefferson block

The first map depicting the site of the Norman-Jefferson Hotels was the 1889 Sanborn Fire Insurance Map, which showed by lot as undeveloped. 1st Avenue bounds the north side, Jefferson Street the west side, and the Northern Pacific Railroad, the south side.

The 1889 Sanborn showed a small print shop on the eastern portion of the future Jefferson lot and a feed and hay warehouse and the Starr Feed Sale on the future Norman lot. Dwellings occupied the four lots to the east. Washington Stone occupied the southeast corner of the block. South of the half-block was the Northern Pacific Railroad main line and spurs.

New buildings were depicted a year later in the 1890 Sanborn. The frontage along 1st Avenue was filled in with new buildings. The lots at the east end of the block, named the Gandy lots, contained three buildings with lodgings facing 1st Avenue, a dwelling facing Madison Street, and the Washington Stone Co. at the southeast corner facing the Northern Pacific railroad tracks. Eight dwellings occupied the middle of the block, facing both 1st Avenue and the NP

tracks. “Star Feed and Sale” with lodgings, and a feed and hay warehouse, another dwelling, a print shop, and a vacant lot completed the block.

The 1891 Sanborn showed about the same structures, but two had transitioned to brick, and three dwellings had been removed. The frontage of the Gandy lots had been filled in, with one of the buildings constructed of brick.

In 1902, the Gandy lots were fully developed with two-story lodgings along 1st Avenue, the dwelling along Madison Street, but Washington Stone had vacated and the building it had occupied was now a livery stable. Livery stables occupied the west end of the block, and “White Front Livery Feed Stable and Corral” ran the entire frontage of Jefferson Street between 1st Avenue and Railroad Alley. Klondike Livery, a wagon and carriage house with stables to the rear were also 1st Avenue neighbors. Across Railroad Alley to the south was the Diamond Ice and Fuel Company that featured a rail spur and accessory buildings with “coal in sacks” and coal sheds. Across 1st Avenue to the north, the brick Felix Block, along with the Montvale Block (1899) on the block to the east, began the march of single room occupancy hotels along 1st Avenue. All Saints Cathedral anchored the west end of that block.

Dramatic changes were depicted on 1910 Sanborn. The Gandy lots were shown as a blank captioned with “FOUNDATION FOR 5 STORY BRICK BUILDING.” The Commercial Hotel, built by Gandy and his wife in 1906-07, occupied the middle of the block and fronted along 1st Avenue. Two frame dwellings remained in a void to its south. The lot abutting the west, was captioned “EXCAVATION FOR 3 STORY BRICK BUILDING.” The end of the block occupying the entire Jefferson Street frontage (Jefferson Hotel, 1908), and with its front door on 1st Avenue was a new three-story brick building. [Note: the 1910 Sanborn shows the Jefferson Hotel (Windsor) in place. Assessor shows 1909 as construction date, with a couple of journals (and SR-7/2/1908) announcing in 1908 that it would be built by Harry Oechsli with Keith & Whitehouse and Arthur Cowley as architects. According to the Assessor’s files, the Norman hotel was built in 1908, but the 1910 Sanborn shows the lot as being excavated, and *The Spokesman-Review* in an October 1910 article mentions the building, along with the Willard, as filling in the block front along 1st Avenue: “The material is brick and terra cotta, matched with the Windsor hotel building on the southeast corner of Jefferson street and 1st avenue.” Also note that the Parsons Hotel, completed in 1909 is on the west side of Jefferson Street.]

By 1911, and depicted on the 1926 and the 1952 Sanborn maps, the entire block was filled with brick buildings. The five-story Willard (Otis) was completed in 1911 (and renamed the Atlantic by 1926), the three-story Commercial Block in 1906-07, the three-story Windsor Annex (now Norman) 1910, and anchoring the west end of the block, the three-story Jefferson (Windsor) in 1908. The Jefferson (Windsor) was designed by Keith and Whitehouse and Arthur Cowley. Further, the Norman, originally called the Windsor Annex was built in 1910. An SR 1910 article with a photo of the block reports the construction of the building next to the Jefferson (Windsor) Hotel and attributed its design to Cowley and Rigg.

The 1952 Sanborn shows the same buildings as 1910 with the removal of the brick house behind the northeast corner building.

Development of the Norman Jefferson Hotel

Harry Oechsli, the owner of Spokane Meat and Poultry, was originally from Windsor, Missouri via Butte, MT. He had set out for the “fields of Montana” from Windsor in 1890. An article in the Windsor Review of January 1897 announced the marriage of Mr. Oechsli, of the firm of Oechsli & Co. produce dealers in Butte, Montana. Oechsli had established a meat market in Butte in 1893 and moved to Spokane in 1898 to found Spokane Meat and Poultry which he operated at 1st and Jefferson.

The Spokesman-Review reported in its October 19, 1905 edition that “H. Oechsli Buys Building.” According to the article, H. E. Oechsli, a produce commission merchant doing business at the southeast corner of 1st Avenue and Jefferson Street, has purchased from his former partner, John Carstens, the latter’s one-half interest in the building where the business is conducted.” The one-story brick structure, 50 x 80 feet, with walls to carry two more stories and was erected a year ago at a cost of \$3500. The lot is 50 x 142 feet. The price paid was \$6,000.

Two years later, June 12, 1907, The Spokesman-Review reported “Meat Company to Expand.” H.E. Oeschli of Spokane Meat and Poultry company has taken out a permit to erect a two-story brick building at the southeast corner of 1st avenue and Jefferson street to be occupied by his company. The building will cost about \$10,000. It will occupy the full depth and width of the lots which is 50x156, having a frontage of the Northern Pacific right of way which affords good shipping facilities. In the same edition under building permits application had been made by H.E. Oechsli for a \$10,000; two-story brick on lot 1, block 19, 1st Addition to Railroad Addition. Oechsli had also applied for a permit to connect with city water main on June 8th, for the address South 109 Jefferson Street.

A year later, Oechsli’s building would again be expanded: **\$30,000 Building on First Avenue**” announced the July 3, 1908 edition of The Spokesman-Review. “H.E. Oechsli to Erect Three-Story Brick at Corner of Jefferson.” “First Floor will be Occupied by Spokane Meat and Poultry Company – Living Rooms Above.” “H.E. Oechsli, proprietor of the Spokane Meat and Poultry Company, will construct a 50x156 feet building that will cost about \$30,000. Keith & Whitehouse and Arthur Cowley are the architects.”

Mr. Oechsli now has a one-story building 25X50 feet on the site, occupied by the Spokane Meat and Poultry Company. This will be carried up two more stories and a three-story building will be put on the east 25 feet of the lot.

Two storerooms will face First avenue, with stairs between leading to the second floor. All the first floor, except the inside storeroom will be occupied by the Spokane Meat and Poultry Company. The basement will also be used as a freezing room by the company. The building will extend back to the railroad right of way.

On the second floor there will be living rooms, arranged partly in suites and partly independent. The rooms are large and well lighted and ventilated. Work has already started on tearing down the old frame building on the east side of the lot.

The American Architect and Building News also reported the building in its July 22, 1908 edition, again naming Keith & Whitehouse and Arthur Cowley as the architects.

The August 23, 1908 edition of The Spokesman-Review headlined its Sunday Real Estate section with “**These Nine Buildings Cost Nearly \$4,000,000.**” “Spokane’s Remarkable

Building Record for 1908 Proves This City the Most Prosperous in the Entire United States.” Among the buildings highlighted with photographs were the Paulson, Peyton, Spokane Drygoods, Kemp & Herbert store, Wilson Apartment house, and the Federal Building. Architect Albert Held, having just completed a trip around the country “declares that Spokane is doing more building than all of them together” (Duluth, Minneapolis, St. Paul, Seattle, Tacoma, Portland, and Vancouver).

The article included photos of some 34 buildings under construction in Spokane at a total cost of at least \$4,750,000. In addition to these business buildings there are easily \$1,500,000 worth of residences and apartment houses. (Banner headline on pp28 and 29 “Business Buildings and Residences Now Under Construction Will Cost Approximately \$5,600,000; Total for Year Will Exceed \$7,000,000. A list of some 36 “Big Buildings Now Under Construction in Spokane” included the Spokane Meat and Poultry Building at a cost of \$30,000.

The lot between the just completed Windsor Hotel (named after Oechsli’s hometown of Windsor, Missouri) and Commercial Block to the east, having been owned by Mrs. Rachel Newman since 1904 would join the brick parade along 1st Avenue. “Mrs. R. Newman To Build On First,” reported *The Spokesman-Review* on December 12, 1908.

Mrs. Rachel Newman will build a three-story building next spring on the south side of First avenue, just east of Jefferson Street. The building will occupy the full lot and probably cost \$40,000.

In architectural design Mrs. Newman’s building will conform to that just completed by the Spokane Meat and Poultry company, which will adjoin it on the west. A party wall agreement has been made by the different owners of the two properties. The Spokane Meat and Poultry building is one of the best built structures of its class in the city, and the new block is to be similar to it in both design and construction. Mrs. Newman has owned this site for five years, lot 2, Block 19, Railroad addition, purchased in 1904.

Meanwhile, Harry Oechsli was taking another big step in west downtown real estate as reported by the *Spokane Daily Chronicle* on October 26, 1908. Having just finished building a new block on the southeast corner of 1st Avenue and Jefferson Street, he had purchased the property on the immediate block to the west with \$33,000 cash. It was reported he bought the site for a five-story brick block with an estimated cost of \$75,000. He stated: “This is going to be a corner of some account. I am going to put up a five-story white pressed brick building, built for a hotel, with rooms upstairs.” Oechsli commented that the proposed white brick building would contrast well with the red brick building he had just finished at the southeast corner. That building had been built on a lot he had purchased five years before and with the lot, was an investment of about \$85,000.

“Bought Fine Lot and Let it Go In a Hurry,” reported the *Spokane Daily Chronicle* on October 27, 1908. Indeed, Oechsli owned the lot for just over a day before he resold it to Mr. William E. Parsons of Winters, Parsons & Boomer, railway contractors. The price of the lot was the same as paid by Oechsli in his purchase, \$33,000. Mr. Parsons stated that he intended to improve the property in much the same line as proposed by Oechsli in the article mentioned above.

W. E. Parsons completed the five-story brick and terra cotta hotel in 1909 at a cost of \$100,000. Keith and Whitehouse were the architects (who also designed the Windsor with Arthur Cowley). *The Spokesman-Review* displayed a photo of and reported the completion of the Parsons Building on November 21, 1909.

Both the *The Spokane Press* and *The Spokesman-Review* reported the progress of Mrs. Rachel Newman and her building on January 8, 1910. According to the Review, "Building, \$35,000, On First Avenue," the work would start in April.

"One more imposing structure is to be added to the improvements planned on the south side of First avenue between Madison and Jefferson streets.

The new structure is the \$35,000 three-story brick and terra cotta building now being planned by Mrs. Rachael [sic] Newman and her son, Jesse Newman. Work on which will start in the spring, probably early in April. The structure, with the \$130,000 structures planned by Dr. J.E. Gandy, will change the entire block on First avenue and will give that avenue one block of all modern effective buildings, the Windsor hotel now gracing the corner of Jefferson Street.

The plans for the building are being completed by Architect A. W. Cowley, and contracts are being let so that work may begin as soon as the existing leases can be amicably settled or expire. If the leases are settled before the expiration construction work will be started immediately.

The lot is 50x142 feet in dimension and at present is occupied by a livery stable. The property has a valuation of about \$45,000. (Mrs. Newman had purchased Lot 2, Block 19, Railroad addition from R.S. Irish on December 14, 1904.)

In the plans for the building Mrs. Newman has arranged for two storerooms running the full length of the structure on the first floor. The basement will be constructed the entire length and will be finished off to provide storage rooms for the stores as well as being equipped with hot water heating plants.

There will be 55 rooms in the two upper floors, which will be finished throughout in birch. Each room will have hot and cold running water, clothes closets and adequate lighting facilities.

According to the plans the building will be ready for occupancy early in the fall.

The *Spokane Daily Chronicle* wrote in September 19, 1910 of the progress on the Newman building. "Would Extend Windsor Hotel to Newman Building on First Avenue," captioned the photo of the Windsor Annex still under construction.

Negotiations have been under way for some time between the management of the Windsor hotel, 1129 First avenue and agents of Mrs. R. Newman, in an effort to incorporate the new Newman building into the popular hostelry. The Newman building is now nearing completion by the Pettifer Construction company and will be ready for occupancy within a few more weeks. Under the superintendence of Cowley & Rigg, the architectural firm which planned the building, the same style of architecture as was used in the construction of the Windsor hotel has been adhered to in the exterior finish of the Newman building. The later adjoins the Windsor hotel on the east. [Cowley, in collaboration with Keith and Whitehead, had also designed the Windsor.]

The Newman building covers an area of 50x153 feet and consists of three stories and a full basement. On the lower floor arrangement has been made for two stores, while the second and third floors are being finished for hotel or apartment purposes.

