

# 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 **HOXSEY BLOCK**

## 2. Location

Street & Number 1002-1014 S. Perry Street  
City, State, Zip Code Spokane, WA 99202  
Parcel Number 35204.2603

## 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 John & Marilyn Stellwagen  
Street & Number 4922 S. Helena Street  
City, State, Zip Code Spokane, WA 99223  
Telephone Number/E-mail 509-448-5364

## 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 2003  
Location of Survey Records Spokane Historic Preservation Office

*Final nomination as accepted by Landmarks Commission May 18, 2005*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <input type="checkbox"/> excellent <input checked="" type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	<b>Check One</b> <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered  <b>Check One</b> <input checked="" type="checkbox"/> original site <input type="checkbox"/> 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:**

- 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	Cook & Byer Addition except south 30 feet of Lot 1, Block 1 together with vacation of 10 <sup>th</sup> Avenue lying north and adjacent, and together with north 1/2 vacation of 10 <sup>th</sup> Avenue south and adjacent.
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 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	18 May 2005

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	20 B&W prints, 21 color prints

13. Signature of Owner(s)

Name J. L. R. Steen

Name Marilyn E. Stellwagen

14. For Official Use Only

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

Date Heard \_\_\_\_\_ City Clerk \_\_\_\_\_

Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney Michael P. ...

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

J. Lisa B. ...

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 1910 and 1939, the Hoxsey Block is comprised of two adjoining commercial buildings that are located on one parcel along the west side of South Perry Street in the East Central Grant Park neighborhood in Spokane, Washington. As vernacular examples of the commercial business block property type, both buildings are one-story brick masonry structures with minimal embellishment. The buildings have flat roofs, corbelled brick cornices, and commercial storefronts. Even with exterior storefront modifications, the Hoxsey Block retains fair to good exterior architectural integrity in its original location, design, materials, workmanship, and association as a commercial building built in a mixed-use neighborhood in the early 20<sup>th</sup> century in Spokane.

### **CURRENT APPEARANCE & CONDITION**

#### *Site*

The Hoxsey Block is located on the southwest corner of the intersection of East 10<sup>th</sup> Avenue and South Perry Street on Lot 1, Block 1, in Cook & Byers Addition in East Central Spokane. The lot measures 140 feet wide and 50 feet deep and is almost completely covered by the two brick buildings. The 1910 building is located on the north two thirds of the lot while the adjoining 1939 building is sited on the south one-third of the lot. The property is bordered by Perry Street to the east, 10<sup>th</sup> Avenue to the north, a paved parking lot and Grant Park to the west, and an adjacent one-story commercial building to the south. The property is sited in the center of a small business district that extends along South Perry Street from 8<sup>th</sup> to 12<sup>th</sup> Avenue. The business district is surrounded by a park and a residential neighborhood that was mostly built from the late 1890s through the 1940s.

#### *1910 Building*

##### *Exterior*

The building measures 70 feet wide and 50 feet deep for a total of 3,500 square feet on the first floor.<sup>1</sup> It is a single-story, rectangular-shaped brick masonry commercial building with a flat roof of built-up tar. As revealed on the north and south elevations, the roof is stepped back slightly to the west elevation at the rear of the building. The parapet is distinguished by red-glazed ceramic tile coping that extends around the perimeter of the building, and by a corbelled brick cornice on the east façade. The building's foundation is made of basalt rock.

The design of the *east facade* of the building is defined by east-facing retail storefronts, and a diagonal inset entrance and square support post which are located on the northeast corner of the building. The address for the corner entrance is identified as 1002 S. Perry Street. Two storefront entrances open from the east façade of the building: the center entrance is identified as 1004-1006 S. Perry, and the south storefront entrance is identified as 1008-1010 S. Perry. The current storefront of the 1910 building reveals a 1980s remodel in which the original brick cladding was covered with T-1-11 vertical

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<sup>1</sup> Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

siding, and the exposed brickwork above the storefront windows was painted. Façade fenestration includes nine tall, narrow contemporary plate-glass windows with plain wood trim, and glass storefront doors.

