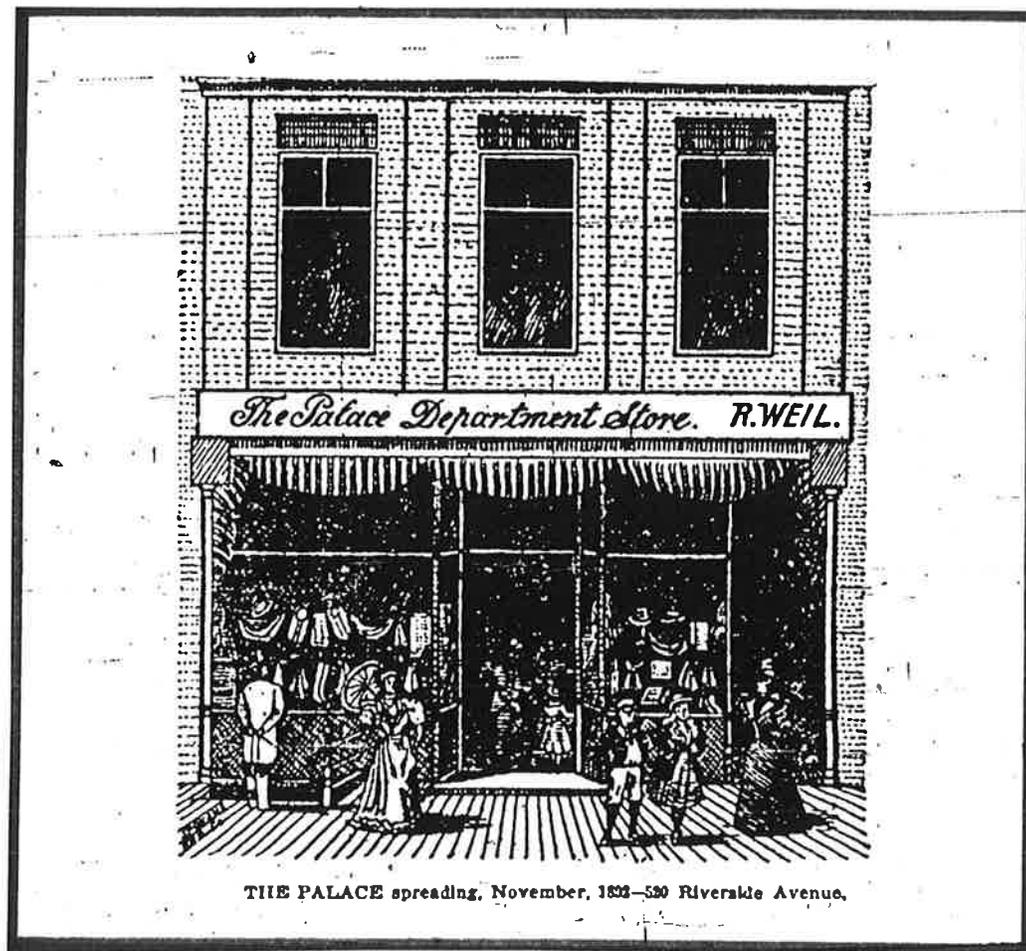


# HILL BROTHERS BUILDING

West 518-520 Riverside Avenue  
Spokane, WA 99201

Built in 1890



*A drawing of the Hill Brothers Building in November, 1892*

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name **HILL BROTHERS BUILDING**

## 2. Location

Street & Number West 518 Riverside Avenue  
City, State, Zip Code Spokane, WA 99201  
Parcel Number 35184.2408

## 3. Classification

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

## 4. Owner of Property

Name WhiteRunkle Associates, L.L.C.  
Street & Number West 518 Riverside Avenue  
City, State, Zip Code Spokane, WA 99201  
Telephone Number/E-mail 747-6767

## 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 City of Spokane Historic Landmarks Survey  
Date Federal\_\_ State\_\_ County\_\_ Local 1979  
Depository for Survey Records Spokane Historic Preservation Office

*Final Draft Approved October 24, 2001*

## 7. Description

### Architectural Classification

(enter categories from instructions)

### Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

### Check One

- unaltered
- altered

### Check One

- original site
- moved & date \_\_\_\_\_

*Narrative description of present and original physical appearance 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" in one or more boxes for the criteria qualifying the property for 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 one acre.
- Verbal Boundary Description Resurvey & Addition to Spokane Falls, East 1/2 Lot 7 Block 15, Includes South 1/2 Vacated alley.
- Verbal Boundary Justification Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

