

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **BENNETT BLOCK**
and/or Common Name

2. Location

Street & Number 530 W. Main Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 35184.1905

3. Classification

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

4. Owner of Property

Name JGFH LLC (Dru Hieber)
Street & Number 206 N. Howard
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 509-624-9406, 509-435-6578 cell,
dru@hiebertproperties.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal ___ State ___ County ___ Local ___
Location of Survey Records Spokane Historic Preservation Office

7. Description

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

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Resurvey & Addition Spokane Falls, all of Lot 6 & west 1/2 Lot 7, Block 10.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	January 21, 2015

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	Black & white prints, CD-ROM color images.

13. Signature(s) of Owner(s)

Jennifer H. Huber

14. For Official Use Only

Date nomination application filed: _____

Date of Landmarks Commission Hearing: January 21, 2015

Landmarks Commission decision: January 21, 2015

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.

Megan Duvall

1/22/15

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

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BENNETT BLOCK



Bennett Block in 1921
(MAC photo archive L83-113.137)



Bennett Block in 2014

SECTION 7

DESCRIPTION OF PROPERTY

Narrative Description

Built in 1890 and 1892, the Bennett Block is the name given to a property composed of three adjoined contiguous historic commercial buildings in Spokane, Washington's central business district. Sited as one property on the northeast corner intersection of Main Avenue and Howard Street in the heart of the city's merchant and commercial district, the Bennett Block is visually prominent due to its busy downtown corner site and the overall mass and multi-story height of its three adjoined buildings. The property is a fine example of unreinforced vernacular brick masonry commercial construction, and is articulated with red pressed brick, shaped parapets, arched windows, decorative granite detailing, terra cotta embellishment, and original multi-hued stained-glass transom lights. The Bennett Block property and two subsequent modifications have achieved historic significance. In 1967, two pedestrian bridges (skywalks) were built onto the building's southwest angled façade corner at the second story, and in 1978, the three buildings that make up the Bennett Block were joined together in the interior as one structure. Retaining good exterior architectural integrity, the Bennett Block conveys historic turn-of-the-century building practices popular when the property was constructed and illustrates original location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The Bennett Block is located on all of Lot 6 and the west ½ of Lot 7 on city Block 10 in the Resurvey & Addition to Spokane Falls. The property is identified by the United States Post Office as street addresses 524-530 W. Main Avenue and 202-214 N. Howard Street. Spokane County Tax Assessor records identify the property as undivided tax parcel number 35184.1905.¹ Sited on level grade on the corner of Main Avenue and Howard Street, the Bennett Block comprises all of the space offered by the one and ½ city lots on which it is built except for paved public sidewalks located along Main and Howard. The property measures 90.24 feet wide along Main Avenue and 142.48 feet deep along Howard Street.² The Bennett Block abuts an adjacent historic two-story brick building (now Rocky Rococo Pizza) to the east, a narrow paved alley to the north, and is surrounded by a combination of historic and non-historic multi-story brick and concrete commercial buildings, a multi-story parking garage, paved parking lots, and a grid work of wide paved city streets in Spokane's downtown business district.

¹ Spokane County Tax Assessor. Spokane County Courthouse, Spokane, WA. From 1890, the property has remained undivided, and is identified as one parcel with one parcel number.

² Ibid.

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1890 Bennett Building (524-530 W. Main Avenue)

In 2014, the current appearance of the Bennett Block reveals the property is composed of three adjoined historic buildings. Built in 1890 as one of the three Bennett Block buildings, the Bennett Building is located in the south ½ of Lot 6 and a south portion of Lot 7 as the building fronts south on Main Avenue, west on Howard Street, and southwest at the corner of Main and Howard. The building has a flat roof with a shaped parapet and projecting square parapet corners, a stone foundation, and is made of unreinforced red brick masonry construction. A name plate framed in a false gable-shaped brick and terra cotta parapet in the building's angled southwest corner bay was constructed when the building was erected and contains the appellation "BENNETT BLOCK 1890." To avoid confusion, the appellation singularly refers to the Bennett Building, which was called a "block" as buildings were sometimes named at the beginning of the 20th century. Today the name "Bennett Block" refers to all three adjoined buildings.

The Bennett Building's south façade has five bays with multiple 1/1 double-hung windows arranged in symmetrical window patterns. The west façade has three bays with 1/1 double-hung windows arranged in symmetrical window patterns, and the angled southwest corner bay has one 1/1 double-hung window each on the second floor and the third floor. At the south and west façades, a corbelled brick cornice is located beneath the parapet, and a horizontal stringcourse made of decorative terra cotta with a floral design separates the cornice from the third floor. The third floor at the corner bay and at the south and west facades has a wrap-around semi-circular stilted arch arcade joined by a terra cotta stringcourse. Radiating brick vousoirs cap the arched 1/1 windows on the third floor. The second floor has rectangular windows with transom lights. Additional terra cotta stringcourses separate the third floor from the second floor, and the second floor from street level. At street level, five recessed commercial bays front the building along Main Avenue at the south façade, and three recessed commercial bays front the building along Howard Street at the west façade. The angled southwest corner bay at Main and Howard has a recessed entrance with twin entry doors at street level. Each recessed commercial bay is finished with dark brown-tinted metal-framed display windows and metal-framed glazed entry doors installed in 1978. Dark brown-tinted metal panels cover original transom and clerestory areas above the recessed bays. The interior of the Bennett Building included commercial merchandise bays on the first floor and hotel rooms on the second and third floors. In 1978, the second floor was modified with a wide hallway at the west wall of the building, and hotel rooms and hallways were altered for use as office and commercial space. The third floor hotel rooms were joined and remodeled for use as apartments before 1978 and again in 1978.

