

# 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 **Sherwood Building**  
And/Or Common Name Cutter Building (new)

## 2. Location

Street & Number 508 West Riverside Avenue (508, 510, 512)  
City, State, Zip Code Spokane, Washington 99201  
Parcel Number 35184.2415

## 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 type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name Sherwood Complex, LLC ETAL  
Street & Number 1848 W. Broadway, #A  
City, State, Zip Code Spokane, Washington 99201  
Telephone Number/E-mail 509-321-3200

## 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  
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  
of L9 B15

RES&ADD SPOKANE FALLS E1/2 of L8; W 59.365 FT

Verbal Boundary Justification  
description.

Nominated property includes entire parcel and urban legal

## 11. Form Prepared By

Name and Title

Jim Kolva

Organization

Jim Kolva Associates

Telephone Number/E-mail

(509) 458-5517/jim@kolva.comcastbiz.net

Street and Number

115 S. Adams Street

City, State, Zip Code

Spokane, Washington 99201

Date

9/15/2014

## 12. Additional Documentation

Map USGS 7.5 minute topographic Spokane Northwest, Wash. 1986

Photographs and Slides

13. Signature of Owner(s)

J. Johnson  
Bob Jensen

14. For Official Use Only:

Date nomination application filed: 11/6/14

Date of Landmarks Commission hearing: 12/17/14

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

[Signature] 1/7/15  
**OFFICER, City/County Historic Preservation** **Date**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

**Description -Summary**

Completed in 1917, and rising from a concrete basement, the Sherwood Building extends eight stories on the north side of Riverside Avenue in the core of downtown Spokane. Ornatly crafted in light gray terra cotta, the building is one of two Gothic Revival Buildings in downtown. Both the Sherwood and the Chronicle Building (completed in 1924) were designed by Cutter & Malmgren in 1916.

With a base articulated by an expansive glass-storefront framed by a horizontal band of richly-detailed terra cotta panels and by vertical piers forming the corners and flanking the centered entry bay, the building has three distinctive segments. The middle, comprised of floors three through eight, with a strong vertical thrust, is composed of six bays divided by five wide molded piers, with window bays further divided into pairs by graceful thin shafts that join and terminate in semi-circular arches. Wide tracery spandrels, divided by the vertical piers and shafts, horizontally frame the upper window bays. The ogee extrados of those arches join the vertical shafts in supporting the corbel shelves on which the frieze arcade rests. The vertical piers and shafts extend through the arcaded frieze, molded cornice, and perforated parapet to terminate in small open tourelles and dart-head caps creating an elaborate crown to terminate the front façade. The west, east, and rear facades are flat and simple painted concrete with a variety of window openings.

**Site**

The Sherwood Building (AKA Cutter Building) is on the E1/2 of L8; W59.4656FT of L9B15, RES & ADD SPOKANE FALLS on the north side of Riverside Avenue. Parcel Number is 35184.2415. The building's footprint occupies the entire site. The dimensions of the first two floors are 89.5 feet along Riverside Avenue and 142 feet in depth. The upper six floors are the full width, but only 46.5 feet in depth. An enclosed shaft housing the exit stairs and utility room projects from the rear of the tower. The building is approximately 101 feet to the top of the tourelles and 105 feet to the top of the penthouse.

**Building Description**

**Front Façade front along Riverside Avenue**

The front façade is lavishly detailed with a light gray molded terra cotta crafted by Washington Brick and Lime of Spokane and Clayton. Four molded piers, one at each corner, and one flanking each side of the centered main building entry extend to the top of the second floor to a horizontal band of terra cotta panels. The four piers rise from gray granite bases that project slightly from the façade plane. A slightly wider base, plain shaft and notched top with outside tables and the center one-third angled to the wall correspond to the tri-partite form of the pier—a recessed flat flanked by projecting ribs that carry a dart form which is prevalent throughout the façade detailing. (This dart point motif is used to create crisp vertical lines, define cusps within the arches, and perforations of the parapet balustrade and cap the balusters that project though the top rail.)

The horizontal band of terra cotta panels terminate the piers and establish the base of the building of the tripartite division into base, shaft, and capital. Compound moldings frame the

recessed square panels in which are raised square four leaf rosettes. Within the main entry ensemble are three panels, a centered bas relief of a hooded and bare-legged crouched man flanked by shields which are blank. This man is sheltered by a floral pattern ceiling formed by an angular projection of the sill course. The elaborately detailed gothic canopy above this projection forms an open niche in which a bronze lantern is set.

Atop the corner piers are a torch form bracketed shelves that support a lion on the west end and an eagle on the east end. Looking down on these guardians are grotesque humanistic figures that terminate each end of the elaborate sill course that separates the base from the shaft (formed by floors three through eight). Likewise, over the main entry piers are an eagle atop the west pier and lion atop the east pier.

Within this elaborate composition that frames the building's base are the minimalist ground floor storefront bays, with a simple unframed plate glass storefront flanking each side of the centered ornamental Gothic entry. (This storefront is recently added, replacing a heavy concrete-framed glass front from the 1970s.) Only a 12-inch chrome-steel band along the bottom (suggesting bulkhead wall) and a flat chrome-steel header molding above provide detail to the glass storefront bays. Centered in each side of the storefronts are double unframed glass panel doors with a chrome steel doorhead. (The building was designed so that interior columns were set back from the front 20 feet, thus only the exterior corner piers and the piers flanking the entry bay support the first two floors, both intended to have store windows with large expanses of glass.)

Above each of the storefronts is a flat recessed-panel terra cotta band with a rectangular grid pattern that rises to a molded sill course extending between the exterior and entry piers. The second story, which suggests a mezzanine level, but is a full floor, is configured with expansive glass to present storefront displays in concert with the ground floor shops. The second floor windows, on each side of the main entry bay, are fixed aluminum-frames divided vertically into six sections with transoms divided into two sections.

The centered main entry bay consists of double glass panel doors (detailed similarly to shop fronts), and a fixed single panel glass transom. An ornate gothic canopy grille extending below a ribbed frieze with the letters "Sherwood" fronts the transom window and emphasizes the main entry. The work is embellished with a tracery of three dimensional pointed arches, closed by shields in the top row, interlaced with quatrefoil perforations, and open to the ground in the bottom row. The lower arcade is open, the arches cusped, and the legs terminated by floral motif bosses.

Above the terra cotta frieze within an ornate compound terra cotta molding terminating in a pointed arch is a single fixed metal sash window with three-light transom.

The second segment of the building begins at the third-floor line that is delineated by the horizontal band of square panels and projecting molded sill course. Framed with Gothic

moldings this band provides a strong horizontal line at the start of six stories of windows (floors three through eight). Five wide molded piers (accentuated by dart-form ribs) divide the façade into six bays that are again divided by narrow dart ribbed shafts--all marking strong vertical lines to the crown. These narrower window bays are terminated by semi-circular arches at the top of the eighth floor.

Uniformly decorated spandrels are fitted above and below the fixed two light windows. The panels divided and balanced by the strong vertical thrust of the piers and shafts. A flowing diamond tracery with diamond rosette in each center uses the classic ogee arch and dart forms to form crisp ornamentation. This pattern is carried across each of the six floors. The metal sash is divided by a horizontal muntin into two sections. This sash has over the past several years replaced the original sash.

The graceful thin shafts join and terminate in semi-circular arches to crown the building. Dart forms within the intrados create cusps that divide the arch into three sections. The triangular rosette-adorned ogee extrados of those arches join the vertical shafts in supporting the corbel shelves on which the frieze arcade rests. The vertical piers and shafts extend through the arcaded frieze, molded cornice, and perforated parapet to terminate in small open tourelles and dart-head caps creating an elaborate crown to terminate the front façade. Floral bosses, capitals and rosettes enliven the rich cacophony of molded terra cotta forms. The frieze arcade is projected from the façade plane and contains within the semi-circular arch a trefoil arch with dart head bosses. Blank shields are set below the trefoil in alignment with the floral capitals.

Rosettes in various shapes and four-leafed flowers are used throughout the façade as flat panels, spandrels, and capital bases. Reaching out over the city and anchoring the west and east ends of the frieze arcade are griffins that set the gothic mood of a landmark building.

#### **East Façade and West Facades – (Interior lot)**

The east façade is a flat blank wall section with three window bays on the eighth floor. Each bay contains a 1-over-1 metal sash window. The front facade terra cotta turns the corner but extends into the wall about 24-inches. The building terminates cleanly as a flat wall without cornice.

Likewise the west façade is flat with a column of five windows (corresponding to floors 4 to 8) in the middle of the façade. The sash is also 1-over-1 metal. Additionally a single window on the eighth floor is north of the middle window. The terra cotta terminates similarly to the east façade.

#### **Rear Façade – (facing Parkade Plaza and Parking Garage)**

The rear façade was altered in the late 1960s when the Parkade Plaza was developed and the 1970s when the skywalk was extended from the Parkade Plaza Parking Garage to the Sherwood

Building. At that time a two-story addition was built on the north side of the original building. The original building is flat painted concrete with a short narrow leg extending northward from the center of the façade and rising above the main building (it was intended when designed that the building would be expanded rearward and wrap around this extension (Sherwood. 1/4/16)). This extension houses the elevator, stairwell and utility room. East of this leg the main façade contains three equally-spaced window bays. These vertically-oriented windows are divided by a horizontal rail above the center of the opening. A single column of window openings now filled with louvers is in the middle of the shaft. Two window bays are on the east side of the elevator shaft and three bays on the west side. The west end consists of two columns of window bays and a column composed of a group of three windows, two full and one half width, over one sill.