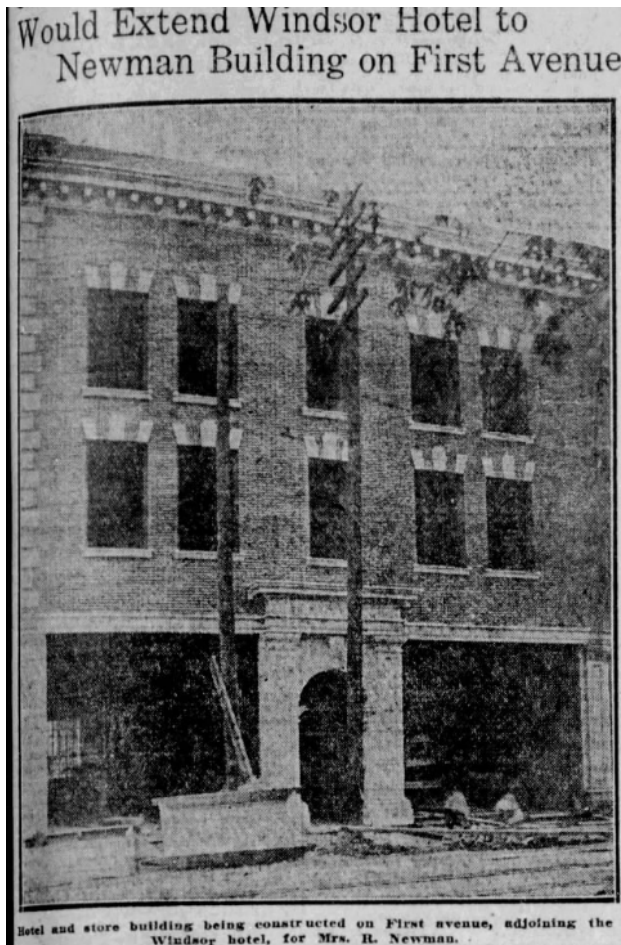


Figure 13: Spokane Chronicle September 19, 1910

On October 30, 1910 *The Spokesman-Review* reported progress along 1st Avenue which featured a photo of the block between Madison and Jefferson streets. The photo and article showed the newly constructed hotel building built by J.E. Gandy at a cost of \$130,000 with Cowley and Rigg as architects. According to the article Rachael Newman was planning to invest \$45,000 in a new three-story brick building with two storerooms on the ground floor, full basement, and 52 hotel rooms, on a lot of 50 feet by 155 feet. The design would match the Windsor Hotel building on the corner. Cowley and Rigg also designed the Windsor Annex (Newman) and C.W. Pettifer was the contractor.

The Windsor and the Windsor Annex were finished and occupied, but the names Windsor and Windsor Annex were short-lived. In the year 1913, the Windsor made its debut in *The Spokesman-Review* as the Jefferson; and by 1914, the Windsor Annex was the Wayne Hotel.

In October 1914, *The Spokesman-Review* reported: **“Junge Takes Over Wayne Hotel.”**

The furniture and business of the Wayne Hotel, W1123 First avenue, was purchased yesterday from A. McLaughlin, who recently took over the establishment, by August Junge, engineer at the Parsons hotel. The change in management will be made today. The consideration was \$4000. [Note that the sale of the hotel was for the hotel business only. The building itself and the ground floor businesses were not be included.]

Ads for the Wayne Hotel would run in the classified section through September 1919 when they overlapped with the Irby Hotel at 1123 1st Avenue which began its ads in April 1919. The Wayne had been listed for sale in 1918 and was advertised as the New Wayne Hotel under new management. “For Sale – Hotel of 50 rooms, well furnished; private bath, attractive entrance; good location. 1123 1st. ave.” The Irby Hotel was listed in the classified ads through 1920, but not thereafter.

On the ground floor, Spokane Meat & Poultry would move out of the building around 1918-1919. Harry Oechsli turned to automobiles as his business in 1916. Harry Oechsli joined the automobile businesses of Auto Row along with the Cowles Publishing Company who built a brick salesroom building at W1210 1st Avenue. *The Spokesman-Review* reported in the September 24, 1916 edition: “**New Building For Auto Firms**” “Harry Oechsli of the Traders Tire & Motor Supply Company, First avenue and Jefferson street will occupy the First Avenue section. In addition to a large business in automobile accessories Mr. Oechsli has an agency for the Ford automobiles and has a big sales list to his credit.” Located in Spokane’s auto row, the building would house businesses such as Firestone Tire & Rubber Co., Sanders Auto Parts, Motor Supply Company, Todd Sales, Hayes Car Agency, National Finance & Investment Co., and Bearing & Rim Supply. Other businesses included Northern School Furniture, Inc., Essig Drug Company, and Seidenbach’s Fixture Market.

Oechsli had relocated to Montana around 1917 with dealerships in implements and tractors with headquarters at Billings, Great Falls, and Lewistown. He returned to Spokane in November 1922 to sell Ford automobiles as president of the National Motor company. It was reported by the Review that his 6-month old Ford dealership has set new records for sales. *Motor Age*, in a December 28, 1922 article reported Oechsli’s return to Spokane.

Back to Spokane, from which he absented himself for several years, and back to the Ford products which he spread over the Inland Empire is Harry E. Oechsli. As a setting for his renewed activities, he, Oechsli, has leased space at 1212-14 First avenue and W1213-15 Sprague avenue, a structure built for his purpose several years ago, and that he may begin without limitations, he is expending \$15,000 on machinery and its installation, shop and service equipment, illumination and other improvements.



Figure 14: *The Spokesman-Review*, June 26, 1927

In July 1924, he was replaced as president of the National Motor Company, local Ford dealers. Motor West in April 15, 1924 reported that a Spokane Financing Company had been established. “Incorporated last October for financing automobile contracts and chattel, National Finance and Investment Co., Spokane, has been organized, with Harry E. Oechsli as president, Mrs. H.E. Oechsli, vice president.”

In 1927, Oechsli changed his automobile business to the Hupmobile. An article in the *Spokane Press*: “Four Cogs in the HUD-SEX Machine” reported that Harry E. Oechsli had announced organization of his sales staff. “Further realignment of HUD-Sex Motors was announced yesterday by Harry E. Oechsli, president, who recently took over the distribution of Hupmobiles for the Inland Empire.” *The Spokesman-Review* in its June 26, 1927 edition carried a half page ad that his newly formed Western Motor Company would be a change only; they would continue to sell the Hupmobile.

On September 4th, in preparation for the auto show at the Interstate Fair in Spokane, he was representing Hupmobile under the Western Motor Co. In 1932 Oechsli transitioned from only selling automobiles to financing them as well, with the founding of National Finance Investment Company in his main office at S107 Jefferson.

An advertisement in *The Spokesman-Review* for the Jefferson Hotel on March 16, 1928 stated: "It contains 98 unusually large rooms with private phones. The rooms are finished in highly polished cherry wood and are all carpeted, which makes them very attractive. A number of the rooms are equipped with private bath." This ad reveals the joining of the rooms in the Norman and those of the Jefferson as a single entity.

"Jefferson Hotel Changes." Reported *The Spokesman-Review* on July 31, 1929. Again, the business, not the building was sold. Mrs. Mable Fox had sold the lease and furnishings to Mrs. Louise Burchett and Mrs. Margaret Ryan for \$15,000 cash. Mrs. Fox had operated the hotel for the past 10 years.

The Annex was also mentioned in an article in *The Spokesman-Review*, October 18, 1929 edition in reporting the visit to Spokane of Jesse Newman, **"Lauds Spokane Growth."** "Jesse Newman, a wholesale tobacco dealer and one of the leading citizens of Butte, Mont., a Spokane visitor, is impressed with the prosperity of the city and predicted increased building activity. ... Mr. Newman is the owner of the Jefferson hotel annex on West First, where improvements were completed recently at a cost of approximately \$5,000." Jesse Newman, who with his mother built the Windsor Annex, was in the tobacco business and resided in Spokane through 1912 when he and a partner, Lee Marx purchased the wholesale and retail cigar and tobacco business of the Louis S. Cohn company of Montana. They left Spokane in 1912 and relocated to Butte, Montana.

For the first time, classified ads for the Norman Hotel were published in *The Spokesman-Review* in November 1932. "Norman Hotel, W1123 1st. Cozy, warm rms: use of community kitchen; share baths; \$2.50 wk, up."

The *Spokane Daily Chronicle* reported on September 24, 1933: **"Death Claims Harry Oechsli."**

Harry E. Oechsli, 54, Opportunity, president of the National Finance and Investment company, died suddenly Sunday morning at the Davenport hotel following a stroke. He had been feeling ill for several days, and did not go to his home over the weekend. He was formerly a well-known automobile dealer.

Mr. Oechsli had resided in Spokane and vicinity for 25 years. He first entered the automobile business in 1916 in Montana and in 1923 organized the National Motor company here. Three years later he headed the Hud-Sex Motor company. He owned the Jefferson hotel and other properties. His home in Opportunity is one of the show places in the valley.

He is survived by two brothers, George of Butte and Frank of Windsor Mo. Mrs. Oechsli died in December 1929. Mr. Oechsli was a member of the Elks. The body is at the Smith funeral home.

Oechsli left an estate of \$75,000. The largest single item in his estate was the Jefferson Hotel which was valued at \$40,000. He also had one of the finest homes in the Spokane Valley at Appleway and University, valued at \$17,000.

In April 1934, the Oechsli Estate announced a three-year lease and sale of furnishings of the Jefferson Hotel to Mrs. Rose M. Bevan. "The hotel embraces the second and third floors and includes 40 rooms."

"**Halterman Gets Jefferson Hotel,**" reported the *Spokane Daily Chronicle* on July 4, 1946. "Furnishings and the lease of the Jefferson Hotel, at 1129 First have been purchased by Paul D. Halterman from Mrs. Ala Thurston for \$16,000."

The *Spokane Daily Chronicle* reported in April 1948 that Steve Hinos had purchased the fixtures and taken a lease on the Norman Hotel from J.D. Fowler. The Hinos interest in the Norman was short-lived; in October of 1948, Hinos sold the furnishings and lease to E.J. and Florence Kessinger for \$23,100.

In March 1949, the Spokane Daily Chronicle reported "**Operators Change at Jefferson Hotel.**" William J. Knorre Jr purchased furnishings and fixtures and took a lease on the two-story for around \$24,000 from Mr. and Mrs. Fred Samm.

Tenants of the ground floor of the Norman-Jefferson listed in the 1950 Polk Directory included Morrie's Tavern, Frank's Cleaning and Pressing, and Donart's Coffee Shop.

Mr. Knorre consolidated his downtown real estate holdings in 1951 by merging the Jefferson Hotel which he had leased in 1929 via purchase of the lease of the Norman Hotel. According to The Spokesman-Review of April 14, 1951: "**Two City Hotels Will be Merged.**"

William J. Knorre Jr., proprietor of the Jefferson hotel, Jefferson and First, has purchased the adjacent Norman hotel from Sam Sellinas, and will merge the two buildings, he announced this week.

Both buildings are three-story brick structures, with the Norman located just east of the Jefferson. ...The merger will give Knorre a 91-room hotel which will be known as the Jefferson.

Sales price listed in the country records was \$18,000.

Knorre has been engaged in the resort and hotel business in eastern Washington for the last 10 years. He bought the Jefferson in 1949.

Tenants listed in the 1960 Polk included Miller-Devert Costume Rentals, Turner Les Auto Parts, Fone D'Las Tavern, Jefferson Barber Shop, and Chuck's Panite Clns, with two vacancies.

In 1962, a new music venue and art gallery opened in the west First neighborhood with the conversion of a tavern to Opus 1, at 1121 West First. "**Opus 1, New Spokane Spot, Offers Live Classical Music.**"

The chips are down.

"Opus 1, a new Spokane nightery, where live classical music is the principal product, has assigned itself the task of determining whether the long-hairs are as

dedicated to their kind of music, as are the jazz fans, who support two swinging establishments...

The sign has changed for only a couple of weeks at the First Ave., location that formerly was merely a tavern across from the bus depot, the word has been getting around.

It is against this backdrop that two of the operators are making musical history, for no place just like Opus 1 is known to exist, at least in the West. ...Nightly (except Sundays), violinist Ron Kilde and pianist Dick Totusek, provide a five-hour concert that would maim the average artist."

Look for big things on West First—and for similar establishments around the country. But remember, you saw it first in Spokane."

Opus 1 was also a home to the visual arts in that it staged regular exhibitions of Spokane artists. In July 1963, and exhibit of drawings and paintings by artist Clyde Butts graced the walls. Opal Fleckenstein, Butts' art mentor at Eastern Washington State College displayed her work in September. "**Exhibit Show by Fleckenstein,**" in September 1963.

The Opus provided entertainment on West First until February 1966 with an ad in *The Spokane Daily Chronicle*: "This Week Only" "Napua" "Hawaiian Go-Go, Authentic Tahitian Dances."

The Opus 1 continued its run until early 1966, and the space transitioned to the new home of the Boot Hill Tavern in May 1967. The Opus experiment had reverted back to a traditional tavern. *The Spokesman-Review* carried ads in the May 3-8, 1967 classified: "All new Boot Hill Tavern is opening, we need girls. Must have Washington State Liquor I.D." *The Spokesman-Review* carried an ad on May 19, 1967 for the Boot Hill Tavern, 1121 W. 1st across from Bus Station.

With that the tone of the neighborhood shifted from classical music and Tahitian dances to a



Figure 15: *Spokesman-Review* May 12, 1967

rough and ready tavern, aptly named the Boot Hill. And with the Boot Hill, "Spokane's Newest Western Tavern," came guns. The May 12, 1967 edition of *The Review* featured an advertisement for Boot Hill which depicted a cowboy with two guns blazing and the question "Want Action?" and the action soon followed.

"**Man Is Booked in Gun Incident.**" Reported the *Review* on August 5, 1967. The man was "allegedly waving a .22 caliber revolver in the Boot Hill Tavern, W1121 First.

"**Seattle Motorcyclists Face Assorted Charges.**" In November 1968, four persons were arrested at the Boot Hill Tavern, W1121 First, for concealed

weapon and accused of kidnapping, assault and armed robbery.

“Penalty Levied.” In March 1971, the liquor license for the Boot Hill Tavern was suspended for service of alcohol to minors.

“Man Is Knifed; 2 Are Arrested,” reported *The Spokesman-Review* on October 23, 1972 for a fight at Boot Hill Tavern. Several men were standing outside the tavern with one bleeding. As officers went inside to investigate another fight broke out. **“Stabbing Case Arrest is Made,”** replied the *Spokane Daily Chronicle* in the evening news.

“Suspect is Nabbed in Tavern Holdup.” In December 1973, the *Chronicle* reported a robbery at the Boot Hill Tavern; about \$200 had been taken.