Measuring 25 feet wide and 78 feet deep, a three-story brick masonry construction addition was built on the rear northeast corner of the Bennett Building in 1892. A narrow alley and light well separated the west wall of the addition from the east rear of the

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Lockhardt Building and Star Hotel Building. In 1978, the opening to the narrow alley-light well was closed at the north, and the light well was incorporated into a commercial space at the second floor. Skylights were built over the alley/lightwell and illuminate the commercial area.

1890 Lockhardt Building (214 N. Howard Street)

Historically called the Lockhardt Building, the narrow three-story structure was built in 1890 and is located in the north end of the Bennett Block on Lot 6. As previously mentioned, the Lockhardt Building was joined together with the two adjacent south adjoined buildings through a 1978 remodel. All three buildings are commonly called the Bennett Block and share common walls with interior halls and doors. The Lockhardt Building is 24 feet wide as it fronts Howard Street and 60 feet deep along a narrow alley. The narrow paved alley abuts the Lockhardt Building at its north face. At its south wall, a two-story brick building (part of the Bennett Block property) shares the wall where it adjoins the Lockhardt Building. The Lockhardt Building is made of unreinforced brick masonry construction with a flat roof and stone foundation, and has a shaped parapet with projecting square corners, a decorative brick cornice, and two front-facing bays defined and separated by brick pilasters above street level. Windows on the second and third floors are distinguished as paired multi-paned units with two pairs per floor. Each window pair is separated by a sculpted granite mullion (vertical bar) and anchored by prominent rough-textured granite lintels and granite window sills. The granite lintel and sill designs extend horizontally over the brick pilasters to form horizontal stringcourses that visually separate the street level from the second floor, and the second floor from the third floor. The building's west façade at street level is prominently distinguished by operable transom windows located over a recessed and canted front entrance. Remarkably, the decorative, operative transom windows retain their original 1890 geometric-patterned, multi-colored stained glass lights. The north face of the building along the narrow adjacent paved alley reveals symmetrically patterned arched windows on the first, second, and third floors. Windows at the second and third floors are multi-paned window pairs while first-floor windows are single rectangular frames covered and finished with painted wood to deter break-ins.

1892 Star Hotel Building (208-212 N. Howard Street)

In 1892, a one-story brick building was built alongside the south wall of the Lockhardt Building, and a two-story brick building was built between the one-story brick building and the next south Bennett Building. All four buildings shared adjacent common side walls. Between 1909 and 1921, a second story was added to the one-story building. Sometime after 1924 but before 1948, both two-story brick buildings were combined and modified for use as one three-story commercial brick masonry construction building with a flat roof, a decorative brick cornice, three recessed storefronts, and 1/1 double-hung, wood-sash windows arranged symmetrically.³ The property operated as the Star Hotel. In 1978, the third story of the Star Hotel Building was removed. The second floor of the

³ Hyslop, R. B. *Spokane's Building Blocks*. Spokane: Standard Blueprint, 1983, p 20.

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Star Hotel Building was rebuilt and aligned with the second floor of the Bennett Building, and rectangular 1/1 double-hung, wood-sash windows that matched those on the Bennett Building were installed in the Star Hotel Building.

ORIGINAL APPEARANCE & MODIFICATIONS

The earliest image of the Bennett Building located at the southwest corner of the Bennett Block property featured an artist's rendering in the August 5, 1890 anniversary edition of the local *Spokane Falls Review* newspaper. The artist's 1890 rendering pictured the absence of any commercial bays along the building's west façade—very different from today in 2014. A few years later, a circa-1900 photograph of the Bennett Building pictured the same southwest façade but improved with street level commercial bays and display windows at the west face. A 1921 photograph revealed a complete remodel of the west façade's street level design, which included a row of display windows and a recessed canted entrance at the north end of the building. Changes occurred in 1948 when the west, south, and southwest angled bay transom windows above street level commercial bays and recessed entrances were covered with a continuous band of painted wood. Pictured in a 1948 photograph, the continuous wood band did *not* differentiate division points between the building's commercial bays.

