

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. HISTORIC NAME

Historic Name **COLUMBIA BUILDING**
Common Name Turner Building, James S. Black Building

2. LOCATION

Street & Number 107 S. Howard Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 35191.2401

3. CLASSIFICATION

| Category | Ownership | Status | Present Use | |
|--|---|---|--|---|
| <input checked="" type="checkbox"/> building | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agricultural | <input type="checkbox"/> museum |
| <input type="checkbox"/> site | <input checked="" type="checkbox"/> private | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | | <input type="checkbox"/> educational | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> residential |
| | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes, restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| Site | <input type="checkbox"/> being considered | <input type="checkbox"/> yes, unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> original | | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other |
| <input type="checkbox"/> moved | | | | |

4. OWNER OF PROPERTY

Name Black Enterprises
Street & Number 811 W. Riverside Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail daveblack@naiblack.com, 509-623-1000

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal ___ State ___ County ___ Local 1979
Location of Survey Records Spokane Historic Preservation Office

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

| | |
|-------------------------------|--|
| Acreage of Property | Less than 1 acre. |
| Verbal Boundary Description | Railroad Addition, Lots 1-2, Block 13. |
| Verbal Boundary Justification | Nominated property includes entire parcel and urban legal description. |

12. FORM PREPARED BY

| | |
|-------------------------------|--|
| Name and Title | Linda Yeomans, Consultant |
| Organization | Historic Preservation Planning & Design |
| 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 | May 15, 2019 |

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13. SIGNATURE(S) OF OWNER(S)

BLACK ENTERPRISES. A WA. LP.
David A Black general partner

14. FOR OFFICIAL USE ONLY

Date nomination application filed: 4/17/19

Date of Landmarks Commission Hearing: 5/15/19

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 6/3/19

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.



5/15/19

Megan Duyall
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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The Columbia Building in circa 1910



The Columbia Building in 2019

draft submitted April 27, 2019

DESCRIPTION OF PROPERTY

Summary Statement

Built in 1907, the Columbia Building is a six-story commercial office tower sited on the corner of First Avenue and Howard Street, a busy intersection in Spokane, Washington's downtown core. With restrained Classical Revival-style detail, the building is constructed of original steel frame, reinforced masonry/concrete, flat roof, basalt stone foundation, rusticated tan-colored face brick cladding, and symmetrical fenestration patterns featured in original windows. Terra cotta ornamentation includes decorative cartouches, window sills with molded drip lines, egg-and-dart detail, and a front-entrance paneled name plate, which spells COLUMBIA. At the west and north primary facades, the building's flat roof is accentuated with a massive projecting cornice and decorative bracket pairs—a prominent façade focal point. The Columbia Building retains a high degree of integrity in original location, design, setting, materials, workmanship, feeling, and association.

CURRENT APPEARANCE & CONDITION

Site

Sited on nearly level grade with a slight north-facing slope, the Columbia Building is located on Lots 1 and 2, Block 13 in the Railroad Addition to Spokane Falls in southwest downtown. The building occupies the north half of Lots 1 and 2 for a width of 77 feet along South Howard Street and a depth of 100 feet along West First Avenue.¹ The formal front entrance to the Columbia Building is located at the southern end of the west façade with a postal address of 107 S. Howard Street. Measuring 71 feet wide and 100 feet deep, the southern half of Lots 1 and 2 next to the Columbia Building constitutes a paved parking lot. A public alley abuts the south border of the property at the parking lot. A 1963 one-story commercial structure and underground parking garage are located adjacent to the east elevation of the Columbia Building. The area surrounding the Columbia Building reflects commercial development, and includes a directionally correct grid work of paved city streets, paved city alleys, and a collection of side-by-side, mostly brick two-to-thirteen-story commercial office and hotel buildings erected from the early 1900s through the 1960s. Contemporary commercial infill constructed after 1970 exists as a few tall, multi-story, high-rise office towers and paved parking areas throughout the downtown neighborhood.

Exterior of the Columbia Building

The six-story Columbia Building is a tall, commercial business block in excellent condition. The building's exterior vertical design reveals three parts with a two-story base; a main shaft containing floors three, four, five and six; and an elaborate projecting cornice. The property's two primary facades are the west and north elevations of the building, which together look northwest from the southeast intersection corner at First Avenue and Howard Street. The building's west and north facades are prominently embellished with a projecting cornice of deeply overhanging eaves, massive scroll-sawn brackets, and modillion and dentil courses. The west façade supports five symmetrically

¹ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA

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aligned eave bracket pairs, and the north façade supports seven eave bracket pairs. The massive decorative brackets are colored a deep, dark green hue and reveal strong design influence from the Italianate style. Horizontal modillion and dentil courses are located in the space between each massive bracket pair. Floors three, four, and five are clad with tan-colored pressed face bricks laid in stretcher bond with a rusticated pattern and feature symmetrical fenestration patterns with windows arranged in groups of two and three across the west and north facades of the building. Rather than rusticated brick, floor six is clad in a continuation of tan-colored pressed face bricks designed as inset panels positioned between window groups. Two wide, horizontal stringcourses made of terra cotta function as window sills under windows on the third floor and sixth floor while windows at the fourth and fifth floors reveal individual terra cotta window sills. The terra cotta window sills feature egg-and-dart ornamentation, which are located at the bottom edge of each individual and stringcourse window sill.

In 1972, the north and west facades of the ground floor at street-level were refaced with new tan-colored pressed face bricks that closely match the original 1907 pressed face brick cladding laid in stretcher bond preserved on upper floors two through six. All windows on the third, fourth, fifth and sixth floors remain preserved as original 1/1 units with wood sash and wood frames. Second-floor windows at the west façade and north facade remain preserved as tripartite units with one center fixed-pane picture window flanked by two 1/1 double-hung wood-sash units. All window sashes and frames above street-level are colored dark green to match the building's prominent massive eave brackets. Original ground-floor display windows at street-level were replaced in 1972 with contemporary storefront designs, featuring dark brown-colored metal-sash and metal-frame tall display windows between tall vertical expanses of brick cladding. The Columbia Building's formal front entrance at 107 S. Howard Street was remodeled with contemporary doors and materials made of dark brown-colored glazing, metal sash, and metal frames. Street-level entrances along the north and west facades of the building are flush with the planar wall surface of the property. The northwest corner of the building is recessed at street-level and is supported by a large brick post.

The south and east elevations of the Columbia Building are exposed and clad with crème-colored textured stucco. The south rear elevation of the building features a six-story center light well with original 1/1 wood-sash windows, a west wing and an east wing. The east wing features a full-height exterior metal staircase. The roof on the Columbia Building is flat with a brick parapet that encircles the roof's perimeter. The roof's flat surface is covered and protected with layers of built-up tar and a thick vinyl membrane. HVAC appurtenances, vents, chillers, and other structures are anchored to the roof but cannot be seen from a public right-of-way (street or alley).

Interior of the Columbia Building

The interior of the Columbia Building has a total of 51,840 square feet of space from the basement through the sixth (top) floor.² A formal front entrance opens to the building's

² Spokane County Tax Assessor public records. Spokane County Courthouse, Spokane, WA

lobby from street-level at the southern end of the west façade. The interior of the building features a lobby with an original black cast-iron staircase and marble treads. The staircase rises from the first floor, turns and climbs to the second, third, fourth, fifth, and sixth floors (the staircase also descends to the basement). The lobby features a contemporary ceramic tile floor, original five-foot-high marble wainscoting, an antique brass-framed and glass-covered directory of building businesses, and a wall-mounted brass-and-glass U.S. Post Office mail box with a vertical mail chute that passes through all six floors. Two elevators are located in the southeast corner of the lobby. A glass-and-metal-frame contemporary interior pedestrian door on the north wall opens to a commercial bay (currently a juice bar) north of the lobby.

The Columbia Building reveals contemporary styling in all interior street-level commercial bays and in all interior upper floors in the building (floors two through six). All ceilings are lowered with indirect lighting panels and acoustical tiles. Floors are covered with a mixture of ceramic tile and carpet. Original perimeter walls are covered with painted drywall. Interior partition walls are temporary and are differently positioned throughout each floor as they continually change to serve requirements of various tenants. In addition to the original cast-iron and marble staircases that rise to each floor from the building's first-floor lobby, hallways exist in the southeast corner of each floor and lead to restrooms and to useable original steel vaults.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Shown in 1910-1955 black-and-white historic photographs and in an architects' sketch of the building in Raymer's 1906 *Complete Encyclopedic Dictionary of Spokane and the Inland Empire*, the original exterior design of the property remains remarkably intact in 2019 with the exception of street-level storefronts.³ The original exterior design for floors two through six feature original 1/1 working windows, face brick cladding, decorative terra cotta articulation, and the property's massive projecting cornice with Italianate-style roof eave brackets on the west and north facades of the building. As originally built, entrances to the Columbia Building's street-level storefronts were canted and addressed as 101, 103, 105, and 107 S. Howard Street, and 521, 523, 525 and 527 W. First Avenue. The northwest corner of the building was not recessed as it is in 2019. Large display windows extended across the north and west facades of the building, and featured wood sash and wood frames. Display windows flanked canted entrances, and horizontal rows of multi-paned transom windows capped the entrances and display windows.

