

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. Name of Property

Historic Name **HOME TELEPHONE & TELEGRAPH
COMPANY BUILDING**

2. Location

Street & Number 165 S. Howard Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 35191.2707

3. Classification

Category	Ownership	Status	Present Use	
<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"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> residential
	<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 Howard Street Properties, LLC
c/o Tom Keefe & JoAnn Kauffman
Street & Number 425 West First Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 953-9490 and 768-8557

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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

*Final nomination reviewed & recommended on July 20, 2005 by Landmarks Commission
for listing on Spokane Register of Historic Places.*

7. Description

Architectural Classification (see nomination, section 8)	Condition __excellent <u>X</u> good __fair __deteriorated __ruins __unexposed	Check One __unaltered <u>X</u> altered Check One <u>X</u> original site __moved & date_____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- X 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 or 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	Railroad Addition, north 72 feet of Lots 11 and 12, Block 29
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
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lkyeomans1@aol.com
Date Final Nomination Heard	July 20, 2005

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	25 B&W prints, 4.0 digital photos on disc

13. Signature of Owner(s)

Name Thomas P. Zeebe

Name J. A. [Signature]

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

Council/Board Action _____

Date _____

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

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1907, the Home Telephone & Telegraph Company Building is located in the central business district of Spokane, Washington. It is a two-story commercial block constructed of steel reinforced concrete and brick masonry. Reflecting strong Beaux Arts-style decoration, the façade of the building is uniquely adorned with a terra cotta parapet and a wide frieze which is distinguished with heavily sculpted terra cotta relief set in symmetrically placed panels. Designed as an industrial structure with large unfinished interior open spaces, the building retains its original floor plan, exposed concrete beams, and bracketed concrete posts on the first and second floors. The building has received mostly exterior modifications over the last 98 years, including a west façade storefront remodel in the 1970s. Even with these changes, the property retains excellent integrity in its original location and association as an early Spokane commercial building, and most of its original design, materials, and workmanship.

CURRENT 2005 APPEARANCE & CONDITION***Site***

The Home Telephone & Telegraph Company Building is located on the north 72 feet of Lots 11 and 12, Block 29 in the Railroad Addition in downtown Spokane. The lot on which the building is sited slopes slightly downhill to the north. Facing west on South Howard Street, the building comprises nearly 100% of the lot on which it is built. The exception is a recessed entrance on the south elevation (nineteen feet wide and six feet deep) which was originally designed as a light well between the telephone building and the next building adjacent south (which was demolished in 1969 and replaced by a surfaced parking lot). The Home Telephone & Telegraph Company Building is bordered by a paved alley to the north, paved surface parking lots to the east and south, and Howard Street to the west. The property is surrounded by multi-storied commercial buildings built from 1900 to 1930, and by contemporary commercial infill and busy city streets platted to a grid design.

Exterior

The building measures 72 feet wide and 100 feet deep. Similar to many commercial industrial/business blocks built in Spokane, the building follows a rectangular footprint with two stories, and has a flat roof of built-up tar covered with a vinyl membrane. A Beaux Arts-style parapet with a wide frieze accentuates the roofline at the *west façade* and wraps 16 feet around the northwest corner of the building. Regarded as the most significant architectural focal point of the building's exterior design, a terra cotta frieze covers the top one-third of the building face and features sculpted dentils, fruited festoons, and egg-and-dart designs centered within inset terra cotta panels. The lower two-thirds of the façade is clad in rusticated Roman brick veneer which was applied in the 1970s over the original street-level storefront's brick pilasters and merchandise bays. The 1970s west façade storefront features an asymmetrical design with one street-level double-door entrance and contemporary industrial aluminum-sash casement windows.

The *east elevation* of the building is at the rear of the property. It has no windows or doors and is covered with a thick layer of textured stucco. The *south elevation* is adjacent to a paved parking lot and is highlighted by the building's original brick masonry light well. The light well has four windows and one entrance door. The wall area surrounding the light well features symmetrically placed windows (all 1/1 double-hung, wood-sash units installed in the 1970s), two metal-and-glass entrance doors at the southwest corner, and heavily textured stucco wall cladding (the light well is the only portion of the south elevation that is not covered with stucco).