All three buildings that comprise the Bennett Block have been modified several times since 1948. The most significant modifications occurred in 1967 and 1978. In 1967, the multi-story Parkade Plaza Parking Garage was built with a covered skywalk/pedestrian bridge located over West Main Avenue to the Bennett Building, where it attached to the building's second floor southwest corner angled bay. A second skywalk was built from the Bennett Building's second-story angled bay to the Bon Marche Department Store, west over Howard Street. As the first covered skywalks built over Main Avenue and Howard Street in Spokane, the Bennett Building and its attached skywalks have achieved historic significance since 1967.

In 1978, the three adjoined buildings of the Bennett Block were remodeled. A 1978 Spokane County Tax Assessor photograph revealed the 1948 continuous band of wood over transom spaces was replaced with commercial bay-specific shorter bands of wood panels that covered transom window areas above storefronts for each commercial bay. The wood panels were designed to hold advertisement signage for interior commercial businesses. Wood panels with the same design were installed over transom windows on all three adjoined buildings of the Bennett Block, resulting in a contiguous signage panel design that visually unified the south and west facades and the angled southwest corner of the entire three-building Bennett Block. As previously mentioned, second floor windows on the Star Hotel Building were replaced with windows that matched the design and height of second-story windows at the west facade of the Bennett Building, and the interior of all three buildings was modified to include large openings and wide hallways between the buildings. Original room configurations and finishes (lathe and plaster) were removed and replaced with first- and second-story shops and offices. First-floor shops

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and offices were accessible from street level, and second-story shops were accessible from wide hallways on the second floor. The third floor of the Bennett Building was left vacant with remnants of numerous previous remodeling efforts when the space was formerly used at different times as a series of offices and apartments. In 1978, a large square elevator tower with an electric elevator was built as a diagonally attached addition to the northeast rear corner of the Star Hotel Building. The elevator in the tower opened to a hallway that led north at the third floor to offices in the Lockhardt Building. At the second floor, the elevator opened north to additional offices in the Lockhardt Building and southwest to a long, wide hallway on the west wall of the Star Hotel Building and the Bennett Building. Offices and shops were located east adjacent to the hallway (an indoor mall). A short flight of stairs led up to the third floor in the Bennett Building, which contained vacated office space and apartment room remnants.

The Bennett Block's three adjoined buildings were remodeled and repaired again in 2014. Original existing brick cladding and terra cotta was repaired. Second and third floor windows were replaced with a combination of aluminum-clad wood 1/1 units and multi-paned units custom-made with the same sash widths, reveal depths, and muntin/mullion designs of the original windows.⁴ Dark brown-tinted metal panels replaced existing damaged, deteriorated, rotted wood signage panels that covered original transom spaces from the 1978 remodels. The wood and metal entry door/display window systems at street level commercial bays were painted dark brown to match the metal signage panels. 1978 wood planter boxes located in front of storefronts were removed. Interior spaces are not leased as they are currently under construction.

⁴ New windows installed on floors two and three of the Bennett Block in 2014 match the type of window replacements approved by the National Park Service, United States Dept of the Interior, for a certified tax project at the Realty Building, 242 W. Riverside Avenue, in Spokane, WA in 2014.

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SECTION 8

<i>Areas of Significance</i>	<i>Commerce and Architecture</i>
<i>Period of Significance</i>	<i>1890-1965</i>
<i>Built Dates</i>	<i>1890 and 1892</i>
<i>Architects</i>	<i>J.K. Dow (Bennett Building) H.Preusse (Lockhardt and Star Hotel Buildings)</i>

STATEMENT OF SIGNIFICANCE

Summary Statement

Historically significant, the three-building Bennett Block meets requirements for Spokane Register Category A in the area of “commerce” as one of a first group of three contiguous adjoining buildings erected during the reconstruction of Spokane after the devastating 1889 fire. The period of significance for the Bennett Block begins in 1890 and 1892 when the three buildings were erected and ends in 1965, the date of the 50-year mark. In 1967 the Bennett Building (one of the three buildings that comprise the Bennett Block) was modified when the first covered skywalks over West Main Avenue and North Howard Street in downtown Spokane were attached to the building’s southwest corner bay from the Parkade Plaza Parking Garage, Spokane’s first parking garage built with a skywalk/pedestrian bridge system. The garage, its skywalk system, and the skywalk attached to the Bennett Building have gained their own historic significance independent of previous significance achieved by the Bennett Building and the three-building Bennett Block. Today, as a rare example of three contiguous buildings erected just after the 1889 fire, the three-building Bennett Block remains a prominent, distinctive, and important presence in downtown Spokane’s historic streetscape, and it honors the triumphant efforts of the people who rebuilt Spokane after the city’s largest and most destructive fire. The property further meets requirements for Category C in the area of “architecture” associated with the building’s 1890-1892 vernacular commercial design and the professional architects who rendered the designs. The three adjoining buildings were designed by prominent pioneer architects John K. Dow, Loren L. Rand, and Hermann Preusse, three of the earliest and most prolific professional architects to practice in Spokane. The parking garage and attached skywalk were designed by Warren Heylman, a prominent professional architect who continues to practice in Spokane in 2014. With both historic and architectural significance, the Bennett Block is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORIC CONTEXT

Spokane began in the 1870s with little more than a sawmill, a flour mill, and a few fur trappers, farmers, and pioneers who all settled around the banks of the Spokane River and its powerful waterfalls. Coupled with mining discoveries east and north of Spokane, and development of the area’s timber, agriculture, and water power resources, the city’s population increased from 3,500 to 20,000 in 1889 as employment possibilities grew.

