

Spokane Register of Historic Places Nomination Form

City/County Historic Preservation Office
Sixth Floor - City Hall
Spokane, Washington 99201-3337

1. Name of Property

historic name: The Balkan Hotel
and/or common: The Community Building

2. Location

street & number: 31 West Main
city or town: Spokane
state: Washington county: SPOKANE zip code: 99201

3. Classification

Category of Property	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> private		<input type="checkbox"/> educational <input checked="" type="checkbox"/> non-profit
<input type="checkbox"/> object			<input type="checkbox"/> residence <input type="checkbox"/> military
Public Acquisition	Accessible		<input type="checkbox"/> religious
<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted		<input type="checkbox"/> government
<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted		<input type="checkbox"/> scientific
	<input type="checkbox"/> no		<input type="checkbox"/> transportation
			<input type="checkbox"/> industrial

4. Owner of Property

name: Jim Sheehan
street & number: 35 West Main, Suite 300
city or town: Spokane, Washington 99201

5. Legal Description

courthouse, registry of deeds, etc.: Spokane County Courthouse
street & number: 1116 West Broadway
city or town: Spokane state: WA zip code:

6. Representation in Existing Surveys

title Junior League Survey - 1979
date federal state county local
depository for survey records
city, town state

7. Description

Architectural Classification (Enter categories from instructions.) Condition Check one
 excellent unaltered
 good altered
 fair
 deteriorated Check one
 ruins original site
 unexposed moved

date July 24, 2001

8. Statement of Significance

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

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

Areas of Significance

(Enter categories from instructions.)

Period of Significance

Significant Dates

Single Room Occupancy Hotel

1900-1910

Specific Dates

Builder/Architect

completed 1909

C.E. Wentzel, Pettifer Company

9. Major Bibliographical References

Census Records, City of Spokane, 1910. Microfilm, Spokane Public Library, Spokane, Washington.

Compau, Nancy. Historian, Northwest Room, Spokane Public Library.

Holstine, Craig. *National Registry of Historic Places Multiple Property Documentation Form for Single Occupancy Hotels in the Central Business District of Spokane, WA*. City/County Historic Landmarks Commission, Spokane, Washington.

Hyslop, Robert. *Spokane Building Blocks*. Spokane: Standard Blueprint Company, 1983.

Insurance Maps of Spokane, Washington. Vol. 3. Sanborn: New York, 1952.

Polk, R. L. *City Directories*. Spokane. Various Issues.

Spokesman Review, various issues.

Standard Atlas of Spokane County. Ogle: Chicago, 1912.

10. Geographical Data

Acreage of property

UTM References

1	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>	3	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>			
	Zone	Easting	Northing		Zone	Easting	Northing			
2	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>	4	<u> / </u>	<u> / / / / / / </u>	<u> / / / / / / </u>			

Verbal Boundary Description and justification East 1/2 of lot 7, block 4, Havermale Addition (Barth Precinct)

11. Form Prepared By

name/title: Daniel S. Butterworth, volunteer (Associate Professor, Gonzaga University)	date: July 24, 2001
organization: Center for Justice	telephone: 835-5211
street & number: 35 West Main	zip code: 99201
city or town: Spokane	state: WA

12. Additional Documentation

- Maps
 - A city map indicating the property's location.
 - A sketch map for historic districts and properties having large acreage or numerous resources.
- Photographs
 - Representative black and white photographs of the property and streetscape.
 - At least 8 color slides of the property and streetscape.

60-4

13. Signature of Owner(s)

Jim Sheehan

For Official Use Only:

Date Received: _____

Date Heard: 11/26/01

Commission Decision: _____

Council/Board Action: Approved

Date: 11/26/01

Attest: Leri Pfister
City Clerk

Approved as to Form:

Michael J. Puro
Asst. City Attorney

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

[Signature]
MAYOR, City of Spokane
City Administrator

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]
City/County Historic Preservation Officer

