

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **Madison Hotel and New Madison Hotel (1912)**
And/Or Common Name **New Madison Hotel**

2. Location

Street & Number 1021-1029 West First Avenue
City, State, Zip Code Spokane, Washington 99201
Parcel Number 35192.1101

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 type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" 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 checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<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 Madison Hotel Apartments LLC
Street & Number 122 South Monroe Street, Ste 208
City, State, Zip Code Spokane, Washington 99201
Telephone Number/E-mail 206-236-0300 (Steve Elliott)

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 West Downtown Historic Transportation Corridor
Date Federal ☒ State ☐ County ☐ Local ☐
Depository for Survey Records Spokane Historic Preservation Office

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

Railroad Addition to Spokane Falls, Lots 1 & 2, Blk 18

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title

Jim Kolva

Organization

Jim Kolva Associates

Telephone Number/E-mail

(509) 458-5517

Street and Number

115 S. Adams Street

City, State, Zip Code

Spokane, Washington 99201

Date

February 15, 2007

12. Additional Documentation

Map USGS 7.5 minute topographic Spokane Northwest, Wash. 1986

Photographs

13. Signature of Owner(s)

Name

Name

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.

For the 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

Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

Description

The New Madison Hotel is five stories in height and has a frontage of 101 feet on First Avenue, the main façade, and a depth of 155 feet along Madison Street. Railroad Alley forms the southern boundary. The building covers the entire 15,655 square foot site. The front façade is divided into six bays, with five commercial bays and the main entry bay on the first floor. The west façade is comprised of eleven bays, with five commercial bays in the southern half. Built in 1906 as the Madison Hotel, the building had commercial uses on the ground floor, 159 rooms on the next three floors, and the Blair Business College on the top floor. The buff-colored brick vernacular building is now being renovated and will retain commercial uses on the first floor, and reconfigure the existing residential units on the second through fifth floors.

The basement has concrete floors and basalt, brick and concrete walls. Other than being used for mechanical rooms, workshop, and some storage, the basement, which, over the years was home to a bar/restaurant and beauty parlor, is mostly vacant. Wood posts and beams support the floors and walls. A natural gas boiler supplies the heat. An elevator runs between the basement and the fifth floor.

The front façade, on First Avenue, is divided into six bays, arranged in three sections. This pattern carries from the ground level through the fifth floor. Each of the ground floor bays is divided by square cast iron posts: the west bay (corner) consists of two bay spaces, the center bay is divided into the hotel entry and a shop space, and the east bay is divided into two shop spaces (may vary based on future tenants). Correspondingly, the upper floors are aligned over the bay divisions of the ground floor to divide the façade into six equally-spaced window bays.

The bays are configured with low stem walls, large glass storefront windows and transoms. The eastern bays have two door openings (full glass panel in wood frame) that flank a cast iron post, large glass windows each divided by a narrow mullion into two sections, and transoms composed of five sections of single glass lights. Square recessed wood panels are in the stem walls. The middle bay is divided into a shop space and the hotel entry. [The building is presently being renovated with the old street-level façade being reconfigured. The existing bay pattern will be retained but the fronts of the main entry bay, northwest corner bays, and east façade bays have been removed. It should be noted that none of the historic bay fronts are extant. The bay fronts will be rebuilt in a pattern similar to the two easterly front bays as described above, in accordance with the Historic Preservation Certification Application Part 2, approved by the National Park Service on 6/6/2007.]

Arranged similarly to the eastern bays, with low stem walls, large shop front windows and transom, the entry and westerly bays now under construction will be configured similarly to those bays. The slightly projecting portico, supported by solid triangular brackets over the entry bay will be reconfigured in accordance with the approved Part 2.

The bays of the second, third and fourth floors are recessed as an ensemble within the brick piers. Each consists of a window pair divided by a thick mullion. Beneath the third and fourth floor windows are recessed brick panels and slightly projecting brick sills. The windows are double-hung wood sash. Flat arches of voussoired brick with pronounced brick keystones mark the tops of the piers. The top floor bays are composed of paired double-hung wood sash with transoms to provide additional height. Additionally, the bays are wider, further emphasizing the top floor. The original window sash has been replaced in accordance with the Historic Preservation Certification Application Part 2, approved by the National Park Service on 6/6/2007.