- Name and Title Linda Yeomans, Consultant
- Organization Historic Preservation Planning
- Telephone Number/E-mail 509-456-3828 or lyeomans@qwest.net
- Street and Number 501 West 27th Avenue
- City, State, Zip Code Spokane, WA 99203
- Date 26 Sept. 2001, final 24 Oct. 2001

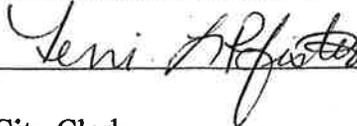
## 12. Additional Documentation

- Map Spokane City/County plat map, 1999
- Photographs and Slides 10 black & white prints; 10 color slides
- Photocopies 3 black and white photocopies of historic photos

13. Signature of Owner(s)

+   
+ 

14. For Official Use Only:

Date Received: \_\_\_\_\_ Attest: 

Date Heard: 11/26/01 City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: 

Council/Board Action: 11/26/01 - Approved Assistant City Attorney

Date: 11/26/01

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

  
\_\_\_\_\_  
MAYOR, City of Spokane  
City Administrator

\_\_\_\_\_  
**CHAIR, Spokane County Commissioners**

\_\_\_\_\_  
**CHAIR, Spokane City/County Historic Landmarks Commission**

  
\_\_\_\_\_  
**OFFICER, City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Sixth Floor - City Hall, Spokane, WA 99201

**Narrative Description*****Summary Statement***

Built in 1890, the Hill Brothers Building is one of the oldest commercial buildings in Spokane. The building faces south and fronts along West Riverside Avenue in the heart of the city's downtown business district. It extends north half-way through the block to an alley that is paved with bricks and serves as a small outdoor shopping mall. The two-story building is clad in red pressed brick on the second floor and features compatible-contemporary plate-glass merchandise bays at street level. The street-level storefront and second-floor fenestration patterns of the building's facade convey its original and continued use as a commercial business building.

**2001 - Present Appearance and Condition*****Site***

The Hill Brothers Building is located on the east half of Lot 7, Block 15 in the Resurvey Addition to Spokane Falls. With only a sidewalk setback, it fills the entire lot between Riverside Avenue and the alley to the north. The Hill Brothers Building is attached to a small three-story brick building built in 1890 adjacent east, and to an eight-story reinforced concrete building built in 1952 adjacent west. The footprint for the Hill Brothers Building follows a rectangular plan and measures 30 feet wide and 140 feet deep with about 4000 square feet on the first floor, 1770 square feet on the second floor, 4000 square feet on the third floor, and 4500 square feet in the basement. A paved sidewalk borders the facade of the building along Riverside Avenue, and a paved alley abuts the rear of the building at the north elevation.

***Exterior***

The two-story Hill Brothers Building rises more than 45 feet and is constructed of 18-inch-thick brick load-bearing walls that are supported by a basalt and granite stone foundation. The roof is flat and supports a pyramid-shaped skylight located in the center of the roof surface; the skylight cannot be seen from the street or the alley. The facade parapet is flat with copper coping, and is embellished with a narrow sandstone course, a frieze band of three recessed panels, and a pressed brick corbelled cornice. The second-story facade of the building is divided into three bays with three deeply recessed, wood-frame, two-over-two, fixed-sash windows. A brick corbelled course highlights the reveal depth above each recessed window. A sandstone sill separates the three windows from the first-floor storefront. The street-level storefront is flanked by original cast iron pilasters that are embellished with pairs of round columns. An original cast iron I-beam is exposed above three clerestory windows located above a compatible-contemporary storefront made of wood and glass. From west to east, the storefront is composed of two plate-glass windows, a canted entry with a glass door that opens to the building's interior office space, and a metal door, located on the southeast corner, that is flush with the wall surface of the building. The clerestory windows, plate-glass storefront windows, bulkhead, canted entry, and southeast corner door reveal a similarity to the building's original storefront fenestration placement as pictured in a drawing from 1900 and black and white photographs taken in 1900, 1929, 1938, and 1939. The existing materials for the storefront are new, but the design for the storefront is nearly identical to the original design.