As originally designed, horizontal pressed brick spandrels designed for storefront advertisement signage were located just above storefront transom windows. Preserved on the building, a permanent name plate on a brick spandrel over the building's front entrance at 107 S. Howard Street was constructed in 1906, and reads COLUMBIA in molded terra cotta. Up to the 1950s, tenants who leased street-level storefront bays used the brick space reserved for signage above the transom windows for their respective

³ Raymer, 1906

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signs. Modifications began in the 1950s-1960s when transom windows above the canted entrances were covered with metal and/or wood panels, and storefront tenants mounted signage on the metal or wood panels instead of on the brick spandrels designed for signage.

The interior of the Columbia Building was originally finished in 1907 with what was then considered the “newest recommendations for a ‘fireproof’ building.”⁴ “Fireproof” was defined as “non-combustible and fire-protected structural frame” by Spokane structural and architectural engineer Robert B. Hyslop in his 1983 book, *Spokane’s Building Blocks*. He described the following fireproof interior of the Columbia Building:

*The windows and frames, and the corridor doors and frames of the many openings to the corridors, were of ‘Kalamein’ construction (wood covered with sheet metal) although the glass throughout was ordinary plate (the office entrance doors had beveled plate, no less). The one staircase [in the building], a cast-iron stair frame with marble treads, was open to all the floors, and the elevator hatchway had open grillwork in its fronts.*⁵

Ceilings were 10 to 12 feet in height, and floors were covered with a combination of oak plank and mosaic stone.

In 1906, the east elevation of the Columbia Building was erected adjacent to the west side of an 1890 five-story brick building, which was in 1908 raised to six stories (Hotel Spokane). In 1963, the hotel was demolished and replaced by a four-story motor hotel (motel) and underground garage. In 2018, the 1963 building was reduced to a single story. The east elevation of the Columbia Building was then finished with stucco and crème-colored paint.

In 1906, a 4-story steel and reinforced concrete building was built in the south half of Lots 1 and 2 on Block 13 just before the Columbia Building was erected. The 1906 structure operated as the Columbia Theater and later at different times as the Orpheum Theater, the Hippodrome Theater, and the Avalon Theater. In 1933, it was demolished, and the site was developed as a paved parking lot owned by the Columbia Building. When the theater was razed, the south rear face of the Columbia Building was exposed, revealing an original full-story light well. The building’s south rear face was finished with stucco and crème-colored paint.

From the time construction of the property was completed in 1907 to 1970, many alterations and modifications were made to the Columbia Building’s exterior and interior street-level storefronts and commercial bays, and to all of the building’s interior spaces on floors one through six. During this time, over 50 permits were issued and recorded by the City of Spokane for various electrical, plumbing/heating/air conditioning, and construction work projects for different professional business owners and tenants who

⁴ Hyslop, 1983

⁵ Ibid

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leased space in the Columbia Building at different times.⁶ The only original interior elements retained in the building include the cast-iron-and-marble-tread staircase from the basement to the sixth floor, and a hallway in the southwest corner of the building from floors two through six that features steel vaults and some marble-clad restrooms.

The largest one-time, building-wide remodeling effort to the property was completed in 1972. The local *Spokane Daily Chronicle* newspaper on May 25, 1972 announced “plans for major remodeling of the Columbia Building.” Decisions were made to completely air condition the building, remodel the hallways, and install a new elevator system. “The remodeling also will include a new lobby, new carpeting, drop ceilings with indirect lighting, and all new modern décor” throughout the building.⁷ At the exterior of the building, a contemporary street-level design was developed and included removal of original pressed face bricks and original commercial storefront designs with canted entrances, wood-sash and frame display windows, and multi-paned transom windows. The 1972 contemporary street-level storefront remodel included the installation of tan-colored face bricks that were used to clad the new storefronts, a near match to the original bricks. Canted entrances were replaced at storefronts with walls and entrances that were flush with the exterior planar wall surface of the building. Original transom windows and signage spandrels were replaced by tall vertical display windows with metal sash/frames. The northwest corner of the building at street-level was recessed with a single large square brick post, supporting the overhang of the second floor. At the building’s south rear, a metal exterior stair tower was installed on the east wing of the light well.

⁶ City of Spokane archive building permits

⁷ *Spokane Daily Chronicle*, 25 May 1972.

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| | |
|-------------------------------|---|
| <i>Areas of Significance</i> | <i>Architecture, Law</i> |
| <i>Period of Significance</i> | <i>1907-1932</i> |
| <i>Built Date</i> | <i>1907</i> |
| <i>Architect</i> | <i>1906: Preusse & Zittel, Architects</i> <i>1972: Warren Heylman, Architect</i> |

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1907, the Columbia Building (also called the Turner Building) was erected for property owner and prominent Spokane pioneer, Judge George Turner. The building is eligible for listing on the Spokane Register of Historic Places for its historical and architectural significance, and reflects a period of significance identified as 1907 to 1932 from completion of the building's construction to the year Turner died. The Columbia Building is historically significant under Category B for its 25-year association with Judge Turner's career as one of Spokane's most celebrated and successful lawyers, and "one of Eastern Washington's most eminent political figures."⁸ As reported in a 1932 obituary in the *Spokesman-Review* newspaper, "sincere tribute" was paid by "bench, bar and laymen to late Judge Turner" at the time of his death at age 81.⁹ More than 50 honorary pallbearers from the ranks of Spokane's pioneer businessmen, lawyers, judges, and legislators attended his funeral service. His law partner, Frank Graves, eulogized Turner as a "distinguished, honest, honorable, patriotic citizen and most loyal friend."¹⁰ A phenomenal jurist and statesman, Turner served as an associate Washington State Supreme Court Justice (1885-1888), a leader in drafting the Washington State Constitution (1889), a United States Senator from 1897 to 1903, a skillful orator with numerous congressional speeches, and an international arbitrator from 1910 to 1914 under various federal government appointments associated with United States Presidents Roosevelt, Taft, and Wilson.¹¹ At different times in Spokane, Turner practiced law with various partnerships, including Turner Foster & Turner (his brother), Turner Graves & McKinstry, and in his Columbia Building offices with Turner & Geraghty followed by Turner Nuzum & Nuzum.¹² In recognition of his brilliant career, a *Seattle Times* newspaper article applauded Judge George Turner at the time of death as "unfailingly helpful to counsel and advice for the welfare of the commonwealth and its people," and exacted that "on all accounts he must hold a foremost place in state history."¹³

The Columbia Building is further architecturally significant under Category C as a fine representation of the multi-story commercial office building type embellished with restrained Classical Revival and Italianate-style influence. In excellent condition, the Columbia Building represents the work of Spokane master architects Herman Preusse and Julius Zittel. An anticipatory article in the February 14, 1906 issue of the

⁸ Reynolds, Yeomans, Mandryke, 2003

⁹ *Spokesman-Review*, 21 February 1932

¹⁰ *Ibid.*

¹¹ *Tacoma Herald*. 28 January 1932

¹² *Spokesman-Review*, 27 January 1932

¹³ *Seattle Times*, 26 January 1932

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Spokesman-Review newspaper shared the architects' predictions of the Columbia Building when they exclaimed, "This will be the best office building in the city. It will be fireproof construction throughout with metal finish, marble halls, and tile floor. The cost will be \$300,000."¹⁴ On October 28, 1906, a photograph of the nearly completed six-story Columbia Building was featured on the front page of the real estate section in the *Spokesman-Review* with a descriptive caption that applauded the property as "perhaps the most modern office building in the city" at that time.¹⁵

HISTORIC CONTEXT

In 1872, Spokane was a small Eastern Washington town centered at Spokane Falls, a natural topographic feature and an important source of hydro-electric power. The town grew quickly and became nationally recognized as a distribution center for mining, lumber, agriculture, and railroad transportation in the western United States. As was popular in the late 1880s and 1890s, Spokane's downtown business core was built with mostly wood-frame commercial business blocks, warehouse buildings, and lodging houses. In 1889, a fire started in the heart of the town's business core and quickly grew to huge proportions, engulfing the city and destroying more than 30 city blocks in the town's central business district. After the fire, building codes were changed and fire retardant building materials and practices were mandated to prevent the possibility of damage from future fires. Brick and stone were the fire-retardant construction materials of choice, and one- to five-story brick and stone buildings were erected, some with steel reinforcing.

Fireproof or not, frenetic downtown re-building efforts boomed in Spokane during the 25 years following the 1889 fire. More than 100 single-room-occupancy hotels (SROs) with plain, no-frills brick masonry construction were quickly erected side-by-side along downtown streets to house the influx of people, workers, and immigrants who flocked to Spokane to find jobs. In contrast, other brick and stone buildings were designed and built as prominent high-rise, high-style commercial business blocks that included both fire-retardant materials and steel/concrete reinforcing.