City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

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Physical Appearance

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The Balkan Hotel, a three story building with a basement, rests near the center of a row of north facing buildings that has remained largely the same since 1910. It sits on the east half of block 4 lot 7 in Havermale Addition, on the south side of Main Avenue between Browne and Division. While the building's interior has been altered by successive occupants over the last ninety years, some of its most interesting features remain intact or in evidence, and its exterior has only been altered to accommodate commercial use in its street level bays and entrances. Of particular interest are three features of the building: a remarkable light well extending through the top two floors within the exterior wall of the building's east side; an intact railing in the stairwell between the second and third floors; a railing in the stairwell between the second and third floors; and the overall achievement of design elegance through simplicity and an economy of materials. Viewing the Balkan from the street reveals a building that looks almost unchanged from the way it looked when it was first built. The Balkan, the Saranac Hotel, and the Community Building form an enclave of varied but compelling masonry fronts. They reflect the continued presence of working class residency and commercial use that has characterized the neighborhood since the first decade of the 20th Century, and also show the important role of community service organizations serving the economically disadvantaged in Spokane's Central Business district.

Exterior

The Balkan Hotel is a modest building constructed to provide two floors of single room occupancy, up to twenty rooms in all when used as single rooms, even though eight of these rooms could have been rented as multiple room suites. Providing in its street level room its own restaurant with wines, liquors, billiards, and pool, The Balkan Hotel was comparatively self-contained, and features a structural design that capitalizes on simple materials and limited space to provide an economical but stately residence. The building was completed in 1909, when it stood without neighboring buildings. The Saranac Hotel, built around 1912, now stands immediately to the east. Until at least 1897 most of the occupied lots on this block contained wood frame houses. The Louvre Hotel (Gilbranson Building), a two story brick building, was built in 1891 on the corner of Main and Division, but was torn down around 1946 and replaced with one-story concrete block structure. Next to this lot, the House of Charity occupies a two-story building. Between it and the Saranac are two structures built as one-story garages. The Community Building, directly west of The Balkan, was built in 1910 and initially housed the Washington Furniture Company. The Balkan is three stories, rectangular in shape, 25 feet wide and 88 feet long. It was constructed of unreinforced masonry. The cornice consists of a top string course above four courses incrementally recessed as they descend to the main façade. A series of raised-brick medallions ornaments the façade directly underneath the cornice. Beneath this is a raised brick panel. The three wood sash double-hung windows of the top floor are on a continuous sill course and located symmetrically with flat-arched heads and tall keystones. Underneath the sill course that run below these windows is another raised brick panel, slightly larger than the one beneath the cornice. In photographs from 1909 this panel held a sign reading: Balkan Hotel. Beneath the raised panel is another row of three windows paralleling the third story windows, and below this, another string course divides the residential floors from the commercial street level. Here the façade changes to a more elaborate pattern of string courses with a strong horizontal effect. While the façade's buff-glazed bricks comprise courses of running stretchers, the wall itself is constructed according to a Flemish variation designed for stability. Unlike the bricks on the front exterior, those composing the interior are red bricks painted buff. The first story of the Balkan has a single wide store front and a small single doorway to the right. The front door is on the west side of the building's front and opens to a stairwell that ascends directly to the 2nd floor while also granting access by a second door to the main room of the first floor. The framing for this door includes a section above the door that appears to have housed a transom—a useful means of ventilation for a restaurant that

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advertised "Wines, Liquors, and Cigars" as well as "Billiards and Pool." At street level, the main floor display windows and their framing have been replaced to serve the needs of various commercial tenants, but the configuration of windows remains the same as in the photograph advertising the hotel in the 1909 Polk City Directory. This photograph suggests an awning that shaded the front windows, and while the awning is no longer there, the framing above the display windows still suggests its presence. The arched window lintels with their dramatic vertical keystones remain the signature physical feature of the building. The original, double-hung sash windows were removed by a previous owner. The current owner is installing new Pella Pro Line wood windows that are similar in appearance to the original windows. The overall effect of viewing the building's front is one of a simple, sturdy grace—this was an inviting building that makes excellent use of comparatively few windows and its simple materials. The façade achieves considerable variety despite its uniform use of brick. The front windows actually gain in emphasis because they are so few. The buff color adds an impression of light that completes the effect of economy and comfort.