The rear of the building faces north and is clad in red pressed brick veneer that matches the brick used on the facade of the building. Fenestration patterns are symmetrical with three original multi-paned eight-over-eight, double-hung, wood-sash windows on the second floor, and a compatible-contemporary storefront with two entryways and a merchandise window at the level of the alley. Although not original fabric, the new storefront doors and windows are located in the building's original window and entryway openings. Segmental arches composed of brick voisoirs cap each window and door on the north elevation of the building.

### *Interior*

The interior of the building features a large open office space in the south half of the first floor. The ceiling rises over 20 feet to the second floor. An enclosed staircase is located on the east wall of the building. The north half of the first floor is divided into five offices, two lavatories, a central hall, north entrance, and an elevator shaft. An interior light well divides the north and south portions of the first floor and extends to a skylight located on the roof. The brick load-bearing walls of the building are exposed on the west wall, and roof rafters above the second floor are exposed.

A mezzanine separates the first and second floors in the north half of the building and contains open office space and an elevator. The second floor has open office space in the south half of the floor, and an elevator, two lavatories, storage, and open office space in the north half. The basement has an elevator, lavatory, storage, mechanical room, lounge, and office space. A door opens on the south wall of the basement to space under the sidewalk.

### **Original Appearance and Subsequent Alterations**

#### *Exterior*

Built more than a century ago, the Hill Brothers Building has had alterations. The facade above street level remains unaltered except for the original windows, which were removed in 1967, or before. A drawing of the original storefront was pictured in a January 1, 1900 edition of the *Spokesman-Review* and revealed a street-level storefront with a centered, canted entry flanked by two merchandise bays with plate-glass windows. Another door was located on the southeast corner of the building and opened to a flight of stairs that ascended to the second floor. The storefront was framed with cast iron pilasters located on the southwest and southeast corners of the building and with an iron I-beam that spanned the top of the clerestory windows above the plate-glass windows of the merchandise bays. The drawing in the newspaper and a circa-1900 photograph picture deep canvas awnings that were attached under the signage and projected out over the sidewalk, shading the merchandise bays. Historic photographs taken in 1900, 1929, 1938, and 1939 match the building's facade design as depicted in the January, 1900 newspaper drawing.

The Spokane County Assessor's files record interior and exterior alterations to the building in 1967, 1978, and 1992. The brick veneer and clerestory windows on the building's facade were covered with a layer of stucco applied in 1978, and the original second-story and street-level windows were replaced with smaller aluminum-frame windows. The rear, north elevation of the

building was changed in 1967, when the alley behind the building was renovated as an outdoor shopping mall called the Parkade Plaza. The original windows on the second floor were left intact, but the original windows and doors at alley-level were replaced with plate-glass storefront windows and two doors. In 1992, the interior of the building was gutted, leaving exposed brick walls and floor joists in some areas.

In 2000, the current owners purchased the building. They commissioned Dallas, Texas architect Joseph Herrin and Spokane contractor S. G. Morin and Son, Inc. to complete an exterior and interior renovation in 2001. The exterior stucco wall cladding on the facade was removed, and the original brick veneer of the building was exposed and cleaned with a low-pressure cold water wash. The aluminum and glass circa-1978 upper-level windows and street-level storefront system were removed to reveal the building's original storefront configuration, bulkhead height, merchandise and clerestory window openings, canted entryway, southeast corner entry, and cast-iron I-beam and pilasters. The original pilasters and I-beam were left exposed, and compatible-contemporary storefront windows, clerestory units, canted entry, southeast door, and bulkhead were installed in the original openings. New multi-paned two-over-two fixed-sash wood-frame windows were installed on the second floor. The new second-floor windows are similar to windows pictured in a January, 1900 drawing of the building and a photograph taken in 1929. On the north elevation, the original second-story multi-paned windows were restored and repainted. The alley-level compatible-contemporary storefront system installed in 1967 was left unaltered. The roof was repaired and a deteriorated 1960s skylight was replaced.

#### *Interior*

The building's original interior design and materials have been altered and destroyed over the last 111 years. A circa-1960s skylight, remnants of an enclosed light well, and exposed brick walls remained when the current owners purchased the building. A compatible-contemporary skylight and light well were reinstalled in the original light well/skylight location. The exposed brick on the west wall was left exposed, while the remaining walls were finished with wallboard. The original enclosed stairwell along the east wall was restored, and non-deteriorated parts of the original fir floor were refinished.