The *north elevation* features a portion of the diagonal inset entrance on the northeast corner of the building, a single door on the northwest corner, and two small windows located between the entrances that are filled in with brick. The two windows are original and have brick soldier courses with radiating voussoirs and brick lug sills. The common brick of the brick masonry exterior wall surface is painted white.

The *west, rear elevation* of the building is covered with T-1-11 siding. Two plain doors are located in the center and the south end of the west elevation. The doors are flanked by attached contemporary louvered shutters.<sup>2</sup> The *south elevation* of the 1910 building is not visible due to the adjoining brick masonry building that was built in 1939. The two buildings share a common wall and constitute the Hoxsey Block (identified as Spokane County tax parcel number 35204.2603).<sup>3</sup>

#### *Interior*

The interior floor plan of the 1910 building features three commercial bays at 1002, 1004-1006, and 1008-1010 S. Perry Street. A slight decrease in grade from south to north renders the north bay at 1002 S. Perry at the lowest level of the three bays. The interior space of the building reveals a 1980s remodel and does not retain any original historic fabric or design. Modified for use as a restaurant, the interior of the north bay has a lowered ceiling, built-in restaurant booths, a serving area, and a kitchen. The walls and ceiling are finished with painted sheetrock; the floor is covered with a combination of carpet, ceramic tile and vinyl; and the kitchen contains a built-in refrigerator and other appliances. Located on the south wall of the north bay, interior steps rise to a doorway which opens to part of the center bay (1004-1006 S. Perry). Like the north bay, the center bay is finished with painted sheetrock ceilings and walls, ceramic tile floor, and retains no original fabric or design. The south bay at 1008-1010 S. Perry has painted sheetrock walls, acoustical tile ceilings with fluorescent lighting, a vinyl floor, and retains no original fabric or design.

#### **1939 Building**

##### *Exterior*

The 1939 building is set back five feet from the east façade of the adjoining 1910 building, and measures 41 feet wide and 45 feet deep. Like the 1910 building, the 1939 building is also a single-story rectangular-shaped brick masonry commercial block with a

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<sup>2</sup> In May 2005, the T-1-11 siding on the west elevation of the building was removed, revealing a brick masonry exterior wall with two doors, two original windows that are filled in with bricks, and two contemporary plate-glass windows. Radiating brick voussoirs crown the top of each window and the southern-most door.

<sup>3</sup> Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

flat roof of built-up tar. Similar to the 1910 building, the 1939 building has a slightly stepped-back parapet at the west rear elevation, red glazed ceramic tile coping, a corbelled brick cornice, and storefront windows across the east face of the building. The foundation is constructed of formed concrete blocks.<sup>4</sup> The building has two interior retail bays: the north bay is identified as 1012 S. Perry and the south bay is identified as 1014 S. Perry. The original transom windows above the display windows are covered with T-1-11 siding, the surface of the original exposed brick bulkhead and the cornice are painted, and the display windows are c. 1980s plate-glass replacement units.<sup>5</sup>

The *north elevation* of the building shares a common wall with the 1910 building next north and is thus not visible. The *south elevation* is also not visible due to a small one-story frame building that was built adjacent to the 1939 building (they share a common wall). The *west, rear elevation* of the building is made of formed concrete blocks and is covered with T-1-11 vertical siding. A single door is located in the center of the west elevation and is flanked by attached contemporary louvered shutters.<sup>6</sup>

#### *Interior*

The first-floor interior of the 1939 building contains 1845 square feet.<sup>7</sup> It exists today as one large rectangular-shaped room with lathe-and-plaster walls, finished fir floors, and exposed wood ceiling beams. Exposed brick masonry exterior wall construction can be seen at ceiling height behind the plaster that was applied to the interior brick walls.

## ORIGINAL DESIGN and SUBSEQUENT MODIFICATIONS

### *1910 Building*

Since it was built nearly a century ago in 1910, the building has had several modifications over the course of 95 years but still retains its original location, overall single-story brick masonry commercial design/bulk and workmanship, and its association as a vernacular commercial block in a mixed-use neighborhood. A 1960 photograph of the building pictures a portion of the original storefront design, including transom and plate-glass display windows for each bay.<sup>8</sup> The south and center bays had three transom windows each while the north bay had five transom windows. As pictured in the photograph, the center bay appears to retain its original design with a recessed entrance, intact wood framing around the transom and display windows, a paneled wood bulkhead, and a pair of wood and glass storefront doors. In contrast, the north and south bays were changed in 1950 when the original display windows and wood trim around the windows were replaced with contemporary units.<sup>9</sup> In 1951 and 1953, awnings were installed above the

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<sup>4</sup> Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

<sup>5</sup> Spokane Building Permits, City Hall, Spokane, WA.