The first fireproof business block erected in Spokane's downtown business center is reputed to be the six-story Holley Mason Hardware Building on South Howard Street, built in 1906 of reinforced concrete construction.¹⁶ Other more modern buildings, some quite tall, were erected with steel frame and reinforced concrete construction as fireproof business blocks, including the Realty Building (W. Riverside Avenue in 1910 with eight stories), the Old National Bank Building (W. Riverside Avenue in 1910 with 15 stories), the Sherwood Building (W. Riverside Avenue in 1916 with eight stories), the Symons Building (S. Howard Street in 1917 with four stories), the Paulsen Medical & Dental Building (W. Riverside Avenue in 1928 with 15 stories), and the then-new Rookery Building (W. Riverside Avenue in 1933 with three stories). The Columbia Building was

¹⁴ *Spokesman-Review*, 14 February 1906

¹⁵ *Spokesman-Review*, 28 October 1906

¹⁶ Hyslop, R.B. 1983

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erected in 1907 with six stories, and was recognized as one of the first fireproof buildings in Spokane with fire-retardant materials and steel and concrete frame reinforcement.¹⁷

The Columbia Building

In 1904, Judge George Turner purchased Lots 1 and 2, Block 13 in Spokane's Railroad Addition to Spokane Falls for \$6,000.¹⁸ He then commissioned the Spokane architectural team of Herman Preusse & Julius Zittel in 1905, to design a fireproof structure called the Columbia Building on the southwest intersection corner of West First Avenue and South Howard Street. It was originally planned as a four-story building with 63 hotel rooms on the top three floors to be leased by the adjacent next-east Hotel Spokane. In addition to the Columbia Building, Judge Turner commissioned the construction of a four-story theater next to the south face of the Columbia Building. The theater was called the Columbia Theater with the molded terra cotta appellation COLUMBIA positioned across the front of the property's fourth floor.¹⁹ The theater was proposed to cost a total of \$50,000 and was to "be completed and ready for business by January 1, 1906."²⁰ The Columbia Theater was completed later in 1906 before the Columbia Building was erected in 1907. Originally called the Columbia Theater, the structure was also known at different times as the Orpheum Theater, the Hippodrome Theater, and the Avalon Theater. Attracting fewer and fewer patrons after the 1920s, the theater was razed in 1933, and the property was developed as a paved parking lot.

By December 1905, Judge Turner changed his mind for his proposed Columbia Building. He increased the building's height from four stories to five stories, and discontinued plans for an interior corridor connection to the adjacent Hotel Spokane (Hotel Spokane had initially planned to lease upper-story rooms in the Columbia Building).

Less than three months later, Judge Turner made a final change to the Columbia Building as reported in the following February 14, 1906 *Spokesman-Review* announcement:

BEGIN WORK ON COLUMBIA

Work on the Columbia Building, which Senator George Turner will build at Howard Street and First Avenue, is well underway. It has definitely been decided the building will be six stories high instead of four as originally contemplated. It will be 75 x 100 feet, fronting on Howard Street. The first floor will contain seven [merchandise bay] storerooms and an entrance, and the upper stories will be converted to offices. Preusse and Zittel are the architects. Mr. Zittel said yesterday, "This will be the best office building in the city. It will be fireproof construction throughout with metal finish, marble halls, and tile floor. The cost will be \$300,000. No office building in the city is fireproof."²¹

¹⁷ Ibid

¹⁸ Spokane County Warranty Deed #116866, 10 Nov 1904, Spokane County Courthouse

¹⁹ *Spokesman-Review*, 1 July 1905

²⁰ *Spokesman-Review*, 9 September 1905

²¹ *Spokesman-Review*, 14 February 1906

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When completion of the building's construction was only a few months away, a prominent photograph of the Columbia Building was featured with a descriptive caption on the front page of the real estate section in the October 28, 1906 edition of the *Spokesman-Review*:

TURNER BUILDING
FIRST AVENUE AND HOWARD STREET

Judge George Turner's new building, which is nearing completion at the southeast corner of First Avenue and Howard Street, will be perhaps the most modern office building in the city when it is finished. Constructed of steel frame reinforced concrete and metal, it will be absolutely fireproof. There are six stories and a full basement. The cost of the building will be about \$250,000. The dimensions are 100 feet on First Avenue and 75 feet on Howard Street. The walls are of buff brick and terra cotta trimmings. The [interior] walls will be of native marble, and there will be marble wainscoting in the hallways and all of the floors, and in the toilet rooms. Mosaic tiling will be used in the floors of the hallways. Vault space for each tenant will be reserved, and there will be toilets for men and women on each floor. The interior trim and doors of the building will be metal-covered, no wood being exposed. The...entire building is being wired for electric lights, telephone service, and for messenger call boxes. Gas is also being piped to the different [office] rooms. The building will be completed about the first of the coming year [in 1907].²²

The next month in November 1906, a stop-work action occurred when the Spokane Structural Building Trades Alliance, consisting of plasterers, electricians, and building laborers, were called off work. The action was “in sympathy with the plumbers’ local, which refused to allow its members to install certain fixtures in the new building.” The local carpenters and structural iron workers, however, “refused to take the stand with the Alliance, and remained at work in the building.”²³ The strike ended, and work quickly resumed.

Columbia Building Tenants

By early 1907, construction of Judge George Turner's Columbia Building—also known as the Turner Building—was complete. Various tenants leased space at different times in first-floor merchandise bays along First Avenue and Howard Street, and in upper-story professional offices on floors two through six. Street-level commercial bays located on the building's north and west facades and the building's prominent northwest corner at First Avenue and Howard Street represented a typical kaleidoscope of American businesses and merchants who occupied retail and merchandise space at different times for more than a century from 1907 through 2018. Lessees included the Rogers Company Shoes & Boots, Phillips Cigars, The Imperial Cafeteria, Billiards, McNab Drug Company, Spokane Paints, Martin Photography Studio, the Curtis Style Shop, Schorn Paints & Wallpaper, C&S Sport Equipment, Associated Loans, Pioneer National Title

²² *Spokesman-Review*, 28 October 1906

²³ *Spokane Daily Chronicle*, 7 November 1906

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Company, and currently Fusion Juice of Spokane and the Wave Island Sports Grill & Sushi Bar.

From 1907 to 2019, the upper stories of the building from floors two through six were leased by tenants who owned and operated professional businesses involved in law, real estate, land/title work, mining, oil & gas exploration, insurance & loans, physician & health care, and government services. In 1910, Judge George Turner, and his law partner, James Geraghty, practiced law for four years from their offices in Room 512. In 1914, Judge Turner formed the law practice Turner Nuzum & Nuzum. The firm opened offices in Room 605, where Judge Turner worked until his death in 1932.

Subsequent Building Owners

In 1937, legal ownership of the Columbia Building was transferred to the Northwestern Mutual Life Insurance Company. In 1950, the property was purchased by Spokane physician Dr. Edgar L. Boone. In 1970, the Columbia Building was sold by the trust department of the Old National Bank of Washington, who represented the Boone Foundation (a charitable institution) to a syndicate of three Spokane businessmen represented by the James S. Black Real Estate Company. The cost of the transaction was \$275,000. Following directions from the Boone Foundation, revenue from the real estate sale was gifted to Volunteers of America, the Salvation Army, and to qualified low-income students of Eastern Washington State College (University) and Deaconess Hospital.²⁴

In December 1970, James S. Black and his wife, Marjorie E. Black, purchased the Columbia Building with two other investors, Michael & Joan Meagher and Mark L. Brown. By 1976, the Meaghers and Mark Brown sold their interest in the property to the Blacks, and the property became legally known as the Columbia Building Syndicate. Originally called the Columbia Building when it was built in 1907, the property was dedicated in the 1980s as the James S. Black Building in honor of prominent Spokane real estate broker and developer, James S. Black.

HISTORIC SIGNIFICANCE

Criterion B

The Columbia Building is historically significant under Category B for its 25-year association from 1907 to 1932 with celebrated Spokane jurist, statesman and patriotic citizen Judge George Turner. George Turner was born on February 25, 1850 in Edina, Knox County, Missouri. His education was brief when public schools in Missouri were closed during the Civil War. Young George Turner, age 13, then volunteered for the U.S. Union Army and worked as a military telegraph operator until the end of the war. In 1868, he passed the examination to the bar at Mobile, Alabama, worked to sharpen his legal skills, and was many times called from private practice to public service. From 1876 to 1880, Turner filled the position of United States marshal for the southern and middle districts in Alabama.

²⁴ *Spokane Daily Chronicle*, 25 May 1972

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING

In 1884, Turner moved to Yakima, Washington where he was appointed Associate Justice of the Supreme Court of the Washington Territory around Yakima, and became known as “Judge” George Turner. The next year in 1885, he relocated to Spokane, where he focused on private practice at different times with Turner Foster & Turner (his brother) and Turner Graves & McKinstry. In 1889 he served as chairman of the judiciary committee responsible for writing Washington State’s Constitution. The *Spokesman-Review* reported, “In the constitutional convention, which drew up the state’s constitution, the judge was its outstanding figure and wrote both the constitution and its bill of rights...[which were] considered model state documents.”²⁵

In 1897, Judge George Turner was elected to serve a six-year term as a United States Senator to Washington State. He then received at different times several Federal government appointments to national arbitration boards. In 1903, he worked on the Alaska boundary tribunal, and “settled the Alaskan boundary dispute between the United States and England.”²⁶ Just after he built the Columbia Building in 1907, Judge Turner continued his prominent political positions when he was appointed by U.S. President Taft as legal counsel for the United States in the northeastern fisheries arbitration at the Hague, Netherlands in 1910.²⁷ From 1911 to 1914, Judge Turner was a member of the original Canadian-American International Joint Commission created to prevent disputes regarding the use of boundary waters between the United States and Canada. He returned to Spokane in 1914, and settled in his law practice known as Turner & Geraghty, and later Turner Nuzum & Nuzum, with offices in the Columbia Building until his death in 1932.