“The *Spokane Daily Chronicle* ran daily classified ads in its March 1974 editions. “Tavern for sale. Want to sell immediately, lots of room for expansion, good potential. Fine clientele and good keggage. Across from Greyhound Bus Terminal. Good Expo spot, W1121 First, Boot Hill Tavern.”

“Woman Held in Larceny Case.” According to the April 25, 1974 *Spokane Daily Chronicle*, a young woman employed at Boot Hill Tavern, took \$300 from the tavern and was booked at the County-City jail for grand larceny.

“Business Burglaries Under Investigation,” reported the *Chronicle* in April 1976. According to police officers, about \$200 plus some checks were stolen in a break-in at the Boot Hill Tavern, W1121 First.

In spite of the growing neighborhood crime issues and deterioration of the buildings along west 1st Avenue, the City of Spokane took its first step in providing public housing; and it was perhaps because of that deterioration that the city was able to buy the five-story Parsons Hotel which had been recently vacated. The Parsons was the western bookend of the row of SROs along West 1st that included the New Madison apartments at the east end, the Otis Hotel, Commercial Block, and the Norman-Jefferson hotels.

“City buys Parsons Hotel for public housing.” 10/2/1979.

The city, through the Spokane Housing Authority (an autonomous governmental agency with directors appointed by City Council) was purchasing the vacant building for \$360,000 for the city’s first public housing project. In April of 1979, the city had been seeking a loan of \$400,000 in federal Community Development Funds to convert the unoccupied Parsons Hotel into a 64-unit apartment complex. Although there were a dozen proposals for the project, the city completed the renovation itself and retained the ownership through the Spokane Housing Authority. The controversial project was completed and began filling the 50 available units in October 1982. Along with the firing of the director of the Spokane Housing Authority and objections over the “excessive” cost of the units, the project was completed and occupied by low income and disabled residents.

“Skid Road is vanishing – but the bums aren’t.” In a June 29, 1980, opinion column, Chris Peck, for *The Spokesman-Review* described the post Expo-74 changes to the east downtown and the demise of the flop houses and bars that had sustained the bums that had littered the sidewalks and slept in the doorways. They had been driven from Trent and Main and were now infesting Riverside. According to a local business owner, “All your Skid Road

hotels are torn down. They have to move somewhere.” He also observed that “You are not going to get rid of them.”

The gentrification of this vanishing skid row district exacerbated the shift of the flop houses and bars to the stretch of 1st Avenue west of Monroe Street, the area including the Montvale, Madison, Otis, Commercial, and Norman-Jefferson hotels, and the degradation of the West 1100 block of West 1st.

One of those businesses that catered to the skid row clientele was the Dead End Tavern, at 315 Riverside Avenue, which had drawn complaints from its neighbors and was involved in several incidents with the law. The tavern had its own troubles in the shooting of its bartender on April 20, 1981. Several men had been fighting and one pulled a pistol, shot into the floor, with a ricochet hitting the bartender in the leg.

“The other Spokane’s Christmas.” **“A priest found the real Christmas with the ‘nobodies’ in a hotel.”** On Christmas day, 1982, The *Spokane Daily Chronicle* told the story of the have-nots living in downtown Spokane’s low rent apartments. The article told of the sabbatical adventure of Father Hal Dressel, S.J., usually ministering to the Rose Bud Sioux in South Dakota, who wanted to live in a downtown Spokane hotel and experience the life of the people there.

Does Christmas exist in the “other” downtown Spokane?

...

But what about those hundreds of dark, little rooms in downtown hotels and the people living there – the lonely, the elderly, the handicapped, the unemployed, the mentally and physically ill, the reformed and unreformed criminals, the practicing and recovering alcoholics. What about that wide assortment of people going through some pretty rough times?

What is Christmas like in that “other” downtown? Does it even exist?

As the site of his adventure, he chose the Norman Hotel, an ancient building on First Avenue near Jefferson, wedged between the Dead End Tavern and an adult bookstore across from the Greyhound Bus Depot.

Father Hal Dressel, S.J. looked for Christmas in downtown Spokane and did he ever find it – the pain of it as well as the unexpended beauties.

The 52 rooms at the Norman are reached by ascending a long, narrow staircase, covered with linoleum worn spotty with the passage of thousands of footsteps.

The article continued to paint a picture of Father Hal’s experience and the West 1st residents to which he ministered.

The notorious Dead End Tavern had moved to the 1100 block of West 1st from 315 West Riverside in 1983. The move had not freed the Dead End Tavern from the scrutiny of law enforcement. In July 1983 it had been subject of a Spokane Police sting operation and the owners were charged with serving a drunk transient. In that July police operation officers took a transient from tavern to tavern in an attempt to get the man served while drunk. The Boot Hill, historically the ending for the dead, became aptly named as the Dead End.

The Spokesman-Review reported on September 9, 1983 that the **“Charge against tavern dropped.”** The complaint charged that wine was served to an intoxicated transient. “But

Gerald Wiley, owner of the Dead End Tavern, W1121 1st, said officers were harassing his tavern because he complained about a confrontation with two policemen in February.

In the following week's report, September 15: "**Tavern gets notice to suspend license.**" The Washington Liquor Control Board is seeking a 3-day license suspension of a downtown tavern in connection with a charge, now dropped, that a barmaid served a drunken transient. Gerald Wiley, owner of the Dead End Tavern, said Tuesday he received a notice from the liquor board that his license would be suspended in October as a result of the alleged incident. But, on December 10th an Administrative law judge backed the tavern in recommending against suspension of the license.

One of the downtown neighbors, at South 109 Jefferson, was Crosswalk, a haven for street kids that had opened on November 4, 1985.... Supported by the Spokane chapter of the Volunteers of America and area churches, it opened on November 4th with the mission of providing a place for street kids to get a meal, relax and go to school. Crosswalk both attracted and supported the youth already engaged in the street life of the 1100 block of West 1st.

The Spokesman-Review in the first of many articles that would be written about the neighborhood described the activity in a June 14, 1987 article. "**West First blend of young and old: It's on the rocks.**"

A solitary figure walked out of the Otis Hotel, into the Sunburst Tavern and settled into the fifth bar stool. The old man ordered a beer and fixed his attention on the Tom and Jerry cartoon coming from the color TV.

More customers followed, and by 6:10 on this Wednesday morning, life of West 1100 First was in full swing.

As the sun burned the morning haze off this beleaguered block, the cooks at the Coach House were making breakfast for a restaurant full of early risers. At the other end of the street, Pat Francis, the clerk at the porno video arcade, was making change for customers already crowding into his small back room.

In between, the winos and the panhandlers emerged from nighttime roosts in nearby alleys to work the stretch of sidewalk that has become a Spokane eyesore.

...

The block is now the target of a combined attack by police and business owners to deal with the growing problems of prostitution, robbery, burglary, drug dealing, rape and assault.

Young street-hardened runaways find themselves at odds with elderly fixed-income tenement dwellers. The old-timers blame the kids for the crime on the street. The kids feel the resentment and return it.

Both factions have hours when they call the street their own. During late afternoon and evening, the kids appear dominant. The morning and early afternoons have an elderly touch.

"It's almost like they trade shifts," Francis observed.

...

"This block is going to hell," said Ferry. "When I first moved in, this block was still decent. I mean we had our winos but now we have all these young upstarts. They ought to have their butts spanked and sent home."

Dead End bartender Mary Ellen Gerner has a soft spot for the seniors who live upstairs. The Otis, Norman and Jefferson hotels and the New Madison Apartments, 1029 First, together have more than 300 residents.

"They are good people," Gerner said, "But they are lonely people and no one cares about them. They stick to this block because this is all they have."

Gerner doesn't like the way West 1100 First has changed. "It used to be people would try and bum a dime or a nickel or just a penny off you, and that's all right," she said. "But these young kids, they ask you for a dollar and if you don't give it to them, they'll knock you down."

In the same edition both *The Spokesman-Review* and the *Spokane Daily Chronicle* continued the story. "**It's survival of the fittest down here.**" "Block of West First broils with sex, crime, violence."

If Spokane has its dark underbelly, this is it.

At the western edge of the downtown core, it has become a magnet for derelicts, drug abusers, prostitutes and runaways. The 1100 block of West First, between the Otis Hotel and the Greyhound bus depot, arguably is the city's worst Skid Road.

Police say robbery, assault, theft and harassment are common. Male and female prostitutes walk the street. Drugs are peddled.

"It's kind of survival of the fittest down there," Sgt. Mike Yates said.

...

The neighborhood long has been a melting pot. Scores of pensioners, the handicapped and unemployed occupy the cheap rooms in aging hotels. Racially, the neighborhood is diverse as any in the city.

Street-level businesses include two taverns, a restaurant-cocktail lounge, porno shop, convenience market, barber college and a ministry devoted to the down-and-out. A senior citizen center is a few steps away.

Around the corner is the Crosswalk volunteer program. It's working to get juvenile runaways off the streets.

But some on the block say problems took a turn for the worse when Crosswalk opened 19 months ago. ...

We are concerned about the number of young people down there and the potential for sexual abuse," Allen said. "The difficulty is getting the street kids to come forward and really detail what's going on."

On September 24, 1987 the *Spokane Daily Chronicle* reported: "**Police set up outpost in high-crime area.**"

It's not necessarily Fort Apache –The Bronx, but it's the closest thing to it in Spokane." The Spokane Police Department opened its first substation Wednesday in the middle of West 1100 First – a block known for its street people, prostitution, muggings, rapes, assaults and burglaries. ... It's arguably the worst street in the downtown area, and police recently began to admit they were losing the battle.

Murder was added to the list of W. 1100 First woes as reported in *The Spokesman-Review* on October 4, 1988. "**Police seek motive after disabled pensioner slain.**"

Resident of Parsons Hotel stabbed with butcher knife in front of Dead End Tavern. He was a regular patron of the adjacent Sunburst Tavern. Assailant found at counter of Coach House Café.

“Bartender serves hope at the Dead End.”

David Hirschman of *The Spokesman-Review*, in the December 27, 1988 edition wrote of one of the anchors of the neighborhood.

The gruff, gray-haired bartender surveys the sullen faces that surround her at the Dead End Tavern each day –and she sees hope.

...

Stale cigarette smoke hangs heavy in the tavern, which sells cheap wine “to go” to people who are going nowhere.

...

Some of the down and out residents of Spokane receive charity during the holidays – but they have another advocate whom they can count on all year. They call her Mary Ellen, a woman who has been looking out for them for more than two decades. She runs the Dead End Tavern, W1121 First in a rough neighborhood downtown near the bus station.

...

“I sort of look out for them, I know they are people –not bums, not tramps, not winos—but people.”

Mary Ellen Gerner has been a bartender since she came to Spokane in 1966 as a single mother with two infants. She needed money, and a job tending bar was available.

Mary Ellen and the Dead End Tavern are well known to police. Radio dispatches don’t have to give the address when they send officers there to investigate complaints.

...

She calls the police with problems ranging from disorderly customers to knife fights. “I usually stop a brawl before it starts. They almost always start arguing before the start swinging, and if I can get to them while they are still arguing, I can at least get them out of the bar before a fight starts.”

And although there are people who call the Dead End Tavern a dangerous place, Mary Ellen disagrees. “This place isn’t tough,” she said. “What’s tough is the lives these people are forced to live on the streets each day.”

As an aside: Pat Sullivan, retired social worker for the Spokane Veteran’s Hospital, commended Gerner on her shepherding of the veterans who lived in the neighborhood. Gerner would collect their pension checks, cash them, take their monthly rent payment out of the cash, the rest of which she would hold and ration out to them. [making sure they had enough for beer money].

Another downtown neighbor was introduced in February 1990: Kevin Ch’en, a Chinese American and Minister of City Gate Fellowship was “nourishing the hungry souls,” of which there were plenty in the neighborhood. City Gate, at 1113 W. 1st between the Otis Hotel and Dead End Tavern, was formed in 1986 to minister to the homeless.

The west end of downtown had escaped the tear down of the SROs that had been experienced in the Expo and post-Expo period in the demise of Skid Row as reported in the 1980 column by Chris Peck. But, the next decade would bring the closure of hotels, reduction of rooms through

renovation, and conversion to alternative uses. In February 1990, *The Spokesman-Review* reported the closure of the run-down Jefferson in the context of hotel closure and demolition.

“Downtown poor run out of room.” Reported *The Spokesman-Review* edition of February 25, 1990. A full page was devoted to the crisis in downtown housing.

Maybelle Green learned to live among prostitutes, drug dealers and bums. What she couldn't stand was toilet water dripping from the ceiling onto her head.

That's what finally convinced the 85-year-old widow to move out of the Jefferson Hotel in downtown Spokane.

For 17 years she watched the Jefferson transform from a clean hotel completed with maid service to an eyesore boarded up in October for health and fire code violations.

“It got so there was a lot of dope being pushed there ... There were always all kinds of needles in the restrooms. There was lots of prostitutes who lived there, too.”

...

The Jefferson, W1129 First, was one of the 36 apartment buildings closed to housing in downtown Spokane during the past 10 years. That amounts to a loss of more than a third of all low-income housing downtown. The buildings either were converted to commercial uses, demolished or boarded up.

While 1220 rooms and apartments have been removed from the downtown area in the last decade, just 190 units have been added through renovations. ... [Article continues on downtown housing crisis.]

On May 9, 1988, *The Spokesman-Review* reported that the man accused of the stabbing death of a Parsons Hotel resident in front of the Dead End Tavern in October 1988 had pleaded guilty to manslaughter.

New life was on the horizon for the Jefferson Hotel: **“Low-income housing in hotel plans,”** reported the March 22, 1990 of *The Spokesman-Review*.

The Jefferson Hotel, closed last fall by health and fire inspectors, was sold Wednesday to a Spokane man who plans to reopen the building for low-income housing. Rick Warriner, a former housing rehabilitation specialist, bought the property at W1129 First from California owner Gary Rice, said property manager Jim McClenahan. The sale price was \$125,000.