Horizontally, the building is composed of three segments, the ground floor commercial bays, three apartment floors of equal height, and the taller top apartment floor that terminates in a flaring corbelled and crenellated cornice. Horizontal brick courses delineate the grouping of floors; a slightly projecting single brick single course marks the top of the commercial floor, and more pronounced sill courses of corbelled brick mark the second floor windows, and the fifth floor windows. The building terminates in a simply decorated brick frieze that suggests rusticated capitals atop the flat brick piers that divide the window bays. Between each of the capitals are pairs of rectangular recessed panels divided by rusticated mullions that correspond to the window pairs in the floors below.

The west façade, along Madison Street is dominated by the vertical pattern established by the window bays that are configured identically to those of the front façade. Eleven bays divide the façade, one narrow bay, marking the fire exit, separates four bays to the north and six bays to the south. The ground floor is asymmetrical, with a corner storefront and two high window bays north of a double-door side entry (aligned beneath the narrow bay), and six bays to the south. The southerly bays are aligned beneath the upper floor window bays and are divided by flat cast iron posts flanked by brick piers, aligned with the piers above. Each of the five bay fronts will be rebuilt similarly to those of the easterly front bays in accordance with the Historic Preservation Certification Application Part 2, approved by the National Park Service on 6/6/2007..

The building is topped with a built up tar composition roof which is punctuated by an elevator penthouse, a large central skylight and two smaller skylights.

Interior

First Floor Plan

The first floor consists from east to west of three store fronts, the main entry bay, and two store fronts along First Avenue. The shop spaces and narrow entry lobby extend to the rear (south), then step up because of the grade change, to about the center of the building. Within the entry vestibule is an open stairway to the second floor and, at the end, an elevator. Along the west side are two entries, one near the north middle, and one near the south end and five shop bays in the southern half. The shop bays, that were converted to apartments ca. 1943, will be redeveloped as commercial spaces (five bays that will be separate or combined depending on tenant requirements). A hallway runs along the rear of the west side shop bays from the southerly entry and a storage room in the south end toward the front with access to the entry near the front middle. A large room (former retail and meeting room) is at the center of the building with offices along the east side. A north-south hallway is between the central room and the offices and accesses an entry at the southeast corner of the building.

Second Floor Plan through Fifth Floor Plans

The second through fifth floors are composed of apartments (typical with living room, bedroom, kitchen, and bath) arranged around a central light court in the southern two-thirds, and a row along the north wall in the northern one-third. The elevator and main stairs open to a vestibule that connects the central hallway that provides access to the interior rooms around the light court and the exterior rooms along the outside walls, and, in the front one-third, to an east-west hall that provides access to a tier rooms along the front (north side). In plan, the central hallway provides a complete loop. A second stairwell that provides access to all floors is in the southwest quadrant of the building and exits the building near the southwest corner. A smaller sight shaft is between the northerly east-west hallway and the north side of the central hallway to provide light on an interior room on each of the floors. The original hallways, in accordance with the approved Part 2, will be slightly reconfigured by truncating the termini and incorporating into reconfigured rooms. The rooms will also be reconfigured (as they have been over the 100-year history of the building) and reduced in number with about 19 units per floor on floors 2,3, and 4, and 10 units on floor 5 (total of about 67 units, reduced from 104 units).

Summary

Significant under Category A – Historical Significance

The New Madison Hotel, originally a commercial hotel, is significant under Category A as a contributing structure to the West Downtown Transportation Corridor National Historic District (1999) and to the Single Room Occupancy Hotel Multiple Property Nomination (1993). The periods of significance are 1890 to 1949, and 1900---1910, respectively; the New Madison, built in 1906, falls within these periods. The two major corridors that define the district, the Northern Pacific Railroad, along the south side, and U.S. Highway 10, First Avenue, along the north side, bracketed the Madison Hotel when it was completed. (In 1912, the Madison would become the New Madison) Mixed-use hotels, attracting the traveling public along U. S. 10, and seasonal workers that wintered in Spokane, railroad warehouses flanking the rail corridor, and automobile showrooms and parts shops comprise the heart of the district. The bulk of the commercial hotels, commercial buildings and warehouses were constructed between 1900 and 1910, the major growth period of downtown Spokane.