In June 1878, in Montgomery, Alabama, George Turner married Bertha C. Dreher. They had no children but adored their nieces, nephews, family, and small dogs. In Spokane, they resided in a spectacular Tudor Revival-style and Moorish-influenced mansion designed by prominent Spokane architect Kirtland K. Cutter. Located at 525 W. Seventh Avenue, the property was originally built in 1889 for Frances Sherlock and F. Rockwood Moore, first president of Washington Water Power (Avista). It was sold to Judge George Turner and his wife Bertha Dreher Turner after F. R. Moore’s death in 1895.²⁸

Throughout his lifetime, Judge Turner invested in two North Idaho mines: the Constitution Mine of which he served terms as president, and the LeRoi Mine where he made his fortune selling his interests for \$8 a share (at one time he held 40,000 shares).²⁹ Judge Turner’s social and fraternal allegiances were with the Spokane Masons and Elks, the Spokane Club, Spokane Athletic Club, Spokane Country Club, and the Metropolitan Club of Washington, D.C.

²⁵ *Spokesman-Review*, 9 September 1945

²⁶ Durham, N.W. 1912

²⁷ *Spokane Daily Chronicle*, 18 November 1939

²⁸ Reynolds, Yeomans, Mandyke. 2003

²⁹ *Spokesman-Review*, 27 January 1932

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COLUMBIA BUILDING**

Respected Spokane historian, author and newspaper columnist, N.W. Durham summarized Judge Turner's many accomplishments and brilliant mind:

He has throughout his life been a close student of men and affairs, and his analytical power has brought him clear understanding of both. This same power has enabled him at all times to see below the surface of things in his consideration of vital state and national questions, and to correctly determine the possible outcome of a critical situation. The judicial trend of his mind has kept him free from personal bias or prejudice in these public acts, and his course at all times sustained the honor of state and country without the sacrifice of the right of other lands. A gracious presence, a charming personality, and profound legal wisdom all combine to make him one of the most distinguished and honored residents of the State of Washington.³⁰

ARCHITECTURAL SIGNIFICANCE

Criterion C

The Columbia Building is architecturally significant under Category C as an example of the commercial building type articulated with restrained Classical Revival and Italianate-style influences, illustrating the transition of design as an important architectural development. The Columbia Building was built during a time in Spokane when "fireproof construction" was gaining popularity inspired by necessity. Spokane architectural and structural engineer, Robert B. Hyslop (Whitehouse & Price Architects), defined fireproof as a "non-combustible and fire-protected structural frame" building.³¹ He explained that "when it was built in 1907," the Columbia Building reflected "an attempt to meet all the newest recommendations for a 'fireproof' building."³² Featured with a prominent photograph and caption in the *Spokesman-Review* newspaper on October 28, 1906 as it neared completion, the Columbia Building was touted as a structure "constructed of steel-frame reinforced concrete and metal," an "absolutely fireproof" building.³³ Influenced by tall commercial, contemporary buildings of usually six or more stories, the rectangular Columbia Building was similar to a classic column with a base consisting of the lower two stories, a main vertical shaft (floors three, four, five, six), and an elaborate and boldly projecting cornice that highlighted a flat roof.³⁴ The cornice with its widely overhanging eaves was articulated with modillion and dentil courses located between massive pairs of decorative scroll-sawn eave brackets inspired by the Italianate style. The north and west facades of the building were designed with symmetrical fenestration patterns that featured 1/1 windows as well as tripartite units with center fixed panes flanked by two 1/1 windows that offered ventilation. Restrained ornamentation on the building includes smooth, tan-colored pressed face brick cladding accented with terra cotta window sills, molded terra cotta cartouches over brick pilasters, and a formal, molded terra cotta name plate over the front entrance of the building. The

³⁰ Ibid

³¹ Hyslop, Robert B, 1983

³² Ibid.

³³ *Spokesman-Review*, 28 October 1906

³⁴ Poppeliers, John et al, 1983

interior of the building was designed with street-level commercial and merchandise bays and upper-story professional offices.

Architect Herman Preusse (1847-1926)

The Columbia Building was designed by the Spokane architectural team, Preusse & Zittel Architects. Born in Germany into a family of architects, Herman Preusse at the young age of thirteen years studied at the prestigious college of architecture at Holzminden, Germany. Preusse returned home and worked in his father's office, followed by a position as the superintendent for construction of the large German Bessemer steel works. In 1870, Preusse came to America and practiced in Chicago, California, and Kansas before arriving in Spokane in 1882. Unfortunately much of his pre-1889 work was destroyed in the devastating 1889 Spokane fire. After the fire, Preusse proved to be a busy, prolific architect responsible for numerous Spokane buildings, including but not limited to the German-American Society Hall, the Fernwell Building, the Ziegler Building, the Blalock Building, Hotel Spokane, the Holland/VanValkenburg Building, the Great Eastern/Peyton Building, and the Bodie/1889 Block.

As told by author Lisa Kalhar Melton in her thesis, *Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings*, Herman Preusse was "the first trained architect to settle in Spokane Falls, Washington Territory" and was actively sought by customers from the moment he arrived. "Soon after his arrival in August 1882, this German immigrant was retained to build a two-story commercial structure...the first of many...Preusse would design throughout his [Spokane] career." He is known to have "designed over one hundred structures, including residences, commercial and public buildings, churches, and schools" from 1882 to 1918.³⁵ Melton summarized Preusse's impact on Spokane through his "extant architecture," and exclaimed, "Spokane benefitted greatly" from his "presence in the city."³⁶

Architect Julius Zittel (1869-1939)

Born in Germany in 1869, Julius Zittel came to America in 1882 when he was 13, and apprenticed to a Chicago architect when he was 18 years of age. He moved to Spokane in 1887 and began work for fellow German architect Herman Preusse. In 1893, Zittel was made a partner of the architectural firm, which he and Preusse named Preusse & Zittel Architects. The partnership lasted until 1910, when Preusse retired. Working together, they were responsible for designing numerous buildings, including the Armory Building, Victoria Hotel, Pacific Hotel, Bump/Carlyle Hotel, Gonzaga University Administration Building, Carnegie Library (downtown branch), St. Aloysius Catholic Church, Holy Names Academy, Our Lady of Lourdes Cathedral, the Columbia Theater, and the Columbia Building. Working solo, Zittel was also responsible for Spokane City Hall (destroyed by fire), Finch School, Cheney Normal School, and St. Joseph's Church among others. Zittel became the Architect for Washington State in 1897, and designed nearly every state job in Eastern Washington after the appointment. In addition, he

³⁵ Melton, Lisa Kalhar, June 2001

³⁶ Ibid

**Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING**

served as president of the Spokane Society of Architects and later as president of the Spokane Hotel.

Architect Warren C. Heylman (1923-)

Spokane architect Warren Heylman designed the planned the extensive remodel of the Columbia Building in 1971-1972. His designs are visible at street level across the north and west facades, and throughout the entire interior space of the building. Interior offices were redesigned to support 1970s technology and contemporary business practices while street-level storefronts were updated with a modern look.

Born September 12, 1923 in Spokane, Warren Cummings Heylman received formal architectural training at Washington State University and the University of Kansas. After receiving his architectural engineering degree from Kansas in 1945, Heylman served for a number of years in the Navy before opening his own private practice in Spokane in 1952. Heylman produced a plethora of unique, interesting, and sometimes one-of-a-kind designs over the next 40 years, and received many awards and accolades. His forward-thinking and unusual designs were also often controversial among the general public. Despite the controversy, Heylman's playful forms pushed the architectural envelope to its very edge. Over the years, he was awarded six AIA Spokane Chapter honor awards, received a Concrete Institute Award, and was inducted as a fellow of the AIA in 1983. Projects included the Norman Wells House (1954); the Lincoln Garden Apartments (1962); the Parkade Plaza Parking Garage (1967); the Spokane International Airport (1960-1964); Cathedral Plaza Residential Tower; Hangman Valley Golf Course; Riverfalls Tower; Federal Building in Wenatchee; Capitol Lake Towers (1973) in Olympia; and the public library in Colfax (1960). For the Columbia Building, Heylman remodeled the first floor at the exterior and the building's entire six-floor interior in 1972.