Areas of Significance	Commerce
Period of Significance	1890-1951
Significant Dates	1890
Architect	Unknown
Builder	Unknown
Specific Dates	1890

### **Statement of Significance**

#### *Summary Statement*

Built in 1890, the Hill Brothers Building is one of the oldest brick commercial buildings in downtown Spokane and is one of the first buildings to be built just after the Great Fire of 1889. Located in the heart of the city's downtown business district, the Hill Brothers Building represents the transition from the rough-and-tumble, unrefined early days of downtown Spokane to the city's more mature, more refined post-fire downtown retail core. Formerly a frame building that housed a saloon and gaming hall, the Hill Brothers Building was rebuilt as a substantial brick structure and served as a retail establishment for over 100 years. Beginning in 1892, the building was home to the Palace Department Store, one of early Spokane's most successful mercantiles, and from 1909 to 1930, the building was widely known as the retail center for the Hill Brothers Shoe Company, one of the area's longest-operating shoe stores. The Hill Brothers Building is one of the few brick buildings that remain from Spokane's immediate post-fire building surge, and symbolizes the explosive rebirth of the city after the fire. Significant for its association with Spokane's post-fire building trends, the city's early merchant and business district, the Palace Department Store, and the Hill Brothers Shoe Store, the Hill Brothers Building is eligible for listing on the Spokane Register of Historic Places under Category A.

### **Historical Context**

#### *Early Spokane and the Fire of 1889*

The year 1889 imprinted itself on Spokane forever and jump-started a change in building trends throughout the city's downtown core. Spokane had grown from a small settlement in the early 1870s to a center for mining, lumber, agriculture, and rail transport by the late 1880s. Predominately frame buildings lined Riverside Avenue in downtown Spokane and the city bustled with business. Then on August 4, 1889, the city's downtown core was forever changed. A huge fire consumed the town, destroying 32 city blocks located in the city's central business district. The tragedy gave rise to a frenetic and unparalleled period of building, and embarked the city on a 30-year cycle of growth and prosperity. Considered modern for the time, new fire-retardant building technology was implemented, and substantial brick commercial blocks were erected along West Riverside Avenue.

*The Hill Brothers Building*

The Hill Brothers Building is one of the oldest brick commercial blocks in Spokane, and was built as an investment along West Riverside Avenue in the center of Spokane's business and professional core. Before the Hill Brothers Building was erected, a frame building occupied the lot as pictured on an 1888 Sanborn Fire Insurance map. The building was occupied by a harness and saddlery business, and in 1889, it was occupied by a saloon and gaming house. A few months later, the saloon and nearly every building in the city's downtown business district were destroyed by the Great Fire of 1889. As a positive reaction to the fire's destructive course, the Hill Brothers Building was one of the first buildings erected in 1890, just months after the fire. Rather than wood frame, it was constructed of thick brick load-bearing walls--an early attempt to retard the threat of any future fire.

*The Palace Department Store*

The first occupant to lease the newly built Hill Brothers Building was Reuben Weil, who was the proprietor of the Palace Department Store. A drawing completed in 1892, was pictured in a January, 1900 *Spokesman-Review* newspaper article. A sign above the storefront read,

“THE PALACE DEPARTMENT STORE  
R. WEIL”

The Palace Department Store listed its wares in the Spokane city directory as “wholesale and retail dry goods, clothing, hats, caps, boots and shoes, carpets, notions, crockery, and glassware.” The Spokane Hardware Company was located adjacent next east at West 516-518 Riverside, and the Ziegler Block, with offices occupied by mining brokers, attorneys, insurance agents, physicians, and other professional businessmen, was located adjacent next west to the Hill Brothers Building.

In 1900, the Palace Department Store relocated two blocks west, and the Hill Brothers Building was occupied by the Warwick Saloon. In 1906, the saloon changed its name to the Warwick Turf Exchange. In addition to a saloon and billiard hall, the building also housed a restaurant and tobacco shop on the first floor, offices on the second floor, and the Warwick Bowling Alley in the north half of the first floor. It was one of only three bowling alleys in Spokane.