<sup>6</sup> In May 2005, the T-1-11 siding on the west elevation was removed, exposing the concrete block construction of this exterior wall.

<sup>7</sup> Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

<sup>8</sup> Ibid.

<sup>9</sup> Spokane Building Permit, #B-1563, dated 16 June 1950, City Hall, Spokane, WA.

storefront windows.<sup>10</sup> In 1983 the building was damaged by fire, and in 1984 the currently existing contemporary storefront design was constructed.<sup>11</sup> In addition, all exposed exterior brickwork was painted and the west elevation was covered with T-1-11 vertical siding. The interior of the building was damaged and was remodeled with contemporary finishes, including a lowered ceiling with acoustical tiles and fluorescent lighting, painted sheetrock, and a combination of floor coverings (vinyl, ceramic tile, carpet).

### ***1939 Building***

The original 1939 design of the building included red-glazed ceramic tile parapet coping, a corbelled brick cornice, red face brick on the east façade, a storefront with transom and display windows, a brick bulkhead, and two storefront doors which were made of wood and plate-glass. By the 1970s, the transom windows above the display units had been covered as pictured in a c. 1970 photograph of the building.<sup>12</sup> After a fire that damaged the 1910 building in 1983, the building (along with the 1910 building) was remodeled in 1984 with a contemporary storefront design that exists today (2005).<sup>13</sup> Although the exterior was changed in the 1980s, the interior of the building retains much of its original design and fabric, including original plaster walls and fir floor. The original ceiling finish was removed sometime during the last 90 years, revealing exposed wood beams. The interior partition wall that separated the two merchandise bays was removed in the late 1990s.

In summary, the Hoxsey Block retains fair to good architectural integrity and conveys early 20<sup>th</sup> century building practices, designs, and materials, and its original location and use as a single-story brick masonry commercial block built in Spokane, WA.

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<sup>10</sup> Spokane Building Permit, #B-5274, dated 8 Jan 1951, and #B-21131, dated 29 Dec 1953, City Hall, Spokane, WA.

<sup>11</sup> Spokane Building Permit, #10904, dated 7 Feb 1983, and dated 20 Jan 1984, City Hall, Spokane, WA.

<sup>12</sup> Spokane County Tax Assessor Records, Spokane County Courthouse, Spokane, WA.

<sup>13</sup> Ibid.

Area of Significance	Commerce, Community Planning & Development, Education, and Health & Medicine
Period of Significance	1910-1955
Significant Dates	1910, 1939
Architect	Unknown
Builder/General Contractor	Art Bengel (1939 building)

### **STATEMENT OF SIGNIFICANCE**

Built as two adjoining single-story brick masonry commercial buildings in 1910 and 1939, the Hoxsey Block is significant in Spokane, Washington in the historic contexts of Commerce, Community Planning & Development, Education, and Health & Medicine during its period of significance from 1910 to 1955. The buildings were erected for Spokane physician, Thomas Hoxsey, and his wife, Leita Hoxsey, who owned the property for more than 54 years. During its period of significance, the Hoxsey Block contributed to the health, welfare, and social needs of the South Perry Street/Grant Park community as an important commercial hub, central gathering place, and neighborhood retail and educational anchor. The south bay of the 1910 building, and later the south bay of the adjoining 1939 building, served as the neighborhood's first and only community-based public branch library for a total of 65 years. The north bay of the 1910 building was the site of the Altamont Pharmacy, the neighborhood's first and only pharmacy; and the center bay was home to a kaleidoscope of grocery & meat markets, variety stores, and retail shops. The 1939 building, which is nearly identical in design to the 1910 building, was occupied by Pat Noel's multiple grocery businesses and Howard Aust's market meats for 21 consecutive years, and later by subsequent shops and stores. The Hoxsey Block is a good example of the planned development and urban growth of the South Perry Street business district and the Grant Park neighborhood, and is associated with early 20<sup>th</sup>-century development and settlement patterns in Spokane. The Hoxsey Block is historically significant and eligible for listing on the Spokane Register of Historic Places under Category A.