The *north elevation* features the original design and materials of the building, including seven vertical bays separated by brick pilasters, symmetrical fenestration patterns, and red face brick applied in stretcher bond. Each bay is capped with an arched window opening with a center terra cotta keystone. Horizontal brick belt courses separate the vertical bays into thirds with arched windows on the top row, horizontal casement and pivot windows in the center row, and 1/1 double-hung wood-sash windows at ground level. A recessed warehouse entrance is located in the northeast corner of the north elevation. In the early 1970s, all of the original windows were removed from the north elevation. The arched window openings were filled in with brick, the second-floor windows were replaced with wood-sash pivot and casement units that looked similar to the original windows,¹ and half of the window openings on the first floor were filled in with plywood boards. The other first-floor window openings were elongated ten inches below the window sill and shortened 12 inches at the top. The space at the top of the window opening was secured with a metal beam and filled in with brick. Double-hung 1/1, wood-sash units were installed in the elongated openings.

Interior

The interior of the Home Telephone & Telegraph Company Building was designed with five split levels. The west façade entrance and the entrance at the southwest end of the south elevation open at grade into a small foyer. The walls are partially finished with remnants of painted sheetrock, and the floor is poured concrete. Two separate staircases lead from the foyer to a level that is considered the first floor of the building. The west staircase is made of wood and was installed in the 1970s. The center staircase is made of concrete and was built in 1907 when the building was constructed.

The first floor is a large open unfinished warehouse space with a poured concrete floor and ten-foot-high ceilings. Spaced sixteen feet apart, original reinforced concrete posts with enclosed diagonal brackets support reinforced concrete beams which were constructed in a grid design. The west staircase leads to the second floor which is a large unfinished warehouse space similar to that on the first floor. A row of reinforced

¹ See photo #197-1.43822.45 at the Northwest Museum of Arts & Culture which is a photo of the building in 1945.

concrete posts in the center of the building run east and west, supporting the ceiling. The ceiling is also supported by massive reinforced concrete spandrels that are anchored to the north and south walls of the building. The ceiling is 15 feet high and the floor is made of poured concrete.

A rectangular room located in the center and southwest corner of the building is built partially below grade between the level of the first floor and the basement. It is unfinished with a concrete floor and exposed reinforced concrete ceiling beams. The basement is partially finished with painted sheetrock interior partition walls, acoustical tile ceiling, and a linoleum tile and vinyl floor. The basement contains a multi-purpose room, kitchen, restrooms and storage space, and an unfinished basalt rock-lined mechanical and storage area.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The earliest known photograph to date of the Home Telephone & Telegraph Company Building was taken in 1910.² Printed as a color-tinted postcard, the photograph pictured the west façade of the building with its original design and materials, including red face bricks, a crème-colored *bas relief* terra cotta frieze and parapet, and a storefront system that was divided into five bays by brick pilasters. The center bay had a recessed canted front entrance which was anchored to three concrete steps that rose from a paved sidewalk in front of the building. The bay next south of the center bay also had a canted entrance but due to an uphill southward grade, did not have any front steps. The remaining bays had no entrances but were distinguished with plate-glass merchandise windows. Prism glass transom units were located above all five bays on the west façade, and arched inset panels capped the transom units below the terra frieze. Embellished like the terra cotta frieze, each arched inset panel was highlighted with sculpted terra cotta festoons in *bas relief*.

In 1924 the arched panels above the transom windows on the north and south ends of the facade were replaced by tripartite windows which allowed natural light to illuminate the interior of the second floor.³ In 1931 the three remaining arched inset terra cotta panels were replaced by tripartite windows that matched the 1924 units.⁴ By 1951, the arched wrap-around panel on the north elevation at the northwest corner of the building had been replaced by a tripartite window as pictured in a photograph that was taken in 1951.⁵ In 1969, the east (rear) and south elevations of the building were exposed when adjacent, attached brick masonry buildings were demolished and replaced by asphalt-surfaced

² EWSHS photo archives L89-92.4, Northwest Museum of Arts & Culture, Spokane, WA.

³ Spokane Building Permit #21434, dated 21 Jan 1924. This modification is pictured in a photograph taken in 1924, EWSHS photo archive L87-1.25279-24, Northwest Museum of Arts & Culture, Spokane, WA.