*The Hill Brothers Shoe Company*

In 1909, William Linney, a mining engineer, bought the property as an investment for \$100,000, and leased the building to Jacob Hill, owner and president of Hill Brothers Shoe Company. In 1912, the shoe company has achieved success and signed a 10-year lease; they enlarged their street-level showroom to include the second floor of the building. A January, 1912 notice in the *Spokane Daily Chronicle* stated that more than \$300,000 was spent on new shoes chosen from fashionable east coast stock for Hill's expanded shoe store. After the lease expired in 1922, Hill moved part of his shoe stock across the street to a storefront at West 505 Riverside Avenue. That shoe store was called Hill Brothers Shoes while the shoe store in the Hill Brothers Building was called the Hill and Eggert Shoe Company.

The Hill and Eggert Shoe Company was reserved for Jacob Hill's specialty shop that offered a line of designer footwear. The second floor was no longer used as showroom but was leased to the Peking Cafe. In 1924, the exclusive designer footwear was moved to the showrooms across the street at West 505 Riverside Avenue, and Hill Brothers Shoes was reinstalled in the Hill Brothers Building at West 520 Riverside Avenue. A photograph taken in 1929 pictured the Hill Brothers Building with a horizontal pole sign suspended from the second floor that said "HILL." A sign hung over the clerestory windows above the storefront read,

"SHOE SALE"  
"Great Savings for Men, Women, and Children"  
DON'T MISS THIS!"

#### *Successive Businesses*

By 1930, Hill had retired his lease at the Hill Brothers Building, but retained his shoe store across the street. During the same time, John and Clayton Rudberg opened Rudberg's Shoes in the Hill Brothers Building with a Spokane city directory advertisement that listed them as "successors to Hill's Shoe Store." In 1934, the building was occupied by the Ralph Mackoff Clothing Company, and in 1936, it was occupied by McBrides Clothing, a business that specialized in millinery and "smart women's wear, coats, suits, dresses, cloaks, and frocks" leased the building. In 1955, Household Finance occupied the second floor, and by 1960, McBride's was replaced by Towne and Country Ladies Ready-to-Wear Clothing. In 1962, a clothery called Tatt's Store for Men occupied the first floor, and Household Finance remained on the second floor. By 1970, the finance company was gone, and the men's clothing store continued to do business until owner Edward Tatt retired in 1989. From 1990 to 2000, the building was leased by a number of different tenants including Whiz Kids (educational toys), Bliss Clothing, a law firm, and various youth groups that operated a "rave" dancehall. Spokane businessmen Jack White and Bob Runkle, co-owners of WhiteRunkle Associates, full-service advertising agency, purchased the building in 2000, and completed a rehabilitation of the commercial block in 2001. The ad agency and 53 employees now occupy the entire building.

#### **Historical Significance**

The most highly concentrated business, professional, and merchant district in Spokane is located along West Riverside Avenue from Stevens Street west to Post Street. The three-block-long district was home to Spokane's first bank buildings, professional offices, and merchant businesses that sold cigars and confectioneries, furniture and housewares, hardware, clothing, boots, shoes, and many other items. The Great Fire of 1889 destroyed all of the buildings along this stretch of Riverside Avenue, but by 1899, the building stock had been rebuilt. To help retard the threat of future fire, all of the new buildings were brick masonry construction. This signalled a change in Spokane building trends from the construction of frame buildings to brick masonry construction. Twenty-one buildings were constructed along the three-block stretch of West Riverside Avenue. Three buildings were built in 1889; eleven in 1890; three in 1891; two in

1892; one in 1896; and one in 1899. Half of the buildings were erected in 1890, including the Hill Brothers Building.

Of the 21 buildings erected directly after the Fire of 1889, six were rebuilt with additional stories or completely different facades. They are the Mohawk (rebuilt in 1915), the Rookery (rebuilt in 1933), the Peyton Block (rebuilt in 1908), the Liberty Theater Building (rebuilt in 1914) and the Sherwood (rebuilt in 1916). Currently, the existence of the Mohawk and the Rookery buildings is threatened by a developer who plans to demolish them.

Three buildings were built in 1889 before the Hill Brothers Building but were demolished or severely altered. The Ziegler Building (originally located adjacent next west of the Hill Brothers Building) was demolished in 1952, and the two other circa-1889 buildings (the Galena located at the northeast corner of Riverside and Post and the attached building next east) were joined as one building in 1975, and covered with layers of plain stucco wall cladding that has obliterated all significant original architectural details of both buildings.