Significant under Category C – Architectural Significance

The building is a typical example of a hotel as described in the West Downtown Historic Transportation Corridor and the Single Room Occupancy Hotel Multiple Property nominations. According to the nomination: "The buildings in the corridor fall into three broad categories that relate to the development of a transportation/commercial neighborhood railroad-dependent buildings; single room occupancy hotels and other lodgings, and automobile showrooms and automobile service and supply shops." Under the category "Single Room Occupancy Hotels and Lodgings:" "On the streets that run parallel to the railroad, lodgings for transient workers emerged in the form of single room occupancy hotels (SROS) and other lodging houses. Ten commercial style brick lodging houses stand extant along West 1st Avenue (old Highway 10). A majority are framed, brick blocks with terra cotta or metal trim. Most have brick, basalt, or poured concrete foundations. Roofs are typically flat. Eight of the hotels were constructed in the first decade of the twentieth century." (A description of the contributing building is on section 7, Page 17 of the nomination [Number 20, 1021-1033 West 1st Avenue]).

Downtown Spokane Historical Development - Overview

The historical context for Spokane has been included in several National and Spokane Register nominations, including the most recent East Downtown National Historic District and West Downtown Historic Transportation Corridor, thus the discussion of Spokane's history is somewhat abbreviated. The nomination for the West Downtown Historic Transportation Corridor discussed The F.T. Crowe Building. The following is excerpted from those nominations and provides context.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, providing connection to the Puget Sound. The line was completed in 1883 when the eastern and western branches of the railroad came together, thus establishing transcontinental service through Spokane Falls.

The newly incorporated city continued to grow through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. In spite of the devastating fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded. Brick and terra cotta became the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the new buildings were constructed in an area much larger than the original business district. The business district spread east to Division Street. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a dramatic increase in the construction of commercial buildings in west downtown. Frame dwellings gave way to commercial buildings that would meet the demand of the influx in population. Among the property types and businesses that were prevalent were hotels, lodging houses, and restaurants to accommodate the influx of workers.

From the turn of the new century, 1900, Spokane's population exploded from 36,848 to 104,402 in 1910. This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the states three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

Chronology of Site and Building Development

The Town Plat of Railroad Addition to Spokane Falls, of January 1881, shows a wide east-west swath as Railroad Street between Washington Street to the east and Adams Street to the west (both running north-south). The Northern Pacific Railway main line and spurs were within this right of way. Railroad Street formed the southern boundary of a single tier of lots, bounded on the north side by First Avenue.

The 1888 Sanborn Map shows Block 18 bounded by First Avenue, Monroe Street, Madison Street, and West Railroad Avenue. Two dwellings are depicted on the northwest corner (site) and four dwellings on the east end of the block. Railroad Avenue had tracks along its southern edge. By 1889, ten dwellings occupied Block 18. Two additional dwellings are shown on the 1890 Sanborn. Rail spurs weave along West Railroad Avenue with the main line along the southern edge.

This pattern is the same as depicted in the 1891 Sanborn Map.

By 1902, Sanborn depicts in Block 18 the two westerly lots (site) as "excavation for new block," two dwellings, a two-unit residence, the Montvale Block in the northeast corner (not within site boundary), and three dwellings in the southeast corner (not within site boundary). West Railroad Avenue had been consolidated with an alley bounding the south side of Block 18, and to its south, a single parcel labeled "North West improvement Cos. Coal and Wood Yard." A rail spur penetrates the Yard and connects to the Northern Pacific R.R. main tracks to the south. The assemblage of track within the rail corridor is now labeled Pacific "Formerly Railroad Avenue."

On March 24, 1909, the Spokane City Council adopted a resolution to induce the Northern Pacific Railway Company to abandon the tracks in the heart of the city. A concrete structure running from east of Washington Street to Maple Street, which narrowed the width of the corridor and elevated the tracks, was completed in 1917.

In 1910, Sanborn indicates the five-story brick Madison Hotel had been built on the west end of Block 18. The three-story brick IOOF Hall occupies the entire parcel to the east, a two unit residential building with a shed to its south is on the next parcel, and the three-story brick Montvale Hotel remains on the northwest corner. The area behind (south) of the Montvale is vacant. The North West Improvement Co. yard is now occupied by three buildings: the three-story brick Spokane Paint and Oil Company on the west end, the five-story brick Washington Rubber Company in the middle, and the Washington Machinery and Supply Company on the east end (three building sections, one at three stories, and two at two stories. The Northern Pacific Railroad bounds the south side of the block.