### **HISTORICAL CONTEXT**

#### ***South Perry Street/Grant Park Neighborhood***

Before the area was platted in the late 1800s and the early 1900s, the north-facing hillside above the basalt bluff (which crested along East 5th Avenue between Arthur and Pittsburg Streets) was characterized by a series of naturally occurring pine-wooded rocky terraces as the land rose in elevation, terminating at the top of the hill along East 29<sup>th</sup> Avenue.<sup>14</sup> Southeast Boulevard, now a main southeast-northwest thoroughfare through the area, was first an Indian trail used by tribes who lived, hunted, fished, and traversed the hillside on a regular basis. The trail was later converted to a road which was used by

<sup>14</sup> "Spokane in 1887." An aerial perspective map of Spokane, Washington, Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

farmers and pioneers who settled in the area, beginning in the late 1890s.<sup>15</sup> Another main road developed, splitting north and downhill from Southeast Boulevard. This road was called South Perry Street and has become a highly traveled paved arterial that runs through the Grant Park neighborhood.

In 1889, prominent Spokane real estate investors, Harl Cook and William Byers, purchased the hillside land between East 10<sup>th</sup> and 14<sup>th</sup> Avenues, and South Ivory and Perry Streets. In honor of their names, they called the property the “Cook & Byers Addition” and platted lots to a directional grid. Each lot measured 50 feet wide and 135 to 140 feet deep.

### *The Hoxsey Block*

On March 8, 1909, Thomas E. Hoxsey purchased Lots 1 and 2, Block 1, in Cook & Byers Addition for \$7,500. The next year in 1910, the Hoxseys sold Lot 2 for \$5,500 to Thomas’s brother, John E. Hoxsey, and his wife, Susanna Hoxsey.<sup>16</sup> John and Suzanna built a house on the property (1324 E. 10<sup>th</sup> Avenue)<sup>17</sup> which was later demolished in the early 1970s when the boundaries of Grant Park were enlarged.<sup>18</sup>

Thomas and Leita Hoxsey kept Lot 1 with plans to utilize the site’s highly visible and prominent location on the southwest corner of 10<sup>th</sup> & Perry. Designed for commercial and retail use, the Hoxseys commissioned a single-story brick masonry building which was built on the north third of Lot 1. The building was designed with a prominent diagonal recessed entrance on the northeast corner of the building, storefronts along the building’s east face, and three interior retail bays. The north bay with the corner entrance was reserved for Thomas Hoxsey’s professional pharmacy and retail drugstore which was listed at 1002 S. Perry Street. The pharmacy sold prescription drugs while the drugstore specialized in personal health care items and various and assorted sundries. In 1910 the pharmacy and drugstore were advertised as “Hoxsey & Spangle Drugs” which was managed by Hoxsey and his business partner, George Spangle.<sup>19</sup> In 1911, the name of the pharmacy and drugstore was changed to the “Altamont Pharmacy.” Thomas’s brother, William Hoxsey, a registered pharmacist, was listed as the proprietor of the business, remaining in that position for the next 20 years until his retirement in 1930.<sup>20</sup> This change in management allowed Thomas Hoxsey time to develop his medical practice which was located in downtown Spokane (with an office in the Granite Block followed by offices in the Paulsen Building). In 1955, the Altamont Pharmacy moved its location at 1002 S. Perry north across 10<sup>th</sup> Avenue to the McEachran Block at 928 S. Perry. Although ownership changed when Thomas Hoxsey sold the pharmacy in the

<sup>15</sup> “Settlers Attracted to East Central’s Building Sites.” *Spokesman-Review*, 20 April 2000, SSV, p.2.

<sup>16</sup> Spokane County warranty deeds, Spokane County Courthouse, Spokane, WA.