⁴ Spokane Building Permit #38507, dated 23 April 1931, and EWSHS photo archive L87-1.43823-45 and L97-1.43822-45, Northwest Museum of Arts & Culture, Spokane, WA.

⁵ EWSHS photo archive L87.1-66308-51, Northwest Museum of Arts & Culture, Spokane, WA.

parking lots. The then-exposed brick masonry on the east and south elevations of the telephone building were covered with a thick coat of heavily textured gray-colored stucco. In 1970, the west façade of the building was remodeled with new storefronts. The original brick pilasters and merchandise bays were covered with Roman brick veneer, and small industrial-looking metal casement windows were installed on the first and second floors. The original center entrance and concrete entrance steps were removed, and the next entrance south was replaced with contemporary doors set flush with the wall surface. All of the original windows in the building were replaced with contemporary units (both metal and wood sash) on the west façade and on the north elevation. Except for windows in the light well, the south elevation did not originally have any other windows because it shared a common wall with an adjacent three-story brick masonry building as pictured in a 1910 color-tinted photograph of the property.⁶ In 1970 after the adjoining building was demolished, twelve 1/1 double-hung wood-sash windows were installed on the south elevation of the telephone building. At this time original skylights on the roof were removed and covered with tarred plywood. In 1999-2000 a vinyl membrane was installed over the built-up tar roof.

The original interior design and finish of the Home Telephone & Telegraph Company Building was pictured in photographs taken in 1911, 1923, and 1951.⁷ The 1911 photo pictured an office area on the first floor in the northwest corner of the room with exposed reinforced concrete posts and ceiling beams. Another 1911 photo pictured the second floor as an unfinished industrial space with switchboard telephone equipment, plastered walls, and exposed reinforced concrete posts, ceiling beams, spandrels, and skylights. The two 1923 photographs revealed wood plank floors on the first and second floor and unfinished industrial space with plastered walls, and exposed reinforced concrete posts and ceiling beams.

The first interior remodel for the Home Telephone & Telegraph Company Building was recorded in 1924 at a cost of \$3,500 for office construction.⁸ Extensive remodeling efforts were completed in 1951 and 1956 according to building permits that stated the following scope of work: “interior alterations, rearranged partitions, lowered ceilings, and renewed floors.”⁹ The interior was remodeled at least two more times, in 1970 and in 1992, which left no original fabric or finish intact except for the exposed concrete posts and beams. In 2005, the finish, materials, dropped ceilings, and interior partition walls that were installed in 1970 and 1992 were removed by the current owner.

⁶ EWSHS photo archive L89-92.4, Northwest Museum of Arts & Culture, Spokane, WA.

⁷ Holland, J. D. “The Exchange Roosevelt Opened—Spokane, WA.” *Telephony*, Vo. 60, No. 16, April 22, 1911, pp. 475-479, and EWSHS photo archives L87-1.23465-23 and L87-1.23464-23, Northwest Museum of Arts & Culture, Spokane, WA.

⁸ Spokane Building Permit #21434, dated 21 Jan 1924.

⁹ Spokane Building Permits #B6678 (25 April 1951) and #B32426 (2 April 1956).

To summarize, the Home Telephone & Telegraph Company Building has undergone alterations on the exterior as well as the interior during the last nine and a half decades of constant use. Although some of the modifications have been substantial, the building retains excellent exterior architectural integrity above street level on the west façade and above grade on the north elevation, and reveals the original unfinished industrial spaces in the interior on the first and second floors.

Areas of Significance	Commerce
Period of Significance	1907-1955
Significant Dates	1907
Architect	Albert Held
Builder/General Contractor	John T. Huetter

STATEMENT OF SIGNIFICANCE

Listed in 2003 as a contributing property in the East Downtown Spokane National Register Historic District, the Home Telephone & Telegraph Company Building was built in 1907 as one of the city's first telephone communication centers.¹⁰ During its period of significance from 1907 to 1955, the property achieved importance in the area of significance in "commerce" for its contribution to Spokane as one of the city's finest historic commercial/industrial buildings and as a leader in the development of the community's telephone communication industry. The property housed central operations for the Home Telephone & Telegraph Company who implemented the first automatic dial telephone system in Spokane—the forerunner to contemporary rotary dial telephones. The company installed some of the first independent interstate long-distance service lines to regional customers in Washington, Idaho, Oregon, and Montana, and also developed a phone system that did not solely rely on batteries in personal hand-held telephones. The Home Telephone & Telegraph Company Building was designed by Albert Held, and built by John Huetter, early Spokane pioneers who are regarded as two of the region's most prominent master craftsmen. Historically significant, the Home Telephone & Telegraph Company Building is eligible for listing on the Spokane Register of Historic Places under Category A.