Warriner said he wants to begin rehabilitating the 39-unit building in April and could reopen it as early as next fall. For city officials, the purchase could help relieve the tightening low-income housing market downtown. But nearby property owners, angry at the drug traffic and prostitution in their neighborhood say it will take more than one property owner to save First Avenue.” ... [continued on A4.]

The proposed resurrection of the Jefferson did nothing to slow the parade of prostitution, muggings, rapes, drugs, assaults and burglaries, in 1st Avenue's West 1100 block. According to the April 5, 1990 edition of *The Spokesman-Review*. **“Transient arrested after woman stabbed at Dead End Tavern.”** “A Spokane woman was hospitalized Wednesday evening after a transient walked into the bar where she was drinking, stabbed her three times with a

knife, then fled.” ... “I just saw him walk in and the next thing, I knew, someone was shouting ‘Hey, that man has a butcher knife,’ said bartender Donna Wiley.

An attempt to reduce the fights and brawls along their street, and to avoid being shut down by the liquor board, an initiative was taken by the local taverns. *The Spokesman-Review* reported **“Taverns Launching Cleanup**, and the *Spokane Daily Chronicle* reported **“Coping with the wild crowd,” West First Avenue businesses try to clean up their act.**” in their April 10, 1990 editions.

Jerry Wiley closes the Dead End doors at 7 pm. Jason Knott won’t serve anyone he suspects of dealing drugs or engaging in prostitution.

Faced with the loss of their liquor licenses, West First Avenue tavern and lounge owners are trying to clean up their neighborhood before liquor control authorities do it for them. ...

In a three-pronged approach neighborhood leaders are calling for a police foot patrol, a ban on the sale of fortified wine, and sentencing restrictions to stop habitual criminals from returning...”. A group of businessmen request police patrols, and banning the sale of fortified wine – three businesses still sell it. Four out of five crimes in neighborhood are related to alcohol. The Coach House lost more than 60 percent of its business when refused service to suspected criminals. “The Dead End Tavern began closing its doors at 7 p.m. to discourage the “wild crowd” that comes in at night.”

The police side of the story was reported by *The Spokesman-Review*: **“Walking a beat keeps the block ‘cool,’ not clean.** (7/18/1990)

... “But for Spokane police, walking the beat means dealing with prostitutes – both male and female—who act as if their profession were legal. It means pimps who think they own the slabs of concrete where their “girls” work.

And it means drugs, fights, rapes and other crimes that make up the illegal trade that flourishes in the 1100 and 1200 blocks of West First Avenue –the only neighborhood in town where foot patrols are regularly scheduled. ... The two-block stretch is home to a bus station, an adult book shop, two taverns and several residential hotels that house mostly low-income senior citizens. ...

“Jefferson Hotel refurbished as Crosswalk moves.” The Spokane Daily Chronicle reported on August 21, 1990 that the Jefferson was back to accepting new tenants. “The 36-room downtown hotel, which closed last year as a bug-infested health hazard, reopened last week as the Jefferson Center, providing shelter for drug- and alcohol-free tenants and those in need of transitional housing.”

On August 22nd, *The Spokesman-Review* highlighted the importance of the reopening on its editorial page: **“Hotel Gone Bad Gets Chance to go Straight.”** (Editorial)

A year ago, the Jefferson Hotel had hit rock bottom.

Garbage spilled from rooms into hallways. Bugs, used syringes, broken windows, non-working bathrooms, human excrement on walls and floors and a host of fire code violations rendered the transient hotel all but uninhabitable. It was full all right, but only six of the 30 who inhabited it were paying tenants. Many of the rest used the vacant rooms and halls for prostitution and drug dealings”

...

Fortunately, today the Jefferson at W1129 First, has a new lease on life. It reopened last week as the Jefferson Center, with eight of its 36 rooms ready for rent to recovering drug addicts and alcoholics and for elderly or homeless people in need of transitional housing.

...

West First, if it is to be saved, may have to be rescued one property at a time until the city develops a plan and a strategy for major restoration. The old Jefferson Hotel is a good place to begin efforts anew.

But the Jefferson going straight seemed to be short-lived and the tone of 1100 West 1st did not change and may have gotten darker. The prostitutes and the onslaught of crack cocaine illuminated that darkness as reported by *The Spokesman-Review*.

“Man’s bad day just gets worse.” (July 30, 1992) A retired carpenter living in Browne’s Addition was walking home from the Hide Out Tavern in the 1100 block of West First and hired a prostitute who approached him on the street. He took her home and shot her when she took some money from his wallet at his apartment.

“Suspect in farmer’s death arrested in Pasco.” (October 29, 1992.) Deceased picked up his killer, a prostitute along West 1100 1st and hired her for sex. The farmer took her to rimrock, got out of his pickup. The prostitute then stole the pickup and ran over him.

“Crack Cocaine seizes West First Avenue.” (February 22, 1993).

West First Avenue is a neighborhood under siege, a place where 3-year-old boys ask strangers if they are cops, where drug deals are made every few seconds on some nights.

For years, the downtown Spokane neighborhood earned an unsavory reputation for prostitution and drugs.

For even longer hundreds of poor, elderly and disabled people lived in the area’s low-income hotels, resigned to coexisting with crime.

But last summer when crack cocaine invaded Spokane, the rope squeezing the life out of West First drew tighter, police and residents say.

Last month, the amount of crack being sold on West First increased seven-fold, police and residents say. Where hundreds of deals were once made in a week, now there may be more than a thousand,

Together, well-armed crack dealers from Southern California, Tacoma and Portland drove the small Spokane drug dealers from the West First turf.

Prostitutes who haven’t been pushed out are now addicted to crack and work for new dealers, many of whom earned their stripes with California gangs such as the Compton Crips.

During the day, regular residents of West First drink beer at the Dead End Tavern, socialize and get free meals at the Mid-City Senior Center, watch television in the lobby of the Otis Hotel and eat at the Coach House restaurant.

By sunset, the old people are in their rooms, their doors bolted.

From the street they hear the noise, the yelling and screaming, the echoes of fights.

On the sidewalks roam buyers and sellers of drugs or sex. ...

Within the same article and highlighting a consequence of the crack onslaught: **“Hotel Owner Gives up in Despair.”** (“A Losing Battle.”) Rick Warriner renovated the Jefferson as a drug-free haven for recovering addicts. But, “I can’t save humanity.” “The people here were supposed to be seeking treatment, now look at it.” He will give the keys to Jerry Wiley, who owns the neighboring Norman Hotel and Dead End Tavern. (continues on pA4)

“Police seize more than a pound of crack.” (2/23/1993).

... On Sunday, Spokane police arrested two men at the Jefferson Hotel, at 1129 First, seizing two ounces of crack and several thousand dollars.

The manager of the old hotel thought someone had broken into a couple of vacant rooms. However, when police searched the Jefferson, they found the two men.

“Police draw battle lines on West First.” (3/5/1993)

Spokane police have begun a crackdown on drug-infested West First Avenue that includes full-time patrols and the mailing of letters of owners of cars seen near drug dealers or prostitutes.

Police Chief Terry Mangan announced his “battle plan” Thursday during the monthly meeting in the Parsons, a low-income apartment building in the middle of the mayhem ...

“Police drug unit understaffed.” (3/26/1993)

While the Spokane community is organizing to fight an invasion of crack dealers the Police Departments unit that investigates gangs and drugs is operating with half a staff.

Donna Wiley owns the Jefferson and Norman hotels and Dead End Tavern stated: “We organized, the police came down and said they would do foot patrols and we were going to have a block party and everything. “And here we are, six years later, and are back to square one.”

“We can’t rely on the Police Department,” said Bill Hall, manager of the Coach House. “We have to be the ones to demand that our Police Department provide us with the services we need. We can’t give in this time.”

“Tracking crack’s deadly trail.” (5/23/1993)

Violent crime is no stranger to the 1100 block of West 1st Avenue. Patrolman Rick Albin, who works the area, can’t say crack cocaine caused someone to hit this woman in the face with a beer bottle, But, he has seen a noticeable increase in violence since crack came to the neighborhood.

“Needle, condom clinic moves to new home.” (6/14/1999)

Determined to keep the center in the area, owners of the Jefferson Hotel offered to remodel space for the needle exchange.” “We feel it’s necessary for the area for the boys and girls on the street,” said Donna Wiley.

“Healthy renovations come one step at a time.” (8/10/1993)

Editorial about work Wells are doing with the old Grand Coulee Hotel.

One building at a time, one block at a time, one sector at a time, Spokane’s downtown has got to keep moving toward a healthier more diverse future.

...

Nobody, save perhaps the young street thugs who make life miserable in the vicinity of the Wells' latest project, likes to grind underfoot the poor, the elderly, the lonely, the mentally ill, the struggling alcoholics and the unlucky who live in downtown's old low-rent apartments and hotels. ...

In order to reclaim a neighborhood from street thugs, it takes more than police officers. It takes private investors who are willing to take a chance on buying a hellhole, booting out tenants such as trouble-plagued taverns, and turning it into something good.

...

Just a few blocks from the intersection of First and Cedar, where the Wells' and others have been restoring a series of gorgeous old buildings, is the social disaster of area of West 1100 First, a center for crack cocaine dealing and other crime.

"Geraghty gets close look at West First." (7/19/1994)

Mayor Jack Geraghty peered out the barred windows of a West First Avenue apartment Monday and listened to a roomful of residents describe life as they see it on the streets of Spokane.

Each day, they witness drug sales and assaults from their Parsons Apartment unit. Walk to the bus stop and expect to be harassed by a dealer of a prostitute, they said. Step outside and hold on to your purse.

...

Norman and Jefferson owner Donna Wiley defended the quality of life at the hotels, saying most of her tenants live here by choice.

...

"It's a shame that places like this still exist in this day and age," Geraghty said. "You come down here and see for yourself and it really wakes you up again."

The usual assortment of dealers, buyers and street kids who generally bustle down the sidewalks and alleyways disappeared. "They're like cockroaches," said Larry Herman, the area's neighborhood police officer. "They can just disappear into the woodwork."

"Neighbors try to retake West First." (9/15/1994)

Doug Clark column:

Spokane's mean street are meaner than ever.

Those who keep an eye on downtown's most crime-infested section, which center around First and Madison, say conditions have sunk to new levels of ugly.

.... [describes conditions]

Taking West First back from the bloodsuckers.

Two meetings at a Catholic church were sponsored in part by Project ROAR, an acronym for Restore Our Area Residence. That organization last month received a \$50,000 federal grant to help bring back order to this troubled turf.

... [article continues]

"Some choose life on West First; some trapped in it" (1/25/1995)

More than 400 people live in Spokane's most dangerous downtown neighborhood, a litter-strewn, two block strip of West First.

Some stay inside the old brick apartments because their bodies or minds broke down. Some are drunks. Some simply fell through a tight housing market and landed where rooms go for a little as \$140 a month.
... [article continues]

In spite of the war blighting the West 1100 block of 1st, investors and developers had stabilized the west end of the 1st Avenue downtown corridor. Ron and Julie Wells were making significant investments in renovating and revitalizing Spokane's historic building stock.

The Spokesman-Review reported this progress in the February 17, 1995 edition:

"A fresh start."

Rejuvenating a dilapidated district on the western edge of downtown took more than money and real estate savvy.

At the corner of West First and Cedar, it took a precise mix of bagels, bicycles and antiques to turn the intersection into a vibrant hang-out of yuppies, tourists and mall-hating shoppers.

The Grand Coulee Building, the old Carnegie Library, now home to Integrus Architecture, the Eldridge Building. Ron and Julie Wells reclaimed the Grand Coulee, the Eldridge Building, Buena Vista, and San Marcos, over the past two years.

"Gang war behind shooting on West First." (7/30/1996)

Gang members warring over turf on West First Avenue are to blame for two recent shootings there, Spokane police said Monday.

The shootings, which occurred 48 hours apart and left six people wounded, involved two gangs fights for control of the intersection's drug traffic.

...

The most recent assault came at 3 a.m. Sunday, when a man leaned out of a passing car's window and fired several shots at a crowd of people near The Coach House Restaurant. The weapon was a .45-caliber handgun, police said.

...

Two men were arrested. "... both men are members of Hispanic gang that originated in California, where they are from.

...

On Friday, a 22-year old man was found just after 3 a.m. on the sidewalk by the Coach House. He had been shot several times. The man was recovering Monday at a hospital.

"Life on The Block." (photo spread of West First at night) (8/3/1996) "Recent shooting indicate gangs are warring over downtown area." "Cops fight for control of West First."

For years, Spokane police struggled to keep downtown's West First Avenue from turning into a war zone.

They've periodically stepped up patrols. They've targeted cars shopping for drugs and prostitutes. They've tried to move out gangs and dealers by doing undercover surveillance.

But two shootings that wounded six people in the last eight days are pushing city officials into a new anti-gang battle on the notorious block. [article continues]

"City struggles to solve West First problems." (8/3/1996.)

For nine years, city officials have tried to sweep the drugs and thugs off the 1100 block of West First Avenue.

They've opened police substations and cop shops, increased patrols and even asked local clergy to counsel people who hang out on West First in an effort to clean up the area.

It hasn't worked. [article continues]

"West First residents get break from crime." (8/25/1996)

...The prostitutes, homeless and pushers who usually overrun the intersection were gone this morning.

In their place were residents of the Otis Hotel and Alberta Apartments, chatting in the sun or shuffling to the Handy Market for breakfast ingredients or their chance at a million dollars.

The Spokane Police Department's latest crackdown along the 1100 block of West First appears to be getting results say area residents.

...

Those problems exploded in violence the weekend of July 27 when six people were wounded in drive-by shootings.

...

It all seems to be making a dent, residents said.

Finally, a glimmer of hope surfaced. The police had finally cracked down on the criminal element and they were rounded up and taken off the streets. Public works and traffic strategies had reduced the places and opportunities to commit crimes. Local residents felt safer and that it was okay to return to their sidewalks. *The Spokesman-Review* in January 1997, noted the discernable change. **"Along West First, a neighborhood emerges."**

Drug dealers and buyers used to stand around in Spokane's West First neighborhood like trees in a park.