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Shacks, homes, rooming houses, apartments, and hotels were quickly built on every available piece of land. Downtown Spokane buzzed with a variety of commercial buildings, industrial warehouses, barns, dwellings, and a daily influx of people. A quick business count at that time revealed six banks, 12 blacksmiths, 15 barbers, four cigar factories, ten lunch counters, 16 restaurants, three theaters, 30 groceries, 30+ real estate offices, and more than 40 saloons operating in Spokane at the time.⁵ A great majority of the buildings and structures were made of wood frame construction, a highly combustible material but easily constructed and quickly erected.

With no advance warning on a hot summer day in 1889, a massive fire swept through downtown Spokane, destroying more than 30 downtown city blocks in the city's central business district.

*A Sunday morning, particularly a hot, languorous one like August 4, 1889, would have been one of the few times things were quiet. Even the little flame that started up in a restaurant by the railroad depot seemed lazy. A man who saw it right after it started said a stream from a garden hose would have put it out easily. But there was no stream forthcoming. The water that fed all the city's new fire hydrants (a matter of considerable pride) had been shut off, and the only man who seemed to know how to turn it on was out of town. The flame grew, leapt across the street, took hold in a row of wooden buildings, then spread through the whole block. Some buildings were dynamited in an effort to cut the blaze off. When that had little effect, it became apparent that nothing was going to stop the blaze. The population, all except the two who died in the flames, escaped across the river or out into the fields. As night fell the fire crested over the roofs of the city and shot burning timers into the air like rockets. Only some quick dousings saved the buildings on the north side of the river.*⁶

The fire's devastation was enormous but the citizens of Spokane bravely and enthusiastically committed to rebuilding their downtown. Amidst the burning embers, they immediately began a reconstruction of the city. One year later in August 1890, a local newspaper, the *Spokane Falls Review*, published an anniversary edition which gave a "complete record of the tangible results of the energy and confidence of the citizens of Spokane" with a list of all buildings "erected in the business portion of the city since the great fire of August 4, 1889." Article headlines read:

*SIX MILLION [DOLLARS]
A GRAND RECORD OF YEAR'S GROWTH
BRICK AND GRANITE—OVER 150 BRICK BUILDINGS SINCE THE FIRE
A MIGHTY FAITH IN SPOKANE*

⁵ Stimson, William. *A View of the Falls: An Illustrated History of Spokane*. Northridge, CA: Windsor Pub, 1985, p. 33.

⁶ Ibid, p. 33

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*MAGNIFICENT [BUSINESS] BLOCKS COVER ALL THE OLD FIRE RUINS OF A
YEAR AGO*

The newspaper listed a summary of rebuilding costs by streets for the city's downtown commercial core:

<i>Riverside Avenue</i>	<i>\$2,607,000</i>
<i>Main Avenue</i>	<i>1,424,500</i>
<i>Sprague Avenue</i>	<i>810,000</i>
<i>Howard Street</i>	<i>402,400</i>
<i>First Avenue</i>	<i>264,000</i>
<i>Front Avenue (Spokane Falls Blvd)</i>	<i>95,000</i>
<i>Second Avenue</i>	<i>93,500</i>
<i>Other streets</i>	<i>181,000</i>

The *Spokane Falls Review* further reported Spokane spent \$6 million for the construction of "business blocks" (sometimes used to refer to commercial buildings) after the fire, and was preparing "for even greater expenditures in the same line." The newspaper stated that "in the face of so many buildings being thrown open at about the same time, it is a noticeable fact and a most encouraging sign of the times that all of them are rapidly filling up with tenants. No sooner is a building ready for occupancy than the rooms and stores are immediately rented."⁷

The destructive effects of the 1889 fire rendered a need for fire protection, which was enforced by rewritten municipal fire and building codes. Most of the buildings lost to the fire were wood frame construction which led to an interest in stronger fire-retardant materials like stone and brick. Load-bearing masonry walls were introduced, and masonry (brick or stone) became the primary material used to rebuild Spokane. As quoted in *Spokane Skyline: A Century of Architecture, 1889-1989*, a description of the city's new buildings in an 1892 newspaper reported "Spokane's business blocks [buildings]...are widely known for their superiority in capacity and architectural beauty, all being well-built of pressed brick, terra cotta, and granite upon a natural foundation of bedrock..."⁸

The Bennett Block's Lockhardt Building

In 1887, Louis Lockhardt, and his wife, Clara Lockhardt, purchased the north 24 feet of Lot 6 on Block 10 in the Resurvey & Addition to Spokane Falls in the center of the city's central business district at the northeast corner of West Main Avenue and North Howard Street. At that time Howard Street was considered one of finest streets in downtown Spokane, and was recognized as the epicenter of Spokane's business and merchant

⁷ "Six Millions." *Spokane Falls Review*, 5 Aug 1890.