HISTORICAL CONTEXT

Early Spokane Telephone Systems

"The history of telephones in Spokane starts in 1884 with the purchase by Charles B. Hopkins...of the old government telegraph lines between Almota (on the Snake River) and Colfax, and his extension of them as telephone lines...to Palouse, Pullman, Moscow, Garfield, and Farmington."¹¹ Hopkins's telephone lines must have also reached Spokane as evidenced by a listing in the *1885 Spokane Falls City Directory* for the "Telephone Company" which was located on West Riverside Avenue. In the fall of 1886, Hopkins ordered equipment for a telephone exchange, sold it to W. S. Norman and his associates, and on December 31, 1886, Spokane had its first official telephone exchange.¹² During the next three years, telephone lines were installed throughout the region around Spokane, including northern Idaho and western Montana. In 1889, Norman and Hopkins re-organized as the Inland Telephone & Telegraph Company and built a line to the Dalles

¹⁰ Woo, Eugenia. *East Downtown Spokane National Register Historic District Nomination, 2003*. Spokane City/County Office of Historic Preservation, Spokane, WA.

¹¹ Hyslop, Robert B. *Spokane's Building Blocks*. Spokane, WA: Standard Blueprint, 1983, p. 293.

¹² "Charlie Gambled \$20 and Got Right Number." *Spokane Daily Chronicle*, 29 June 1976, p. 20.

in order to connect to lines owned by the American Bell Company of Portland, Oregon. After the hook-up, Inland Telephone & Telegraph Company sold a one-half interest in their organization to Sunset Telephone & Telegraph Company which was what the Bell system at that time was called in the Pacific states.¹³

In 1890, the Inland Telephone & Telegraph Company exchange and offices were located in the Hazel Block in downtown Spokane. In 1892 the company moved to a location on South Wall Street, became part of the larger Pacific States Telephone & Telegraph Company in 1901, and later the Pacific Telephone & Telegraph Company in 1908. In June 1910, the company bought the property on the southwest corner of West Second Avenue and South Stevens Street and erected an eight-story brick masonry building which housed the telephone exchange and office headquarters. Although dramatically enlarged and completely changed in appearance from the 1910 design, the building continues to serve as a telephone center in Spokane and is currently occupied by Qwest Communications.¹⁴

The Home Telephone & Telegraph Company

In early 1905, interested industrialists who worked to enter the communication business raced to keep up with the public's demand for telephone service. The explosive growth in the communication industry regionally and throughout the country made Spokane ripe for competition as told in the following excerpt:

In 1905 a rival firm set up business under the name "Home Telephone & Telegraph Company" [in Spokane]. For 10 years the original firm [Inland Telephone & Telegraph Company] and the newcomer were pitted against each other for customers. The result was chaos, since anyone wanting to call anyone else with rival equipment had to have two phones. In 1915 the Home company's equipment was taken over by the original company but the Home name was retained. By this time Pacific Telephone & Telegraph, the forerunner of Pacific Northwest Bell [and Qwest Communications], was operating most of the Bell-franchised companies on the West Coast. It wasn't until 1935, however, that the Home Telephone & Telegraph Company officially became designated as PT&T [Pacific Telephone & Telegraph].¹⁵

Committed to advanced telephone technology and the latest innovations in wire communication at the turn of the century, the Home Telephone & Telegraph Company was responsible for the first automatic dial telephone system in Spokane. In 1906, the

¹³ Hyslop, Robert B. *Spokane's Building Blocks*. Spokane, WA: Standard Blueprint Company, 1983, p. 294.

¹⁴ Ibid.

¹⁵ "Charlie Gambled \$20 and Got Right Number." *Spokane Daily Chronicle*, 29 June 1976, p. 20.