Pimps and prostitutes hustled, and residents were afraid to leave their homes for fear of physical and verbal attacks.

"Men would approach elderly and disabled women as ask them to be prostitutes," said Julia Rahmaam who lives in the Parsons apartment building.

But since police cracked down after a series of gang-related shootings last July, crime has decreased significantly. Resident and shopkeepers aren't looking over their shoulders as much. [article includes a chart detailing crime statistics.]

Even the Jefferson was turning around, returning to a positive place in the West 1st neighborhood. **"Hotel renaissance"** as described in the March 31, 1997 edition of *The Spokesman-Review* the neighborhood was making a comeback.

It was a bug-infested health hazard. For years, Spokane's Jefferson Hotel was the dumpiest of dives; used syringes littered hallways, prostitutes and pimps moved in. A man killed a woman there in 1987.

Downstairs, wooden boards covered the windows of the three-story brick building at West First and Jefferson.

Drug dealers used to stand outside, waiting for customers. Passers-by held their bags and purses tightly.

Today, the Jefferson has undergone a renaissance: the planks are gone and football-sized angels—plaster dumplings with wings—can be seen through the windows.

The corner has become a magnet for Spokane residents in search of art, attracting families, grunge teens, blue-haired eccentrics.

The evolution started two months ago with the relocation of 2MT.
... [article continues.]

2MT, a cooperative art gallery, opened in January of 1997 and was the creation of six local artists all in 20s and 30s headed by Mike Mercer.

“Visual arts: “Local artist Balazs ‘Still Trying’ at the 2MT gallery.” (10/9/1997)

“Cooperative effort is paying off again.” (6/21/1997)

Nearby residents not only gave the Spokane Marketplace a warm reception when it moved into its new home at First and Jefferson, some even pitched in to help spruce up the building.

A year ago that wouldn't have happened. Residents in and around the 1100 block of West First were too terrified of street crime to venture outside their locked doors.

In July 1996, “the block,” as the area was known, accounted for 165 times its share of the Spokane Police Department's attention.

Unsavoury elements ruled the streets while the law-abiding people who occupy the neighborhood's low-income housing stayed inside.

Then, when two gang-related drive-by shootings in 48 hours wounded six people, the neighborhood's tolerance for crime and disorder finally hit overload.

Police, residents and businesses cooperated on a response.
...[article continues to report what was done]

“Bump in the road won't end journey.” (8/30/1997.)

The revival of West First Avenue in downtown Spokane suffered a setback when the Children's Museum of Spokane abandoned plans to move there. It didn't suffer a defeat, however.

Landing the museum and the Spokane Marketplace as wholesome, vibrant, family-friendly tenants in the once crime-plagued district was considered a key part of reversing the decay on which drug dealers and prostitutes had feasted for too long. The Marketplace remains. [article continues]

“West First cleanup earns police honors.” (11/17/1997.)

“The Spokane Police Department's efforts to clean up West First Avenue earned an honorable mention for a national award on Sunday.” The department was given an honorable mention for the recognition from the Herman Goldstein Award given annually to departments successfully using community policing in their city. “Your ‘West First’ project was a thoughtful, thorough example of problem solving at its best.” the panel said. The area around the 1100 block of West First was notorious for its crime....

The police beefed up their presence in the area. With the help of businesses and residents in the area, things turned around.”

"Once-mean street freshens up." (6/20/1998)

West First Avenue just isn't what it used to be.

The prostitution and drugs once notorious in the area have given way to fresh basil, blooming flowers, and art.

On Friday, neighbors and residents from around Spokane turned out to celebrate the ongoing transformation as the first Spokane Marketplace Summer Festival got under way.

...

The showpiece of that emerging neighborhood is the Marketplace, a warehouse area where craftspeople, farmers and local vendors come to peddle their wares.

"Rock Concert at Met will benefit gallery." (9/18/1998)

Three Spokane bands will rock and roll at The Met Tuesday in a concert to benefit a local art gallery. 2MT Gallery, has been in operation for three years focusing primarily on alternative art and young artists. "We've never really made any money," said 28-year-old Michael Mercer, the gallery owner.

All the money raised will go toward paying the gallery's rent. ...

In January of 2000 the Washington State Department of Archaeology and Historic Preservation announced that the West Downtown Historic Transportation Corridor National Register District had been designated by the National Park Service. The district spans from Walnut to Post streets and West First to Second avenues. The National Register designation would become an important tool in the renovation and adaptive reuse of tarnished and worn-down historic buildings in the neighborhood. Over a half dozen buildings have taken advantage of investment incentives made available by the designation through the National Park Service to bolster and solidify the neighborhood.

The Spokesman-Review reported in two articles in April and September about the resurrection of the West 1st neighborhood. First in April: **"West First Renovation projects preserve part of city's history."** (4/14/2000)

The articles noted that Rob Brewster, Spokane developer, having just completed the renovation of the Holley Mason building was restoring the Montvale building into a 36-room boutique hotel. The building's two upper two floors had been vacant for years. At the same time a group of investors, the Odd Girls LLC, were working on the former Odd Fellows Hall at 1015-17 West 1st Avenue.

In August of 2000, Gerald Wiley, owner of the Norman-Jefferson and Dead End Tavern, sold the properties to Joseph P. and Kristi A. Harwood, and Cory S. and Elisabeth Colvin for \$900,000. No plans for the future of the Norman-Jefferson were announced at that time.

Across the street from the Norman-Jefferson on the northwest corner of 1st and Jefferson, KHQ was building a \$5 million building expected to be fully occupied by March 1, 2001.

In a *Spokesman* article from July 18, 2000, Jill Smith co-owner of Earthgoods, also a new business in the neighborhood said: "I'm encouraged there is going to be a good group of creative people in the area. The more things that happen in that area, the more we're going to encourage people to feel safe there and walk around."

And in September: **“West First’s revival.** Once troubled downtown neighborhood is getting a face lift.” (9/6/2000)

“A group hoping to further upgrade a once-troubled downtown area is close to signing a deal to buy the Madison Apartments building at 1029 W. First Avenue.” Local developer Rob Brewster and entrepreneur Jill Smith would completely control of the block of buildings bounded by Monroe, Madison, First Avenue and the railroad viaduct. The renovation of the Madison “is one component of a bigger plan to create a one-block arts and entertainment district filled with small shops, theaters, restaurants, artist’s studios and urban dwellings.

The renovation and activation of the east end of the West 1st neighborhood would complement the improvements accomplished in the west end at the Carnegie Square building cluster including the Eldridge Building, Grand Coulee Building (Hotel Upton, and the Carnegie Library).

After 90 years of providing housing to Spokane’s working class and retired community, *the Spokesman-Review* reported **“Low income apartments to close,”** on November 18, 2002. One tenant noted that rent was \$235 per month and was paid out of his \$545 Social Security check.

“...The 41 tenants in the Jefferson Apartments must move by the end of November, their landlord told them Wednesday. He’s offering to find new homes for those who qualify for government subsidies.”

Joe Harwood, who owns both the Saranac and the Jefferson, said he doesn’t yet know what will become of the buildings. He couldn’t afford to continue offering low-rent apartments, Harwood said.

Harwood and Colvin had purchased the building in 2000 for \$900,000 which is four times its selling price in 1993. The price increase was indicative of investments in the neighborhood such as the recently constructed KHQ television station across the street to the north. According to Harwood, these improvements were boosting the real estate values along West 1st.

After the removal of tenants of the Jefferson, little activity took place within or around the building. On March 13, 2006, Harwood and Colvin transferred, by sale, the Jefferson building to EBJ Holdings, LLC (Jeffrey B. Smith) for \$720,000. This sale was only for Lot 1, Block 19, Railroad Addition on which the Jefferson resided (the Norman, Lot 2, was not part of this transaction). But on that same date, Harwood and Colvin transferred both Lots 1 and 2 to Old Norman Building, LLC. The transfer did not include the cost of the purchase.

While there was no mention of either the Jefferson or the Norman in 2007, conversion of neighboring buildings and displacement of low-income residents were the issues that moved to the forefront and eventually jumped into the mayor’s race. The area once notorious for prostitution, drug dealing and skid row housing was now dealing with loss of that accessible housing for the elderly and the poor.

On May 3, 2007, *The Spokesman-Review* posted dual captions, with a photo: **“BlueRay Technologies worries that its plans for the Commercial Building downtown may harm the 51 low-income residents who call it home,”** and **“DVD maker may add jobs, but displace poor.”**

BlueRay Technologies, a California manufacturer, was proposing to invest \$12 million in a plant to manufacture next-generation DVDs at the Commercial Building at 1115 W. 1st. The article noted that the company was deciding on whether to close on the deal while pondering if the manufacturing plant could co-exist with residential use upstairs. The reality was that BlueRay owner, Erick Hansen, did purchase the building and displaced all the residents. By 2009, his BlueStar Technologies company had yet to produce a single disc and the company was plagued by multiple lawsuits. Hansen was indicted on a 16-federal fraud indictment in 2015. Hansen was also subject to a federal lawsuit that stemmed from the ouster of low-income resident from the Commercial Building. He was sentenced to 5 years in prison and died while detained in 2020.

“Low-income housing splits field,” reported July 12, 2007 edition of *The Spokesman-Review* in an article about the Spokane Mayoral race.

The city of Spokane was caught “flatfooted” by plans to turn downtown hotels used as low-income housing into new residential developments, Mayor Dennis Hession conceded Wednesday. “... plans to remodel properties like the Otis and Madison hotels are “good news, bad news” situation for Spokane.

The third building to face evictions of the low-income tenants was reported in the September 9, 2007 edition of *The Spokesman-Review*: **“Otis evictions stretch services to limit;”** “The emptying of another downtown building is putting extra stress on Spokane’s social service agencies.” This summer, several nonprofits provided staff to help dozens of residents for the New Madison and Commercial Building who were forced to vacate their apartments. Now, with eviction notices being sent to an estimated 86 residents of the Otis Hotel, those same agencies are being asked to help again. Approximately, 200 people had been displaced as a result of the closure of those three buildings.

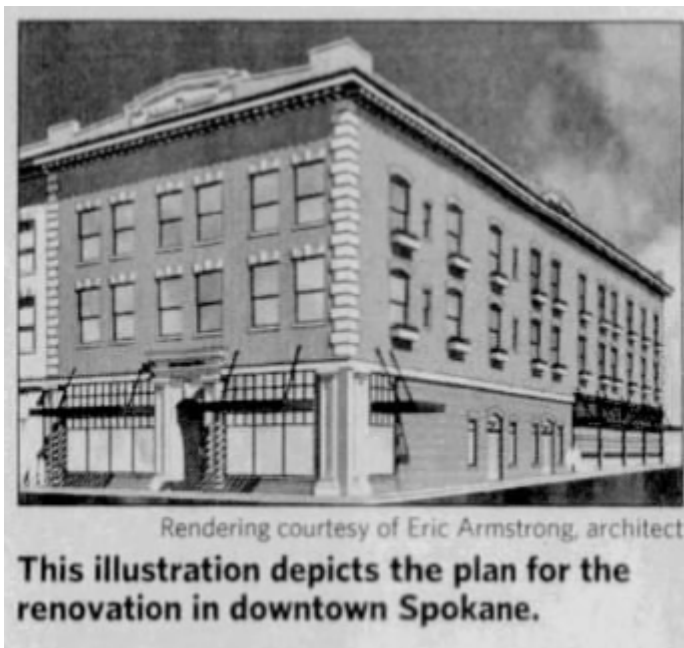


Figure 16: *Spokesman-Review* January 18, 2008

In 2008 opened with the Jefferson being sold by EBJ Holdings, LLC to Windows on Jefferson LLC for \$1,300,000 for Lot 1 only. (Jefferson building - 35192.1201, legal address 115 S. Jefferson.) Soon thereafter, on January 18th, under *The Spokesman*’s **“Here’s the Dirt,”** column a project for the Jefferson was revealed. **“Retail, office condos planned for adjacent historic buildings.”**

After sitting vacant, two historic downtown buildings are slated to receive face lifts. Developers intend to transform the three-story, 23,400 square-foot former Jefferson Hotel, 115 S. Jefferson St. into street-level retail condominiums and

upper-level office suites, said Mark McLees, a sales and leasing agent for NAI Black. Undisclosed developers hope to buy and revamp the Norman Hotel, McLees said.

Developer Jeff Smith, of EBJ Holdings LLC, and Spokane chiropractor Darcy Kelly are renovating the 99-year old Jefferson. They purchased it as Windows on Jefferson LLC from EBJ Holdings on Jan. 4 for \$1.3 million, public records show.

Renovations are expected to cost about \$500,000, and the owners hope the "Jefferson Centre" will be occupied by April, Smith said. It will be marketed toward boutique retailers.

"We really see that neighborhood as attracting your artistic-type of businesses," he said.

Smith said Jefferson Hotel owners considered making residential condos. But, he said, "with the downturn in the market and some other projects coming online, we thought it would be better if we went the off-condo route." ...

The Norman, 1121 W. First Ave., will become a retail and live-work condos, if developers can arrange necessary financing, McLees said.

The owner, Old Norman Building LLC, has a sales agreement for the 21,640 square foot structure, he said. The asking price is \$1.1 million.

The two buildings will share an elevator, and the same contractor would handle exterior work on both, McLees said. He expects Norman renovations to cost about \$700,000 to \$800,000.

...

The buildings are the latest on the block to be renovated. BlueRay Technology last summer turned the Commercial Building, 1119 Riverside Avenue [sic], into a Blu-ray disc manufacturing plant. RenCorp LLC last fall closed the Otis Hotel at First Avenue and South Madison Street.

"That entire strip down through First Avenue is really going to take off," Smith said.