The two-story rear is flat and clad with a red face brick in a running bond. Three bays with flat arches flank the entry bay to the main building corridor (under construction). The entry is distinguished by a segmental-arch door head formed by a double row of brick soldiers. Double-glass-panel aluminum frame doors with a large glass panel transom fill the opening. Above the entry, a skybridge enters the building at an angle from the Parkade Parking Garage. At the second floor level, the featureless brick wall has three vertically-oriented single-panel glass windows east of the skywalk and two similar windows on the west side. The windows of the west side are paired and aligned over the outside bay. Likewise a pair of windows is over the outside bay on the east side.

### **Floor Plan and Interior**

The building fronts along the north side of Riverside Avenue, is abutted by buildings on the west and east sides, and opens to the Parkade Plaza on the rear (north side). The building footprint, 89'5-1/2" wide by 142'6" deep, covers the entire site, but this footprint includes only the first two stories (originally, only the first floor covered the site). Floors 3 through 8 extend across the entire width of 89'-6" but are shallow in depth, 46'-6". (According to the building plans, the upper floors were intended for extension to the full depth of the site.)

The room configurations of the ground floor and second floor retail spaces have been altered over the years as have the office floors 3 through 8. They are presently being renovated with the 1<sup>st</sup> and 2<sup>nd</sup> floor room configurations to be determined (they will flank the T-shaped circulation pattern, but predominantly along the central north-south corridor). The upper office floors of 4 through 8 have been set as open floor plates that include utility and restroom spaces. Note that these floor plates that originated as individual offices, typically ten per floor, were opened up and reconfigured over the years beginning in the 1960s.

### **Basement**

Access to the full basement is provided by stairs and elevator in the front center portion of the building. The basement is constructed of a concrete floor and ceiling and stone rubble and brick

walls. The elevator and stairwell provide access to a central corridor that runs north south. Flanking the corridor are rooms that will be divided per tenant needs. In the northwest corner is a set of concrete steps that provide access to the 1<sup>st</sup> floor commercial space. Likewise, in the northeast corner are two sets of concrete steps that provide 1<sup>st</sup> floor access. The interior spaces are divided by steel stud/sheetrock walls with standard commercial finishes.

### **1<sup>st</sup> Floor**

The main floor covers the entire site and extends from Riverside Avenue on the south to Parkade Plaza on the rear. Access to the front of the building is from a central entry bay on Riverside Avenue. Additionally, each of the single shop bays flanking the main building entry has a double-door entry bay. The main entry, via double glass panel doors, provides access to an entry vestibule, and a second set of doors open to the elevator lobby and central north-south corridor that runs through the building to a double-door entry on Parkade Plaza. The corridor provides access to the shops/offices that are flanking. The division of these spaces has not yet been determined and will depend on future tenants. A "T" corridor is north of the elevator/stair tower that extends to an entry to the former First National Bank Building (now Numerica) and a lobby that provides access to a straight run of open stairs to the second floor and a second run to the basement.

The elevator lobby is essentially original in gothic detailing and material. The walls and floor are granite panels and the barrel-vaulted ceiling is plaster. Plaster brackets support a projecting beam with decorative frieze that forms a springer for the arched ceiling. A tracery of circles enclosing quatrefoils intersecting in floral bosses adorns the arched ceiling. Above the door between the entry and elevator lobbies is a leaded glass window in a gothic pattern.

The **second floor** is accessed by the elevator/stairwell lobby that opens to a central north-south corridor that runs to the skywalk connecting to the Parkade parking garage. At the south end is an open office floor that runs along the south side of the building. North of the elevator/stair tower is a "T" corridor that runs east to the former FNB building (now Numerica). Flanking the central corridor are commercial spaces that will be defined upon determination of future tenants. This skywalk level was completed in 1977-1978 and housed retail shops and restaurants known as Sherwood Mall.

The **third floor** continues to be occupied by Teneff Jewelry Manufacturers and has been since the late 1940s. Other tenants were on the third floor and some office reconfigurations have occurred, but not as extensively as floors four through eight.

Floors **four through eight** were first reconfigured in the 1960s and this process has been ongoing depending on tenant mix. The current owners have gutted these floors and added restrooms and utility rooms, but otherwise are maintaining open floor plates. The elevator lobby vestibules have been removed with the elevators now opening directly to the open floor area.



**Building alterations**

Because of the 20-foot setback of the structural supports, the original storefronts of the east and west bays were articulated with deep entry vestibules with a centered and flanking metal and glass display windows and main entry doors set well back from the sidewalk. These bays enjoyed the luxury of space that rather than being devoted to staging goods, provided a spacious entry and glass display cases that enticed and drew the customer into depth of the store. Photos of Thomas & Gassman, a men's clothing store from 1949 and 1958 demonstrate a change in the configuration of the glass cases and the opening of the approach to the front doors. Likewise the Rusan's women's store on the west bay showed an elevation of the storefront and change in the configuration of the glass display windows, again opening the approach to the deeply setback front doors (Libby 1949, and 1958).

In 1966, Thomas R. Adkison designed (10/3/1966) a new rear wall and entry for the building that was constructed in 1967. The new rear entry was intended to provide access to the newly developed Parkade Plaza and Parking Garage. The Parkade designed, by Warren Heylman not only provided a major parking structure, but also included the first skywalks in the core that connected other business blocks and the retail stores.

Major remodels to modernize the upper floor offices took place in the 1970s. A building permit was issued to T.J. Meenach (downer Deaconess Hospital) in March 1970 for general remodeling of halls and rest rooms and offices to lower ceilings in floors 2,3,4,5,7, and 8 for a value of \$50,000. Later in the year, May 26<sup>th</sup>, a permit valued at \$22,000 was issued to alter the 6<sup>th</sup> floor for Bancshares Mortgage

The next change came with the extension of the skywalk system south and east from the Parkade to the Sherwood Building, through the First National Bank Building (FNB) across Stevens Street to the Old National Bank Building, and eventually to the Paulson building. This change came in 1977 when the Sherwood Mall was created at the first and second levels of the Sherwood building and the FNB's second floor was integrated into the Mall. At this time a second story was added to the Sherwood Building, the rear façade was reconfigured and the skywalk was connected. A corridor ran from the Parkade Parking Garage through the Sherwood Building with shops along the central corridor and, at a "T" intersection, extending east to the First National Bank. During this major renovation, new cast concrete fronts were built on the east and west retail bays.

The current owners of the building have removed and replaced the 1970s storefronts from the east and west bays, the doors of the main entry, and deteriorated sash on the south façade of the second floor. The new storefronts are full glass with narrow metal bands along the bottom to and along the top. Each has centered double glass entry doors. The windows of the second floor are fixed metal sash.

The rear façade (mid 1970s) is not yet completed. The existing three bays on each side of the centered main entry have been enlarged. Windows have also been added to the second (skywalk) level in what was originally a blank brick façade. Two new openings are west of the skybridge and three new openings on the east side.

The ground floor and second floor retail spaces have been regularly altered and reconfigured since the 1950s, with the biggest changes coming in 1977-78 with the addition of the second story on the north side and the development of the skywalk system and Sherwood Mall. These spaces have been gutted and opened up for reconfiguration by future tenant improvements.

The third floor continues to be occupied by Teneff Jewelry Manufacturers and has been since the late 1940s. Other tenants were on the third floor and some office reconfigurations have occurred, but not as extensively as floors four through eight. Floors four through eight were first reconfigured in the 1960s and this process has been on-going depending on tenant mix. The current owners have gutted these floors and added restrooms and utility rooms, but otherwise are maintaining open floor plates. The elevator lobby vestibules have been removed with the elevators now opening directly to the open floor area.

### **Development of the Sherwood lot**

The Sanborn Insurance Maps illustrate the development of the lots on which the Sherwood Building (s) was constructed.

**1884, 1888.** The Sherwood lot was occupied by a dwelling in the northeast corner, a shooting gallery and bowling alley in the middle, and undescribed building in the eastern portion.

**1889.** The 5-story Washington Building, the tallest building in Spokane, built by Sherwood early in the year occupied most of the lot. Sherwood had an office and resided in the building. Shops occupied the 1<sup>st</sup> floor with offices above. K.K. Cutter was one of the building's tenants. Two small store buildings were on the west portion of the lot.

**1890.** As the case of most of Spokane, the lot was a blank, the year old Washington Building destroyed by the great fire.

**1891, 1902, 1910.** The first Sherwood Building, designed by K.K. Cutter, was just completed to replace the Washington Building. Cutter designed a three-story brick building in the Richardson Romanesque style as distinguished by a large central arch extending into the 3<sup>rd</sup> story, and smaller arches on the flanking 2<sup>nd</sup> story windows. Three storefronts were at street level with offices above.

**1928, 1952.** The 8-story Sherwood Building, completed in 1917, occupied the entire lot with stores on the 1<sup>st</sup> floor and offices above.

**Site Block and Surrounding Context**

The site block is bounded on the south by Riverside Avenue, on the east by Stevens Street, north by Main Avenue, and the west by Howard Street. The site itself is E1/2 of Lot 8; W59.36FT of L9, Block 15 Resurvey and Addition to Spokane Falls. Adjacent to the east is the modernist 1954 two-story First National Bank Building (FNB) that was joined at the second level as the Sherwood Mall since the 1970s. Adjacent to the west is the two-story Dodson's building at #516 (1890), the 2-story Hill Brothers Building at #518 (1890), and at the west corner, #522, the modernist 8-story Fidelity Building (1953). The 1966 modern Romanesque style concrete Parkade Plaza and Parking Garage, 511 West Main, occupy the north half of the block. The Sherwood building is connected to the skywalk system via the Parkade Parking Garage on the north side with a passage through the building to the FNB, and across Stevens Street to the US Bank Building (formerly Old National Bank) to the east.

