

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places

Windsor Hotel and Windsor Annex (Norman-Jefferson Building)– 1121-29 W 1st Avenue

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1908 (Windsor Hotel - Jefferson) and 1910 (Windsor Annex – Norman); the Norman-Jefferson Building meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Norman-Jefferson Building 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 is eligible under Category A "Broad Patterns of Spokane History" as a fine example of a Single Room Occupancy Hotel (SRO). SROs are a distinct type of working-class housing with 3-4 stories of housing above commercial spaces meant to service the upstairs residents.
 - While SROs appeared throughout the downtown Spokane area, the greatest surviving concentration is found in the National Register Historic District known as 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 the buildings are no longer SROs).
 - 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 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.
 - Also eligible for the Spokane Register of Historic Places 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 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.

- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." *From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."***
 - The Norman-Jefferson Building has retained its location, design, setting and association, and still retains most of its materials and workmanship on the exterior. 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. As a result of its overall integrity, it is eligible for listing on the Spokane Register of Historic Places.

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

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

STAFF RECOMMENDATION

The Windsor Hotel and Annex (Norman-Jefferson Building) is eligible for listing on the Spokane Register under Category A due to its history as an SRO in downtown Spokane built during the decade of our greatest growth **and under Category C** in the area of architecture for its design by Arthur Cowley (and partners) and as a good example of the commercial vernacular type in downtown Spokane.

Historic Preservation Officer Review
Nominations Committee: Completed
Landmarks Commission Review: Pending

Report: 8/12/2026
Site Visit: 8/6/2026
Hearing: 8/19/2026