Interior

The basement has a low ceiling with a clearance of six feet. It may have been used for storage, but it never housed a barbershop or bathhouse. There is no evidence of any finish framing in the basement. The foundation is composed of basalt and concrete mortar. In the southeast corner of the basement, the furnace room is walled off from the rest of the basement with un-reinforced masonry. A rather spectacular tin-clad door which slides laterally along a fixed bar is still in operation. The coal burning boiler has a large water tank attached, and it seems clear that the original heating was by means of radiators, evidence of which exists in each of the residential rooms on the 2nd and 3rd floors. In the southwest corner of the building, adjacent to the boiler room, an old coal chute has been boarded over. At the northeast corner of the building a recessed nook indicates where a stairway descended into the basement from the street level in front of the building. This was probably used to move both building materials and other equipment and belongings for storage in the basement. At one time there was probably a grate upon which pedestrians could walk that opened from the sidewalk to the stairwell.

At the present writing, the Balkan's interior has been essentially removed with a few exceptions. The effect is a series of regular courses of red-orange brick. The floorboards of the second and third floors are intact, and the floor pattern of the walls defining the rooms which have been removed (sometime before the present owner purchased the building) remain perfectly clear. Door openings are clearly discernable due to the continuation of finish floor boards. The stairway, which proceeds from the front of the building to the 2nd floor, is 57" wide and has 21 steps, not counting the 2nd floor itself. The stairs have been clad with aluminum and linoleum. At the bottom of the stairs on the east wall there is a hole that was framed roughly with the original construction. This may have afforded a hotel manager with a view of those entering the stairwell. It is possible that this lent access from a manager's cubby to the stairway, but there is no other conclusive evidence of a manager's room. The main hallways on the second and third floors, 46 inches wide, extend all the way to the rear wall of the building, and on the third floor the fire escape platform and ladder still exist outside the window of the southwest corner of the building. Bolts visible on the rear exterior of the building indicate the same window access for the second floor. There are also two windows spaced at regular intervals along the third floor hall on the west-side wall.

The stairway between the 2nd and 3rd floors deserves special mention, because here the original hand railing has been preserved. The railing is composed of turned spindles with rectangular sections at the base and top. It has been treated with a dark brown varnish that possesses the cracked surface of an old oil painting. The railing offers a surprisingly delicate touch that lends an airy feel to the upper hallways and considerable relief to the dark and stolid stairway between the 1st and 2nd floors. This effect is enhanced by a small skylight, approximately three

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feet square, directly above the 2nd floor entry to the stairway. The spaces between the railing spindles allow the light to diffuse throughout the 2nd and 3rd floor hallways.

The arrangement of residential rooms is compact and clever, allowing each room access to a window. The Balkan had a single row of rooms opening off of the hallways, which on each floor extend from the stairwell along the west side of the building all the way to the building's rear wall. The floor patterns of the 2nd and 3rd floors are identical. The hallway wraps parallel and adjacent to the stairwell and extends east to provide access to two resident rooms, and north to two more resident rooms at the front of the building. These latter rooms have separate doors to the hallway, but also a door between. These are the largest residential rooms in the building, and apparently could be rented as individual or joined rooms. In all, the hotel offered from 4 (rented as multi-room residences) to 8 (rented as single room residences) quite pleasant rooms with unobstructed views. In all, the hotel had 20 residential rooms when none were rented as suites. All of the rooms were quite small, the smallest being approximately 7½ by 6½ feet, the largest approximately 8 feet square.

One of the most significant features of the building which remains intact is the light well stretching along the east side of the second and third floors. This light well afforded daylight and fresh air to all of the interior rooms on the second and third floors that did not lie adjacent to windows at the front or the back of the building. The second and third floors both have seven windows opening onto the light well. This light well is cut into the side of the building about five feet. The remarkable thing about this structure is that the well is defined by a wall that runs the length of the building, so that the exterior wall on the east side is continuous, north to south. It seems that this provided both security for the residents should a building be constructed right next door—as indeed happened with the Saranac Hotel—but it also ensured both privacy and the integrity of the light well. The outer wall of the light well actually has two windows at the level of the third floor, probably serving a decorative function. It is hard to imagine that access to a view for the few rooms affected would have provided a motive for constructing the windows, and equally difficult to envision these windows being opened from across the span of the light well one story high. The light well's structure suggests that the Balkan's builder anticipated the block filling in with buildings at least as tall. It appears that the Saranac was built with a similar light well to complement The Balkan's, although it employ's the Balkan's wall, and the effect is to guarantee daylight and fresh air for the occupants of both buildings. The contractor working on the site at the present writing indicates that the doors to the resident rooms each had five panels, the lowest panels having been cut out, apparently for ventilation. The overall impression is that the Balkan was built as one half of the conventional U shape typical of Spokane's SROs.