The Spokane Daily Chronicle reported on July 8, 1902 (1:2/3), "One More Brick Block for First Avenue." A three-story apartment house was planned for construction at Madison Street.

A building permit was granted this morning by the board of public works to F. P. Hogan for building a foundation on a three story brick store building and apartment house on lots 1 and 2, block 7, Railroad Addition to the city of Spokane. The cost of the foundation is estimated at \$3000 and work will be commenced upon it at once. The superstructure will probably be started this fall and made ready for occupancy some time before the first of the year. This has not been definitely determined by Mr. Hogan as yet.

It is understood that the new brick block, which is so centrally located, will be one of the most modern and best apartment houses in the city. The plans and specifications have not as yet been drawn and therefore the cost is merely a matter of guesswork.

"My plans are not definitely made as yet," said Mr. Hogan this morning, "and therefore, I prefer to say nothing about them." "The books will show that I have taken out a building permit for the construction of a foundation for a three story brick block." "I may begin the building proper this fall, although I do not know as to that, and really wish to say nothing more until the plans and specifications are completed and I know just what I am going to do."

Four years passed before The Spokesman Review would report progress on Hogan's building on 26 August 1906. "F.P. Hogan's New Brick Block," headed the article that included a sketch of the proposed building.

Work is progressing rapidly on the brick building F. P. Hogan is building at the southeast corner of First avenue and Madison street. The building is five stories high and has a frontage of 101 feet on First avenue and a depth of 155 feet on Madison. It is constructed of pressed buff brick, and the total cost will be \$125,000.

The first story will be fitted with a business front and will be used for stores. The entrance leading to the upper floors will be equipped with electric elevators and is designed with all modern conveniences of an office building.

One of the features of the building will be a vapor heating plant. It is said that the creaking noise that's is one of the objectionable features of steam pipes is absent with vapor heat. Blair's Business College will occupy the fifth floor of the building, this floor being designed especially for the requirements of a commercial school. Mr. Blair supervised the drawing of the plans. The rooms have ceilings 14 feet high, and the walls are finished in tamarack, tinted gray. All of the rooms will have outside light and there is a light court in the middle of the roof which lets light into the large bookkeeping department and the English department.

A hall running across the building from side to side communicates with all of the departments. There are cloak closets adjoining all of the rooms in which each student is provided with an individual locker. A novel feature is the shower and tub baths that are to be installed for the special use of the athletic teams of the school. The building will be ready for occupancy by October 1.

The Review would describe and present a photograph of the nearly completed building in its 26 December 1906 Sunday real estate section:

The Madison building, which F. P. Hogan is just completing at the southeast corner of First avenue and Madison street, is one of the largest, as well as one of the most elegant and modern buildings on First avenue. While the architecture is plain there is a simplicity about the structure that shows to advantage the rich buff brick and terra cotta trimmings."

The building is five stories in height with full basement and has a frontage of 100 feet on First avenue and a depth of 155 feet. On Front avenue there will be three store rooms and the entrance, and on Madison street will be three additional store rooms. All of the second, third and fourth stories will be used for a hotel which will have an office on the first floor. There will be over 159 rooms devoted to hotel purposes, grouped in suites, each suite having private bath, more than 90 bathtubs being installed altogether. The lavatories are to be fitted up on as elegant scale with a large mirror built into each wall.

All of the first floor will be tile and the woodwork throughout will be tamarack in the natural wood. The basement will be fitted up for barbershop and storage rooms. The vapor heating plant will also occupy a part of the basement.

The top floor will be occupied by the Blair Business college, the arrangement having been made for the special use of the college. The Watson Drug company will occupy one of the store rooms on the first floor. The building will cost completed about \$140,000.

Hogan was involved in another major hotel deal in 1908 (10/18 – 8:2). According to the Spokesman Review, "West End Sales Amount to \$400,000," F. P. Hogan had sold the Congress hotel at the northwest corner of Lincoln Street and First Avenue "...for \$140,000 to the promoters of the big hotel, who gave it on even exchange to Mrs. Agnes McDonald for the Allen Building, at the southeast corner of Sprague Avenue and Lincoln Street."