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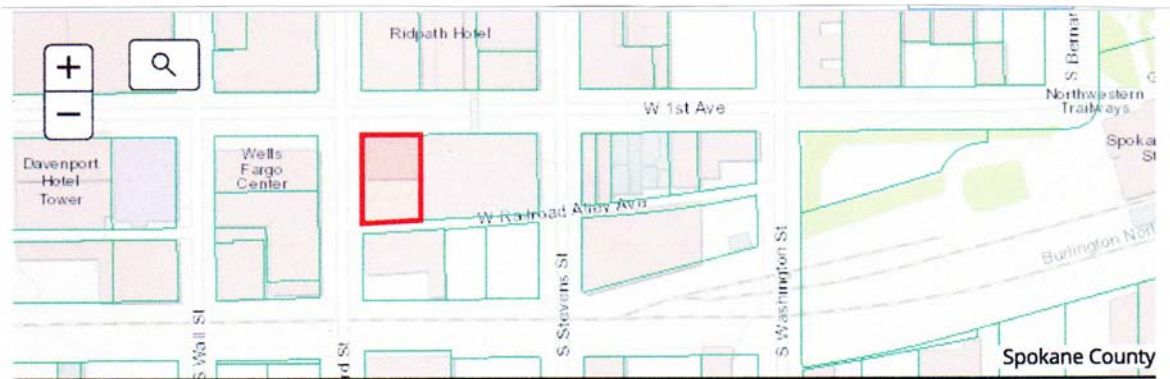
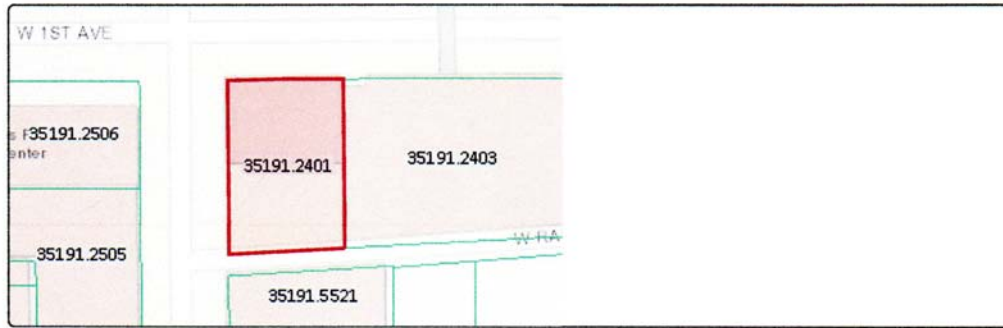
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COLUMBIA BUILDING



*Plat Map
of the Columbia Building property (outlined in red) in 2019*

107 S. Howard Street, Spokane, WA

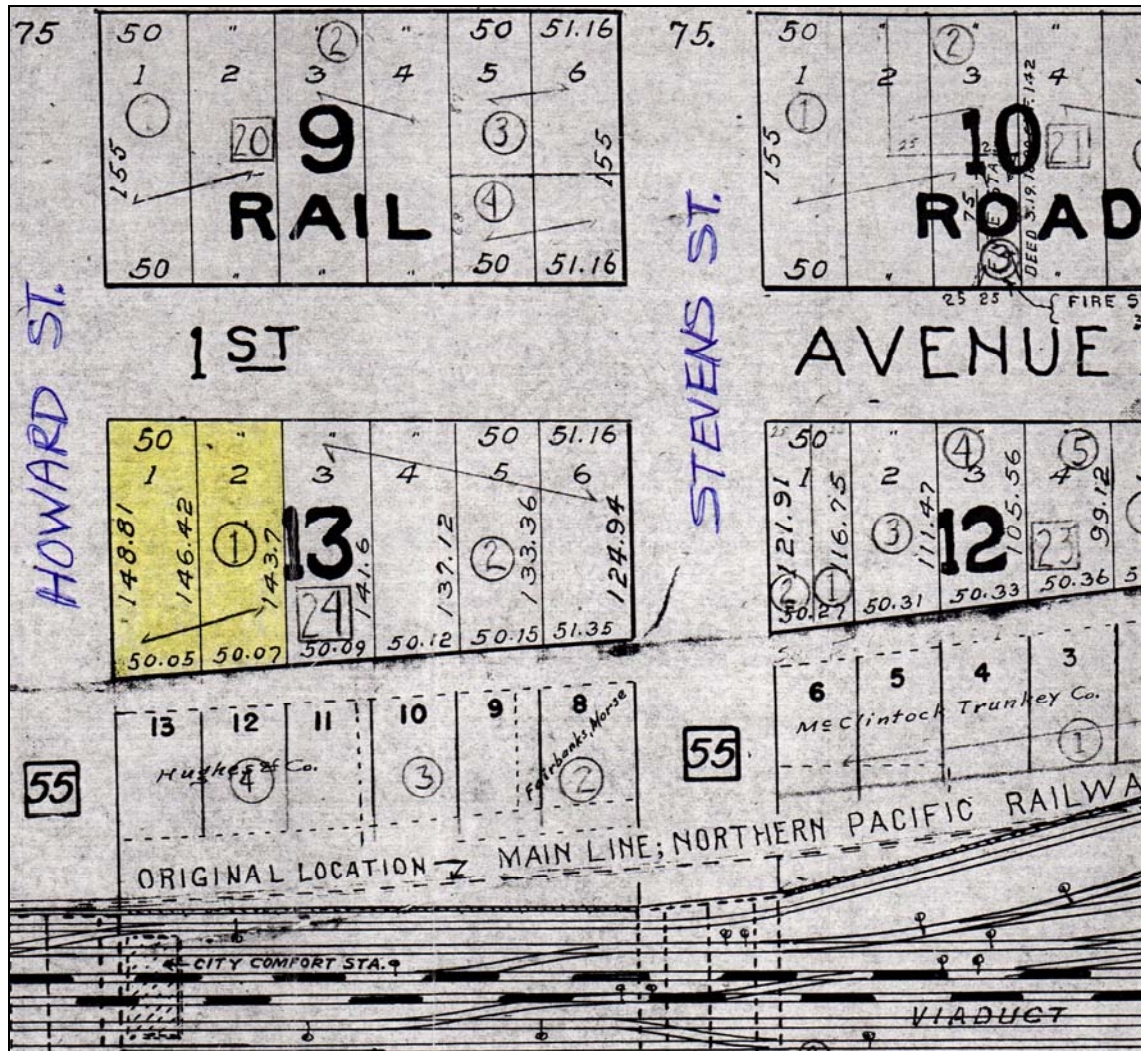
*Tax Parcel Number 35191.2401
Railroad Addition, Block 13, Lots 1 & 2*

Source: Spokane County Assessor



south

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



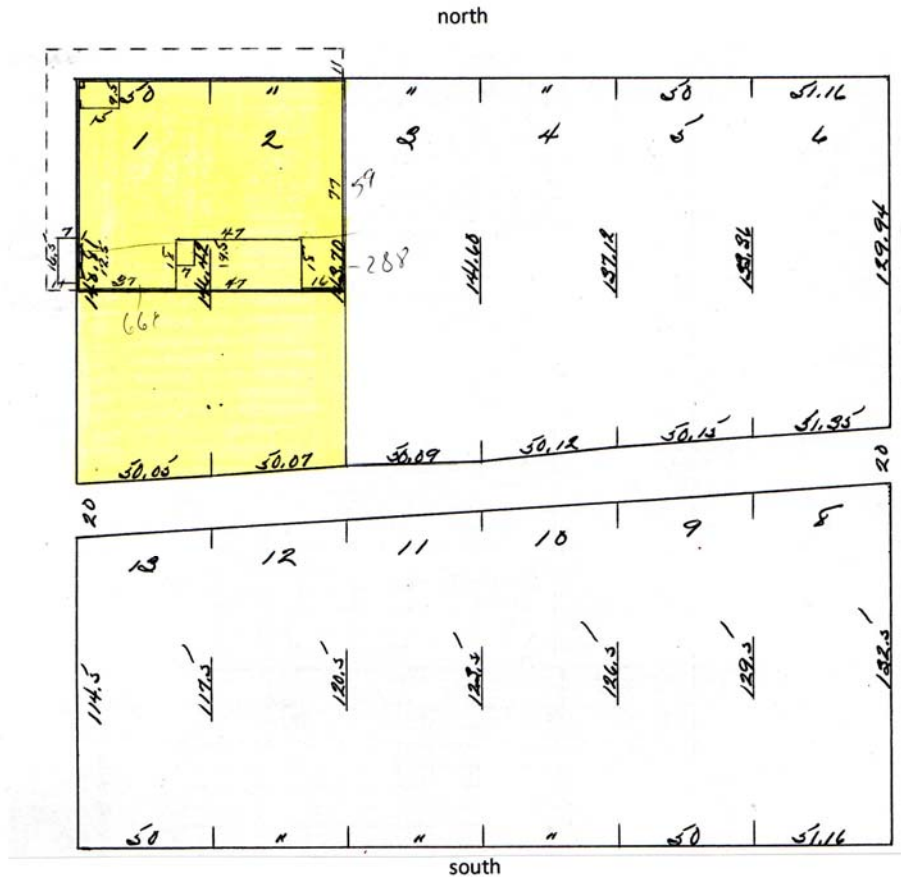
north

*Plat Map
of Columbia Building property (indicated in yellow)
107 S. Howard Street
Railroad Addition, Block 13, Lots 1 and 2*

Source: Spokane County Tax Assessor

north ↑

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



Site Plan
for Columbia Building (indicated in yellow)

Railroad Addition, Block 13, Lots 1 and 2

Source: Spokane County Assessor

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



Columbia Building in 2019, northwest corner façade, looking southeast



East face of Columbia Building in 2019, looking west

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



South rear face of Columbia Building in 2019, looking northeast

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



Roof of Columbia Building, looking southwest in 2019



Roof of Columbia Building, looking east in 2019

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COLUMBIA BUILDING



First-floor entrance at northwest corner of Columbia Building in 2019



Commercial bay at 101 S. Howard Street in the Columbia Building in 2019

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First-floor front entrance at 107 S. Howard Street to Columbia Building in 2019, looking west



First-floor lobby in Columbia Building in 2019, looking east (original marble wainscoting, marble staircase, ceiling height, floor plan)

Spokane City/County Register of Historic Places Nomination
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First-floor lobby in Columbia Building, looking east in 2019



*First-floor lobby in Columbia Building, looking northwest in 2019
(interior door opens to café)*

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Representative stairway and elevator lobby on floors two, three, four, five and six in the Columbia Building, looking south in 2019



Representative staircase at floors two, three, four, five and six in 2019.