The building is in the company of several of Spokane's major historic buildings that represent the post-Spokane Fire to the 1910 growth period. On the block to the east are the 3-story brick Bodie Block (1889 Building) at 427 West main, the 3-story brick Levy Block (1892) at 118 North Stevens Street, and the imposing white terra cotta Old National Bank Building (1910-now US Bank) at 422 West Riverside. Kiddy-cornered to the southeast are the terra cotta Paulson Buildings (1908 and 1929) at 421 West Riverside. Across Riverside Avenue to the South is the brick Fernwell Building (1890) at 505 West Riverside with a parking lot to its west. The ONB, and Paulson buildings, in the blocks to the east, are also fine examples of terra cotta use in downtown Spokane.

**Areas of Significance – A – Broad Patterns of Spokane History,  
B – Associations with the lives of persons significant in our past, and  
C - Embodies Distinctive Characteristics of Design, Representing Work of a Master, and distinguishable entity**

**Significant Date 1916, 1977-1978 (Skywalk Connection and 2<sup>nd</sup> Floor Alterations)**

**Architect: Kirtland Cutter**

**Building Developer: John D. Sherwood**

**Building Contractor: Hurley- Mason, Portland, Tacoma, Seattle and Spokane**

### **Summary**

Completed in 1916-1917, the Sherwood Building is eligible under Category A as one of downtown Spokane's prominent office buildings built during a significant period in the city's growth. The building is the third built on this site by J.D. Sherwood—the first, the Washington Building, was only month's old when destroyed by the fire of 1889, the second, the Sherwood Building, designed by Kirtland Cutter, arose from the ashes of that fire, and the third, the Sherwood Building, also designed by Cutter, was built to maximize the economics of the site in the core of a thriving commercial center.

John Fahey, in his article "The Million-Dollar Corner: The Development of Downtown Spokane, 1890-1920 (1971) stated:

"The newness of buildings now played a role in centering. The Old National Bank, catering to legal and financial interests but with physicians' and dentists' office in the third through the sixth floors, the relatively new Paulsen, and the Sherwood (razed and rebuilt to eight stories in 1916) exerted a magnetism on commercial clustering as strong as the pull of retail traffic toward Culbertson's and the Crescent, the latter also newer and enlarged in 1911..."

John D. Sherwood was a major figure in the development of Spokane and not only this building, but the site has been Sherwood's since he purchased the land in 1888 and built his first building, the tallest in Spokane, in the following year. After graduating from Harvard in 1883, Sherwood came to Spokane and opened a clothing store. He was soon involved in establishing the city's first electric light company, and in 1886 established a real estate business. He was president of the Spokane Cable Railway Company, a director in the Edison Electric Illuminating Company and Washington Water Power Company, and a real estate investor.

The Sherwood building is a landmark in Spokane's downtown core. One of two buildings in the Neo-Gothic mode designed by master architect Kirtland Cutter (the other, the 1924 terra cotta Chronicle Building that was also designed by Cutter). Rising eight stories, the light gray colored terra cotta façade is richly detailed with characteristic Gothic detailing enlivened by eagles, lions, griffins, and gargoyles. The building in its elaborate terra cotta moldings has a unity of detail that marks a well-conceived and masterful design. Repetition and variation in forms, integration of lines and massing, balance of vertical and horizontal demonstrate the careful and knowledgeable approach of an architect of the stature of Cutter.

The Sherwood and Chronicle buildings are highlighted by Henry C. Matthews in his biography of Kirtland Cutter (1998).

“Two major office buildings in 1916 marked the new stylistic phase in Cutter’s commercial work. His first office buildings in the 1890s had been imposing Richardsonian edifices with huge masonry arches dominated their facades. In the first decade of the twentieth century he had experimented with various architectural types, ranging from playful versions of the Mission Revival to the Beaux Arts Style. In the Western Union Life Insurance Company building he had deliberately avoided the commercial image, preferring to create something on a domestic scale. In contrast, his Sherwood and Chronicle buildings draw from the emerging American tradition of the skyscraper. As business flourished, ambitious corporate directors wanted to display the commercial power of their companies in grandiose towers. Their architects eagerly responded by deploying classical and medieval motifs, often quite indiscriminately, on their facades. Because the Gothic had always been associated with verticality, it tended to predominate over the Classical. Thus many steel-framed buildings were decorated with Gothic tracery and flying buttresses, even sprouting pinnacles and gargoyles. Cass Gilbert, in his soaring 792-foot Woolworth building on Broadway in New York, took inspiration from the Gothic, but in a more forward-looking manner. He allowed piers and mullions to rise sheer through several stories, then balanced them with horizontal bands of Gothic ornament. Finally, he finished the tower with a flourish, terminating it with a distinctly Gothic crown.”

“In his Sherwood and Chronicle buildings, which were faced in terra cotta, Cutter followed the Sullivanesque tripartite division into base, shaft, and capital. He designed the lower stories to attract the eye, lavishing ornamentation on the doorways. He fronted the office floors with many identical windows; structural piers alternating with slim mullions rise without interruption to the top, where they join in a series of arches. The attics are not as massive as Sullivan’s, nor do they overhang the walls as most of his had done; indeed that of the Chronicle is extremely light.”

### **Chronology of the Development and Construction of the Building**

As indicated previously John D. Sherwood had owned the lot since 1888, and in the next year built the Washington Building, the tallest in Spokane and installed with an electric elevator. The building did not even register on the Sanborn map, since it was destroyed later in the year 1889 by the great Spokane fire. He soon rebuilt, and completed his Kirtland Cutter-designed brick Richardson Romanesque Sherwood building in 1890. The three story brick Richardson Romanesque edifice featured a heavy central arch flanked by two lower arches in contrast to the more elaborate facades to either side. This building was razed in 1916 to make way for the second Cutter-designed Sherwood Building (now called the Cutter Building).

An article in the Spokane Daily Chronicle on 6/20/1910 reported “**SHERWOOD BLOCK TO BE ENLARGED.**” “Owner Plans Addition of Four Stories to Riverside Avenue Building.”

The advent of the Old National bank’s skyscraper at Riverside and Stevens has already had its effect on improving adjacent property. Many plans are in abeyance looking to the enlarging of neighboring buildings.

One of the buildings which will be enlarged is the Sherwood building on Riverside, owned by J.D. Sherwood. While some leases yet to run a few months will prevent active work beginning at once, it is the plan of Mr. Sherwood to add four stories to its present three-story building. The building has 28-inch walls, which is ample for the additional stories, and this increased storage will be completed just as soon as present leases will admit.

The buildings on Steven Street and also on Riverside adjoining the Old National bank building are also slated for additional stories.

Correspondence between J.D. Sherwood and his brother, Frank P. Sherwood, Esq, New York, NY, between 1912 and 1917, upon the building completion, tells a story of the evolution of a building, the economics and the design process, and a flavor of the time. It would take six more years from the announcement in 1910 to begin work on the second Sherwood Building.

12/10/1912. John writes brother Frank and advises: “I will explain my ideas about rebuilding the Sherwood Block, which seems to be a good move as far as I can tell now.”

5/12/1913. V.E. Bayless to F.P. Sherwood, Esq. “Your will notice in the account of the Sherwood Building that collections are poor.” He lists the tenants and their travails. “...Montana Buffet is not making anything. The saloon business is poor all over the city, we do not mean to say that business is bad generally, but the small merchant and real estate dealer is having a hard time of it.” “Business was over done three years ago followed by too many street, sewer and other municipal improvements and it is taking a long time to recover.”

A note dated 10/29/1913 from Tom J. Meenach advised Frank that the Montana Buffet, occupying the space at 512 Riverside had its rent reduced from \$450 to \$350 per month.”

6/30/1913. Meenach to F.P. Sherwood. “Re. Sherwood Building collections: Your will notice that we have received no rent during the quarter from rooms 1, 2 and 9, ... or from rooms 3 and 4 ....” Two accounts are considerably in arrear due to quietness of business with the tenants. “The [artificial] limb house vacated one of its rooms, but Hurley-Mason Co. moved in at \$40 a month.”

12/8/1913 JD Sherwood to FP Sherwood told of a chat with local representative of H.B. Claffin Company who indicated that they would not need a building erected for them for another year. He felt that this “will be the best possible thing to do, for one good tenant on a long lease is far

better than present tenants. The building would have to be practically torn down and remodeled and I have no idea what it would cost, but possible about \$100,000.” “As you may have noticed from the statements, the rentals from the building have decreased in the last year about \$400 per month, ...” He recounted the tenants, vacancies and declining rental rates.

4/22/1914 JDS to FPS -- recalled the conversation with the manager of H.B. Claflin's stores in Spokane regarding the erection of a building suitable for their purpose on a twenty year lease. He added that they would require a five-story building covering the entire Sherwood building lot. He reminded him that Mr. Charles Hurley had just erected a reinforced concrete building for Mr. Culbertson's department store, eight stories at a cost of \$440,000. Mr. Hurley estimated that the Claflin building would cost between \$150,000 and \$175,000. He then calculated the return on investment and expected that it would be possible to borrow \$160,000 on the lot and a new building and he wouldn't have much trouble financing it. His calculations led him to the conclusion that the existing building is inadequate to make a reasonable return on the value of the lot.