On 8 November 1908 (8/3), "Madison Hotel Changes Hands," announced the Review. B. C. Wiltse had purchased the lease and furnishings from O. L. Rankin for \$50,000.

For the second time in six months the Madison hotel, at First avenue and Madison street, has changed hands. O. L. Rankin who has been managing the hostelry, yesterday resold it to B. C. Wiltse, from whom he bought it six months ago, for \$50,000. Mr. Rankin paid \$45,000 for the furnishing and business at that time.

The hotel is one of the most modern and convenient in Spokane. The building was put up two years ago by F. P. Hogan for its present purpose. It contains 150 rooms, including salesrooms, 90 of which are furnished with baths. The house is virtually full all the time, a large part of its patronage being permanent. It caters especially to the traveling trade, however. The income at present is \$5500 a month.

A year later, 25 June 1909, the Review would again report the sale of the Madison Hotel. Mrs. George Merrill paid the furniture and lease for an amount of \$50,000. Mrs. Merrill gave in exchange as part payment the furniture and lease of the Colonial hotel, valued at \$7500. A renovation of the Madison was revealed in the 7 July 1912 edition of the Review as "C. Knutson aims to bring Madison Hotel up to first class standard." "Mr. Knutson, with 28 years experience in the hotel business in various parts of the world, planned an investment of \$25,000 in the upgrade. "

Since taking charge of the First avenue hostelry Knutson has practically cleared the hotel of its old inmates, and has commenced a renovation that extends from the basement to the fourth floor, and embraces all of the 150 rooms. Each room is being overhauled, new carets and curtains, and new furniture placed in each. The halls and corridors are being retinted, and the woodwork cleaned and revarnished.

(quotation continued)

The bar will be moved from its present location to face of First avenue just east of the main entrance. This will be finished in mahogany and paneled in oak. The present quarters will be redecorated and transformed into a high-class grill room. ... The entrance will be rebuilt and finished in marble and oak.

Knutson is planning a grand opening for about August 1, and will cater to the first-class trade of the traveling public. Next summer he plans to add two stories to the building and increase his accommodations by 100 rooms.

An article in the Spokesman Review of August 30, 1912 (p. 22) reported "Open New Hotel With Grand Ball." "The opening of the New Madison hotel will be signalized Saturday night by a dance in the Palm room, for which special music, elaborate decorations, and dainty refreshments have been provided. Manager C. Knutson has spared no pains to make the event mark a new era for the hotel.

A 3 March 1923 permit for alterations listed F.P. Hogan as owner. Blair Business College applied for an electrical permit on October 17, 1929.

The Review reported a remodel of the New Madison in September 1932. "Hotel Contract, \$12,000," reported the Review on September 13th. Owner, C. P. Sudweeks, announced yesterday that the building would be remodeled and refurnished. The furniture contracts involved about \$8,000 and revamping of the heating system was also planned. G. A. Pehrson was the architect for the project that would enlarge the lobby by one-third. The improvement program would include 154 rooms. Building permits indicate Sudweeks involvement with the building through 1940 (3/29).

Wilson Waffle House (later Wilson's Cafe) received a permit for a fan in 1922 and various other permits through 1947. In 1926 a permit was issued for 1029-1/2 First for a pool hall. In the same year Maquerite Beauty Parlor received an electrical permit for 15 fixtures. Blair Business College, which had moved out in 1922, moved back in 1930 before closing for good in 1933.

In 1943 the H.O. L. C. (Homeowners Loan Corporation - U.S. Government lease) leased the building and converted it from a hotel to 106 apartment units (permit 8/9/1943, value of \$179,000).

In 1947, a permit was issued for converting a storeroom to a restaurant, and Parsons Tile Company received a permit for a store partition walls (6/9). Coleman's Restaurant and Spokane Art Supply received electrical permits in the 1950s. A permit was issued to repair fire damage in 1952.

Hamer's clothing, Clean Rite Janitor Service, and Spokane Art Supply occupied the ground floor in 1965 and into the 1970s. Spokane Art Supply remained in the building through 1983 and a couple of real estate companies occupied the remainder of the 1st floor.