The resident rooms at the Balkan were not furnished with plumbing. Each room did, however have a radiator, as is evident from the structure and pattern of piping in the rooms. Portions of two radiators remain, though unattached, in the building. They are highly ornamented with vine like patterns in relief and possess the remains of a gold or brass finish. There is one bathroom near the south-east corner of both the second and third floors, with plumbing suggesting one bath and one toilet for each bathroom. There were no closets in the rooms, and no evidence of armoires or wardrobes. Nor is there evidence of any dining room or cooking facility on the residence floors. It is possible that this arrangement was conceived of as a part of the building's function in providing a unified community identity as a hotel serving primarily or exclusively a "Balkan" immigrant community, as the 1910 City Directory suggests in recording every resident as a Bulattovich. The main floor which housed the restaurant, bar, and billiard room has been completely gutted to accommodate the various purposes of the building's different owners. It is clear, however that the original kitchen was in the back southeast corner. At the

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rear exterior of the building a carport had been built well after the Balkan's initial construction. The lines of this structure, recently removed, are still visible along the rear wall. The Balkan is an integral member of a block of buildings that retain the historical character of the 20th Century's first two decades. Its location in the Central Business District and its proximity to both of Spokane's railway stations made it an appealing place of residence, especially for people newly arriving who were not yet familiar with the town. As it stands now, the Balkan maintains its exterior integrity and appears, on the exterior, much the way it did in 1909 when it was built.

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Statement of Significance

The Balkan Hotel is historically significant as a Single Room Occupancy Hotel that reflects both the up and down sides of the economic boom that fueled Spokane's explosive population growth in the first decade of the century. It represents an important example of working-class housing built during the decade of Spokane's most rapid growth. Moreover, the Balkan's focus on immigrants from the Balkan nations of eastern Europe represents a unique provision of residence, restaurant facilities, and entertainment for a specific ethnic group in Spokane at the time. It also is a modest variant of the typical SRO as indicated by the multiple Property Listing "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900-1910." Built in 1909, the building addressed the needs of immigrants arriving in Spokane during its tremendous decade of growth between 1900 and 1910. Initially, however, the Balkan had a unique identity as a hotel for immigrants. The hotel's name alone indicates this, but in addition, the hotel's first occupants were fifteen men, all laborers with the last name Bulattovich, indicating exclusive occupancy by Balkan immigrants. After the Balkan closed in 1916, probably due to local enforcement of statewide prohibition of alcohol (enacted in 1914), it became the Salvation Army Hotel for a few years, helping Spokane meet the needs of the casualties of the late economic boom. It continued to serve as a hotel through 1955, though it changed names and owners several times.

The Balkan has the signature physical characteristics of an SRO, which, along with the evidence that it served the function of an SRO for an immigrant population, indicates that it was initially designed, built, and used as an SRO. Its distinguishing features suggest that it was a modest example of the SROs that flourished in Spokane at the turn of the century. With its three stories, un-reinforced masonry construction, its main door at the side of the front and providing direct access to the 2nd level, its regular patterns of fenestration opening onto each of the guest rooms, its double-hung wood sash windows, its light well, the structure of its hallways and guest rooms, and with its arrangement of one bathroom for each residential floor, the Balkan is typical of the SROs built in Spokane between 1900 and 1910. The Balkan provided small rooms that could have held little more than a bed, but that provided its guests with an attractive alternative to the larger lodging houses that afforded scant privacy.