⁸ EWSHS. *Spokane Skyline: A Century of Architecture, 1889-1989*.

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commercial district.⁹ The property was addressed as 214 N. Howard Street and was built with a brick building, called the Rima Block, where Lockhardt housed a jewelry shop and plied his trade as a jeweler. Two years later, the 1889 fire destroyed the brick Rima Block, including Lockhardt's jewelry shop. With a quiet resilience and resolve, Louis Lockhardt replaced his lost investment and erected a new brick masonry construction building, called the Lockhardt Building. Five short months after the fire, a *Spokane Falls Review* newspaper article dated January 1, 1890 prominently listed Lockhardt's new building as a "three-story store and office building" located on "Howard Street between Main and Front (Spokane Falls Blvd)" with a "pressed brick front and granite trimmings"...built for a cost of "\$20,000." Lockhardt leased the building's commercial bay at street level to the Isaac Baum & Company, wholesalers of paints and glass. The company was owned by Spokane carpenters E. J. Brickell and Isaac Baum, who later became a registered architect in Spokane. In 1893-94, a nation-wide economic depression drained Spokane, where it reversed and ruined many financial fortunes and business establishments. At that time, the Inland Realty Company in Spokane assumed management of the Lockhardt Building. The company leased the first floor's commercial bay to the Tormey & Moran Saloon in 1899, the Alex T. Johnson Saloon in 1901, and the J. L. Hagen Company Saloon in 1904-1909. Second and third floor rooms in the building were leased as furnished hotel rooms to residents in search of housing. In 1909, successful Spokane businessman John G. F. Hieber bought the property.

The Bennett Block's Bennett Building

Bascomb H. Bennett was born in Oregon in 1859, came to Spokane in 1880, "accepted the position of manager of the mercantile and banking business of A. M. Cannon," and married the "boss's daughter." Bennett's boss and new father-in-law, Anthony M. Cannon, was one of the most noted pioneers in Spokane, a town he helped plat and build. An 1889 promotional booklet, called *Western Progress*, offered the following summary of B. H. Bennett before the 1889 fire:

*The Grand and Arlington Hotels...are classed among the finest and most substantial buildings in the city. The Grand [Hotel], which is under the direct management of Mr. Bennett, is especially noted for its general excellence. One block eastward on Main Avenue at the corner of Howard [Street] is the Arlington Hotel, which is owned by Mr. Bennett. He is occupied as the cashier of the Bank of Spokane Falls, in which capacity he is an expert. Mr. Bennett is one of the rich young men of the town. He is a shrewd businessman and an enterprising citizen. Though successful in the past, a still brighter future opens up for him.*¹⁰

⁹ Ibid.

¹⁰ Hook, Harry H. and Frances J. McGuire. *Western Progress: Spokane Falls Illustrated Promotional Publication*. August 1889.

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Except for the north 24 feet of Lot 6, owned by Louis Lockhardt, Bennett bought the remaining property in Lot 6 and the west ½ of Lot 7, Block 10, in the Resurvey & Spokane Falls Addition in 1887 and 1888. Located on the southwest corner of the lots and addressed as 524-530 W. Main Avenue and 202-212 N. Howard Street, was the Arlington Hotel, a four-story brick hotel built in 1888, managed by Bennett, and valued at \$100,000.¹¹ Less than a year later, the Spokane Fire of 1889 razed the property and destroyed the Arlington Hotel.

Protected by insurance, Bennett rebuilt on the same ground where the Arlington Hotel was located. An artist's rendering of Bennett's proposed hotel building was prominently featured in the August 5, 1890 anniversary edition of the *Spokane Falls Review*. The article reported a building called the Bennett Block (at that time, the term "block" was sometimes used instead of the word "building") erected at the "northeast corner of Howard [and Main] and is B. H. Bennett's three-story brick block. It will be completed August...size 64 [feet] by 90 [feet]...cost \$40,000."¹²

The Bennett Building operated as the Savoy Hotel on the second and third floors with a street-level entrance on Main Avenue. Various saloons, restaurants, cigar shops, and a drug store occupied first-floor commercial bays, including the Snow Shoe Saloon in 1899, William Carroll Cigars & Tobacco in 1900, the Takahashi Restaurant in 1901-1906, and the Shepherd-Vincent Company Cigars & Tobacco in 1903. The Dr. W. Norton Davis Medical Company leased space on the second floor in 1904-1909, and the Savoy Hotel operated from the third floor at that time. The Japanese restaurant was replaced by the Atwood Restaurant in 1908, and the Archie Grant Restaurant and Zachopalos Greek Restaurant in 1909.