City of Spokane granted a franchise to the Home Telephone & Telegraph Company to use an independent automatic dial system. The new system eliminated the need for telephone switchboard operators who manually connected telephone lines from one caller to another at a central switchboard office. The new automatic dial system allowed customers to dial numbers from a personal telephone with a rotary dial, circumventing the need for switchboard operators. The City's action infuriated local labor union leaders. The November 24, 1906 edition of the *Spokane Daily Chronicle* reported that the Brotherhood of Electrical Workers planned a "direct attack upon the Home telephone franchise" to "shut the 'girless' [system] out of Spokane" (telephone operators at that time were mostly limited to women). To the union's disappointment, the desire for private automatic telephone service was paramount in the mind of the public and the telephone company's franchise was upheld.

The Home Telephone & Telegraph Company (which was legally owned by its parent company, the Interstate Consolidated Telephone Company) installed independent lines which allowed connections with existing long-distance telephone service that was offered and owned by the Interstate Consolidated Telephone Company. After making long-distance telephone communication available throughout the hinterlands in Montana, Oregon, Washington, and northern Idaho, the Interstate Consolidated Telephone Company made headlines on the front page of a 1906 *Spokane Daily Chronicle* newspaper:

NEW PHONE LINE READY

Interstate Company's Long Distance System Is Here At Last

The Rocky Mountain Bell Telephone Company, together with the Pacific States company, reaches a great deal of the same territory as the Interstate Company, but the latter is the *only one* using a line along two rivers (Coeur d'Alene River and St. Joe River) so that a new territory opened up to Spokane will be chiefly along these streams."¹⁶

In addition to its independent automatic dial system and independent long-distance connection service, the Home Telephone & Telegraph Company was the first in the Inland Pacific Northwest to initiate battery power at exchange locations (telephone exchanges were located in buildings that housed telephone equipment and master connections). This eliminated the need for bulky batteries in wall-mounted or table-top telephones.¹⁷ The general public embraced the new trend, and competing telephone companies followed suit. As so aptly stated by author and engineer, Robert Hyslop, in his book, *Spokane Building Blocks*, "this demonstrated the advantage of competition..."¹⁸

¹⁶ "New Phone Line Ready." *Spokane Daily Chronicle*, 4 Dec 1906, p. 1.

¹⁷ Hyslop, Robert B. *Spokane's Building Blocks*. Spokane, WA: Standard Blueprint, 1983, p. 294.

¹⁸ *Ibid.*

The Home Telephone & Telegraph Company's first offices and exchange operations were located in the Wolverton Block, which was located at 614-618 West Riverside Avenue in downtown Spokane. With the construction of their own building planned, the telephone company (through the Empire Electric Company of Toledo, Ohio) purchased Lots 11 and 12 in the Riverside Addition on South Howard Street for \$25,000 from the Holley-Mason Hardware Company.¹⁹ The electric company was associated with Thaddeus Lane, an entrepreneur and utilities manager from Gustavus, Ohio. Attracted to the idea of the development of independent telephone systems, Lane traveled to Butte, Montana in the early 1900s. "After a close scrutiny of local conditions, he decided that Butte offered a profitable field for independent telephone endeavor and established there the Montana Independent Telephone Company which constituted the modest beginning of operations that today [1912] cover all of Montana, northern Idaho, and Washington."²⁰

Albert Held, Architect

Lane came to Spokane where he helped organize the Home Telephone & Telegraph Company. He commissioned Spokane architect, Albert Held, to design a building to house the telephone company's exchange station and office headquarters. Albert Held was noted as one "of Spokane's most prominent architects"²¹ in the East Downtown Spokane National Register Historic District nomination, and was noted for his work in the following nomination excerpt:

The September 1908 issue of *The Western Architect* was devoted entirely to Spokane. It marveled at the growth of the city, its prosperity and architecture, describing it as "the best built modern city on the continent." Four buildings from the East Downtown Spokane Historic District—the Hutton Block, Spokane Club/Legion Building, Holley-Mason Hardware Building, and the Home Telephone & Telegraph Company Building—were pictured in the publication.²²

As described in his obituary, Albert Held was born in Minnesota in 1866, and in 1889, came to Spokane where he worked until his death in 1924.²³ He was active in city planning, served on the Spokane Park Board, and was the first architect in Spokane to join the American Institute of Architects. Considered a master architect in the Spokane area, Held's work reflects his accomplishments. He was noted in numerous publications, including the *Spokesman-Review* which stated that he was "prominently identified with the building up of Spokane, having been the architect of many of Spokane's most

¹⁹ Spokane Warranty deed #148702, dated 12 July 1907. Spokane County Courthouse, Spokane, WA.