The history of the Balkan Hotel reflects Spokane's economic fortunes through its builders, its proprietors, and its occupants. The Balkan Hotel was built at the height of Spokane's immigration boom in 1909, the same year that saw the completion of the Paulsen Building and the New Federal Building. *The Spokesman Review* published an article on March 26, 1908, p. 8 about the Pettifer Construction Company's plans to build three buildings, one of them a "three story brick situated on the east half of lots 7, block 4, of Havermale's addition, three lots west of Bernard Street, on the south side of Main Avenue." *The Standard Atlas of Spokane* indicates that the lot listed was actually three lots from Atlantic Avenue, the former name for Browne, which is one block east of Bernard. The article continues: "The building will be 25 x 88 feet, and is owned by R. W. Smith. It will contain stores on the first floor and living rooms above, and will cost \$12,000." The Pettifer Construction Company, according to the article, had recently been formed by J. A. and C. W. Pettifer, and architect C. Wentzel. C. E. Wentzel is listed as a draughtsman for Washington Water Power in the 1909 Polk Directory. This company also was building a three-story apartment building (6 apartments of 5 rooms each) for A. G. Block on the corner of Pacific and Spruce, and an addition to the guardhouse at Fort Wright.

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The first owner was R. W. Smith, as indicated by the article quoted above and by a wiring permit issued in 1908. But a wiring permit for 1908 listing Schade Brewing Co. as the owner suggests that the ownership of the hotel and the restaurant was either separate, or that Smith worked for Schade Brewery. It is certainly possible, if not likely, that the Balkan Hotel began as a business venture undertaken by Schade Brewery designed to serve the itinerant laborers who swelled Spokane's population at the time. By 1909 the building had become The Balkan

Hotel under the proprietorship of D. M. Radovich. Little is written about Radovich, but the name appears in the 1907 City Directory in association with Velko Mitrovich as proprietors of a saloon at 313 Main Ave. in Spokane. Residency for both men was on Big Island, the island in the Spokane River that eventually became the site of the Spokane World's Fair. *Spokane's Building Blocks* shows Big Island Lodging House, one of Spokane's chief centers of immigrant housing, in the southeast corner of Big Island. The name of the first owner and the name of the hotel indicate its association with a Balkan ethnic and national identity, and the 1910 City Directory confirms this by listing as its occupants fifteen men with the last name Bulattovich, all of whom had first names which *Spokane Building Blocks* identifies as a Bulgarian in origin. The occupation listed for each of the men is "laborer." Advertisements in the Polk Directory suggest that the hotel and the restaurant worked in tandem, presenting a residence and restaurant representing Balkan ethnicity.

The 1910 Census suggests that the residents identified as Bulattoviches in the Polk Directory for 1910 may have moved on. The Census lists the residents of the Balkan in 1910 as a Johnson born in Sweden, a Bogdovich born in Italy, a Dalevich born in Montenegro, a Brazean born in Canada, a Mrs. Frances Raebler born in Wisconsin, and a Ranbo born in Pennsylvania. Not only are the Bulattoviches not listed in the census, but they are absent from the Polk Directory after 1910. The Census records for Barth precinct are out of sequence, and account for only six of twenty rooms. It is possible that additional residents are listed elsewhere in the census.

Schade Brewing Company is listed as the owner on a water meter permit dated 12-5-11. The permit indicates that the meter was installed for business purposes, and confirms that Schade Brewery owned or operated the restaurant/bar at this point. But management of the Balkan changed hands rapidly. In the 1911 Polk Directory the Proprietors are listed as King (Chas.) and Adjukovich, and in 1912 the proprietor is listed as a Mrs. H. Walburn. The last listing for the Balkan under that name appears in 1915. The Balkan continues to be listed in the 1916 Polk Directory, the last in which it appears under that name. The fate of the Balkan became joined to that of the brewery, for when Prohibition closed Spokane's saloons and Schade Brewery in 1916, the proprietors of the Balkan gave up interest in the hotel as well. Thereafter the hotel and the street level business became separate enterprises. The use of the hotel in 1917 and 1918 is unclear. Booklets of bank drafts and a packet of letters written in a Scandinavian language and dating from 1916 have been found in the Balkan. This first phase of the Balkan's life is important in Spokane's history because it clearly served as an SRO housing immigrant laborers. It also seems, perhaps uniquely, to have offered a bridge between this community and to the larger Spokane community through its public restaurant and bar, and it was apparently one of the means by which Schade Brewery focused its business on the immigrant population.