<sup>17</sup> Sanborn Fire Insurance Map, 1910, Northwest Museum of Arts & Culture Archive Library, Spokane, WA.

<sup>18</sup> Yeomans, Linda. *Historic Resource Inventory for the Grant Park Neighborhood*. 2003.

<sup>19</sup> Spokane City Directory, 1910.

<sup>20</sup> Polk, R. L. *Spokane City Directories*.

1930, the business name was retained and today the drugstore and pharmacy at 928 S. Perry is still called the Altamont Pharmacy. From 1955 to the present time, the retail space vacated by the Altamont Pharmacy (1002 S. Perry) was occupied at different times by various businesses. These included Irene's Antiques & Gifts, Able Electric & TV, Western Cycle & Toy Repair, Jornel Inc. Sporting Goods, Tom's Antiques, John's Wood Artcraft & Carving, Top Hat Chimney Swift, Mountain Munchies & Deli, Gertrude's Black Forest Deli, and the Perry Street Soup Pot.

Like the north bay, which was a continuous site for the Altamont Pharmacy for 45 years, the south and center bays of the building were also occupied by longstanding leaseholds. The south bay (1008-1010 S. Perry) was home to the Perry Street Branch of the Spokane Public Library for 57 years from 1910 until 1967. After 1967, the retail space at different times was let to businesses such as Brothers Furniture Stripping, Real Estate Appraisals Unlimited, Spokane Aids Network, Talexia Hair Care Products, D & C Hip Hop Shop, and Madeleine's Antiques & Home Furnishings. The current tenant is Neat Old Stuff, an upholstery service and home décor shop.

The center bay at 1004-1006 S. Perry was the site of the neighborhood's first Piggly Wiggly Grocery Store, a Memphis-based grocery market chain that was eventually came to be known as Safeway Stores in Spokane and throughout the Pacific Northwest. In 1934, the Cash'n Grab't Grocery replaced Piggly Wiggly Grocery. In 1940 the space was leased to Thue's Variety, a five-and-dime store. After 1943, the retail bay was home to numerous variety stores, repair shops, offices, delis, and recently the Scoop Ice Cream Shop.

The south two thirds of Lot 1 (adjacent south of the 1910 building) was left vacant until 1924 when Thomas & Leita Hoxsey sold the south 10 feet to Evan Walser for \$50, and the north 20 feet of the south 30 feet to Jesse L. Bray for \$200. A small single-story commercial frame building was erected in 1925 for Bray who owned and operated Bray's Barber Shop at 1016 S. Perry. Evan Walser never improved his 10 feet of land on Lot 1, but he did purchase the north section of the adjacent next south lots where he built a single-story brick masonry commercial block (1018-1020 S. Perry) which is similar to the Hoxsey Block.

In 1939 two years after her husband's death, Leita Hoxsey hired Spokane builder, Art Bengel, to erect a brick masonry commercial block that was similar to the 1910 building.<sup>21</sup> Bengel built the new building on the south exterior wall of the 1910 building. To distinguish the 1939 building from the existing 1910 building, Bengel set the east face of the new building back five feet from the property line and built two interior retail bays

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<sup>21</sup> Spokane County Tax Assessor records indicate the building is brick masonry construction except for the rear, west wall and foundation which is made of formed concrete block construction.

instead of three. The cost of construction was reported in Spokane building permit #57651, dated 10 July 1939, at \$4,000.<sup>22</sup>

The building was erected with commercial storefronts and two interior retail bays. The first two tenants were J. Pat Noel, who leased space in the north half of the building at 1012 S. Perry for his grocery businesses (he frequently sublet space to other grocers), and Howard Aust, who leased the south half of the building at 1014 S. Perry for his meat market. Like the longstanding tenants that occupied the 1910 building, Noel and Aust rented their respective retail bays in the building for 22 years until 1961. After that time, the building was occupied at different times by various leaseholds, including Western Cycle & Toy Repair, Flying Dutchman Hardware, Perry Street Branch of the Spokane Public Library (they moved from next door north at 1010 S. Perry in 1968), John's Pet Shop, Eagle Trading Company, Comfort Engineering Incorporated, Top Hat Chimney Swift, Spokane Stair Company, Fantastic Video, Madeleine's Antiques & Home Furnishings, and Karan Irish Dance Studio.