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Representative staircase and lobby in floors two, three, four, five and six in 2019



Representative office lobby on floors two, three, four, five and six in 2019

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Representative offices and hallways on floors two, three, four, five, and six in the Columbia Building, looking north in 2019



North wall of representative office on floors two, three, four, five and six in 2019 in the Columbia Building

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING

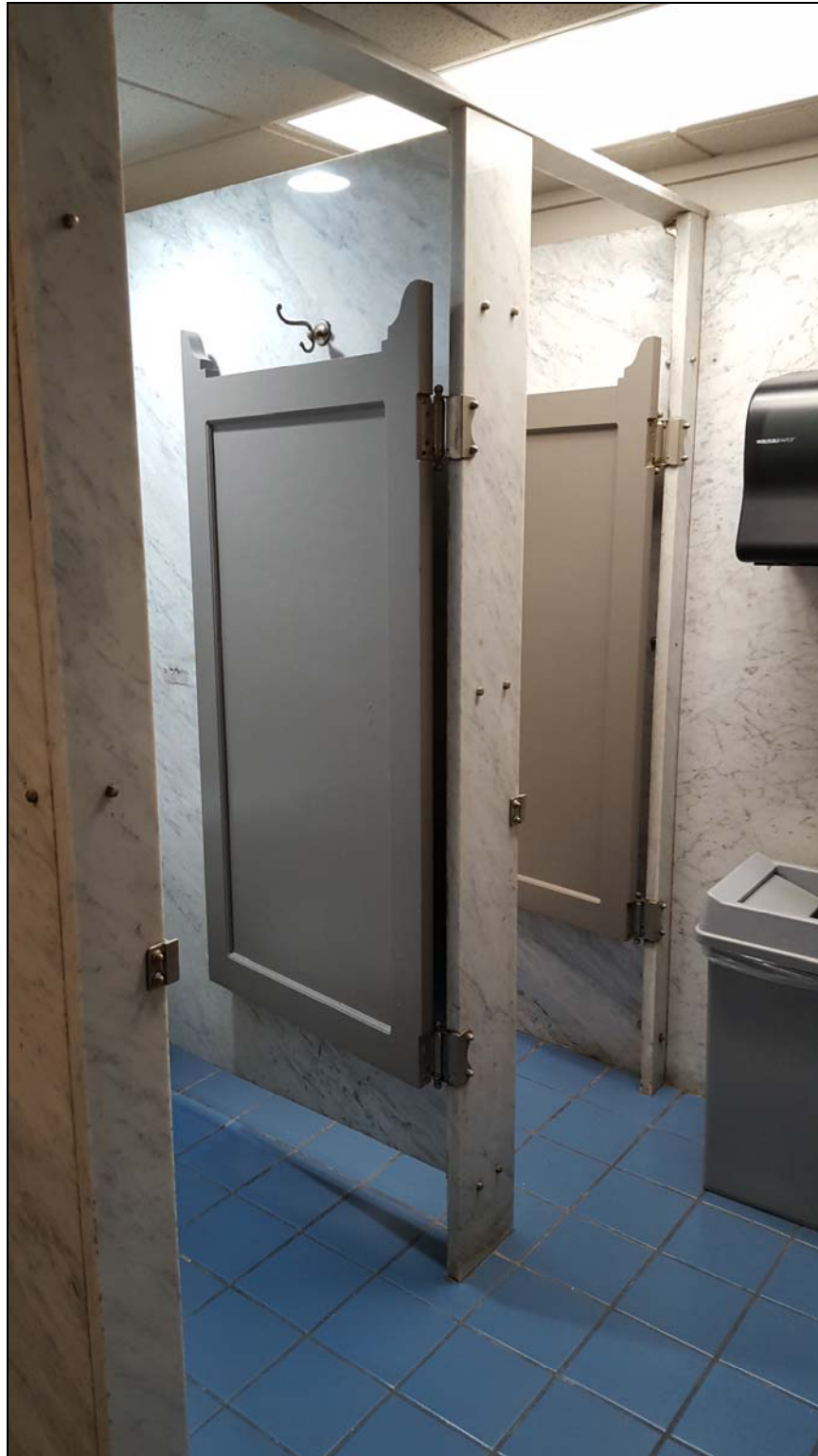


2019 photo representative of all circa 1906 vaults existing in Columbia Building on floors two, three, four, five and six

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COLUMBIA BUILDING



2019 photo representative of all five circa 1906 vaults existing in Columbia Building on floors two, three, four, five and six



Original restroom on third floor in 2019

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COLUMBIA BUILDING



Hallway on south wall of third floor in 2019



BLACK'S BIG MOVE

Owner mulls apartment conversion as brokerage moves its headquarters

By Samantha Peone
samp@spokanejournal.com

Black Enterprises LP is considering a \$5 million project that would convert the six-story James S. Black Building downtown into a mixed-use building with five floors of apartment units, says principal Dave Black.

Earlier this month, prominent Spokane-based commercial real estate brokerage and property management company NAI Black, of which Black is also CEO and owner, moved its longtime headquarters from that building, at 107 S. Howard, into the Spokane Regional Business Center,



See **BLACK** page 11

—SAMANTHA PEONE

Built in 1907, the James S. Black Building could be converted into apartment units, says real estate developer Dave Black.

**“Black’s Big Move:
Owner Mulls Apartment Conversion as Brokerage Moves Its Headquarters.”**
Spokane Journal of Business, 21 November 2018

BLACK:

Architect looking at 40 living units total

Continued from page 1

at 801 W. Riverside downtown, where it now occupies 16,000 square feet on the third and fourth floors, says Black.

The move frees up 12,500 square feet of space NAI Black had occupied in the 111-year-old James S. Black Building.

"We're looking at all our options for that building right now, including converting it into multifamily rental units," Black says.

Another option would be to continue leasing the building as mostly office space, he says.

However, Mercier Architecture & Planning, of Spokane Valley, is designing floor plans for the potential multifamily space. Mercier owner and architect Shane Mercier says the space is being configured so the building's upper five floors could accommodate a total of 40 living units, with eight on each floor. Floor plans would include one-bedroom and two-bedroom apartments, Mercier says.

No changes would be made to the century-old building's exterior, he says.

Black says construction likely would start during the summer of 2019, and the units would be geared toward young professionals.

The street level would continue to be used as commercial space, he says.

That floor currently is occupied by The Wave Island Sports Grill & Sushi Bar and Fusion Juice of Spokane Inc.

Black says the building has two other tenants, publishing company Bozzi Media and general contracting company Fisher Construction Group. If the building becomes a multifamily complex, those tenants will be moved to another building.

Black says turning the building into multifamily units "makes sense."

"Rents have gotten to the point where they are better than office rents," he asserts. "The multifamily market is really strong right now, and I believe it will continue to be strong."

Another incentive, he says, is that a multifamily project within the Black building could qualify for tax incentives, including a city of Spokane 12-year multifamily tax abatement program and a federal tax credit for historical building rehabilitation.

As evidence of the health of the multifamily market, Black points to the Ridpath Club Apartments redevelopment. NAI Black is handling leasing activity there.

"We're renting units at Ridpath as fast as they become available, which is right next door, and most of the other projects downtown have filled up quickly," he says.

The \$22 million redevelopment of the Ridpath Hotel and the attached four-story east annex involves transforming prior hotel rooms into 206 apartment units on the second through 11th floors and luxury condominiums on the 12th and 13th.

If Black proceeds with his plans, he'll be following what's becoming a trend in the city's core.

Centennial Properties Inc., of Spokane, is renovating the former Macy's department store building, at 608 W. Main, into a mixed-use building with 114 residential units, the first of which became available to rent last May. That building, now called The M Building, is undergoing more than \$33 million in renovation, according to previous Journal reports.

Centennial also converted the Chronicle Building, which is located at 826 W. Sprague and once housed the Spokane Daily Chronicle newspaper, into apartment units, with the overall project creating eight living units a

floor on the third through sixth floors of the seven-story structure.

Centennial Properties is a subsidiary of Cowles Co., which also owns the Journal of Business.

At the James S. Black Building, NAI Black's move marks the end to a 46-year presence there.

"I've been in that building my entire career, so it's a big move for us," he says. "I'll probably be in the (SRBC Building) for the rest of my career."

The SRBC Building will be renamed the Greater Spokane Inc. Building before the end of the year, he says.

GSI CEO Todd Mielke says the organization is currently negotiating its lease renewal. With that, GSI anticipates a "significant remodel of the first floor, and a significant remodel of the second floor as well."

Mielke says GSI works closely with real estate agents to find available space for new and expanding businesses within the Spokane area, so having NAI Black move in above GSI is beneficial.

"It just makes it that much closer, and we're going to continue to forge our relationship with the commercial real estate community," he says.

With NAI Black's move, the SRBC is fully occupied.

First architect left mark on city

When railroad construction allowed the Northern Pacific Railroad to connect Spokane with Chicago and other large cities to the east and west in 1883, Spokane's city founders hired an official architect to help guide the design of new commercial buildings with the goal of perpetuating the image of Spokane as a progressive and prospering city.