Economic Downturn

The Balkan played its second significant role in Spokane's history when it became an SRO used by the Salvation Army to address the needs of the casualties of a weakening economy. While the expanding economy maintained the general financial health of Spokane through the decade after the Balkan was built, the story of the Salvation Army indicates that poverty and homelessness also grew. By 1914 the Salvation Army was desperately seeking

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housing for the poor. As early as November of 1914 the Salvation Army began looking for rooms to rent from hotels in downtown Spokane, according to the November 16, 1914 *Spokesman Review*. Throughout the teens, the Salvation Army was in a period of growth, culminating in the plan to build a five-story Salvation Army Headquarters building announced in the *Spokesman Review* of September 28, 1919. The former Balkan Hotel became one of the chief sites for the Salvation Army. It is important to note that between 1910 and 1920 Spokane's population only grew by around 400, while in the decade before it grew by over 60,000. The Balkan Hotel's story reflects this leveling out of growth, as well as the effects of Prohibition, and the drain on resources and population created by World War I. In 1920 the hotel went by the name of the Haven Hotel, which may have been associated with a hotel for women located on the other side of Main Avenue at the time, also run by the Salvation Army. In 1921 the name reverts back to the Salvation Army Hotel. Apparently upon completion of the Salvation Army Headquarters building, the need to use other SROs diminished, and the building's association with the Salvation Army ended. From 1923 to 1932 the old Balkan operated under the name of the New Dahl Hotel. In 1933 the name changed to the Royal Hotel, which operated until 1955. From 1946- 1953 water and electrical permits were issued to the Royal Hotel. After that, the hotel is listed as vacant in the City Directory, although in 1975 it housed an Automotive Finishes shop for a year or two before becoming vacant again. It seems clear, then, that the two floors that originally housed the Balkan Hotel continued to serve as a hotel until around 1955, and not until 1975 is there any suggestion that the interior of the structure would have been altered significantly to serve a different purpose.

It is unclear what became of the Balkan Hotel restaurant between 1916 and 1923, but by 1923 the street level space was occupied by The Glass Hospital, an arrangement that persisted through 1985. Wiring permits dated 1933, 1936, 1940, 1942, and 1948 indicate the presence of the Glass Hospital on the street level. In 1938 Mrs. Daisy Smith secured a building permit to wreck a storage building at the site. In 1953 Edward Wohrle had the metal 1-story addition on the back built "for replacing glass in automobiles." In 1959 the new aluminum door was built at the front east corner. After 1985, the street level commercial space became Silver Collector Car Auction Antiques.

The Balkan served the same function as the many other SROs built around the same time such as the Melrose, the Darby, the Atlantic, the Globe, and the Upton. But the Balkan is a particularly interesting example of the SRO hotel because of its modest size, its ethnic identity, and its role in different phases of Spokane's economic history. Smaller than most of the SROs, its floor plan comprises only half of the familiar U-shape in which residential rooms were arranged, and yet, like the finer SROs, it possessed its own restaurant. Whereas a building like the Commercial had up to 76 individual rooms, the Balkan only had 20. The Balkan thus represents a humbler version of the hotels that provided working class housing during the critical early decade in Spokane's life.

The Balkan is an important feature of a section of Spokane's Central Business District that is poised between economic stagnation and gentrification. It is particularly appropriate that the proposed changes to the interior of the building will facilitate non-profit service organizations directed at aiding much the same population that the Balkan Hotel initially housed. The Balkan Hotel building still plays a significant role in Spokane's history. It tells the story of the economic opportunity that brought immigrants to the city in the first decade of the 20th century, and its shift from being a hotel and public house serving immigrant populations in a time of prosperity to operating as a Salvation Army hotel for those in need describes the fate of all economic booms. A transient I migrant population soon becomes an integrated one, while those whose optimism overestimated the

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opportunity fall back on the community's charity. The Balkan serves as a physical reminder of the diverse populations that made Spokane what it is today.