The Hoxsey family owned the property for 55 years from 1909 to 1964. Real estate investors, Douglas & Glora Fisher and Robert & Geraldine Spencer, bought the property with ½ interests each in 1964. In 1988 Kim & Carol Hemphill purchased the property for \$35,000. They sold it 16 years later to John & Marilyn Stellwagen for \$190,000. The Stellwagens have recently confirmed plans to rehabilitate the property with a new roof, compatible-contemporary storefronts, and an interior remodel. Spokane contractor, RenCorp, will complete the work by 2006.

## **HISTORICAL SIGNIFICANCE**

### ***Category A***

The Hoxsey Block is eligible for listing on the Spokane Register of Historic Places under Category A for its historical significance as one of the first commercial blocks built along South Perry Street, and for its association with early 20<sup>th</sup>-century development trends and urban growth patterns of the Grant Park neighborhood in the East Central area of Spokane, Washington. It is further significant as the site for the neighborhood's first prescription pharmacy, and the area's first branch library, a public facility which served the entire community for more than six decades.

The Hoxsey Block is located in the center of the South Perry Street business district, a small commercial and retail district that is mostly surrounded by residential development. Located in one of the city's first residential suburbs, 1.5 miles uphill from the central business district of downtown Spokane, South Perry Street and its three-block commercial center (9<sup>th</sup> to 12<sup>th</sup> Avenue) was considered an appreciable distance from the city's downtown core in 1910, which precluded convenient travel for many. This phenomenon precipitated the planned design and construction of mixed-use residential neighborhoods that surrounded small commercial and retail shopping areas with stores

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<sup>22</sup> Spokane Building Permit #57651, 10 July 1939, City Hall, Spokane, WA.

that provided food, clothing, health, education, social, and other needs for the community's residents. The three-block area along South Perry Street constituted one of these small neighborhood business districts, and the Hoxsey Block was one of the first commercial buildings built in the district.

The north building of the Hoxsey Block was built in 1910 along with two other commercial buildings in the district: the McEachran Block (928 S. Perry) and the McMarr Grocery Store (1024 S. Perry). The success of the retail and commercial businesses that operated in the Hoxsey Block and the other two buildings provided the catalyst necessary for further commercial development along South Perry Street. This development included the Landen Block (built in 1913 at 1026-1028 S. Perry), the Walser Block (built in 1920 at 1018-1020 S. Perry), two buildings erected in the 1920s, two in the 1930s, one in 1947, and the greenhouse for Liberty Park Florist in 1955. One of the 1930s structures was the south building of the Hoxsey Block, which was built in 1939 at 1012-1014 S. Perry. In addition to these commercial/retail buildings, the neighborhood developed further with paved streets and sidewalks, water and sewer lines, electric outdoor lighting, a cable car line to downtown Spokane, a public greenspace designed as Grant Park, Grant Public School, and numerous churches and assembly halls.

The single-story brick masonry construction and vernacular commercial block design of the Hoxsey Block influenced the design and construction of at least four of the commercial buildings in the business district. These include the McEachran Block, the Walser Block, the Landen Block, and the 1939 building that is part of the Hoxsey Block. All five buildings are single-story brick masonry vernacular commercial blocks with similar parapet and storefront designs.

Two more "firsts" for the Hoxsey Block include its significance as the site for the neighborhood's first prescription pharmacy and drugstore, and as the site for the area's first public branch library. The pharmacy and drugstore were owned and operated by the Hoxsey family, who built the 1910 building to specifically house their pharmacy/drugstore business. They named the business the Altamont Pharmacy, perhaps after Altamont Boulevard, a prominent curvilinear street in the area, and perhaps because the name Altamont can be loosely translated as "high mount."<sup>23</sup> This refers to the topographical description and hillside location of the neighborhood in which the Altamont Pharmacy proved to be a community gathering place and neighborhood anchor. Attesting to its success as the neighborhood's first and only pharmacy, the Altamont Pharmacy has been in existence for 95 years. In 1955, the Altamont Pharmacy moved to the McEachran Block (928 S. Perry). The name was retained even though the ownership changed, and the pharmacy and drugstore continue to operate today in the tradition begun by the Hoxsey family.