West 1st Avenue would take off, but without Smith. In May 2008 he received a building permit to remodel and convert existing vacated residential/retail spaces to businesses/retail spaces. He gutted the building, updated the electrical service, pulled wire for fire alarm and installed new wiring throughout the building. In June 2009 he installed an elevator and new vinyl windows in the Jefferson portion. He also reroofed the building in April 2010. The project then stalled and Windows on Jefferson LLC turned the Jefferson over to the Bank of Fairfield, in lieu of foreclosure. The building would remain vacant and an unfinished shell through the next two owners.

In the meantime, the New Madison apartment renovation project had received a building permit in February 2008. (**New Madison renovation permitted**, 2/15/2008.) The Madison Hotel Apartments, LLC, a group of Seattle investors proposed to build 67 units of low to upper income rents. The owners had received bank financing and historic tax credits for the renovation. Value of the building permit value was \$1.33 million. The work was completed by another contractor and the with building occupancy in 2009.

Two buildings both in the notorious West 1100 block remained vacant, deteriorated, and awaiting suitors. The Otis (Willard Hotel) at the northeast corner of the block and the Norman-Jefferson at the northwest corner of the block.

Windows on Jefferson LLC was foreclosed by the Bank of Fairfield on March 23, 2010 and the building would remain a vacant neighborhood eyesore for another five years before the Bank of Fairfield sold the Jefferson on lot 1 to Yellow Door Properties, LLC, for \$675,000 on June 15, 2015. Yellow Door also purchased from the Old Norman Building, LLC, the co-joined Norman Hotel on Lot 2, for \$420,000 on June 18, 2015.

The Spokesman-Review announced on November 22, 2015: “**Developer creating uptown loft condos in two downtown Spokane buildings.**” [Doug Clark byline includes photos of interior, one with Sanchez.]

It wasn’t so long ago that First and Jefferson was a major Spokane destination—if you wanted to buy crack. Today this once seamy downtown location has become a reassuring sign that our economy is on an upswing.

Ask Daniel Sanchez, who has doubled down on the biggest gamble of his 35-year-old life.

Sanchez is busy turning two three-story 1908 [sic] buildings, the Jefferson and its next-door neighbor, the Norman Hotel into cool urban living spaces and boutique retail shops that will enhance the revitalization of West First Avenue. West End Lofts, he’s calling the project. Target date for completion: June 2016.

... [continued on pb7.]

In spite of the big dreams, the Norman-Jefferson would languish a few more years before the next suitor came forward. Sanchez was able to lease one of the spaces in the Jefferson to the Spokane Boxing Club, run by Rick Welliver in 2016.

On June 28, 2016, Sanchez received building permits for a commercial change of use for the West End Lofts shell: “Shell remodel of 2 existing mixed-use buildings into single mixed-use building with basement storage, indoor parking/business on main level, 2 floors of residential (with 9 residential units). All work is shell and core preparation for future tenant/s tenant improvements.

Other than leasing the Boxing Club in the southwest corner, little was accomplished by Sanchez’s Yellow Door Properties. The condos for sale as the “West End Lofts” remained a shell as they were when Sanchez bought the building.

While the Jefferson sat forlornly at the corner of Jefferson and 1st, the Otis on the other corner at Madison and 1st was being rescued from the wrecking ball. Portland developer, Curtis Rystadt had transformed the Otis from “...a bastion of urban decay into a luxury hotel.” “**Historic Renewal,**” graced the cover of the August 7, 2020 business section of *The Spokesman-Review*. Opened as the Willard Hotel, and operating under several names before becoming the Otis, the venerable hotel was now hosting visitors under the Indigo Hotel banner.

The Norman Jefferson continued to languish. After a couple of additional ownership transfers, and another failed attempt at bringing the building back to life, the current ownership acquired the property on January 6, 2024 in a \$1.1M purchase.

BUILDERS AND ARCHITECTS

Harry Oechsli, Builder of Windsor (born in 1869, Windsor, Missouri – 1933, Spokane)

“Death Claims Harry Oechsli”

“Harry E. Oechsli, 54, Opportunity, president of the National Finance and Investment company, died suddenly Sunday morning at the Davenport hotel following a stroke. He had been feeling ill for several days and did not go to his home over the weekend. He was formerly a well-known automobile dealer.

Mr. Oechsli had resided in Spokane and vicinity for 25 years. He first entered the automobile business in 1916 in Montana and in 1923 organized the National Motor company here. Three years later he headed the Hud-Sex Motor company. He owned the Jefferson hotel and other properties. His home in Opportunity is one of the show places in the valley.

He is survived by two brothers, George of Butte and Frank of Windsor Mo. Mrs. Oechsli died in December 1929. Mr. Oechsli was a member of the Elks. The body is at the Smith funeral home.

Mrs. Rachel Newman, Builder of the Windsor Annex (1854 -1938)

BUTTE, Mont. May 8 - Mrs. Rachel Neman, 84, a pioneer of the west since 1871, when she arrived in San Francisco with her husband from Pittsburgh, Pa., died here today.

She was the mother of Jesse D. and Cliff Newman, former manager of M.A. Gunat & Co., now General Cigar Company of Spokane, and of the late Cliff Newman, who was associated in the same business. He husband, Isaac Newman, made a fortune in the early days in Siberia, where he traded merchandise for Russian furs which he brought back to San Francisco, introducing the first fine furs to that city. Funeral services will be held Tuesday. The body will be taken to Great Falls for cremation.

ARCHITECTS

Arthur W. Cowley (1878-1949) Architect in partnership in both the Jeffers and the Norman: Arthur W. Cowley, born in Spokane, practiced architecture in Spokane from about 1906 through his death in 1949. Cowley was recognized in the West Downtown Historic Transportation Corridor National Register Nomination (1999) as designer of four major apartment buildings in the same block: the Otis Hotel (Willard/Otis, 1911, SRHP); the Alberta Hotel (1910, Hotel Boja), Jefferson Hotel (Windsor, 1908) and Norman Hotel (Windsor Annex, 1910). He also designed the Child, Brothers and Day Auto Supply (at 1217 W 1st, 1910, altered and non-contributing). Wells Chevrolet Service Building and Showroom (115 South Adams Street and 1229 West 1st Avenue (1926, SRHP), as well as the Doran Building (1920 SRHP). Within a block radius of the Norman-Jefferson, Cowley designed eight buildings. Including the Jamieson Co Salesroom (1916, 1229 Sprague-demolished).

Cowley's early work was noted in *The Spokesman-Review* in its 25th Anniversary edition marking Spokane's economic progress on June 17, 1909, featuring Spokane's economy and prominent citizens, included a sketch of “New Apartment House of N.W. Durham” with “Arthur W. Cowley Architect.”

A little over a year ago this gentleman opened offices at 631-632 Peyton bldg. for the purpose of carrying on a general architectural business. Mr. Cowley was formerly an engineer of the Great Northern Railroad and for a time was chief draftsman for that system. Since entering the architectural field Mr. Cowley has met with flattering success. During the year he was been actively engaged here he [sic] erected the Wellington apartments Sixth and Stevens street; the Buckman

apartments, First avenue and Elm street; the Windsor store and hotel building, First avenue and Jefferson street, and several of the better class apartments in Spokane. He is now putting up the new N.W. Durham apartments at Third avenue and Lincoln street, a cut of which appears on this page. Mr. Cowley has also designed and prepared the plans for several handsome residences. Mr. Cowley is an enterprising young man, full of ambition and thoroughly conversant with this business.

N.W. Durham, in his history of Spokane (1912), wrote the following about Cowley, still early in his career in Spokane:

Spokane has grown rapidly and Mr. Cowley has had his share of the business in his line, his intelligently directed effort bringing him substantial reward while his work has been an element in the city's improvement. He has introduced many innovations in building lines and the structures which he has erected are the principal ornaments of their respective neighborhoods, pleasing to the eye and constructed with conscientious regard for real utility, and the comfort and health of their occupants. Because of his operations unsightly vacancies have become occupied by attractive edifices and real estate in all parts of the city have rapidly advanced in value.

Cowley is noted for his apartment and industrial buildings, several of which remain in use in Spokane. The Goodyear Tire and Rubber Building is one of five known industrial/commercial buildings that are extant in Spokane and retains the best integrity of those buildings. Besides the Child, Brothers and Day Auto Supply (1911, 1217 West 1st Avenue), which is totally altered, are the Consolidated Motor Freight Warehouse (1935, 126 S. Sheridan/Pacific), and Inland Auto Freight Warehouse (1929, 159 S. McClellan).

An article in *The Spokesman-Review*, at his death in 1949 included below, recaps Cowley's life in Spokane and his important contributions to the city's architectural legacy.

Arthur Cowley Taken By Death

Arthur W. Cowley, one of Spokane's first native citizens whose life and that of his family have been interwoven in the history and development of this city since its establishment died yesterday in a hospital following a short illness.

The city's growth is full of evidence of Mr. Cowley's life, as he was a prominent architect here for nearly 43 years. He drew plans for some of Spokane's most substantial business and industrial buildings and fine homes which are monuments to his skill and ability. He remained active in his profession until shortly before he died.

Mr. Cowley was born October 9, 1878 in Spokane. He was the son of Henry Thomas Cowley, an early-day missionary who was one of the first settlers in this region. The only other white families here at the time the elder Mr. Cowley arrived were those of A.M. Cannon, J.J. Browne, and James N. Glover. Arthur Cowley was one of the first white children born in Spokane.

His father answered the invitation of the Spokane Indians to settle among them and the younger Mr. Cowley grew up under frontier conditions. He began his life in the home which his father and friendly Spokane Indians built in the center of the Spokane's camp, a beautiful wooded site now the location of Cowley Park on Sixth between Browne and Division.

When the Cowleys arrived at Spokane Falls the little town had only one store. The Spokanes welcomed them, bringing them dried salmon, lean venison and a pail of milk.

After they had settled, the elder Mr. Cowley was able to build his first church at the site which is now Bernard and Sprague.

Archibald Grant Rigg (1878 -1959 Architect for the Norman Hotel with Cowley)
Michael Houser, State Architectural Historian, and Durham in his history of Spokane.

Archibald Grant Rigg was born in Stratford, Ontario, Canada on April 5, 1878 and received his formal education from Trinity College in Toronto, and Columbia University in New York. Upon graduation Rigg took a job in Danville, Illinois and formed the partnership of Lewis & Rigg, through which "several notable buildings" were designed.

Because of health concerns, Rigg moved west, landing in Spokane where some reports indicate he became the head draftsman for the architectural firm of Cutter & Malmgren (1904-1905). His time in the west however was short-lived and around 1906, he was called back to east to Indianapolis to take care of his ill father.

While in Indianapolis he worked for architects Herbert Foltz and Wilson Parker. At the time, the firm was busy conducting a large amount for the State of Indiana, which gave Rigg additional experience and insight on how to handle large government projects. Projects by Foltz & Parker during his time in Indianapolis included several structures at the Indiana State Insane Asylum; the First Christian Church of Indianapolis; the J. A Sutherland House (1907); the Harry W. Long House (1907); the Senator Beveridge House; and the Indianapolis County Club (1910).

In 1910, he returned to Spokane and formed a partnership with Arthur W. Cowley. They made a specialty of designing apartment houses. Projects include the Wellington Apartments; the Altadena Apartments (c.1912); the Garry Apartments; the Buckman Apartments; and the Close-In Apartments. Other projects included the Gandy/Willard Hotel (1911) [Otis Hotel, and down 1st Avenue, the Norman and the Jefferson] the Spokane Taxicab Garage (c.1912); and a variety of homes for several of Spokane's most prominent citizens.

By 1914 Cowley and Rigg had parted ways and Rigg formed a private independent practice (1914-1919). His projects during this time period included the Spokane County Tuberculosis Sanitarium (1914); a School in Davenport (1915); St. Luke's Hospital and attached wings (1917-1919), the Downriver Club House (1916); the Symons Building (1917); a remodel of the Tidball

Block (1917); the Robert Grinnell House; the Dr. Cunningham House; and the Dr. Charles & Edith Rigg House (1914). [Rigg also designed the Shoshone County infirmary and Isolation Hospital in Silverton, ID and the Spokane County Infirmary and Isolation Hospital in Spangle.]

In 1919 he entered into a new partnership with Roland M. Vantyne. The new partnership may have been formed to take on the work of designing over 50 buildings at Greene Park Amusement Park in Tacoma for the U.S. Army. For the Greene Park development, Rigg & Vantyne opened an office in Tacoma to coordinate the firm's designs with local contractors, Pratt & Watson. Their most notable design at the Park was the Red Shield Inn (1919); a Swiss Chalet inspired structure which now serves at a military museum for Joint Base Lewis-McChord.

It was during this time that Rigg received his architect's license - #220, on March 17, 1920. He was part of a large group of individuals whom were grandfathered in when the State began requiring architectural licenses in 1919.

Other projects back in the Spokane area included the Salvation Army Headquarters Building (1921); Hutton Elementary School (1921); the Masonic Temple and subsequent enlargements; the Idaho State Tuberculosis Sanitarium (1922) in Payette, ID; the US Post Office (1933, with G. Albin Pherson); the Science Hall/Abelson Hall (1935) at WSU; KFPY Radio Station Building (1936); and Shriner's Hospital for Crippled Children (1938).

When Roland Vantyne passed away suddenly in 1938, Rigg continued the firm. Projects during this phase of his career included the Engineering Laboratory Building (1942) at WSU Pullman; the Edgecliff Tuberculosis Sanatorium; the Riverside Mausoleum (1954); Cheney & Harriet Cowles Library at Whitworth College, Additions to Emerson and Columbia Schools (1951); and City Light Building (1952) in Grand Coulee.

Eventually Roland Vantyne's son, Carl, was named partner in 1957 after previously serving as an associate (1950-1957). The name of the firm was then changed back to Rigg & Vantyne. Projects during this later period include the Greenwood Garden Crypts Mausoleum (1957); the Roundup Grocery Warehouse in Walla Walla (1958); and addition and alterations to St. Luke's Hospital (1959); and an addition to a Jr. High School in Libby, MT (1960).