That architect was Herman

Preusse, a German immigrant who had settled in Spokane just the year before. He set about designing the Glover Block at what is now Howard and Spokane Falls Boulevard, the Post Office Block, the Frankfort Block at Main and Howard and many others. Sadly, his prodigious work was largely destroyed in the great fire of 1889 which consumed most of downtown Spokane.

But Spokane's first official architect was just beginning his design work – with much of it to be completed in collaboration with Julius Zittel, another architect from Germany, who began work as a draftsman for Preusse in 1887 and became partner in the firm of Preusse and Zittel in 1893; Zittel became state architect in 1897, a title he held concurrent to his partnership with Preusse.



This is the grave of Herman Preusse, Spokane's first official architect. He is buried at Fairmount Memorial Park.

JESSE TINSLEY jesset@spokesman.com

In addition to the commercial and private-home design work he would do in Spokane, Preusse was appointed architect for the

Agricultural College and School of Science at Pullman (now

See **LANDMARKS, 8**

“First Architect Left Mark on City.”

Spokesman-Review

6 June 2014

LANDMARKS

Continued from 1

Washington State University) and retained in 1883 by the Jesuits at what was then Gonzaga College to do all of their architectural design. Two of the Preusse-Zittel designs for Gonzaga included the main administration building (1897-99) with its strong Romanesque influences and St. Aloysius Church (1908-11), a mix of classic and medieval elements in largely Romanesque structure.

Preusse did many designs on his own, especially prior to Zittel's arrival, and Zittel also has some attributed solely to him, but together their designs dominated architecture in Spokane for many decades.

In her master's thesis "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," Lisa Kalhar Melton provides some details of Preusse's early life. He was born in Hanover, Germany, in 1847, and was an infant when his father died. He was 3 when his mother married architect Wilhelm Mehl, and 13 when he began training to become an architect as well, which would include attending the College of Architecture in Holzminden, where classes were held daily from 6 a.m. to 9 p.m.

It isn't known why he emigrated from Germany, but at age 23 he did so, starting work at the North Chicago Rolling Mills. Poor

health drew him to find locations better suited for his condition, and he worked as an engineer, architect and contractor in California, Kansas (where he married first wife Rose) and ultimately Spokane. By 1894 he owned 400 acres of land and an additional four prosperous 160-acre farms. He was known to accept land for payment from the Jesuits for some of the design work he did for Gonzaga.

Rose died in 1897, and in 1910 he married Emma Wilkie in Spokane. As he had received a formal education, he provided the same for his daughters Florence and Olga, who attended universities in the east, but he did not provide a college education for his sons Carl and Arnold, who apprenticed with Preusse and Zittel. When Preusse died in 1926 he was buried at Fairmount Memorial Park next to his first wife and a son who died in childhood.

Preusse's extensive work incorporates a number of styles from medieval to Romanesque and Renaissance Revival. Among his designs are the Fernwell building (1890), Carnegie Library (1905), Columbia Building, the state armory (1908), the 1903 additions to Holy Names Academy, the Huetter house (1897) across the street from Gonzaga, dormitories at WSU, the Peyton Building (1890), the YMCA building (built 1907, demolished 1964) and Mary Queen of Heaven Roman Catholic Church in Sprague,

Washington. And for all of Preusse's successes, there were also problems and scandals along the way, one of which involved a project for WSU, outlined in Melton's thesis. In 1882, Preusse submitted a design to the regents for an administration building which the institution's president derisively called "the Castle," with the design bill coming to \$6,830. The regents agreed to pay \$3,000, though Preusse probably only collected one-sixth that amount. Apparently the regents were investigated for mishandling and misuse of funds and a new board appointed in 1883 – at which time Preusse was dismissed as the college's architect and "the Castle" never built.

Although much of his work for religious institutions was for the Jesuits, Herman Preusse holds the distinction of having designed the first Jewish synagogue built in Washington. Temple Emanuel, a frame structure with stone foundation, was dedicated at Third Avenue and Madison Street, just four days before Seattle opened its first synagogue. Temple Emanuel stood until 1934, and a plaque commemorating its significance now stands in place by the wall of the car dealership that now occupies that location.

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



Artist's sketch depicts Columbia Building as it will appear following exterior remodeling of bottom two

stories as planned. Major interior remodeling also is planned. Bricks piers and awnings are exterior features.

“Landmark Remodeling Due.”
Spokane Daily Chronicle
25 May 1972

Landmark Remodeling Due

SDC 5-25-72

Plans for major remodeling of the Columbia Building were announced today by owners of the six-story landmark and by Pioneer National Title Insurance Co., which will occupy a large portion of the remodeled structure.

Charles U. Anderson, vice president and Spokane County manager for Pioneer Title, said his firm will remodel the entire ground floor of the Columbia Building, plus the basement and the exterior of the first two stories.

In addition to the basement and ground floor, Pioneer Title will occupy three rooms on the second floor, Anderson said. The building is at First and Howard.

James S. Black, representing investors who purchased the Columbia Building 1½ years ago, said his group will air condition the entire building, completely remodel halls and install a new automatic elevator system.

He said the remodeling also will include a new lobby, new carpeting, drop ceilings with indirect lighting and all-new modern decor.

James S. Black & Co. is property manager of the Columbia Building. Architect is Warren Cummings Heylman & Associates. General contractor is Sceva Construction Co., Black said.

August Move

Anderson and Black said construction is expected to be completed by mid-August. “We plan to be in by September 1,” said Anderson, whose firm has occupied quarters at W821 First in the Crow Building since 1968. Previously, the title company had been located for many years in the old Title Building at Sprague and Wall.

Black said remodeling of the 65-year-old Columbia Building was spurred by Expo '74.

Black and his group reportedly bought the building from the trust department of Old National Bank of Washington and the Dr. Edgar L. Boone Foundation for \$275,000 in November of 1970.

Built in 1907

George W. Kombol, building manager since 1931 and cotrustee of the foundation, a charitable institution, said the building was completed in 1907 for Judge George Turner.

“It was raining money that built it,” Kombol said. “Dr. Boone, a Spokane resident, bought it in the early 1940s. He died in 1956 and left the property in a charitable foundation.”

Kombol said revenue from the trust goes to the Volunteers of America, Salvation Army, Eastern Washington State College and Deaconess Hospital. He said the funds received by the latter two institutions are for qualified worthy but needy students.



“Downtown Office Building Sold.”
Spokesman-Review
8 Nov 1970

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in 1971, looking southeast at the property
from First Avenue & Howard Street.
(MAC archive photo L87-1.197)*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in 1955, looking southeast at the building
from First Avenue & Howard Street.
(MAC archive photo L87-1.79926-5)*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in 1948, looking southeast at the building
from First Avenue & Howard Street.
(MAC archive photo L87-1.58179.48)*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in circa 1915, looking southeast at the building
from First Avenue & Howard Street.*

(MAC archive photo L95-12.56)

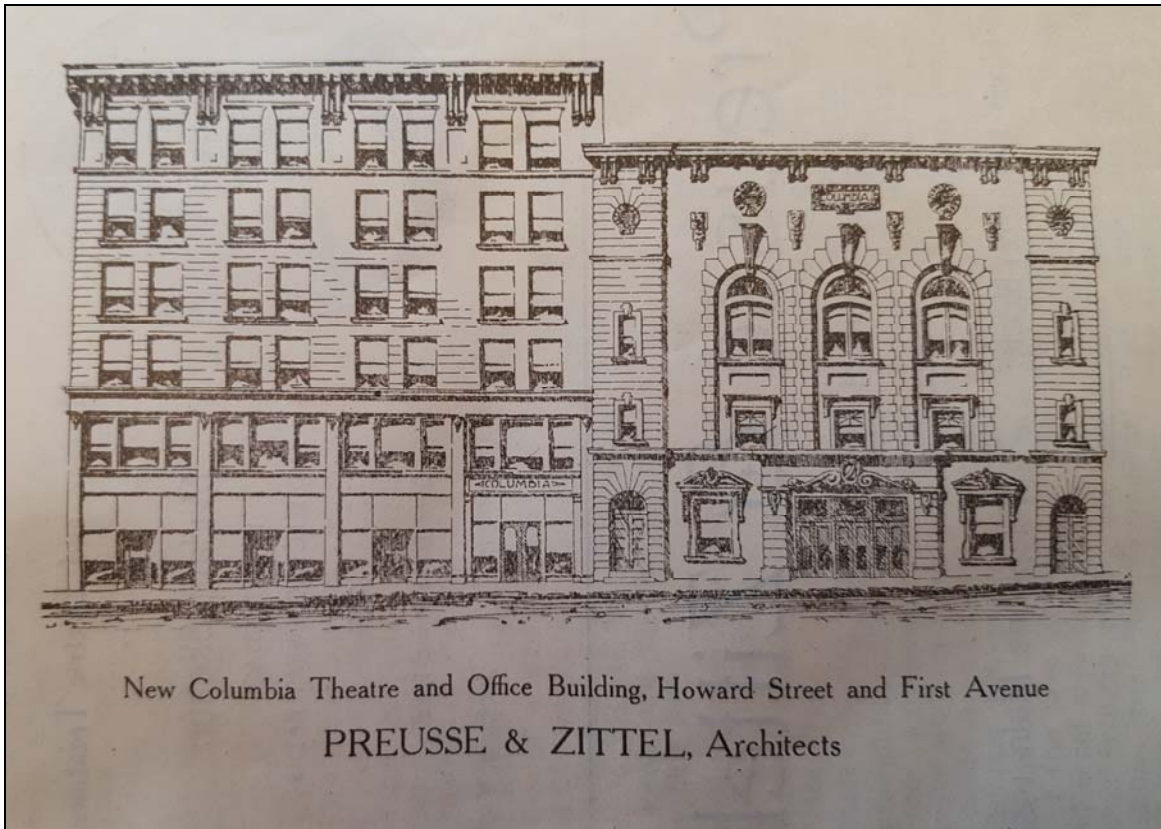
Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building and Columbia Theater (called the “Orpheum”) in circa 1910,
looking southeast at the buildings
from the corner of First Avenue & Howard Street.*