²⁰ Durham, N. W. *The History of Spokane and Spokane Country, Washington*. Vol. III, Spokane: Clarke Publishing Company, 1912, pp. 628-630.

²¹ East Downtown Spokane National Register Historic District Nomination, Section 8, Page 1.

²² *Ibid.* Section 8, Page 2.

²³ "Albert Held Is Taken By Death." *Spokesman-Review*, 29 June 1924, p. A:5.

beautiful homes, business buildings, schoolhouses, and manufacturing establishments.”²⁴ Like the Beaux Arts-influenced terra cotta parapet and frieze that distinguishes the façade of the Home Telephone & Telegraph Company Building, many of Held’s designs incorporated artistic expressions found in a diverse mix of architectural elements. An excellent example is the Knickerbocker Apartments which also has a Beaux Arts-influenced parapet. In Spokane, Held was responsible for designing the Holley-Mason Hardware Building, Palace Department Store, Kelley Clarke Company Warehouse, Brenham & Griffith Warehouse, Marshall-Wells Hardware Company, Spokane Dry Goods Warehouse, Centennial Mill, Inland Brewing, Spokane Brewing, and the Spokane Bakery buildings. He designed several noted apartment buildings, including the Ammann, Breslin, San Marco, and Knickerbocker Apartments. On a domestic level, he designed the Armstrong House (1022 W. 9th Avenue), James Clark House (2308 W. 3rd Avenue), Robbins House (2425 W. Pacific Avenue), James Williams House (1225 W. 19th Avenue), and the Moses Phelps House (2118 W. 2nd Avenue).

The Home Telephone & Telegraph Company Building

The contract for building construction was tendered, and on May 5, 1907, the *Spokesman-Review* reported the contract was awarded to Spokane builder, John T. Huetter. The bid was \$60,700 and the contract called for the building to be completed by November 1, 1907.²⁵

A capital outlay of one million dollars was earmarked for the construction and implementation of the Home Telephone & Telegraph Company’s Building and operations in Spokane. Newspaper reports touted the company’s automatic dial system and the building’s grand opening which included a presentation made by Theodore Roosevelt (who was later elected President of the United States):

Theodore Roosevelt, on his recent visit to Spokane, touched a golden button and set in motion machinery of the big million dollar plant of the Home Telephone & Telegraph Company of this city—the finest automatic or girless telephone plant on the American continent.²⁶

The new plant in the Home Telephone & Telegraph Company Building on South Howard Street embodied the “latest ideas and methods in construction, buildings, and equipment.” Telephone operations included “the latest two-wire common battery type [switchboard], manufactured by the Automatic Electric Company of Chicago, Illinois. It has a capacity of 100,000 lines, 5,000 of which are already installed with additional equipment under

²⁴ “Albert Held, Architect.” *Spokesman-Review*, 1 Jan 1903.

²⁵ “For Telephone Exchange.” *Spokesman-Review*, 5 May 1907, p. II-B.

²⁶ Holland, J. D. “The Exchange Roosevelt Opened—Spokane, WA.” *Telephony*, Vol. 60, No. 16, April 22, 1911, pp. 475-479.

way. It is expected to have 10,000 telephones ready for operation by the first of next year [1908].”²⁷

Property Owners and Tenants

Before the Home Telephone & Telegraph Company Building was constructed on South Howard Street, the site was improved with three adjacent frame buildings that shared common walls. In 1890, the buildings were occupied by grocery markets at 167 and 171 S. Howard and by a furniture store and warehouse at 165 S. Howard. In 1902, the center building housed a restaurant.²⁸ In 1907, the three frame buildings were demolished so the Home Telephone & Telegraph Company Building could be built.