"Seattle Buying Madison Hotel," announced the Spokane Daily Chronicle on September 29, 1980. R. Gregory Payne was purchasing the building from S. Arthur Schulein of Spokane for a price of \$490,000. Schulein is the surviving partner of a four-way partnership that bought the property in 1946. In recounting the history of the building, the article indicated that the hotel was owned by Frank Hogan when it was purchased by an insurance company at a sheriff's sale in 1936. The building was bought by Charles P. Sudweeks in 1937 for a price estimated at \$200,000. The National Housing Agency leased the hotel in 1943 to seven years and remodeled it for a reported cost of \$200,000 to help solve an apartment shortage in Spokane and house war workers. The Schulein partnership bought the converted facilities three years later in 1946.

The ground floor commercial spaces were largely vacant during the mid-1980s, with a bronze sculpture studio occupying the building in 1988 and 1989, and the Spokane Housing Project in 1989 and the Spokane Homes Project in 1990. Social services occupied the building through the late 1990s. Handy Mart Grocery (which had

been across Madison in the Otis Hotel) moved into the corner bay (#1033) in 1996 and remained until 2007. Other tenants that occupied the building just prior to renovation included Gallery West and Awards by A Ward.

Frank P. Hogan, Building Developer

Frank P. Hogan was a native of Ballingarry, Ireland, born April 23, 1848 (died 8 March 1927). He came with his parents who settled and farmed in Wisconsin. After a brief stint in the 49th Wisconsin Infantry, Hogan attended and graduated from Bryant & Stratton Commercial College of St. Paul. After studying law and engaging in the mercantile business in Roseburg Oregon, Hogan moved to Spokane in 1887. He entered the real-estate business, brick manufacturing, and sash and door manufacturing. He was also involved in the mines in the Rossland and Republic districts and was manager of the Sullivan mine at Fort Steele, British Columbia, for a number of years. He owned real estate and developed many buildings, including the Madison and Congress Hotels, and the Hogan block on Post street. He also opened the Avalon addition and Audubon Park Addition. As a public-spirited citizen he donated a large tract of what is now Manito Park and with John A. Finch he gave 33 acres that is now known as Audubon Park. He served on the parks commission as well as other public commissions and committees. (Durham, History of City of Spokane and Spokane County Washington. Vol. III, pp. 643-645. 1912.) Mr. Hogan was active in democratic politics and was three times a delegate to the democratic national convention, twice while residing in Oregon and once while in Spokane. (SR. "Frank P. Hogan Dies In South." 3/8/27, p5/1.)

The Spokesman Review, "Two Big Estates Are Combined," reported the incorporation of two of Spokane's largest estates, valued at \$2,256,00, under the trusteeship of the Union Trust Company. Colonel Isaac N. Peyton and Frank P. Hogan had placed their estates under the Trust.

Mr. Hogan Worth \$800,000

Madison hotel, southeast corner of First avenue and Madison street, five story building; ground 100 X 155 feet, five-story building; fronting both First avenue and railroad tracks, \$225,000; Congress hotel, northwest corner of First avenue and Lincoln street, three-story building, ground 100 X 77 feet, \$125,000; ground occupied by old buildings on west side of Monroe street, running through from First to Sprague avenue, 100X135 feet, \$150,000; 100 X 142 feet at southeast corner of First avenue and Cedar street, occupied by Roso Automobile company building, \$38,000; vacant property of irregular shape on north side of Riverside avenue, west of south end of Monroe street bridge, adjoining site sold to Spokane club, \$35,000; 125 acres in Audubon park on both sides of Northwest boulevard, \$90,000; 128 acres on north side of Spokane river, south of Fairmont cemetery, \$35,000; 20 lots in Avondale additions, \$5,000; residence at 2225 First avenue, \$12,000; stocks, mortgages, etc., \$75,000; grand total, \$800,000.

An architect for the building as not been identified.

Blair Business College

Blair Business College was founded in 1897 by Professor H. C. Blair and H. M. Blair. Blair Business College was the first major tenant of the Madison Hotel when it opened in 1906, occupying the entire fifth Floor. "The Blair Business College" lettered on a placard was displayed prominently on the parapet of the south, west, and north sides of the building (Replaced by New Madison Hotel in 1934). Presently Blair Business College is in white letters on along the brick face of the south parapet.