Of the eleven buildings built in 1890, six were demolished, two were reconstructed with additional stories and different facades, and three remain. They are the Fernwell Building (West 503-505 Riverside Avenue), the Spokane Hardware Building (West 516 Riverside Avenue), and the Hill Brothers Building. All three buildings have remained functional since they were built in 1890, and have been used for various combinations of retail, business, and professional purposes. By comparison, the Hill Brothers Building is most like the Spokane Hardware Building. Both buildings are two-story brick masonry structures that share a common wall and had similar original facade designs. In contrast, the Fernwell is a larger, six-story building located across the street. The street-level storefronts of the Fernwell and the Hill Brothers Building have been recently renovated with compatible-contemporary storefront designs, and most of the upper-level windows of both buildings have been replaced. In contrast to the Hill Brothers Building, the Spokane Hardware Building has been severely altered with a circa-1970s stucco facade that covers the original brick veneer cladding and original design of the building. In summary, the Fernwell and the Hill Brothers Building are the two oldest buildings retaining good architectural integrity along the three-block business and professional district on West Riverside Avenue.

### **Architectural Integrity**

Built in 1890, the Hill Brothers Building meets the 50-year age criteria established for listing on the Spokane Register of Historic Places. In addition, the property retains good integrity of design, materials, and workmanship and excellent integrity of location and association.

### *Location*

The Hill Brothers Building remains in the original location in which it was built in 1890.

*Design and Materials*

The Hill Brothers Building is one of the first substantial brick masonry buildings built just after the Fire of 1889 in Spokane's downtown business and professional core. The building retains its original footprint, two-story height, brick veneer exterior wall cladding, and original cornice design. The building also retains its original street-level storefront configuration, but has lost most of the storefront's original building materials except for the cast-iron I-beam above the clerestory windows and the two cast-iron pilasters that flank the storefront. While all other windows in the building have been replaced, the upper-level windows on the buildings rear, north elevation are original and have been preserved.

*Workmanship*

The original exterior workmanship of the Hill Brothers Building is evident in the unaltered parapet, corbelled cornice, and red brick veneer cladding on both the facade and the rear of the building.

*Association*

The Hill Brothers Building retains its original association in Spokane as a two-story brick commercial block located in the heart of the city's downtown retail, business, and professional core.

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**Bibliography**

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Eastern Washington State Historic Society, photo archives, L87-1.13277-38; L86-219.512; L87-1.16652-39; L86-399.2.

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

Polk, R. L. *City Directory*, Spokane, 1884-2001.

Sanborn Fire Insurance maps, 1884-1952.

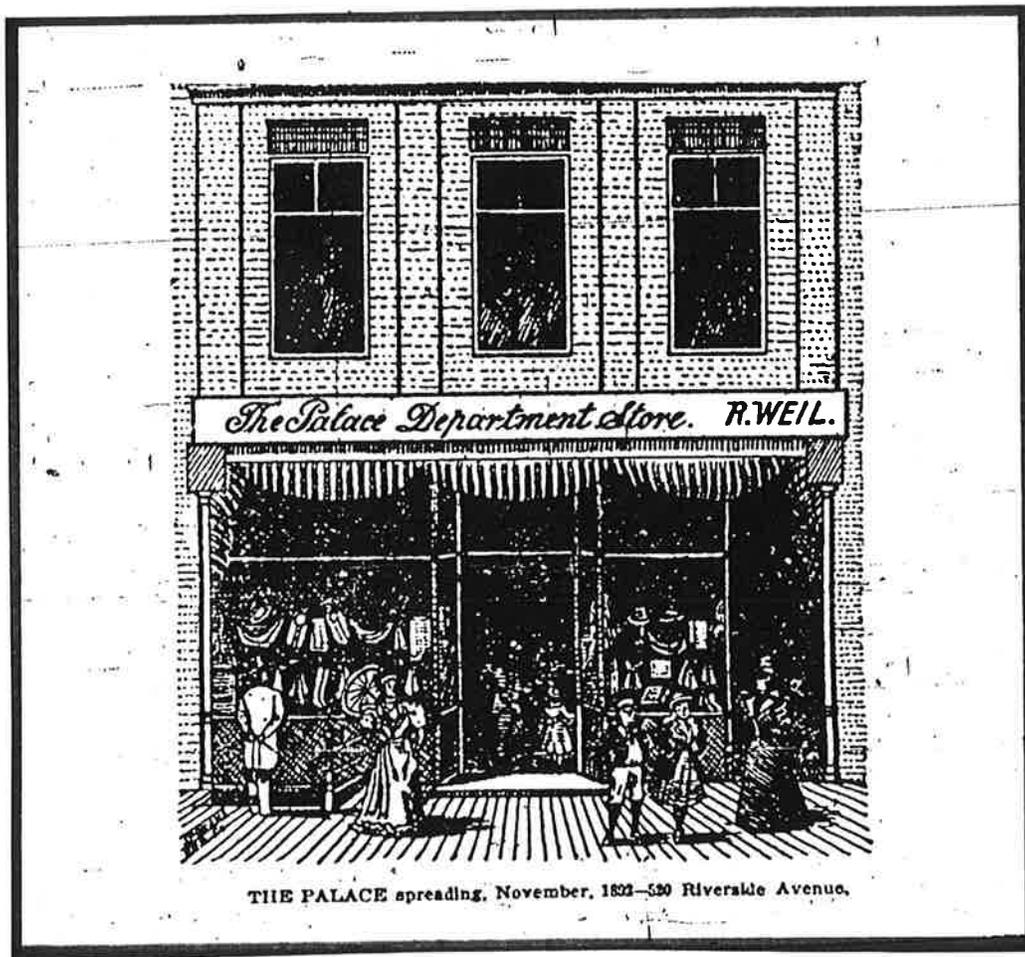
Spokane County Assessor's records.