The Bennett Block's Star Hotel Building

In 1892, a one-story brick building and a two-story brick building were erected between the Lockhardt Building and the Bennett Building. The two small brick buildings were identified with addresses 208, 210, and 212 N. Howard Street. The buildings' commercial bays at street level held saloons and restaurants, and upper rooms in the two-story building were rented as lodgings. Sometime between 1909 and 1921, a second story was built on the one-story brick building, and both brick buildings operated as the Star Hotel. Business was brisk and between 1924 and 1948, a third story was built on the brick buildings, and facades were modified and united as one building.

Located at the corner of Howard Street and Main Avenue, Hieber's three adjoined buildings that comprised the Bennett Block faced changes, beginning in 1916 as Spokane prohibition of alcoholic libations stopped the operation of saloons and bars, which were replaced by restaurants, cafes, and other businesses. In 1925, the Angel Contos Shoe Shining Parlor replaced a saloon in the Bennett Building. In 1929, the A-1 Drug

¹¹ Ibid.

¹² "Six Millions." *Spokane Falls Review*, 5 Aug 1890.

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Company replaced the shoe parlor in the southwest corner bay at 530 W. Main Avenue, and Lauber's Women's Furnishings and Hoesly's Hardware Store occupied the two commercial bays next east along Main Avenue. The Star Hotel remained in service at 210 N. Howard Street. The second and third-floor rooms in the Lockhardt Building were called the Newport Hotel, and the first floor was leased to a restaurant. By 1932, the Savoy Hotel in the Bennett Building was under new management, was remodeled, and was called the Adlon Hotel Apartments. The A-1 Drug Company occupied the southwest street level corner of the building, and Hertzka Crockery, Hoesly's Hardware Store, and Lauber's Women's Furnishings leased space in commercial bays along Main Avenue. David Shanahan owned a barber shop in the north end of the Bennett Building. The Star Hotel Building shared hotel rooms with the Adlon Hotel, and was occupied at street level by the Little Rock Café and H. D. Lacomby Photographer. The Lockhardt Building leased space to the Albert Beck Shoe Shop at the first floor while upper rooms housed lodgers.

In 1940, prominent Brooks Clothiers for Men leased the commercial bay in the southwest angled corner bay of the Bennett Building at 530 W. Main Avenue. The Adlon Hotel operated from the second and third floors of the building. Next north, the adjacent Star Hotel Building shared some of its hotel rooms with the Adlon Hotel, and rented street-level commercial bays to the Little Brick Café, Mathew Ryan Barbershop, and Henry Lacomby Photographer. The Lockhardt Building leased the main floor to Frank Pappas Hat Cleaner and to the New York Shoe Shine Parlor. Upper floors housed lodgers.

By 1980, Brooks Men's Shop in the Bennett Building was called the Brooks Department Store for Men (530 W. Main). Commercial bays along Main Avenue in the Bennett Building were occupied by Jay Jacobs Women's Clothing, the Red Wing Shoe Store, and the Spokane Uniform House. The Star Hotel Building leased street-floor commercial space to Dr. John Edwin Dentist Company and to the law firm Frederickson Maxey Bell & Stiley, and upper story rooms continued to be leased as apartments. By 1985, Adlon Apartment rooms were vacated in the Bennett Building and the Star Hotel Building. Clothing, footwear, tobacco products, indoor house plants, boutique clothing, and offices were located on floors one and two in the Bennett Building. By the 1990s, Mizuna Restaurant leased ground floor space in the Lockhardt Building, and Hieber Properties continued to manage their offices in the building's third floor. In 2014, no tenants leased space in the Lockhardt Building's second floor and in the Bennett Building and the Star Hotel Building due to interior remodeling efforts.

John G. F. Hieber (1864-1941)

In October 1909, prominent Spokane businessman and real estate developer, John G. F. Hieber, began buying financial interests in the Bennett Block property. By 1928, Hieber owned all of the Bennett Block property (Lot 6 and the west ½ of Lot 7) as well as next adjacent east Lots 8, 9, 10 and the east ½ of Lot 7. He began to develop the Lockhardt Building, the Star Hotel Building, and the Bennett Building as one property comprised of the three adjoined buildings.

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Johann Georg Friedrich Hieber was born in 1864 in Bopfingen, Germany, became a licensed and certified brewmaster, and built the John G. F. Hieber Brewery in 1890 in Spokane, Washington. As the brewery grew at the corner of Second Avenue and Cedar Street, it had different names, including the Hieber Brewing & Malting Company, the Inland Brewing & Malting Company, and Bohemian Breweries Incorporated. When prohibition in the 1920s stopped the production of beer and alcoholic beverages, Hieber made pickles and sauerkraut for a few years, and purchased real estate along railroads from Spokane to Idaho, Montana, and Oregon. Johann G. F. Hieber died in 1941, but his business dealings were maintained and managed by his sisters until his son, John G. F. Hieber II, resumed the management and development of his father's holdings after returning from World War Two.