John cited several reasons why the present building is practically obsolete: “The heavy brick columns on the sidewalk take up about 16 feet of frontage which should be plate glass and bring additional income, and there should be four stores on the ground floor instead of three, the arrangement of the upstairs is very bad, and the roof is 23 years old.” He concludes in saying that H.B. Claflin, whose guarantee is as good as a government bond—he is reputed to be worth \$30-40,000,000 and is president of the New York Chamber of Commerce.

3/31/1915. John discussed his brother, mother and aunts visit to Spokane in June. He also stated; “I feel that is very necessary for you to come in order to make a decision about rebuilding the Sherwood Block, which I feel is quite necessary next year. The building is now inadequate to produce an income commensurate with the value of the lots.” He recounted the reduction in rents, rents in arrears, vacancies and the many objections to the building at present, including the lack of elevator.

12/15/1915. The letter alerted F.P. that it was being mailed under separate cover drawings of the first floor stores, typical office floor, and front elevation of the new building. He requested his brother review the layouts and ask around from suggestions and criticisms, “...all of which should help use to get something that will prove entirely satisfactory and bring the greatest amount of rent.”

1/4/1916. J.D. reported that Mr. Hurley will look after the construction of the building as planned and that he had retained Mr. Cutter to get out the plans under his direction. The current plan is to have four stores of about equal width and extending through to the alley on the ground floor, covering the entire ground floor. The upper floors would be 89 1/2 feet on Riverside by 46 1/2 feet deep. On the upper floors there would be six offices facing on Riverside with a depth

of 20 feet. Four of the rooms will be about 15 feet wide, the corridor will be 6 feet wide and the rear offices 17 feet deep. The second floor will be shop, and the third through sixth will be divided as described, and the seventh and eighth floors will be divided when tenants are secured.

“The second floor of the building will be devoted to shops, and I think we can get a higher rental for the space on this floor on account of the advertising possibilities of the large plate glass windows which will shop up to good advantage from the street.”

As the city grows and there is more demand for offices the building can be extended north to the alley. The columns are sufficiently strong to carry the additional stories. The building will be a “T” shape.

“Mr. Cutter seems to think a light colored terra cotta would be desirable for the façade.”

“We are considering using the Winslows, metal windows. While they are a little more expensive they have many advantages over wood frames. I notice, among other, that the Equitable Building in New York has installed this window.”

The discussions would now bear fruit and the first step was demolition of the old Sherwood Building. The Spokesman Review would report on 1/23/1916: “**Will Raze Old Landmark**”

“The Sherwood Block owned by J.D. Sherwood, on the north side of Riverside avenue, between Howard and Stevens streets, is shown in the above illustration [photograph of building]. Wreckers, under the supervision of Hurley-Mason company, will begin work within the next week or 10 days razing the structure to make way for an eight-story re-enforced [sic] concrete office building to cost \$125,000. The site has a frontage of 100 feet. The present three-story structure is a landmark in the downtown district. Most tenants have vacated to make way for the demolition of the building.”

The city issued a permit on 1/28/1916 to Hurley-Mason with J.D. Sherwood as owner for “wrecking,” for a value of \$1,000.

The next week, 1/30/1916, The Spokesman Review would again report the Sherwood Building. “**Eight Stories of Silver Gray Terra Cotta for New Sherwood**” captioned the article that described the proposed building. New Office Structure on Riverside Will Have Unique Architectural Exterior.

With its eight-story front elevation finished entirely of terra cotta of a silver gray color the new Sherwood block on Riverside avenue will be an edifice of imposing and unique architectural beauty, according to C. B. Hurley of Portland, president of the Hurley-Mason company, which will construct the new office block. Mr. Hurley is in the city arranging for the razing of the old blocks, which will begin tomorrow morning.



This company, which has maintained a Spokane office in the Sherwood building for several years, will move to temporary quarters is on the vacant Sherwood properties on Sprague avenue, which building is under way, and it will be one of the first office occupants of the new blocks. F.S Baker will be superintendent in charge of construction of the company. Kirtland K. Cutter, an associate architect of the Hurly-Mason company, is preparing the plans for the new block.

**New Block by October 1**

Mr. Hurley estimates that the old Sherwood block, built in 1890, will be razed within 30 days. The new structure, he promises, will be completed and ready for occupancy by October 1. It will be constructed mainly of reinforced concrete, with some structural steel to avoid columns in front of the building. There will be no columns within 18 feet of the sidewalk. This is similar to the Welch block construction. The cantilever system will be used in supporting the front 18 feet of the Sherwood block.

The interiors will be finished in marble and oak, and the entire front will be finished in terra cotta. The first floor will cover the entire site, 90x142 feet, while the upper seven stories will extend back only 50 feet at the present time. The Hart Schaffner & Marx company has already leased half the entire lower floor.

**Upstairs Stores Second Floor.**

Eventually the Sherwood building will be T-shaped. The cross-piece of the T will be the Riverside front, and the stem of the latter will be the annex. This will have courts on each side to give outside offices. The front portion will have a line of offices front and back.

A unique feature of the construction, one which is growing in favor in the newer office buildings, provides for the designing of the second floor exclusively for upstairs store purposes. With this end in view the front of the second floor will be equipped with exceptionally large display windows, dropped lower than is customary. [Given the development of the skywalks and skywalk level Sherwood Mall in the mid 1970s, this is somewhat a forward look; although the 2<sup>nd</sup> floor skywalk retail would fade in economic utility in the 2000s.]

Mr. Hurley estimates the total cost of the new block in its form as contemplated at present at between \$130,000 and \$140,000. It will be built by the one contract method by the Hurly-Mason company. This company erected in Spokane in the last few years the Welch block, at Main avenue and Howard street, the Milwaukee freight sheds, the Cascade laundry and the Centennial [sic] mill grain tanks.

Three months later, on 3/30/1916, a permit issued to Hurley-Mason, builder, with J.D. Sherwood as owner, for a new building valued at \$125,000 at 510 West Riverside. K.K. Cutter was listed as architect.

2/12/916. "We sent you by express this morning the complete set of plans, which are largely the result of the ideas of both Messrs. Hurley and Mason and Cutter; the decorations are nearly all Cutter's ideas."

"The entire front of the building is terra cotta which Cutter says can be installed cheaper than brick can be laid, and, as it is much lighter than brick, the iron bars supporting same will not be as expensive. The terra cotta is to resemble sandstone of light gray with a pink tint, which Cutter says will not have to be washed or cleaned often, but will improved with appearance by age. We have received one bid of \$7,700 for the terra cotta. Brick would probably cost between \$5,000 and \$6,000, therefore, I favor terra cotta which will be much handsomer."

"We have contracted for the amount of steel necessary in the building last December at a much lower price than it is now. The price of cement here is a little over \$2,00 a barrel, which is much lower than it has ever been with the exception of last Summer. Within a week I will be able to give you the approximate cost of the entire building."

2/18/1916. John requested his brother of a particular concern. "I wrote you that Kirk. Cutter proposed using a grayish terra cotta with a pink tint, not glazed with a finish that looks like fine stand stone. The argument for this is, besides being appropriate in color with the gothic style of architecture, that is also has the advantage that it will not have to be cleaned often, possibly not oftener than once in five years or so, because the dust and smoke which may accumulate on the surface will rather add to the appearance, just as do some of the old buildings in London. He had spoken of a man from Los Angeles, though, that pointed out that an owners of some 13 large terra cotta buildings that used glazed terra cotta were unhappy with their last one that was unglazed because it shows dirt and streaks when it rains. He asked his brother to consult with managers of New York buildings to get their opinions."

3/7/1916. John discussed the stairway before bringing back the discussion of terra cotta. "We shall not order any material for a week or ten days, so the drawings from the New York Terra Cotta company will be used, but I doubt whether Cutter will agree to simplifying the terra cotta which he is very proud [sic] of and thinks will make the finest appearance of any building in Spokane. You wrote that the Atlanta Terra Cotta Company is sending Cutter a sample of terra cotta in the Hurt Building."

The Spokane Daily Chronicle would report on 4/10/1916 that "**CEMENT AND BRICK ORDERS ARE PLACED**" The award of further contracts for building material to be used in the construction of the new Sherwood block was announced today.

"Brick and terra cotta trimmings for the building will be furnished by the Washington Brick, Lime and Sewer Pipe company with its factory at Dishman

and the Hofius Steel and Equipment company, W1116 Ide avenue has been given the contract for structural steel.

Erection of the steel skeleton of the big new building will be begun by Hurley-Mason company within the next two weeks or so. Most of the excavation and foundation work having already been complete. It was announced today that about 3000 barrels of cement will be used on the buildings, plans for which have been prepared by Cutter & Malmgren.

4/14/1916. John continued the stair discussion. The stairs would be outside the building to save the expense of marble stairs, but also the expense of a large fire escape. John asked about the "ingenuous" fire door latch on the Equitable Building (in NYC).

"After excavating the lot, Hurley-Mason thought it would be desirable to go down to bed rock for the columns if bed rock was not too deep. They found bedrock from 10 to 15 feet below the basement floor, so this is being done. It is a great advantage to a height building, as it prevents settling and cracks. They have sunk the shafts for the columns and the concrete is now being places, so the building is now started.

On 8/11/1916, the Spokane Daily Chronicle noted that "**PROGRESS IS RAPID ON SHERWOOD BLOCK**" "Ornamented Terra Cotta Work on Front Now at Third Story"

Unusually rapid progress that marked the concrete work on the new eight-story Sherwood building ... is continuing with the other work of the structure.

The ornamental Terra cotta work at the front of the building is now up to the third floor, and plasters are busy on the ground floor floor. The storeroom at the east side of the first floor,...is being hurried to completion of the Hart, Schaffner & Marx Clothes shop, which expect to move in about September 15, and all other features of the construction are progressing accordingly.