The Home Telephone & Telegraph Company Building was occupied by the telephone company from 1907 to 1915 at which time the organization merged with Pacific Telephone & Telegraph Company. The Home name was retained until 1935, and was succeeded by various company names, including Pacific Telephone & Telegraph and General Telephone. The building was a center for telephone operations for 56 years from 1907 to 1963. Other businesses shared the building with the telephone company, including Western Electric Company (1919-1926), Western Knapp Engineering Company (1940s), Western Machinery Company (1940s), and the Hollenback Piano Company (1926-1955) who advertised “high-grade pianos & phonographs for sale or rent, lowest prices & easiest terms.”²⁹

In 1963, Halvor and Rudella Halvorson, Spokane contractors, bought the property for \$175,000.³⁰ They sold it to the Business Finance Company in 1969 who listed the name of the building in city directories as the Pacific National Building. In 1970, the finance company modified the building’s exterior storefront, interior offices, and warehouse space to suit their needs for banking operations. Various banking, lending, and investment companies then occupied the building, including Security Savesco Incorporated, Pacific Capital Company (real estate rental management), Pacific National Investment Company, Pacific National Loan Company, and Pacific National Security Company. In 1975, Rotchford Insurance Agency and Wessels & Associates Advertising Agency also leased office space in the building. In 1980, the building housed the Federal Intermediate Credit Bank of Spokane, William Main Realty, Wessels & Associates Advertising Agency, and the Bismark Spokane Bridge Center (a bridge club that held duplicate/tournament bridge classes and events). In 1991, Spokane Care Service Incorporated bought the property for \$400,000 and remodeled the building for use as an alcohol and drug detoxification and treatment center. On March 29, 2005, Spokane

²⁷ Ibid.

²⁸ Sanborn Fire Insurance Maps, 1890 and 1902, and *Spokane City Directories, 1890-1902*.

²⁹ Spokane City Directories, 1907-2005.

³⁰ Spokane County warranty deed #11086C, dated 3 Sept 1963. Spokane County Courthouse, Spokane, WA.

business owners, JoAnn Kauffman and Thomas P. Keefe, Jr., purchased the telephone building and the parking lot adjacent south for \$600,000. They are presently engaged in rehabilitating the building's exterior façade and interior on the first and second floors to accommodate offices.

HISTORICAL SIGNIFICANCE (*Category A*)

The Home Telephone & Telegraph Company Building is historically significant in the area of "commerce" for its association with the inception, growth, and spread of the telephone communication industry in Spokane. While located in the Home Telephone & Telegraph Company Building, the telephone company contributed to Spokane's telephone industry with three significant "firsts." These include:

- The first telephone company in Spokane to offer independent automatic dial service for private home and office use.
- The first telephone company in Spokane to offer independent interstate long-distance service throughout Washington, Idaho, Oregon, and Montana.
- The first telephone company in Spokane to promote battery-powered exchanges which eliminated the need for the same type of batteries in personal telephones.

Through their accomplishments and innovations, the Home Telephone & Telegraph Company promoted more efficient and wider spread telephone communication which fostered healthy competition among industry leaders. The trend for bigger and better telephone service led to local, national, and world-wide communication systems that continue today to stimulate further technological advances in the communication industry.

In summary, the Home Telephone & Telegraph Company Building is eligible in the area of "commerce" for listing on the Spokane Register of Historic Places under Category A for its architectural and historical significance and contributions to the communication industry and development of early Spokane as one of the first telephone company buildings constructed in the city.

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Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 1 Historic photograph taken in 1910 of west façade of building. Source:
MAC photo archive, L89-92.4)



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 2 Historic photograph taken in 1924 of west façade of building. Source: MAC photo archive, L87-1.25279-24).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 3 Historic photograph taken in 1923 of first floor, looking northeast along north wall of building. Source: MAC photo archive, L87-1.23465-23).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 4 Historic photograph taken in 1923 of first floor, looking west. Source: MAC photo archive, L87-1.23464-23).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 5 Historic photograph taken in 1945 of west façade of building. Source:
MAC photo archive, L87-1.43823-45.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 6 Historic photograph taken in 1945 of northwest corner of building.
Source: MAC photo archive, L97-1.43822-45.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 7 Historic photograph taken in 1951 of first floor, looking northwest.
Source: MAC photo archive, L87.1-66308-51.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 8 Historic photograph of second floor, looking east. Source: MAC photo archive, L87-1.66086-51.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 9 and 10 West façade of building in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 11 and 12 South elevation (adjacent to parking lot) in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 13 and 14 North elevation adjacent to alley in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 15 and 16 First floor, looking west and northwest.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 17 and 18 First floor, looking northwest and east.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photo 19

First floor, looking southwest.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 20 and 21 Second floor, looking west.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 22 and 23 Second floor, looking northeast and east.