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<sup>23</sup> Yeomans, Linda. *The Lindsley-Larsen Estate*. Spokane Register of Historic Places Nomination, 2002.

A community gathering place and neighborhood anchor was the Perry Street Branch of the Spokane Public Library, which was located in the Hoxsey Block at 1008-1010 S. Perry Street. Meeting many of the community's educational, literary, political, and social needs, the library was located in the Hoxsey Block for a total of 65 years.<sup>24</sup>

In summary, the longstanding impact and numerous contributions associated with the Hoxsey Block and its various commercial and retail tenants have been felt in the South Perry Street/Grant Park neighborhood for nearly a century. The Hoxsey Block is significant, especially in the areas of significance of commerce, community planning & development, education, and health & medicine, for its association with the planned commercial development of the South Perry Street business district and with the residential settlement of the community during the first half of the 20<sup>th</sup> century. The Hoxsey Block is a tangible example of community settlement, social trends, and patterns that led to mixed-use development in Spokane suburbs in the early 1900s.

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<sup>24</sup> Sanborn Fire Insurance Map, 1910, and Spokane City Directories. The library was located in the 1910 building from 1910 to 1967, and in the 1939 building from 1967 to 1975.

**BIBLIOGRAPHY**

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Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOXSEY BLOCK** **Section 10**

Photos 1 and 2

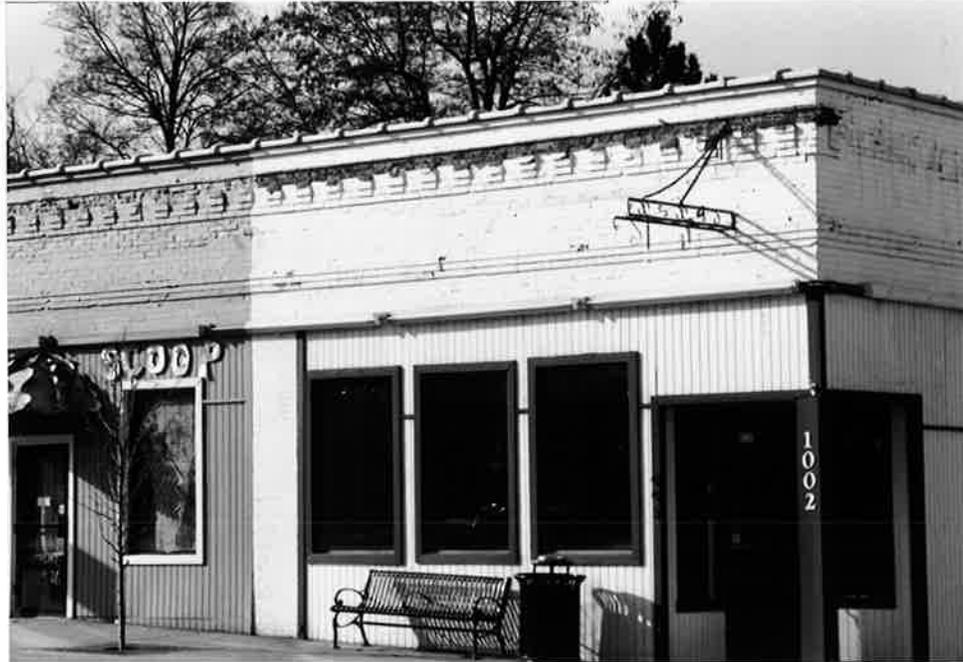
East façade of 1002-1010 S. Perry in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOXSEY BLOCK** **Section 10**

Photo 3  
Photo 4

East façade of 1002 and part of 1006 S. Perry in 2005.  
East façade of 1012-1014 S. Perry in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOXSEY BLOCK** **Section 10**

Photos 5 and 6 East façade of Hoxsey Block and parapet/cornice detail in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOXSEY BLOCK** **Section 10**

Photo 7

North elevation of Hoxsey Block in 2005.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOXSEY BLOCK** **Section 10**

Photos 8 and 9

West elevation (rear) of building in 2005.