Practically all of the concrete work is now completed with the exception of the basement floors. The Sherwood building is being put up under the one-contract system by the Hurley-Mason company, which also is engaged in the construction of an addition to the Carstens Packing plant on the east side of the city.

The Chronicle would give a progress report in the next month. On 9/21/1916, it was reported: "**SHERWOOD TENANTS SOON WILL MOVE IN**" "Many of the tenants of the new Sherwood building ... will move in between October 15 and November 1. The eight-story building is rapidly nearing completion."

12/17/1916. John informed his brother, who enroute to Tahiti, that “The building, I find, is going to cost about \$175,000, which is \$25,000 more than the mortgage. ... This \$25,000, I shall have to advance, and you will owe me one-third or it. Of course, we ought to set aside a sinking fund each year to pay me back the \$25,000.”

3/6/1917. John provides a recap of the building’s rental progress and discussed accounting matters. He indicates that the ground floor spaces and offices are renting pretty well. He also discusses another property on Division Street and his WWP dividends.

“**REMODEL SHERWOOD BUILDING**” reported the Spokesman Review on 6/1/1924. “Murphey, Favre & Co. Will Take Over Additional Space.” Extensive alterations of the second floor of the Sherwood building were announced yesterday by T.J. Meenach, manager. According to Murphey, Favre, a Spokane pioneer bond and mortgage firm: “Spokane is becoming more and more a center for the investment bond business, just as it has been for many years a center of the mortgage loan business, and both of these departments are showing steady growth with us.”

Various changes would occur in the building over the years, but the most significant since its construction was set in motion in 1965 with the front page announcement of construction of the Parkade Parking Garage and Parkade Plaza. The project would follow with the Sherwood Mall in 1977-1978.

“**\$2.5 Million Building Planned**,” marked a major change to the Sherwood Building and downtown Spokane. This article in the 6 October 1965 edition of the Spokane Daily Chronicle announced the plans for a major parking structure that would occupy the entire north half of the block north of the block occupied by the bank.

The 10-story classically-inspired structure of cast concrete, designed by Warren Cummings Heylman and Associates, would also create a new pedestrian mall and a new “Park Lane” that would replace the alley. The project, broad in scope, also introduced the “skywalk” to Spokane with connections to buildings west, north, and eventually east. In conjunction with that project, the neighbors to the south across the alley were integrated into the mall. They would have a second front to invite customers.

The Sherwood Building, First National Bank Building, and Fidelity Savings and Loan buildings would participate in repurposing the rears of their buildings and the alley. The Adkison plans showed a new modern entry within a new brick face. The FNB drive-in window and the alley providing access, would be eliminated and a new pedestrian entry would be built in a redesigned and rebuilt rear façade that united the FNB and the Sherwood Building. Thomas Adkison, with an office in the neighboring Sherwood Building, designed the project to unify the buildings..

The Park Lane plaza, paved in a red brick fan pattern unites the buildings flanking the pedestrian mall.

On 7/13/1977 The Spokane Daily Chronicle reported the big announcement "Skywalk Extension Proposed" City Plan Commission is considering. ...

"It would be the largest single step ever taken in lengthening the second-story skywalk system and would bridge Riverside for the first time."

...

"It would require extensive remodeling of the buildings involved and construction of an addition to the Sherwood Building. The project includes a new pedestrian mall in the Sherwood Building and retail shops on the first and second stories of the Sherwood Building and the second floor of the First National Bank."

Also, a second floor will be constructed atop the on-sory north portion of the Sherwood Building, occupied until recently by Rusans. Exterior remodeling of the Sherwood and First National Bank buildings are included in the long-term plans for the project, ..." Architects are Trogden-Smith-Grossman; Adkison, Leigh, Sims, Cuppage Architects, and Warren Cummings Heylman and Associates.

The Spokesman Review would report in the next year on 5/14/1978: "Sherwood Mall opening part of renovation plan" ...

"Renovation of the first two stories of this Kirtland Cutter-designed building originally constructed in 1916 is the center of a three-block downtown remodeling project." The remodel includes the Sherwood, First National Bank, Old National Bank and the Paulsen Building. Skywalk links are part of the project with a total cost of about \$2.5 million. Halvorson Co. Inc is the contractor. Leases in negotiation will bring the total number of tenants in the Sherwood Mall to 16. The addition will extend the connected blocks to 10, making it the second largest skywalk system in the nation; following Minneapolis.

Articles of 5/30 and 5/31 reported the opening of 10 blocks of new skywalk connections in downtown, the ribbon cutting and the opening of the Sherwood Mall. On 5/31/1978, the Spokesman Review would report: "**New downtown skywalks opened**"

"Three new downtown skywalks were ushered into service Tuesday..."

"A progressive ribbon-cutting ceremony led by Spokane Mayor Ron Bair opened skywalks linking the Sherwood building to the Parkade over the Parkade Plaza..."

"The Skywalk ceremonies coincided with the opening Tuesday of the new Sherwood Mall, a shopping complex on the first and second floors of the Sherwood Building and the second floor of the adjoining First National Bank Building". The 16 tenants of the Sherwood building are listed.

“The total investment exceeded \$2.5 million.” “Mayor Bair said the project is an example of the Spokane business community working “one more time to revitalize an area.” “He noted that the Sherwood Building offices were only 20 percent occupied when the project began four years ago. Now occupancy is about 80 percent, the mayor said.” “Sherwood Mall and the skywalk additions add about 51,000 square feet of shopping space downtown.”

By the year 2000, the skywalk level retail had begun to loose favor. An article in the Journal of Business in 5/5/2005, “**Empty Spaces Plague Skywalk**” reported that a recent survey of downtown skywalk spaces indicated that 40 percent of the retail spaces were empty. Much of the space was shifted back to office use which it had been prior to the expansion of the skywalk system.

The Spokesman Review (website) in an article of 7/20/2012 reported the vacation of the Sherwood Building by its employees. “**Sterling to consolidate in Crescent Court space.**” “About 120 Sterling workers now using space in the Sherwood Building, at 510 W. Riverside Ave., will move into the Crescent Court space in August. Sterling sold the Sherwood Building in 2006 and has leased space there since.”

#### **Sherwood Building Site and Block History**

**The Sanborn map of 1884** shows the site as vacant with a variety of frame one- and two story buildings, including a black smith next door to the west, a shooting gallery and bowling alley, four saloons, three barbers, offices, general merchandise, hardware, Chinese laundry, livery, a couple of dwellings, sheds, and a post office on the corner of Howard and Main.

**The 1888 Sanborn** shows the site and block essentially the same as 1884.

**The 1889 Sanborn** shows the site developed with the four-story wood frame Eagle Block with a harness and saddle shop and furnished rooms up stairs. The entire block was built out with liquors, a corral, wagon shop, tailor barber, notions, tobacco, hardware, saloons, drugs a variety of shops typical of a growing western town.

**The 1890 Sanborn**, the year after the fire, shows five-story brick Eagle Block on the future FNB site. A wide vacant swath was between the Eagle Block and the five-story brick Ziegler Block on the southwest corner of the block. Saloons and shops were to its north, and the Moore Block and another brick block were under construction in the north half of the bock. The northeast corner of the block indicated the dotted outlines of building foundations, not yet rebuilt from the fire.

**In 1891 Sanborn** depicted the Eagle Block and to its west the three-story brick Sherwood Building (razed in 1916 to make way for the current Sherwood Building), two vacant lots, the Ziegler Block, a three-story brick building to its north, the Holly, Mason Marks & company hardware and on the northwest corner, the Daniel’s Block. Several vacant lots left a large gap.

**In 1910**, the block was built out. Sanborn depicts a variety of buildings, all brick and stone, one-to five- story buildings. The Eagle Block, Sherwood Building and Ziegler Block dominated the frontage along Riverside. The Pantages Theater replaced Holly Mason on the northwest quadrant of the block, and one-to three-story shops lined Main Avenue and Stevens Street.

**The 1928 Sanborn** depicts block as fully built out. Only the two two-story brick buildings at 516 and 518 West Riverside, and the Sherwood Building (1916 version) are extant.

**The 1952 Sanborn** depicts the same pattern as 1928. It does not depict the FNB Building, the Fidelity Savings Building and the Parkade which came in the following years.

**RL Polk Directory Sherwood Building – 508-510-512 West Riverside Avenue - Building Occupants – and Selected Building Permits**

The year 1916 began with the Sherwoods moving forward on their plans for a new building to replace the first Sherwood Building (508 West Riverside) constructed in 1891. A permit was issued on 1/28/1916 to Hurley Mason with J.D. Sherwood as owner for “wrecking,” for a value of \$1,000. This was followed on 3/30/1916 by a permit issued to Hurley Mason, builder, with J.D. Sherwood as owner, for a new building valued at \$125,000 at 510 West Riverside. K.K. Cutter was listed as architect. Cutter and Hurley Mason were also leasing space in the first Sherwood Building, soon to be razed.

The street level included two storefronts, 508 West on the east, and 512 on the west of the main entry. The address for the building and offices is 510 West Riverside.

**508 West Riverside**

Hart Shaffner and Marx was the first occupant of the storefront at 508 West Riverside. The men’s clothier was a tenant in the first Sherwood Building and had relocated to a store on Howard during construction. They were granted a permit on 5/28/1917 for electrical; and 2/18/1920 for alterations to store. Garrett Steward Sommers (owner) would later get permits on 1/19/19/1926, 11/4/1930, and 3/21/1933.