Over the course of his 50+ year practice, Rigg designed hundreds of buildings in a wide range of architectural styles spanning from the Revival period of the teens and twenties and into the post WWII era. Rigg and his wife, Mayme Ethel Beck, were socially active and prominent members of Spokane's society. Together they had one daughter, Marian Beck. Rigg was a Mason in Oriental Lodge Number 74, and was a member of several social and professional organizations, including the Scottish Rite, El Katif Shrine, the Spokane Chamber of Commerce, the Spokane Amateur Athletic Club, the Inland Club, the Rotary Club, the Spokane Society of Architects, and the Spokane Chapter of the AIA where he served as chapter Vice President in 1931.

Rigg passed away in Spokane at the age of 80 on February 18, 1959.

George H. Keith (1878 – 1953) Architect for the Jefferson Hotel with Cowley and Whitehouse.

(Houser, DAHP, 12/12/2025)

Spokane architect George Herbert Keith was born in Minneapolis, Minnesota on November 18, 1878. His dad, George Hackett Keith, was a prominent doctor and was a member of the State's first legislature. In 1882 George Sr. passed away leaving his wife to take care of George (then age 3), his two older brothers and a sister. The family remained in Minneapolis where George and his siblings attend local schools.

George's formal architectural training, if any, is unknown and census records indicate that he only completed school through the 8th grade. However, Polk Directories indicate that by 1898, at the age of 20, he was serving as a draftsman in his older brother's Walter's architectural firm in Minneapolis. While working there, on June 20, 1900, George married Katherine O. Adams.

By the turn-of-the-century, business for the Keith's architectural practice was going well and they were looking for ways to expand. In 1902, George and his brothers Walter J. and Max L., formed a land development company, known as Keith & Co.

That same year they also formed a book publishing company. They started *Keith's Magazine*, a nationwide "authoritative magazine for home builders." Each 80-page issue featured articles on building techniques, interior design and architecture. It also included plans for homes which could be ordered directly from the company. Marketed across the United States in a variety of catalogues, books and magazines such as *Ladies Home Journal*, the magazine helped popularize the bungalow style and was published from 1901 to at least 1928.

Increasingly the young George took on the role as designer at the firm. Known projects directly attributed to him include the Linden Hills Congregational Church (1903) outside of Minneapolis; the Farmer's Creamery (1906) in Northfield; a home for G.W. Rathburn (1906) W.R. McLeod House (1906), and Clarence Brown (1906) all in Minneapolis; and the D.M. Walker House (1906) in St. Charles, Iowa.

In 1905 the Keiths formed a partnership with noted architect New York architect Leon Narcisse Gillette. Reportedly he was to provide them with most of their architectural designs. By November of 1906, Keith moved to Spokane. He soon took a job with John K. Dow, one of the most prominent architects in the city at the time.

After Dow promoted one of his long-time associates Clarence Z. Hubbell to partner, Keith left the firm and in 1908 he formed a partnership with fellow Dow employee Harold Whitehouse. Together they had a thriving practice. Notable designs include the Jefferson Hotel (1904); a house at 611 E Indiana (1908); the Ridgeway Theater (1908) in Colfax; the Daniel Morgan House (242 E Manito Pl, 1909); the Clark-Weiss House (1909); Mrs. M.J. Wiard House (2414 w 2nd Ave, 1909); a house at 1211 s Wall St. (1910); the Northwest Cold

Storage & Warehouse Co. (1910); the Parsons Hotel (1909); the Boyd and Alta Hamilton House in Coeur d'Alene; and the Stratford School (1912) in Stratford. Note that several of Keith & Whitehouse designs in Spokane were featured by his brother in Keith's Magazine.

Whitehouse left the firm in 1911 to study architecture at Cornell and Keith continued an independent practice. Projects during this phase of his career include several notable commissions including the Levi & May Arkwright Hutton House (2206 e 17th Ave, 1914); the Okanogan County Courthouse (1915); and the Grant County Courthouse (1917).

In 1918 he was called to serve the Y.M.C.A. in France during WWI and returned to Spokane in 1920, reopening his practice in the Hutton Building. While overseas, when the state began licensing architects, Keith was awarded license No. 20, on October 18, 1919. Projects during this later phase of his career projects included the Manito Masonic Temple (1923); and the Royal Riblet House (1925).

Keith continued on his own until 1929, but times were hard for him during the late 1920s, both personally and professionally. Economic fortunes forced him to take a job with his former partner Harold Whitehouse. Around 1935, George and his wife Clara moved back to New Jersey, most likely to be closer to Clara's relatives. It is unclear if he practiced architecture there. The 1940 census records indicate that his occupation was a superintendent at an undisclosed industry. Keith passed away on July 16, 1953 at the age of 74 in Essex, New Jersey.

Harold Whitehouse (1884-1974) Architect for the Jefferson Hotel with Cowley and Keith.

Harold Whitehouse was born in 1884 in Somerville, Massachusetts. He attended Cornell University where he took a study tour of Europe under H. E. Phelps. He began practice as a draftsman in 1902 for Fox, Jenney and Osle. In 1908, he became a partner in Keith and Whitehouse and is registered in Idaho, Montana, Oregon, and Washington. Mr. Whitehouse was president of the Spokane, Washington chapter of the American Institute of Architects (A.I.A.) In 1913 he partnered with Ernest Price. Some notable buildings designed by Mr. Whitehouse include the Music Building and the Fine Arts Building at the University of Washington; the Administrative Building at the University of Idaho; Anacortes Hospital in Anacortes, WA; Women's Dormitory at Gonzaga University; Lincoln Office Building in Spokane, WA; and United General Hospital in Sedro Wooley, WA. He also designed Episcopal churches in small towns throughout the Pacific Northwest.

One of the most successful and prolific architects in Spokane, Harold Whitehouse designed more than a thousand houses, buildings, and structures in the area. He was educated at the Boston Art Club and Cornell University, and studied Gothic architecture in Europe. After George Keith, Whitehouse partnered with Ernest Price from 1914 to Price's retirement in 1964. Harold Whitehouse's extensive travel and study allowed him to design some of his most celebrated achievements in Spokane, including the Hutton Settlement

(orphanage built 1919), the City Ramp Garage (built 1928), and St. John's Episcopal Cathedral (built 1925-1954). Designs attributed to Whitehouse alone and to Whitehouse & Price were extensive and include hundreds of single-family homes, multifamily apartments, college and university sorority and fraternity houses, commercial buildings, industrial warehouses, schools, and churches (for which Whitehouse was particularly fond) throughout Washington, Idaho, Montana, and Oregon. Sally B. Woodbridge wrote a book called, *Building Through Time: The Life of Harold C. Whitehouse, 1884-1974*, and gave a list of jobs completed by Whitehouse alone and by Whitehouse & Price. After entering more than 2,400 commissions, Woodbridge exclaimed "this list testifies to the breadth of practice of this long-lived firm."

Pettifer Construction Company

Pettifer Construction company, was a building contractor in Spokane active in the beginning of the 20th century. A summary of Pettifer's work was provided in an article in the May 24, 1910 edition of the *Spokane Chronicle*: "**Start Active Construction on a Big Business Building.**" The Pettifer Construction company of Spokane, which as the contract for the erection of a number of local buildings, is now laying brick on the new home of the Ideal laundry at the northwest corner of Boone avenue and Ruby street. ... The company has just completed excavation for the Newman block to be erected at the SE corner of 1st avenue and Jefferson Street. This is to be a five-story and basement hotel structure that will cost \$35,000. In addition, they are erecting the \$25,000 K. of P. building, the Ritzville high school, a \$3,500 building in Thompson, MT. They are also constructing the Lever Building at 3rd and Howard—a \$125,000 building with 169 rooms with Robert Sweatt as architect. The officers of the company are J. A. Pettifer, president, and C.W. Pettifer, secretary and manager. Other buildings constructed by Pettifer include a new school at Lind in 1908, and also in 1908 "Three Buildings to Cost \$52,000" including a 3-story brick on Main and Bernard, a 3-story brick apartment house at the northwest corner of Pacific and Spruce, a 3-story apartment house at 4th between Bernard and McClellan, and a guardhouse at Fort Wright. The \$35,000 Othello school was constructed in 1909.

BIBLIOGRAPHY

Durham, Nelson W. History of the City of Spokane and Spokane County, Washington.

Holstine, Craig, Historian. Single Room Occupancy Hotels in the Central Business District of Spokane 1900-1910. April 1993.

Holstine, Craig. The Commercial Block. National Register of Historic Places Nomination Form. 1993.

Hylsop, Robert B. Spokane's Building Blocks. 1983.

Kolva, Jim. The Willard (Otis) Hotel. Spokane Register of Historic Places Nomination Form. 2018.

Polk, R.L. Directory, City of Spokane. Various years 1900-2010.

Pratt, Orville Clyde. The Story of Spokane (unpub. MS). Spokane Public Library, Ned M. Barnes Northwest Room. 1948.

Sanborn Map Company. 1888, 1889, 1891, 1902, 1910, 1928, and 1950.

Sheridan, John B. A Survey of Spokane's Low Cost Residential Hotels and Apartments. July 1972.

Spokane County Assessor's Office. Field Files for 1121 W. 1st Avenue and 115 South Jefferson Street.

Spokane County Assessor's Office, Property Search. 2018.

Spokane City. Building Permit Records on Line. <https://my.spokanecity.org/permits/archive/>. Reviewed 7/10/2022.

The Spokane Daily Chronicle (various articles)

--. "Some Apartment Houses Now Being Erected." 6/27/1909. Section IV. p1:1 (full page of photos).

--. "Would Extend Windsor Hotel to Newman Building on First Avenue. 1/19/1910. p21:1-2.

--. "IF YOU WANT A GOOD MODERN room go to the Hotel Windsor...." (ad) 10/20/1090. P22:2.

--. "Two Buildings Replace Shacks On First Avenue" (illustrated with photo). 10/30/1910. Part 4, p2:1-3.

--. "Death Claims Harry Oechsli." 9/25/1933. p13:1.

"Halterman Gets Jefferson Hotel." 7/4/1946. p3:2.

- . "Hinos Buys Lease on Norman Hotel." 4/23/1948. p3:6.
- . "Operators Change at Jefferson Hotel." 3/29/1949. p5:1.
- . "The other Spokane's Christmas." "A priest found the real Christmas with the 'nobodies' in a hotel." 12/25/1982. p5:1.
- . "It's survival of the fittest down here." 6/14/1987. p1:1-4.
- . "Jefferson Hotel refurbished as Crosswalk moves." 8/21/1990.
- . Howell, Parker. "Low-income tenants face evictions, uncertain futures." 6/3/2007.
<http://www.spokesman.com>.

The Spokesman-Review. Various articles 1899 to 2000.

- . "Building Boom is On." *The Spokesman-Review*. June 2, 1901.
- . "Real Estate Transfers. Rachael Newman." 12/17/1904. p8:2.
- . "H. Oechsli Buys Building." 10/19/1905. p8:1.
- . "Permits to Build." 6/12/1907. p9:2.
- . "Meat Company to Expand." 6/12/1907. P9:1-2.
- . "\$30,000 Building on First Avenue." 7/3/1908. p10:1.
- . Mrs. R. Newman To Build on First." 12/29/1908. p9:7.
- . "Business Buildings and Residences Now Under Construction Will Cost Approximately \$7,000,000. 8/23/1908. Pp28 -29.
- . "Spokane Meat & Poultry Co. (ad). 5/4/1909. p5:7.
- . "Building, \$35,000 On First Avenue. 1/8/1910. p8:1.
- . Two Buildings Replace Shacks on First Avenue. 10/30/1910. p2.
- . "Hotel Windsor". (ad). 3/6/1913. p2:7.
- . "Junge Takes Over Wayne Hotel." 10/7/1914. p7:6.
- . "New Building for auto firms. 9/24/1916. p6:6.
- . "Oechsli To Sell Ford Cars. 11/21/1922. p7:6.
- . "Oechsli Appleway Home Is Colonial Gem." 12/13/1925. p83.

- . "Woman Pioneer Dies in Butte. 5/9/1938. p5.
- . "Kessingers Purchase Norman Hotel on First." 10/16/1948. p7:4.
- . "Two City Hotels Will be Merged." 4/14/1951. pP25:1.
- . "Opus 1, New Spokane Spot, Offers Live Classical Music." 5/20.1962. p52.
- . "Exhibit Show by Fleckenstein." 8/18/1963. P47:1-2 (Opus I Gallery at W1121 First).
- . "Man Is Booked in Gun Incident." 8/5/1967. P6:4.
- . "Seattle Motorcyclists Face Assorted Charges." 11/19/1968. P10:3
- . Ad for bartender at Boot Hill Tavern, W1121 First 8/18/1969.
- . "Penalty Levied." 3/11/1971. p8: 3.
- . "Man Is Knifed; 2 Are Arrested" 10/23/1972. p3:2
- . "Stabbing Case Arrest is Made." 10/23/1972. p22:7.
- . "Suspect is Nabbed in Tavern Holdup." 12/12/1973. p13:1-2
- . "Tavern for sale."....Boot Hill at W1121 First. 3/18/1974 p22:4.
- . "Woman Held in Larceny Case." 4/25/1974. p14: 5.
- . "Business Burglaries Under Investigation. 4/1/1976. p24:1-2.
- . "City buys Parsons Hotel for public housing." 10/2/1979. p2:1-6.
- . "Skid Road is vanishing – but the bums aren't." 6/29/1980. p11:1-7.
- . "Bartender Shot." 4/20/1981. p8:5.
- . "Charge against tavern dropped." 9/9/1983. p20:1-4.
- . "Tavern gets notice to suspend license." 9/15/1983. p24:1.
- . "Judge backs tavern on serving transient." 12/10/1983. p3:5.
- . "Crosswalk a haven for street kids." 12/26/1985. p7:2-5.
- . "West First blend of young and old: It's on the rocks." 6/14/1987. p8:1-2.
- . "Conflict on West 1100 First." 6/14/1987. p20:2-4.
- . "It's survival of the fittest down here." 6/14/1987. p1:1-4.