(MAC archive photo L94-24.280)

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



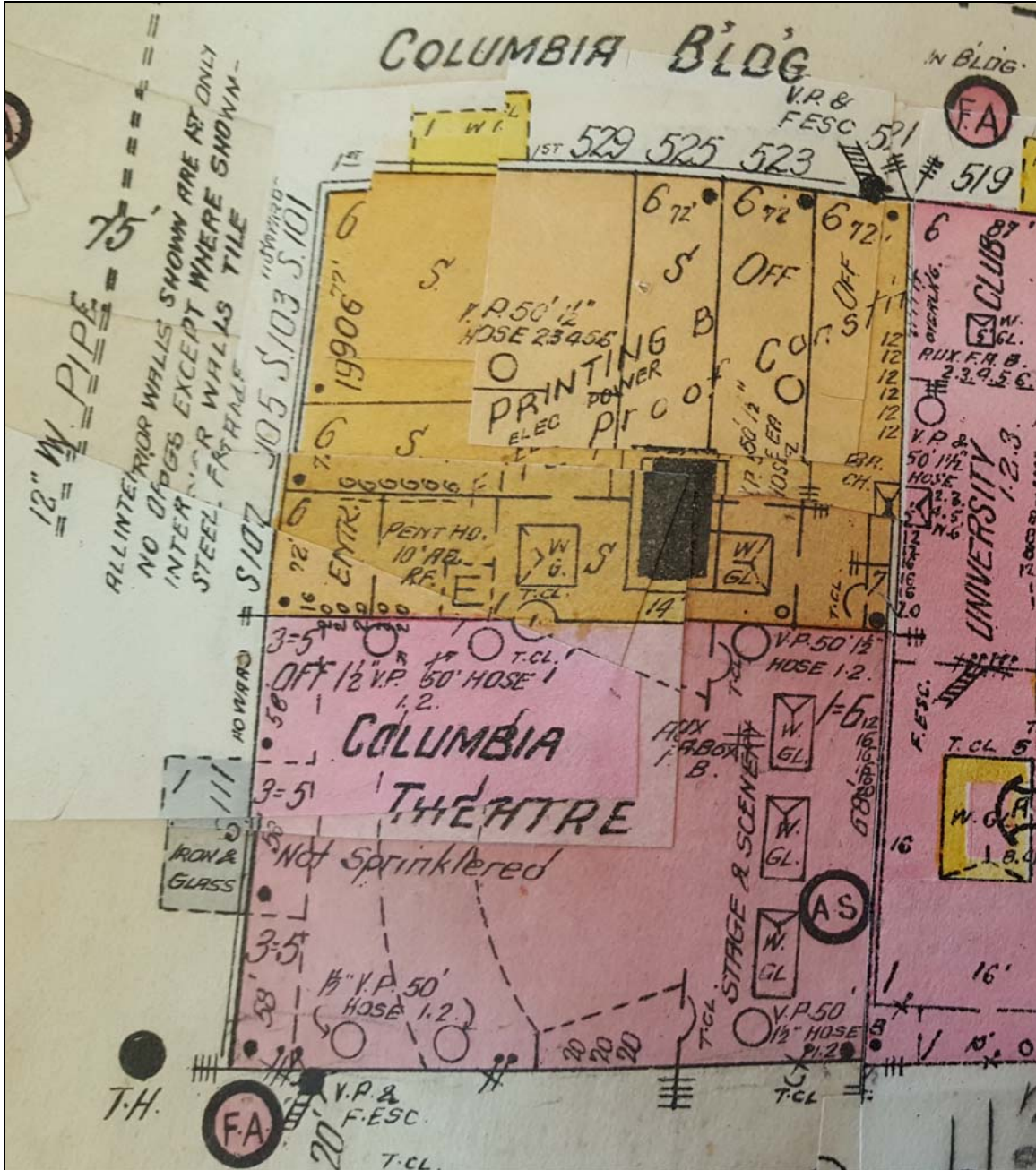
*A 1906 illustration
of the Columbia Building (left side of page)
and the adjoining Columbia Theater (right side of page),
looking east at the buildings.*

*The illustration was drawn by Herman Preusse and Julius Zittel, the professional
architects of the Columbia Building and the Columbia Theater.*

*Raymer's Dictionary of Spokane: A Complete Encyclopedic Dictionary of Spokane and
the Inland Empire. Spokane: Chas. D. Raymer & Company, 1906.*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING

north

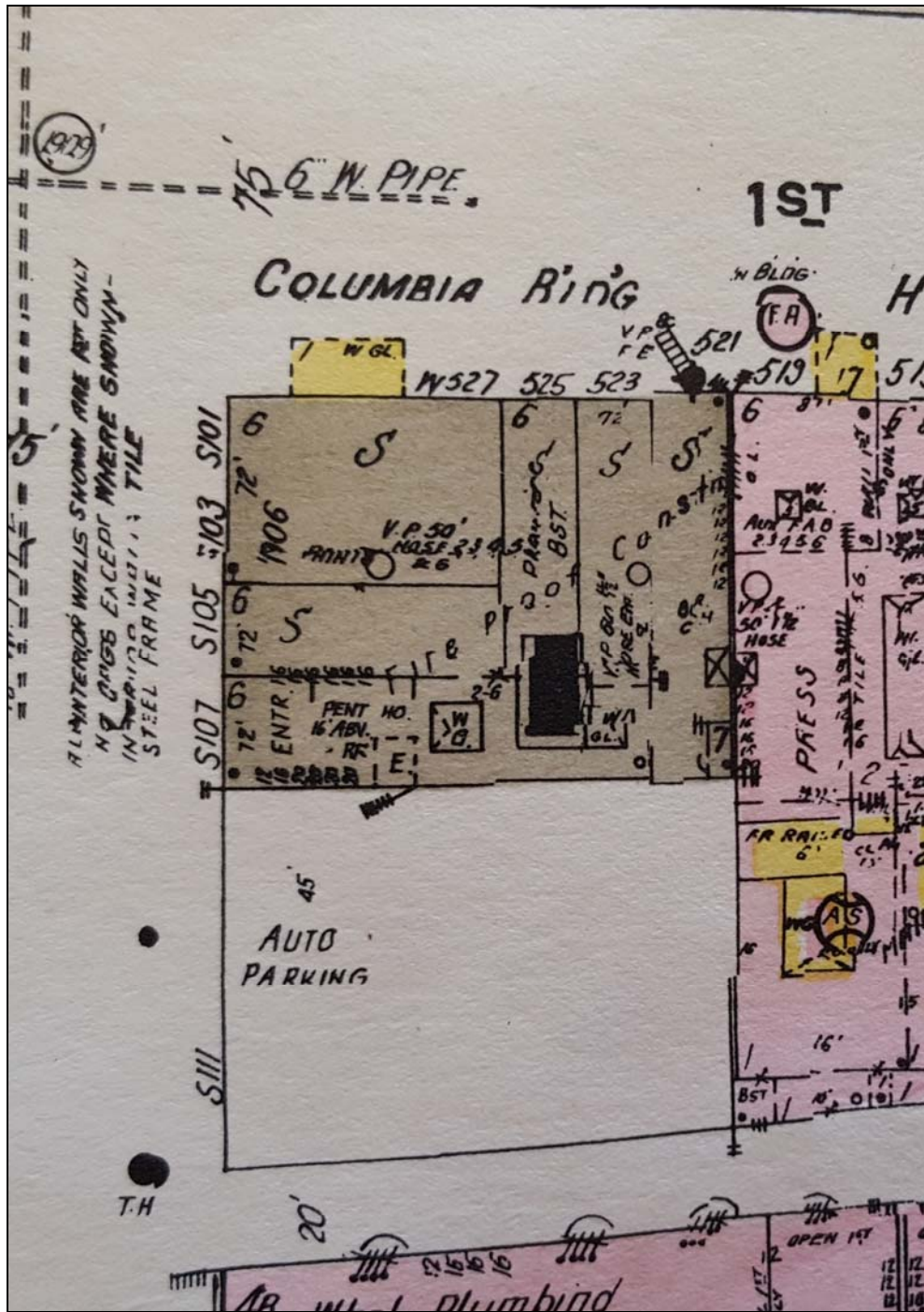


south

A 1910 Sanborn Fire Insurance Map of the Columbia Building and south adjoining Columbia Theater, located on the corner of West First Avenue and South Howard Street.

north

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



south

A 1952-53 Sanborn Fire Insurance Map of Columbia Building at First Avenue & Howard Street.

The parking lot adjacent next south of the Columbia Building was developed in 1933 when the former Columbia Theater was demolished.