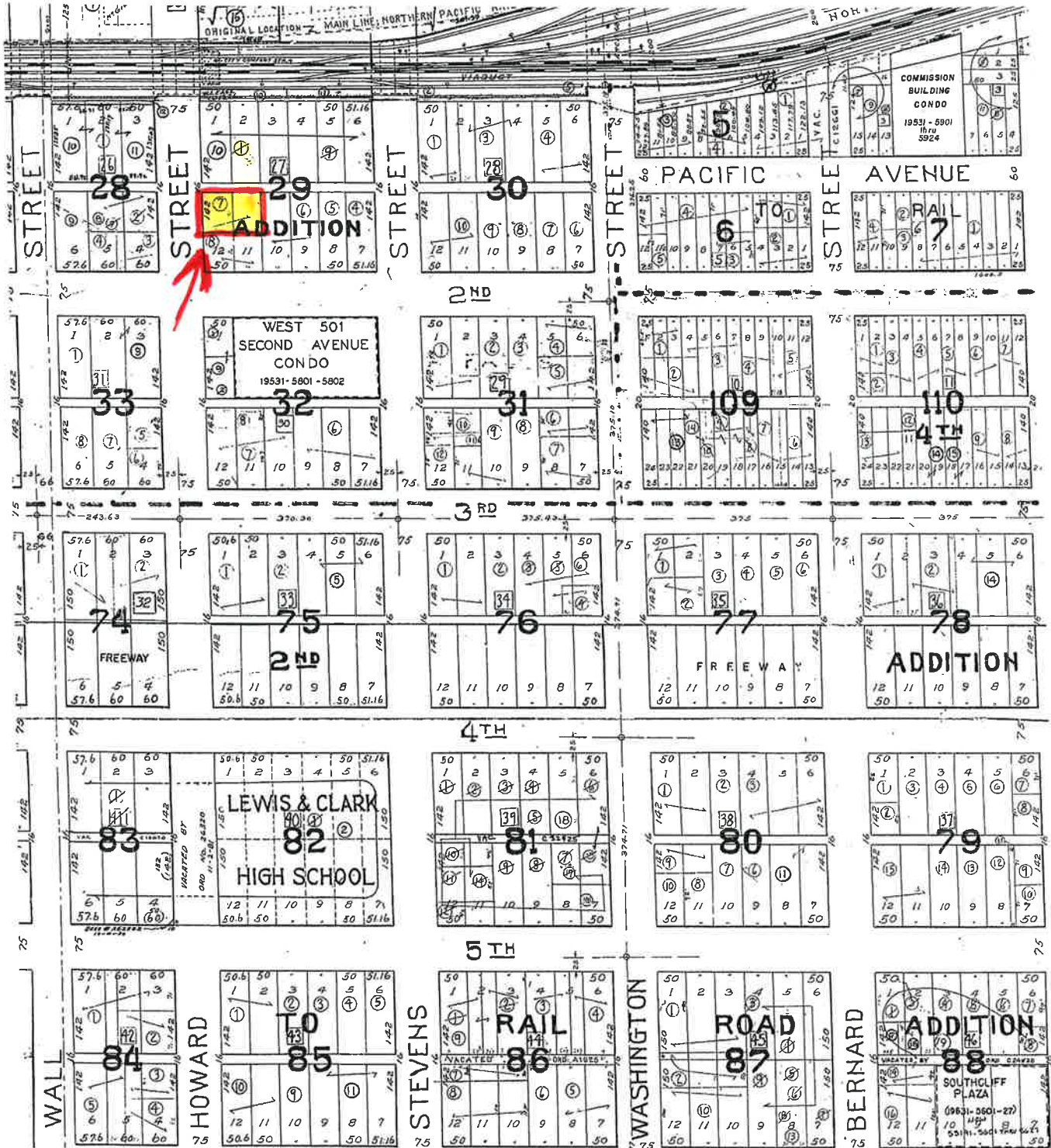
Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Photos 24 and 25 Second floor, looking at ceiling in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Map Plat map from Spokane County, 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
HOME TELEPHONE & TELEGRAPH COMPANY BUILDING

Site Plan Site plan of property from Spokane County Tax Assessor records, 2005.