- . "Spokane police open substation on West First." 9/24/1987. pA6:4.
- . "Police set up outpost in high-crime area." 9/24/1987. p1.
- . "Bartender serves hope at the Dead End." 12/27/1988. p8:2-4.
- . "Murder suspect pleads guilty to manslaughter." 5/9/1989. p12.
- . "Nourishing the hungry souls." 2/22/1990. p50.
- . "Downtown poor run out of room." 2/25/1990. p82 (full page).
- . "Housing." (from pB1) 3/8/1990. p61.
- . "Low-income housing in hotel plans." 3/22/1990. p1:5.
- . "Transient arrested after woman stabbed at Dead End Tavern." 4/5/1990. p14.
- . "Taverns Launching Cleanup." 4/10/1990. p1:1-3.
- . "Coping with the wild crowd." 4/10/1990. p3:2-5.
- . "Walking a beat keeps the block 'cool,' not clean. 7/18/1990. p1:1-5.
- . "Hotel Gone Bad Gets Chance to go Straight." (Editorial) 8/22/1990. p6:1-2.
- . "Low-income housing in hotel plans." 3/22/1990. p34:5.
- . "Aging Hotel Reopens with a New Look." 8/21.1990. pB1.
- . "Hotel Gone Bad Gets Chance to go Straight." (Editorial) 8/22/1990. p.6:1-2.
- . "Man's bad day just gets worse." 7/30/1992. p39:1.
- . "Suspect in farmer's death arrested in Pasco." 10/29/1992. p19:1-7.
- . "Crack Cocaine seizes West First Avenue." 2/22/1993. p1:1-4.
- . "A Losing Battle." "Hotel Owner Gives up in Despair." 2/22/1993. p1:1-4.
- . "Police seize more than a pound of crack." 2/23/1993. pB1.
- . "Police draw battle lines on West First." 3/5/1993. p1:1.
- . "Police drug unit understaffed." 3/26/1993. pB1:2-6.
- . "Tracking crack's deadly trail," "The Cycle (from S3). 5/23/1993. p121:full page.
- . "Needle, condom clinic moves to new home." 6/14/1993. p8:1-5.

- . "Geraghty gets close look at West First." 7/19/1994. p17:1-4.
- . "Neighbors try to retake West First." 9/15/1994. pB1:1.
- . "Some choose life on West First; some trapped in it." 1/25/1995. p1:2-4.
- . "A fresh start." 2/17/1995. pA16:3-5.
- . "Gang war behind shooting on West First." 7/30/1996. pB1.
- . "Cops fight for control of West First." 8/3/1996. p1:1-5.
- . "City struggles to solve West First problems." 8/3/1996. p7:2.
- . "Life on The Block." (photo spread of West First at night). "Cops fight for control of West First." 8/3/1996. p1:1-4.
- . "West First residents get break from crime." 8/25/1996. pB1:mast.
- . "Along West First, a neighborhood emerges." 1/23/1997. p1.
- . "Hotel renaissance." 3/31/1997. p6:1-7.
- . "Cooperative effort is paying off again." 6/21/1997. pB6:1.
- . "Bump in the road won't end journey." 8/30/1997. pB6.
- . "Visual arts: "Local artist Balazs 'Still Trying' at the 2mT gallery." 10/9/1997. p32.
- . "West First cleanup earns police honors." 11/17/1997. pA9.
- . "Once-mean street freshens up." 6/20/1998. pB3.
- . "Rock Concert at Met will benefit gallery." 9/18/1998. p24.
- . "KHQ reaches new heights." 7/18/2000. pA6:2-4.
- . "West First's revival." 9/6/2000. PA6:2-4.
- . "Low income apartments to close." 11/8/2002. p A1:1-3.
- . "DVD maker may add jobs, but displace Poor." 5/3/2007. p1:2-5.
- . "Low-income housing splits field." 7/12/2007. pB3:2-5.
- . "Otis evictions stretch services to limit." 9/6/2007. P6:2-5.
- s
- . "Retail, office condos planned for adjacent historic buildings." 1/18/2008. p8:1-4.

--. "BlueRay faces securities fraud suit." 6/25/2008. pB1:mast.

--. "Low-Income housing may return." 3/26/2009. pA5:mast.

--. Developer creating uptown loft condos in two downtown Spokane buildings." 11/22/2015. pb1.

The Spokane Press. "Mrs. Rachel Newman and her son, Jesse Newman, will erect a three-story, \$35,000 brick and terra cotta building on the south side of First avenue, between Madison and Jefferson streets. 1/8/1910. p3:5.

--. "Four Cogs in the HUD-SEX Machine." 3/23/1927. p5:2-6.

--. "Expansion System Is Secret of Hupp Power. 8/31/1927. p7:1-2.

Washington State University. West Downtown Historic Transportation Corridor 5/4/1999.
Washington State University History Department, Graduate Seminar. Rutherford, Janice W. Professor.

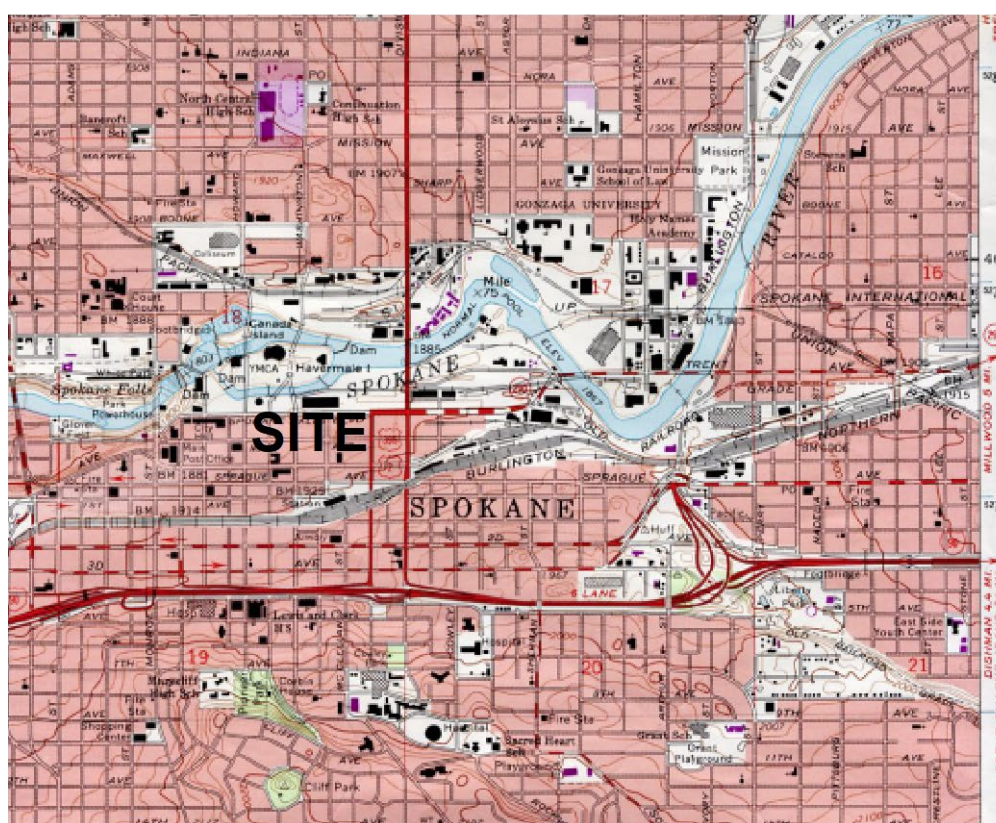
Wikipedia. History of Spokane, Washington. Reviewed 2/1/2018.

Woo, Eugenia. Vermilion. East Downtown Historic District. National Register of Historic Places Nomination. 23 April 2003.

Woodbridge Sally Byrne, Building Through Time: The Life of Harold C Whitehouse, 1884-1974, American Lives Endowment, 1980, architects

"Wright & Saunders." Boulder, Colorado High School Yearbook – 1908.

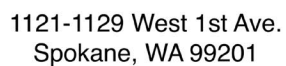
Maps, Drawings, and Photographs



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

NORMAN & JEFFERSON HOTELS 1121-1129 WEST 1ST AVENUE

N
1' = 2000'



NORMAN-JEFFERSON SITE LOCATION & PHOTO KEY

PHOTOS



1. Norman-Jefferson - Context along First Avenue, looking east



2. Norman-Jefferson - Northwest corner, looking southeast

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



3. Norman-Jefferson - Front facade, looking south



4. Norman-Jefferson - Northeast corner, looking southwest

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



5. Norman-Jefferson - Context along First Avenue, looking southwest



6. Jefferson - Southwest corner and west facade, looking northeast

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



7. Jefferson-Norman - Rear (south) facade, looking northeast



8. Norman - East facade, looking west

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201

9. Jefferson-Norman - Rear (south) facade at building juncture, looking north



10. Norman-Jefferson - Detail at juncture of buildings



11. Jefferson - west facade, south section, looking east



12. Jefferson - west facade, north section, looking east

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



13. Jefferson - West facade, main entrance, looking east



14. Jefferson southwest corner - Spokane Boxing

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201

15. The Jefferson main entrance on 1st Avenue, looking south



16. The Norman main entrance on 1st Avenue, looking south



17. Norman - southeast corner, looking northwest along rear facade of Norman and Jefferson

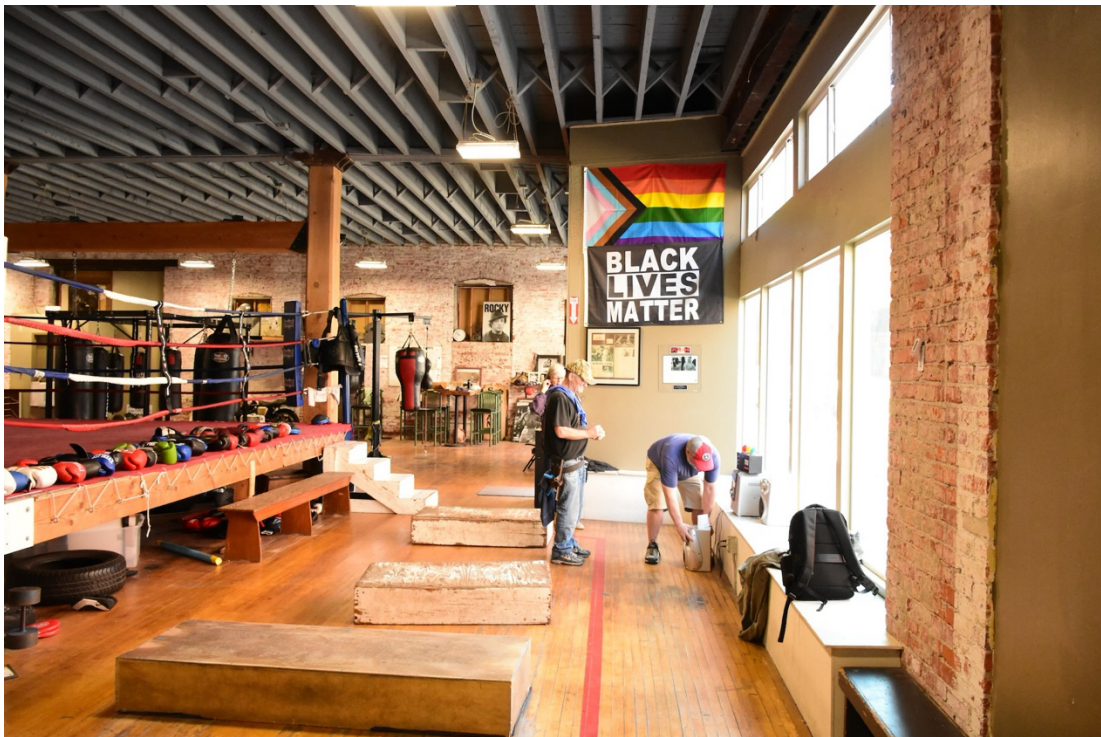


18. Jefferson - southwest corner looking northeast along rear facade of Jefferson and Norman

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



1. Jefferson - Spokane Boxing first floor, looking north



2. Jefferson - Spokane Boxing first floor, looking south along west wall

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



3. Jefferson First Floor - north section, looking south along east wall



4. Jefferson - First floor, looking north along east wall

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



5. Jefferson First Floor - north section, looking north along west wall toward front



6. Jefferson - Basement on east side with stairs to first floor, looking west

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201

6a. Jefferson - Stairway down to east basement section



6b. Jefferson - Basement stairway from west side to first floor



7. Jefferson – Typical basement on east side, looking south



8. 2nd floor elevator/stair lobby, looking northwest toward Jefferson

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



9. Jefferson 2nd floor, looking southwest from elevator/stair lobby



10. Jefferson 2nd floor south section, looking north from south wall



11. Jefferson 2nd floor north section, looking north from midsection wall



12. Jefferson central stairs 2nd floor to 1st floor



13. Jefferson 3rd floor - north section, looking south at midsection wall from stairwell



14. Jefferson 3rd floor north section, looking south from north wall

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



15. Jefferson 3rd floor south section, looking north from south wall



16. Norman 3rd floor, west side, looking north at lightwell and original hallway framing

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



17. Norman 3rd floor, west side, looking south at elevator/stair lobby and original framing



18. Norman 3rd floor, looking north at central stairwell

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201



19. Norman 2nd Floor - east wall northerly and southerly light wells, looking south



20. Norman 2nd floor, looking south along central hallway

Norman-Jefferson Hotel, 1121 W. 1st Avenue & 115 S. Jefferson Street, Spokane, WA 99201

21. Norman 2nd floor, looking southwest at central stairwell.



22. Norman 2nd floor central stairwell, looking north down to 1st floor



23. Norman 1st floor - looking north along east bay and east wall



24. Norman 1st floor, looking north along west wall



25. Norman 1st floor, looking south along east wall



26. Jefferson First Floor - Original entry to south section on west wall, looking west