Spokane County warranty deeds, 1909-2001.

*Spokane Daily Chronicle*, various articles including 28 January 1972.

*Spokesman-Review*, various articles including 1 January 1900, 27 September 1939.

Circa-1892 drawing of Hill Brothers Building that appeared in *Spokesman-Review*, 1 Jan. 1900.



Circa-1929-1930 photograph of Hill Brothers Building (Cheney Cowles Museum/Eastern Washington Historical Society photograph L86-219.512).



Circa-1939 photograph of Hill Brothers Building (Cheney Cowles/Eastern Washington State Historical Society photograph L87-1.16652-39).



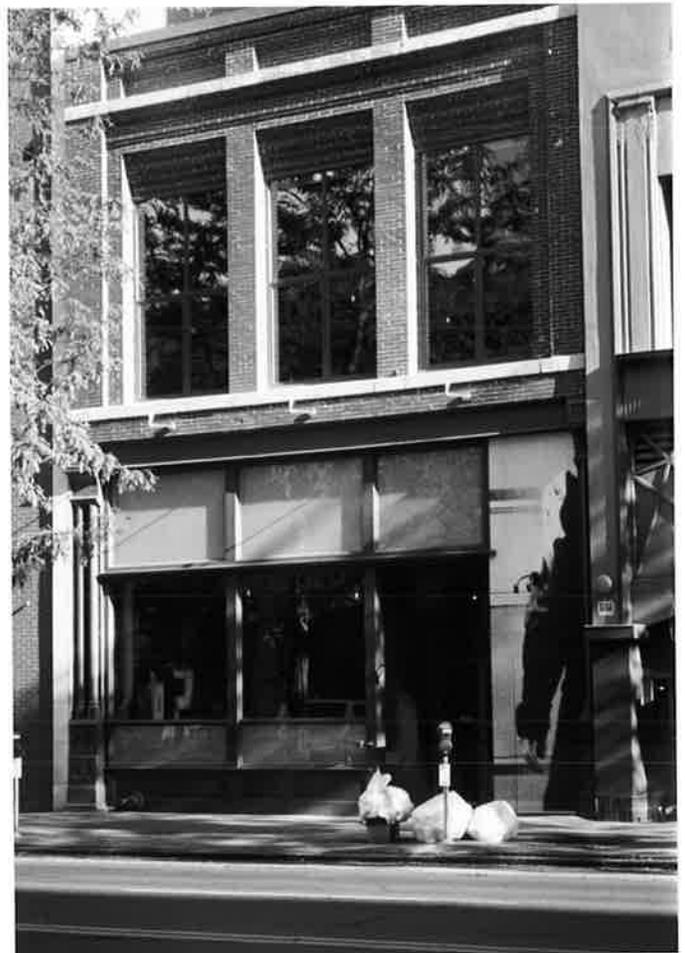
Circa-2001 photos of Hill Brothers Building, south facade.