John G. F. Hieber II (1923-2007)

Hieber's son, John G. F. Hieber II, continued to manage and develop his late father's business interests in downtown Spokane, including the Parkade Plaza Parking Garage and the 1974 World Exposition buildings in Spokane (Expo '74). In 1978, Hieber modified and joined the Bennett Building, the Star Hotel Building, and the Lockhardt Building, and officially called the three-building complex the Bennett Block. He trained and employed his daughter, Dru Hieber, and taught her to direct and manage his company, called Hieber Holdings. When he died unexpectedly in 2007, Dru Hieber calmly resumed careful management of Hieber-owned properties and business interests. Dru Hieber recalls learning many things from her father, including attention to "detail, compassion, and to be thrifty." Grateful for his training and education, she remembers him as a "great teacher, very strict and precise," and grieves for him as she says, "He was my life, my mentor, and my friend."¹³ The Bennett Block continues to be recognized as a downtown Spokane landmark and commercial property under Dru Hieber's committed and on-going stewardship through three generations of Hieber ownership for more than 105 consecutive years.

HISTORIC SIGNIFICANCE

The nominated Bennett Block is historically significant as a remaining row of three contiguous multi-storied brick masonry construction buildings erected just after the Spokane Fire of 1889. Of the more than 150 commercial masonry buildings constructed in the year following the fire, only ten remain standing today.¹⁴ They were "built to code" as they followed new late 1890s requirements for fireproof buildings built with fire retardant materials. The construction of the Bennett Block's three brick buildings helped establish a long-lasting trend in Spokane that embraced and required safer, more secure buildings. Building codes in Spokane are still being rewritten and perfected today in 2014.

¹³ Hieber Records.

¹⁴ "Six Millions." *Spokane Falls Review*, 5 Aug 1890.

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Additional historic significance was achieved when Spokane's first multi-story covered parking garage and covered skywalk system was built in 1967. A covered skywalk/pedestrian bridge was built over West Main Avenue and North Howard Street to connect the parking garage to the Bennett Building. Since that time, numerous skywalks were built throughout downtown Spokane, illustrating a popular trend for the construction of covered pedestrian bridges in downtown shopping and business areas.

ARCHITECTURAL SIGNIFICANCE

Architectural significance for the Bennett Block is associated with the property's brick masonry commercial construction reflective of designs, materials, and building practices popular during 1890-1892, and three prolific historic architects who designed the three buildings that comprise the Bennett Block property. They are John K. Dow, Loren L. Rand, and Hermann Preusse, three of Spokane's first professional architects. Their work is long-lasting and can still be seen today in 2014 as some of the first buildings erected in Spokane.

John K. Dow, Architect (1861-1961)

John K. Dow was born in Gaylord, Minnesota in 1861, and moved to Spokane in 1889 after Spokane's Great Fire of 1889. He practiced in Spokane for 46 years, and moved to Seattle in 1935. Dow's designs for buildings, churches, and houses include examples of Romanesque Revival, Richardsonian Romanesque, Tudor Revival, Arts & Crafts, and vernacular commercial business blocks. He was a prominent architect and can be compared with other leading architects in Spokane like Kirtland Cutter, Albert Held, Loren Rand, Hermann Preusse, Archibald Rigg, Harold Whitehouse, C. Z. Hubbell, and Julius Zittel. Their work survives today as well-built and well-designed properties. Dow practiced mostly on his own but did enter into occasional partnerships with L. L. Rand and C. Z. Hubbell. Rand and Dow designed the Masonic Temple, the Bennett Building, and the Tidball Building. With Hubbell, Dow designed the American Legion, Hutton, Paulsen, and Sellars-Jensen Byrd buildings. Dow was individually responsible for the Bump/Carlyle Hotel, the Empire State/Great Western, and Mohawk buildings. He is responsible for Westminster Congregational Church and Grace Baptist Church, and he designed the August Paulsen House, the Gordon House, the Coolidge-Rising House, R. B. Paterson House, and the Carson-Larabee House. Dow's work spans the initial architectural development of Spokane after the 1889 fire, and is a lasting legacy of his prominence as one of Spokane's early architects.

Loren L. Rand, Architect (1851-1935)

Loren Rand received his architectural education at the Massachusetts Institute of Technology in Cambridge. He first practiced in Grand Rapids, Michigan and Minneapolis, Minnesota before he came to Spokane in 1888. Known for his public school designs, Rand practiced in Spokane for 47 years where he was responsible for the Roosevelt, Longfellow, Stevens, Cooper, Franklin, Audubon, Williard, Hays Park, Adams, Jefferson, Hawthorne, McKinley, and Logan schools, and Lewis & Clark High

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School. Prominent homes designed by Rand include the Odell House and E. L. Powell House in Browne's Addition, Judge Nash Mansion, H. F. Belt House, and the Heath House (now Heath Library). Rand was responsible for the Main Street addition to the Crescent Store, the Marble Bank Building (demolished), and the First Presbyterian Church. Rand partnered with John K. Dow when he helped design the Bennett Building, Tidball Block, and the Masonic Temple.¹⁵ Rand is considered a prominent pioneer architect in Spokane where a great majority of public schools were designed by him.