The 1935 Polk lists Garrett-Stuart & Sommer men’s clothing. They would receive permits on 7/19/1937 for electrical; 4/21/1937 for alterations to front and interior with a value of \$5,000; and on 5/25/1937 for awnings. In 1939, Thomas & Gassman men’s wear would occupy the space and remain there until 1964. Over the years they were issued various permits for electrical, alterations, awnings, and in 1958 (1/4/1958) for the remodel of the exterior of the store with a value of \$10,000.

Thomas & Gassman was the last listed business at 508 West Riverside in the 1964 Polk.

**512 West Riverside**

The westerly storefront was first occupied by the Antlers confectionery in 1917 (electrical permit was issued to the Antlers on 5/28/1917), and first listed in Polk in 1918 with S.D. Weaver

and Arno Hammers as proprietors. The Antlers would remain until 1927 and were no longer listed in Polk in 1928.

A permit was issued to F.X. Neuberger on 4/24/1928 for alterations to a store with a value of \$1,500. The **1930 Polk Directory** listed Spokane Optical, Inc and F.X. Neuberger, jeweler at 512 West Riverside. In **1935** Nu Enamel Paints at was listed at 512.

The **1940 Polk** listed and Mrs. J.S. Hwang oriental goods at 512. Rusan's would move into the space later in the year with building permits for storefront alterations on 8/8/1940 with a value of \$2,000, for electrical on 8/26/1940, and a stairway on 2/15/1944.

On 7/4/1949 a permit was issued to cut through a concrete wall and combine store spaces. A major remodel was permitted on 6/17/1954 for interior alterations, alter storefront, and erection of a marquee for a value of \$50,000; exterior alteration for a new entry and facing for the rear of the building with a value of \$8,000. This work was likely done in conjunction with improvement to the Parkade Plaza. Interior alterations and a new stairway and new front at a value of \$20,000 were permitted on 7/26/1968. Walker and McGough were the architects..

Rusan's completed major alteration in 1954 (6/17/1954) with interior alterations and alteration to the storefront including erection of a marquee with a value of \$50,000. Rusan's was last listed in Polk in 1976.

A major remodel of the old Rusan's store took place in 1978 for Bernard's Women's Apparel. Robert Gobel was contractor with Walker McGough as architect remodeled vacant commercial space and added a new commercial interior with a valuation of \$172,454. Bernard's Clothing moved from 617 West Riverside with an Occupancy Permit on 12/11/1978, and is listed in the Sherwood Mall in 1979, and 512 West Riverside in 1980.

### **West 510 Riverside Avenue - Sherwood Mall**

A city of Spokane building permit issued on 12/5/1977 lists the alterations to the Sherwood Building and adjacent First National Bank Building which would be joined as a result of the project. The project valuation was \$750,000. Thomas Atkinson was listed as the architect with H. Halvorson, Inc. as contractor.

“Alt to Sherwood Bldg. & 1<sup>st</sup> National Bank including Skybridge to Parkade.  
Demolish partitions & existing ceiling, construct new skywalk. Add 1 story to N  
Side of Sherwood Bldg. & alt in 1<sup>st</sup> National”

The project was a big step in connecting more buildings to the city's skywalk system. It involved construction of a new skywalk that would extend from the Parkade Parking Garage, run through the Sherwood and First National Bank buildings, and connect to the Old National Bank Building (now U.S. Bank) across Stevens Street to the east. The project redeveloped the second floors of the two buildings to create a shopping mall fed by the skywalk system.



Building Permits and Certificates of Occupancy were issued to the following businesses after the 1977-1978 skywalk level remodel: Little Bit Country (4/27/1978); Athletes Foot (5/16/1978), Kowalski's Restaurant (5/9/1978); Spokane Furniture and Design Corp. (5/18/1978) for restaurant; Walls & Walls (6/7/1978); Kitchen Edition (6/7/1978); The Wooden Planter (6/7/1978); Merle Norman Cosmetics (6/7/1978); Frame Factory (7/21/1978); La Chapina (8/31/1978, 9/25/1978); Bernard's Clothing Store for 1<sup>st</sup> floor mezzanine and 2<sup>nd</sup> floor (9/21/1978); Hemmingmoore Original Jewelry (9/24/1979); The Hanger (10/22/1979); and others.

The 1980 Polk would list the Sherwood building as "W 510 Sherwood Mall." Some thirteen retail shops and restaurants occupied the first and second floors of the Sherwood building, and on the second level spilled into the FNB building.

Hemmingmoore's Originals received a permit on 10/1/1979 for a \$42,000 remodel designed by Atkinson, Leigh, Sims, Cuppage (ALSC) for a jewelry store on 1<sup>st</sup> floor and basement. The Hanger received a permit on 10/22/1979 for electrical work.

In 1982, permits were issued for installation of new boiler units to convert the heating system from steam heat. In addition, the Shoe Boutique, a Health Food Store, Ultimate Bagel, Brucci's Restaurant, and Japanese Lunchbox received permits for various improvements.

By the year 2000 Polk edition, the Sherwood Mall was no longer listed. Indeed for 510 West Riverside, only City Perk (eating places) and the Metro Cafe (eating places) were occupying spaces that had been created by the construction of the Sherwood Mall. The address 510 included the following eight listings including City Perk and Metro Café: American Data Systems, Compass Group (investments), Intervest-Mortgage Investment, Kiemle & Hagood (single-family housing construction), Sir Speedy (printers) and Teneff Jewelry.

### **510 West Riverside – Office Floors 2 to 8**

The 1920 Polk Directory listed a variety of businesses in the building from floors 2 to 8. Insurance companies and lawyers dominated the field. Eleven mining companies were listed in the building, but this number would be greatly reduced in the next few years. (The 1920 Polk listed five columns of mining companies spread through various buildings in downtown Spokane.) Kirtland Cutter had an office on the 6<sup>th</sup> floor and would remain in the building until leaving Spokane in 1923.

The 510 address included the offices occupying the floors 2 through 8. Although some rooms were combined into suites by a single company, in the early years, the bulk of the rooms were individually leased. Tenants included insurance services (Murphy, Favre & Co., Equitable,

Wentworth), physicians, a tailor, investments and loans, lawyers, finance real estate management (T.J. Meenach, RE manager for Sherwoods), notaries, a railroad company, public stenographer, mining companies, commerce newspaper, teachers agency, accountant, and chiropractor

In December 1937, the Spokane City Council approved the installation of a radio transmission tower on the roof of the Sherwood Building. Whitehouse and Price completed the design work for K.F.I. O Radio Station. A building permit was issued on 11/18/1941 for installation of the building's second transmitter plant. The station's first transmitter had been installed on the Sherwood's roof in 1935. The razing of the adjacent Ziegler building led to the dismantling of the station and its move to the Realty Building further east on Riverside.

The same pattern of tenant businesses generally prevailed through the 1970s, and many of the same tenants as originally in the building in 1920 remained through the 1950s. First listed in Polk in the 1949 edition, Teneff Jewelry, Manufacturing continues to occupy the 3<sup>rd</sup> floor of the building (Carter Jewelry Manufacturing was in the same space from 1944 until 1948). Tom Meenach followed by Tom Meenach Jr. occupied the space from 1917 until the early 1980s. In the 1960s and 1970s, rooms became consolidated and larger users began occupying. For example, Architects McClure Adkison would grow on Floor 7 through the 1980s to Adkison, Leigh, Simms & Cuppage, and William Trogdon would grow on Floor 8 to Trogdon-Smith-Grossman until leaving the building in 1977.

The mid 1970s brought the most significant changes to the building. The 1975 Polk directory indicated that most of the 4<sup>th</sup> 5<sup>th</sup> and 6<sup>th</sup> floors were vacant. Building permits from 1976 through 1978 documented the change in building use and tenant mix (Sherwood Mall on the 1<sup>st</sup> and 2<sup>nd</sup> Floors and integration of the 2<sup>nd</sup> floor of the FNB building are discussed above).

In 1975 through 1977, Bancshares Mortgage Company occupied the second floor of the FNB building. They also occupied the 6<sup>th</sup> after a remodel in 1976 (5/26/1976 building permit value of \$22,000). A building permit was issued for interior alterations for office space on the 4<sup>th</sup> floor (8/9/1976, value of \$37,000). Bancshares, Inc received a permit on 7/21/1977 for new ceiling and partitions and some fixtures on 7<sup>th</sup> floor—architects office with a value of \$27,500. A permit was issued on 4/4/1978 for alterations on the 8<sup>th</sup> floor with a value of \$34,000, to remove some walls, replace air conditioning system and a partial new ceiling. The 1980 Polk directory indicated that Bancshares Mortgage Co. occupied the 4<sup>th</sup> through 6<sup>th</sup> and 8<sup>th</sup> floors. The Compass Group occupied the 5<sup>th</sup> floor.

The 1990 Polk listed Sterling Savings Association, a Spokane-headquartered financial institution, as the major occupant of the building, occupying the entire 4<sup>th</sup> through 8<sup>th</sup> floors. Teneff Jewelry continued to occupy the 3<sup>rd</sup> floor with the Compass Group. By the year 2000, Teneff Jewelry still occupied the third floor, and three real estate investment companies occupied floors 4 through 8.

The 2006 Polk listed at 510, Action Mortgage Company, Electric Lightwave, Inc. (telephone companies), the Metro Café, Teneff Jewelry Manufacturing Co. and the Compass Group. The

2011 Polk listed McCathren Management, Teneff Jewelry, and Sterling Savings Real Estate in the Sherwood Building section, and the Metro Cafe and Washington State Blind Services in the FNB section. No others were listed in the building. They would remain in the building until vacated in 2012.