Circa-2001 photo of Hill Brothers Building, south facade.



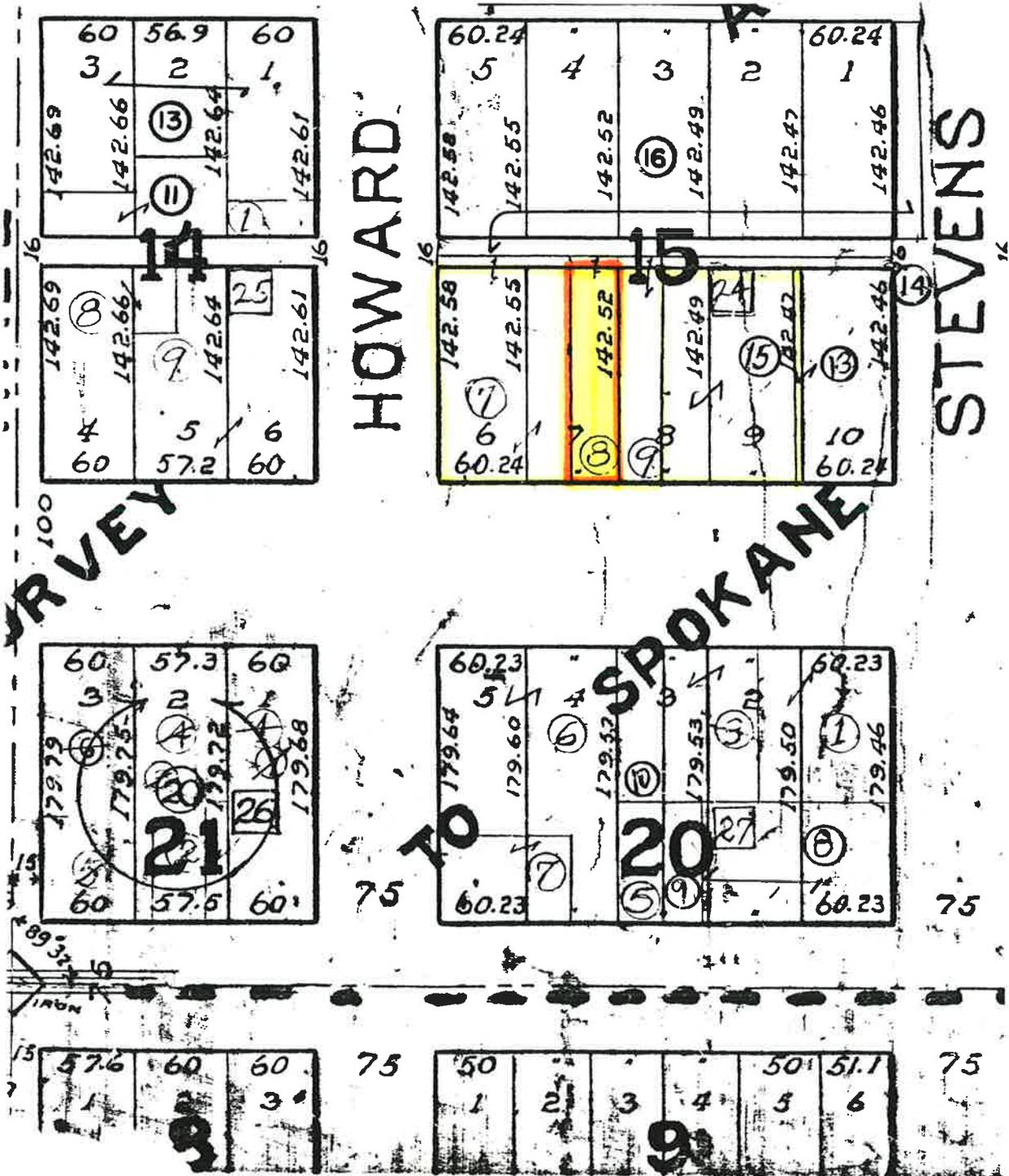
Circa-2001 photos of Hill Brothers Building, south facade.



Circa-2001 photos of Hill Brothers Building, north elevation.



Circa-2001 Spokane City-County plat map showing lot for Hill Brothers Building.



520 W. Riverside Ave.