Hermann Preusse, Architect (1847-1926)

Hermann Preusse was one of the first professional architects to work in Spokane when the city was first growing. While most of his work was destroyed, Preusse held the happy "distinction of holding more contracts for buildings after the 1889 fire than any other architect."¹⁶ With a prolific practice, Preusse was responsible for the Auditorium, Fernwell, Jamieson, Blalock, Granite, Ziegler, Holland-VanValkenberg, Great Eastern-Peyton, and the 1889 Bodie buildings. Preusse partnered with Julius Zittel as they designed the Armory, Victoria, and Pacific Hotels, the Bump-Carlyle Hotel, Gonzaga University Administration Building, Carnegie Library, St. Aloysius Church, Holy Names Academy, Columbia Building, and Our Lady of Lourdes Cathedral.¹⁷ In 1890 and 1892 respectively Preusse designed the Lockhardt Building and the Star Hotel Building—both part of a row of three contiguous adjoined buildings erected just after the 1889 fire.¹⁸

¹⁵ EWSHS. *Spokane Skyline: A Century of Architecture, 1889-1989*.

¹⁶ *Ibid*, p 42.

¹⁷ *Ibid*.

¹⁸ Spokane Junior League Survey, 1979.

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BENNETT BLOCK

SECTION 9

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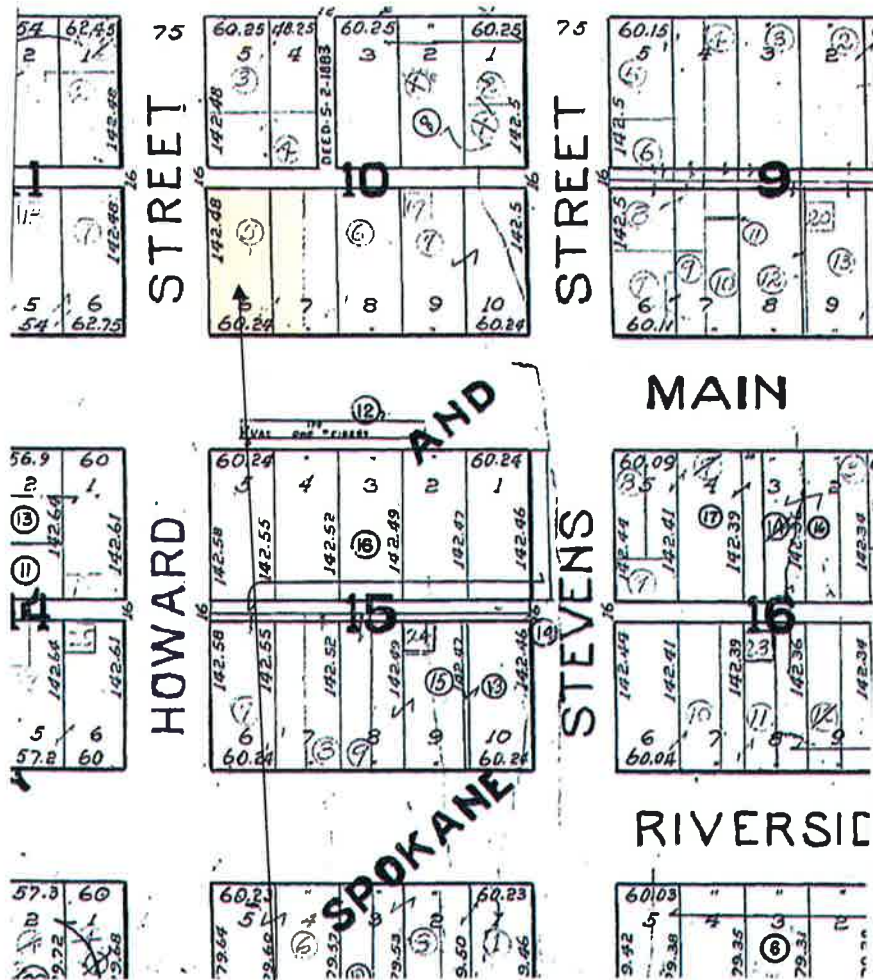
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BENNETT BLOCK

SECTION 10

GEOGRAPHIC DATA



Spokane County Plat Map

*Bennett Block property
 530 W. Main Avenue, Spokane, WA*

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SECTION 12

ADDITIONAL DOCUMENTATION



***Circa 1909 Bennett Block
(Hieber Family Records)***



***1950 Bennett Block
(MAC photo archive L95-97.84)***

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*2014 Bennett Block south facade
Bennett Building*

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BENNETT BLOCK



*2014 Bennett Block west façade
Lockhardt Building, Star Hotel, Bennett Building*



Lockhardt Building transom windows built in 1890

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Bennett Block interior at 530 W. Main Avenue, looking west



Bennett Block at 530 W. Main Avenue, looking north

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Bennett Block 3rd floor, looking south in 2014



Bennett Block 3rd floor, looking west in 2014