In 2013, the Sherwood and FNB buildings were purchased by a Spokane investment group, and the Sherwood building was sold to the present owners.

### **Historical Context of Downtown Spokane**

The Spokane Falls and its surroundings were a gathering place and focus for settlement for the area's indigenous people due to the fertile hunting grounds and abundance of salmon in the Spokane River. The first humans to arrive in the Spokane area arrived between twelve thousand and eight thousand years ago and were hunter-gatherer societies that lived off the plentiful game in the area. Initially, the settlers hunted predominantly bison and antelope, but after the game migrated out of the region, the native people became dependent on gathering roots, berries, and fish. The Spokane tribe used the Spokane Falls as the center of trade and fishing.

The first American settlers, squatters J.J. Downing, with his wife, stepdaughter, and S.R. Scranton, built a cabin and established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney, Oregonians passing through the region in 1873 recognized the value of the Spokane River and its falls. They realized the investment potential and bought the claims of 160 acres and the sawmill from Downing and Scranton. Glover and Matheney knew that the Northern Pacific Railroad Company had received a government charter to build a main line across this northern route. By 1875, Matheney became doubtful that the Northern Pacific Railroad come to Spokane and sold his stake in the venture to Glover.

In 1877 soldiers that were fighting a war against the Nez Perce Indians spent the winter in Spokane. They built Fort Coeur d'Alene, and Glover sold food and goods to the soldiers. The presence of soldiers encouraged families to move to Spokane, expanding its population. Glover became the founder and "Father of Spokane" and one of its first mayors as well.

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.

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.

Spokane grew rapidly through the teens to a 1920 population of – 104,437, but then slowed in the 1930 and increased to 122,001 in 1940. World War II was a period of industrial development with the power generation of the New Deal Grand Coulee Dam supporting aluminum plants, military supply depots, and other industry.

During World War II, Spokane was home to the Velox Naval Supply Depot, the massive Galena Army Air Corps supply and repair depot (later Fairchild AFB), Geiger Field, Fort George Wright, and the Baxter Army Hospital. In addition, two federally owned aluminum plants at suburban Mead and Trentwood proved crucial to the war effort. Some 15,000 Spokane residents served in the armed forces and many were employed in war-related industries.

In 1950, Spokane's population increased by 40,000 people to a population of 161,721. The pent up demand of returning veterans fueled the construction of single-family homes in the suburbs to the north, south, and Spokane Valley. New commercial buildings, and a wave of new banks, were built in downtown Spokane. Shopping centers sprouted in the burgeoning residential suburbs. Another 20,000 people were added during the 1950s to 181,608 in 1960, with a decrease to in 1970. Because of the sprawling push to the suburbs and development of shopping malls, the downtown Spokane core declined.

Various planning efforts for the downtown, from the 1961 Ebasco Plan, the work of Spokane Unlimited in the 1960s and 1970s responded to the flight to the suburbs and the deteriorating downtown core. The Spokesman Review article of January 4, 1961, captioned "Central Spokane Plan Held Vital," summed it up in a statement by John G. F. Hieber, president of Spokane Unlimited, Inc. "Spokane must have a strong heart for if the core is weak it becomes a threat to the entire city." The effort to develop the Ebasco Plan, which envisioned a core riverfront freed from the steel wall of the railroads, was launched by the downtown interests. The construction of the Parkade Plaza at Howard and Main in 1967 was an early effort in downtown revitalization by providing a major parking garage and linking it to downtown retail shops via a skywalk system.

Expo '74 cleaned up the steel and concrete wall of the railroads along the river, provided a new urban park that highlighted the Spokane River falls, and brought new energy to Spokane and worked to revitalize the downtown. The skywalk system initiated with the Parkade Parking Garage in 1967 pushed into department stores such as the Crescent, the Bon Marche, J.C. Penney's, Riverpark Square, and office Buildings such as the Old National Bank and Paulsen Building, and Seattle First National Bank. Eventually some 15 blocks would be connected by this system. But, as a new emphasis was placed on street level retail and activity on the sidewalks, the skywalk system, essentially a two-level retail area within the core, began to fade in the 1990s. An article in the Journal of Business in 2005 reported the results of a recent survey of downtown skywalk spaces and indicated that 40 percent of the retail spaces were empty. Much of the space was shift back to office use which it had been prior to the expansion of the skywalk system.

**John D. Sherwood,(1860-1919) Building Developer and Owner**

(From Spokane Register Nomination for Julius M. Dutton House by Diana J. Painter – 7/26/2006)

John D. Sherwood was born in San Francisco on October 12, 1860. He attended Harvard University and left for Spokane upon graduating. On arriving in 1883 he went into partnership with E. Dempsie and founded Sherwood and Dempsie's, a men's clothing store located at Howard near Main Street.

In 1885 he became associated with Frank R. Moore, Fred Chamberlain, William Petite and others in establishing the city's first electric light company in the C. & C. flourmill. By 1886 he had sold his share of the men's furnishings business to Dempsie and established a real estate company. His business was listed in directories as "Real Estate, Insurance and Rentals" for the remainder of his career.

By 1889 he was allied with Spokane's most powerful businessmen, who were actively involved in building the young city. At this time he was listed in the Spokane directory as the president of the Spokane Cable Railway Co., a member of the Bohemian Club, secretary and treasurer of the Harvard Club, treasurer of Edison Electric Illuminating Co. and Washington Water Power Co., and vice president of the Spokane Board of Trade. He was the Chamber of Commerce's first vice president, and continued to be active in the organization throughout his career.

Sherwood was as vice president of Washington Water Power, on whose board he served for over twenty years (and he and his wife were major stockholders). Washington Water Power came to dominate the electric power business in Spokane, control most of the major streetcar companies, and operate Twickenham Park (later Natatorium Park) for nearly 80 years. The streetcars allowed the suburbs to develop and created destinations out of regional parks. Virtually all board members of Washington Water Power, including Sherwood, were involved in real estate development along the streetcar lines.

John Sherwood had very favorable real estate connections, which proved to be valuable for his other ventures and ultimately the city as a whole. He was the Spokane agent for the Adams Real Estate Trust, which managed the real estate bequeathed to the five children of Charles Francis Adams, son of John Quincy Adams, sixth president of the United States. Charles Francis Adams II was the president of Union Pacific Railroad. He and his brother Brooks Adams invested heavily in land in the western United States and in downtown Spokane as well. A nephew, George Caspar Adams, acquired additional land in Spokane in foreclosure sales between 1890 and 1897, a time of economic downturn in Spokane and the nation as a whole. In the late 1880s/early 1890s the family owned 640 acres in northwest Spokane, 900 acres in the southeast quarter of the city, and 60 acres directly west of Manito Park.

Sherwood's connections benefited northwest Spokane in particular. When Spokane was being considered for a military post Sherwood convinced Charles Adams to write to the United States senators in support of the bid. Fort Wright was established west of the river, to be served by the same cable car system that served the Sherwood Addition, Nettleton's Addition, Twickenham Park and the Twickenham Addition. The Twickenham Addition opened in 1889.

Sherwood along with partners John Finch and Frank Hogan are also credited with establishing Northwest Boulevard and Southeast Boulevard. Northwest Boulevard opened up the area north of the West Central neighborhood. This road, which was planned as a 150-foot parkway with trees and a streetcar down the middle, benefited the land speculators along the route, including Adams, whose 640 acres were in the path of the proposed route, and Sherwood, who had large land holdings in the Audubon area north of West Central.

In spring of 1889 Sherwood built the five-story brick and stone Washington Building on Riverside Drive. At the time it was the highest building in Spokane and had a number of prestigious tenants, including several telephone companies, the Edison Electric Illuminating Co. and Washington Water Power Co., Kirtland Cutter (Sherwood's architect) and his partner John Poetz, the financier Frank R. Moore (Sherwood's business partner in some ventures), and a doctor, lawyers, civil engineers, real estate firms, a newspaper, and shop owners.

Shortly after completion, the Washington Building was lost to the Spokane fire of August 4, 1889, which virtually destroyed downtown. In 1890 Sherwood and his brother Franklin P. Sherwood replaced the building on the same site with the three-story Sherwood Building. The old Sherwood Building was razed in 1916 and replaced by the current Sherwood Building in the same year.

The 1916 Sherwood Building, which is eight stories in the Neo-Gothic mode is one of the many legacies of Spokane's preeminent architect, Kirtland Cutter as well as Sherwood. Kirtland Cutter also designed Sherwood's 1898 home in the Sherwood Addition, at 2941 Summit. Sherwood resided there with his family (he had married Josephine B. Cone of Red Bluff, California in 1896) until his death in 1919. His descendents continued to live there for many years. In the 1960s much of the surrounding land was sold for residential development.

The Spokane Daily Chronicle of 11/24/1919 reported the tragic death of John and his wife “**AUTO ACCIDENT IS FATAL TO MR., MRS. SHERWOOD**” “Prominent Spokane Couple and Two Friends Meet Death in California.”

Mr. and Mrs. J.D. Sherwood of Spokane, and Mr. and Mrs. Charles M. Bleshaw of Antioch Cal, lost their lives in an automobile accident 40 miles south of San Francisco, Sunday afternoon at 3:30 O’clock when Mr. Bleshaw’s automobile in which the four were taking a drive, plunged over a 700-foot cliff on the Ocean shore road.

The article recounted the prominence of both families in California and the important contributions made by John Sherwood in Spokane from his arrival in 1883 to his death in 1919.