A 1914 article in the Spokesman Review touted Blair Business College as one of the oldest commercial schools in the northwest. According to Blair: "We take particular pride in the educational work we are doing. Men prominent as educators and in commercial life have come to recognize the vital importance to young men and women of a thorough business training. We believe the school which thoroughly and honestly prepares for activity in some one of the avenues of business life is just as deserving of credit as the school of which prepares for the law, medicine or teaching. The mission of our school is to prepare these people and see that they are so placed as to render the best possible service to the business world and reflect credit on themselves

The 1922 city directory indicated that Blair had moved to N 119 Post Street and remained there through 1929. In 1930, Blair was again listed on West First at the SE corner of Madison, with its final listing at that location in 1933 as the Blair-Higley Business University. In 1934 Hugh Blair was listed at the Northwest Business College, S. 317 Howard Street.

A quarter-page display ad in the Spokesman Review of 8/30/1931, proclaimed 30 years of building success in the Inland Empire. "Ask the Employers of the Inland Empire – who know – and they, too, will tell you that Blair-Higley means real business education, by a faculty second to none and under guidance of men who devote all their time to Blair-Higley and have no outside interests whatever." An enrollment form was included in the ad. Photos of top staff included Prof. H.C. Blair, president, M.M. Higley, Manager, and E. L. Glick, Secretary-Treasurer and long known as the northwest's most successful teacher of penmanship. Departments included bookkeeping, shorthand, typing (and office machines), and English (including arithmetic, grammar, spelling, penmanship, letter writing, geography and history).

Blair Business College was last listed in the Spokane City Directory as Blair-Higley Business University in 1933. The following year Hugh Blair of the Northwest Business College was listed at South 317 Howard.

Tidbits

Room 503 was the home of **Dr. Rudolph A. Hahn** who moved-in in 1945, and announced by banner headlines, died there in 1946. Dr. Rudolph A. Hahn, one of Spokane's colorful and somewhat infamous characters, was discovered by his son, Rudolph, at 9 PM August 6th, 1946 in room 503 with "A murderous French army bayonet firmly imbedded in his heart, ..." "The body clad in summer slacks, was found at the foot of his bed in a small bedroom, which bore signs of a terrific struggle. Coroner C.J. Abrams said a three-carat diamond was missing from a stickpin usually identified with the aged doctor [81 years old] and that his wallet was empty leading to a theory of robbery and murder. According to Hahn's son, he rang his father's doorbell about three times, "I heard a slight noise inside and finally a strange man came to the door, told me, "I've just been talking to your father." The man hurried down the hallway and the son entered the apartment and found his father dead. Hahn recounted how he then ran down the hall screaming "Murder, murder, murder, call the police." Hahn's stay in the New Madison had been relatively short, he having moved in the year before after selling his mansion on the south hill [Wilbur-Hahn manor at 2526 E. 17th Avenue]. More Hahn information is available in Lynn E. Bragg's article, Myths and Mysteries of Washington "The Mad Doctor's South Hill Mansion." pp 103 – 108) 2005.

Room 507 was home to the Blackwells, Helen and Stuart. **Stuart Blackwell**, a young University of Idaho-trained architect with an office at N 110 Post, resided in the New Madison Hotel in 1954. Two years later, June 9th, 1956, he married Helen D. Carlson, a bookkeeper for the Green Company--**Helen Blackwell** would reside in that room for fifty years. Stuart exchanged his architectural practice for a job as the commercial plans examiner for the City of Spokane in 1966. Stuart retired from the city in 1986 and passed away on March 31st 1995. Helen resided in the New Madison, Room #507, and remained active in neighborhood affairs until moving out in 2006.

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--. "French Bayonet In Heart." 8/7/1946. P1 banner headline. (Death of Dr. Rudolph A. Hahn)

--. "Dr. Hahn's Wife is Found Slain." 5/3/1940. p. 1.

--. Dr. Hahn Freed of Prison Term." 6/23/1945. p. 6.

--. "Obituaries – Stuart Blackwell." 4/4/1966. p. D4.

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View to Southeast of Hotel Madison, ca. 1908



View to Southeast of New Madison Hotel, 1934