**Architect: Kirtland Kelsey Cutter (1860-1939) (Cutter and Malmgren), Spokane**

(History Link. An article expanded slightly on 10/27/2011. By Laura Arksey, 3/23/2009)

Kirtland Kelsey Cutter was primarily a Spokane architect with a significant practice in Spokane, Seattle, and Southern California, as well as commissions as far away as England. Of Spokane’s many prolific and successful architects, he is the best known to the general public today. Spokane is where he first made his reputation, his buildings giving clues about the “economy, power structure, social life, and changing fortunes” of the growing city (Matthews, *Spokane and the Inland Empire*, 143). Cutter’s career spanned 50 years, from 1889 to his death in 1939. His legacy of large-scale houses and public buildings still standing in Spokane, Seattle, Southern California, and elsewhere is varied and impressive.

**Early Days**

Kirtland Cutter was born on August 20, 1860 in East Rockport, Ohio, near Cleveland. Until the age of 17, he lived there at Whippoorwill Farm, the estate of his mother’s grandfather, Jared Kirtland, a naturalist and physician. The love of nature that Cutter gained from his great grandfather was evident later in his architectural work. At age 14, he began attending Cleveland’s prestigious Brooks School, sometimes called Brooks Military Academy, where he did not especially distinguish himself in either academics or athletics. Perhaps the main influence of his education there was the building itself, a half-timbered schoolhouse with diagonal cross braces, a style entirely new to Cleveland that would later find its way into Cutter’s work. The young boy also observed the transformation of the city, where large, ornate buildings were rising downtown, and the affluent were erecting elaborate mansions in the residential areas.

After this schooling, Cutter enrolled in the Art Students’ League of New York, intent upon becoming an illustrator. From there, he went to Europe to travel and study art, mainly in Dresden and Florence. He would draw upon these European influences throughout his career.

With the encouragement of his uncle, Horace Cutter, a Spokane banker, Kirtland Cutter came to the fledgling city in 1886 and decided to practice architecture rather than to pursue a career in art. Initially Cutter supplemented his income from architecture by working as a teller in his uncle's bank. His first residential designs were for his uncle and for his own house, "Chalet Hohenstein," in 1887. On the basalt-strewn South Hill overlooking downtown Spokane, both were in a somewhat Swiss style. He received two important commissions in 1889, probably through his uncle's banking connections. He made a success of two fine Tudoresque half-timbered houses, also on the South Hill, for James N. Glover (1837-1921), considered the father of Spokane, and businessman F. Rockwood Moore. With these residences, Cutter "had begun his long career in Spokane designing houses in an Arts and Crafts manner that seemed to grow out of the rocky hillsides" (Matthews, *Kirtland Cutter ... Land of Promise*, 330).

### **Rebuilding and Building Spokane**

In 1889 most of downtown Spokane was destroyed in a catastrophic fire. Kirtland Cutter and his new partner, John C. Poetz (1859-1929), were among the architects on the spot to help rebuild the city. Cutter's strength as an architect was mainly artistic, whereas Poetz provided the technical expertise necessary for large structures. Immediately after the fire and in the decades that followed, either alone or with partners, Cutter designed many buildings in downtown Spokane. They included First National Bank, Rookery Building, White House Store, Sherwood Building, Pedicord Hotel, Davenport's Restaurant, John W. Graham Building, Spokane Club, Washington Water Power Substation and Steam Plant, Western Union Life Insurance Company, Crescent Store, and the spectacular Davenport Hotel, completed in 1914, among others.

The firm of Cutter and Poetz received a boost with their very successful Idaho Building for the 1893 World's Columbian Exposition in Chicago. Of timber and basalt from Idaho, it was built in a strong, rustic style to suggest the mountains and forests of that state. The building received rave reviews from newspapers, and visitors flocked to see it. After the fair, it was moved to Lake Geneva, Wisconsin, and later demolished. A wealthy Englishman visiting the exposition so admired the Idaho Building that he had Cutter construct him a replica on his estate at Ringwood, England. Later there were commissions for rustic lodges in Idaho, Montana, and Upstate New York.

Cutter was soon picking up new residential clients in Spokane, many of whom were making fortunes in the mining booms of North Idaho, Eastern Washington, and Southern British Columbia. These tycoons mostly chose to locate in Browne's Addition, a flat area west of downtown above the Spokane River. Between 1897 and 1900, with his next partner, Carl Gunnar Malmgren (1862-1921), he built mansions in Browne's Addition for John A. Finch, Patrick "Patsy" Clark, Amasa Campbell, W. J. C. Wakefield, Henry Richards, R. L. Rutter, and others. The Robert Strahorn house encased the earlier J. J. Browne house. The styles ranged from Tudoresque with English Arts and Crafts features, to Mission Revival, to the wildly eclectic and exotic Clark Mansion. Important residential commissions continued to come from other areas of the city, including the South Hill, where he designed homes for Louis Davenport,



D. C. and Austin Corbin, J. M. Corbet, F. Lewis Clark, and many others. Some of his houses were suburban or rural, most notably Jay P. Graves's incongruously named "Waikiki," a virtual English estate north of the city on the Little Spokane River.

### Seattle's Finest

Simultaneously, Cutter began receiving commissions in Seattle, sometimes in partnership with Malmgren and others. In 1898-1900, Cutter and Malmgren designed a large home on First Hill for lumber baron C. D. Stimson. Later known as the Stimson-Green Mansion, it was in the half-timbered and gabled Tudor Revival style, and its somewhat medieval interior drew strongly upon the English Arts and Crafts Movement. This style, while fairly new to Seattle at the time, became prevalent in the 1920s. In 1902, Cutter sent an assistant, Edwin Wager, to Seattle to establish a branch office. Two others, architect Andrew Willatzen and draftsman Carl Nuese, soon joined the firm. These people departed the firm at various times.

Whether in combination with others or alone, Cutter did a great deal of work in Seattle. In 1903, he designed the Rainier Club, and between 1908 and 1909 with Malmgren, the Swiss chalet-style Seattle Golf and Country Club. Cutter's other Seattle commissions included the Crary Building, the Washington Securities Company Building, and residences for L. B. Peebles, C. J. Smith, T. J. Heffernan, Samuel Hill, and a later house for C. D. Stimson, this time in The Highlands overlooking Puget Sound, where he also designed a Prairie-Style house for C. H. Clarke.

Cutter's work also spread to the Tacoma area, where his most notable residences were the Italianate Villa Carman at Gravelly Lake, designed for Joseph L. Carman, and Thornewood, "Cutter's most faithful interpretation of a Tudor manor house in brick" (Matthews, *Kirtland Cutter ...Land of Promise*, 268), which he designed at American Lake for Chester Thorne. For this project, as well as others during his career, Cutter was joined by the famous Olmsted landscape architectural firm of Brookline, Massachusetts.

In 1913, Cutter received a commission in Santa Barbara, California, to build a winter vacation mansion in the Spanish Colonial Revival or Mediterranean style for Spokane newspaperman, William H. Cowles, for whom he had built a much smaller Browne's addition dwelling in 1903. "Eucalyptus Hill" was Cutter's introduction to Southern California, and it would serve him well for the final phase of his career.

Cutter did not compete well in the post-World War I building climate in Spokane. Clients were less wealthy than those at the turn of the century, and Cutter, who refused to lower his fees, lost bids to well-qualified younger architects. Yet during this period, he received one of his highest accolades. The June 1921 issues of *Architect and Engineer* focused on Spokane and announced that a jury of distinguished architects had selected the 10 most notable buildings in the city. Of these 10, six had been designed by Kirtland Cutter.

### Last Years

As Cutter's income declined, he continued to live well, with the result that mounting debts led to the loss even of his own house. Therefore, he moved his practice to Southern California, where he designed many houses in Long Beach, Palos Verdes, Beverly Hills, and San Marino. His past experience with the Mediterranean style was a plus, but, as in Spokane and Seattle, he produced work in a variety of styles. Cutter practiced successfully in California from 1923 until his death on September 26, 1939, at age 79 in Long Beach.

### Spokane's Kirtland Cutter

Many Cutter buildings are now on the National Register of Historic Places. The most complete list extant of his buildings and projects appears in Appendix 2 of Henry Matthews, *Kirtland Cutter: Architect in the Land of Promise*. The largest single collection of Cutter architectural drawings is held at the Northwest Museum of Arts and Culture in Spokane (Eastern Washington State Historical Society).

Before moving to Southern California and opening a new practice in Long Beach, Cutter had sold his existing practice to a longtime Spokane assistant, Henry Bertelsen, to whom he owed several months' salary. Cutter settled the debt by selling the contents of his office to Bertelsen and his secretary, Dana Agergaard, for the sum of one dollar "and other valuable considerations" (Matthews, *Kirtland Cutter ... Land of Promise*, 325) This fortuitous transaction is the reason Cutter's architectural drawings and office records accumulated to that time were preserved in Spokane.

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**Note: This essay replaces an earlier essay on the same subject. It was expanded slightly on October 27, 2011. By Laura Arksey, March 23, 2009**

**Contractor: Hurley-Mason of Portland, OR**

(The Bulletin of the Associated General Contractors, 1921)

With Mr. Charles B. Hurley, Mr. Mason formed the Hurley-Mason Company in Portland in 1904 and has been doing business ever since at the same old address, except that the company now has offices in Seattle, Tacoma and Spokane, and stands read to tackle any job on the surface of the earth. Starting when reinforced concrete was in its infancy, this company has grown up in that particular line of work. One of the most interesting pieces of work that they have done was the reconstruction of what is no the Electric Building in Portland, Oregon. It was there problem to put a new foundation under the one-story plant and building a nine-story building on top without setting any columns in the power plant and without stopping its operation of that time.

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**Sherwood Building**

**Section 9**

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