

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name **HOTEL ALGER-BRISTOL HOTEL**

## 2. Location

Street & Number 210 W. Sprague Avenue  
 City, State, Zip Code Spokane, WA 99201  
 Parcel Number 35184.1203

## 3. Classification

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

## 4. Owner of Property

Name Havermale LLC c/o ConoverBond Development  
 Street & Number S. 157 Howard Street  
 City, State, Zip Code Spokane, WA 99201  
 Telephone Number/E-mail 755-5555, 218-0425

## 5. Location of Legal Description

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

## 6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey  
 Date Federal\_\_ State\_\_ County\_\_ Local 1979  
 Depository for Survey Records Spokane Historic Preservation Office

**FINAL DRAFT 16 April 2003**

**7. Description**

**Architectural Classification**  
(enter categories from instructions)

**Condition**  
 excellent  
 good  
 fair  
 deteriorated  
 ruins  
 unexposed

**Check One**  
 unaltered  
 altered

**Check One**  
 original site  
 moved & date \_\_\_\_\_

*Narrative description of present and original physical appearance is found on one or more continuation sheets.*

**8. Spokane Register Criteria and Statement of Significance**

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

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

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

**9. Major Bibliographical References**

*Bibliography is found on one or more continuation sheets.*

**10. Geographical Data**

|                               |                                                                               |
|-------------------------------|-------------------------------------------------------------------------------|
| Acreage of Property           | Less than one acre.                                                           |
| Verbal Boundary Description   | Havermale Addition, beginning at point south of alley, Lots 1 and 2, Block 2. |
| 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     |
| Telephone Number/E-mail | 509-456-3828 or lyeomans@qwest.net |
| Street and Number       | 501 West 27th Avenue               |
| City, State, Zip Code   | Spokane, WA 99203                  |
| Date                    | 2 April 2003                       |

**12. Additional Documentation**

|                        |                                          |
|------------------------|------------------------------------------|
| Map                    | Spokane City/County plat map, 2003       |
| Photographs and Slides | 10 black & white prints; 10 color slides |

**13. Signature of Owner(s)**

\_\_\_\_\_  
\_\_\_\_\_

**14. For Official Use Only:**

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

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

Commission Decision: \_\_\_\_\_ Approved  
as to Form: \_\_\_\_\_

Council/Board Action: \_\_\_\_\_ Assistant City Attorney

Date: \_\_\_\_\_

**We hereby certify that this property has been listed in the Spokane Register of Historic Places.**

\_\_\_\_\_  
**CITY ADMINISTRATOR, City of Spokane**  
or

\_\_\_\_\_  
**CHAIR, Spokane County Commissioners**

\_\_\_\_\_  
**CHAIR, Spokane City/County Historic Landmarks Commission**



\_\_\_\_\_  
**OFFICER, City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Sixth Floor - City Hall, Spokane, WA 99201

**DESCRIPTION**

Built in 1904, the Hotel Alger-Bristol Hotel is a typical example of the property type "single room occupancy hotel" (SRO) as identified in the National Register Multiple Property Documentation (MPD), *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900-1910* (Holstine). The property is located on the northwest corner of the intersection at West Sprague Avenue and North Browne Street in downtown Spokane, WA. The three-story building is a rectangular box constructed of eighteen-inch-thick unreinforced brick masonry walls. It has a flat roof of built-up tar, a metal-capped brick parapet wall, and a basalt rock foundation. Symmetrically balanced exterior fenestration patterns located above street-level, a central light well, interior room configurations, and a separate door that opens to upper-story hotel rooms from the street all embody features of the property type and convey the building's original use as an SRO. The building retains good integrity in original location, design, materials, workmanship, and association as an example of the property type "single room occupancy hotel."

**CURRENT APPEARANCE***Site*

The Hotel Alger-Bristol Hotel is located a few blocks east of the center of Spokane's business district. A circa 2003 Spokane County Assessor's site plan map pictures the building with a rectangular footprint that measures seventy-nine feet wide and one hundred feet deep, comprising the entire space in the south portion of Lots 1 and 2, Block 2, in the Havermale Addition. A paved parking lot is located adjacent west of the building along Sprague Avenue. A circa 1905 three-story brick building is located north of the Hotel Alger-Bristol Hotel; the two buildings are separated by a narrow, ten-foot-wide alley. Installed in the 1970s to prohibit access to the alley, a one-story fence wall with a plain wood door joins the two buildings along the sidewalk at Browne Street. Another fence wall joins the buildings at the west end of the alley by the parking lot.

*Exterior*

The Hotel Alger-Bristol Hotel has two facades: The primary facade faces east along Browne Street while a secondary facade faces south along Sprague Avenue. Accentuating the building's two facades, the brick parapet wall features a balustrade with a Chippendale-design and a prominent projecting modillioned cornice made of galvanized metal. The cornice is embellished with an egg-and-dart pattern and S-curved horizontal brackets. The east facade of the building is clad in red face brick laid in common bond while the bricks on the south facade are covered with smooth white stucco. In contrast to the white stucco and red face brick, buff-colored bricks form quoins at the southwest, southeast, and northeast corners of the building and around a central light well that opens to Browne Street on the second floor. Buff-colored bricks also form a broad frieze below the cornice line, a belt course that separates the first floor from the second floor, and flat

arches with keystones above second and third-story windows on the east and south facades. Molded concrete lug sills anchor the second and third-story facade windows. With the exception of at least one window on the north elevation and all eight windows on the rear west elevation, the second and third-story windows of the building are metal-framed contemporary units that were retro-fitted and installed in 1976. The street-level design of the building's two facades features five merchandise bays on the east face and five merchandise bays on the south face. The bays are separated by cast iron piers made by the National Iron Works Company of Spokane. A canted entrance is located on the north half of the east facade; a boarded-up entrance is located on the south half of the east facade. Instead of large plate-glass merchandise windows commonly found on storefronts, the window units are a row of narrow contemporary vertical units surrounded by T-1-11 siding that covers the original bulkheads and clerestory windows. The south facade has three entry doors that are flush with the wall plane. The doors are made of plain wood. A door that is located furthest west opens to a flight of stairs that ascends to the building's second and third floor hotel rooms.

The north elevation of the building has symmetrical fenestration patterns typical of SROs. Except for one window on the second floor, all of the windows at grade and at the second and third stories are covered with plywood boards. Relieving arches made of red brick highlight each window. The west elevation is at the rear of the building and faces a parking lot. A brick chimney extends up the center of the elevation past the roofline. A plain wood door is located on the northwest corner. Eight original double-hung wood-sash windows illuminate the second and third floors. The south half of the west elevation reveals evidence of a once-attached three-story building (demolished in 1980s).

#### *Interior*

The interior of the Hotel Alger-Bristol Hotel is composed of commercial merchandise bays located on the first floor and remnants of single-occupancy rooms located on the second and third floors. Commercial space on the first floor is oriented to the east facade of the building and comprises seventy-five percent of the floor space on the first floor. The commercial area is separated in half by a partial wall made of sheet rock. The south half measures approximately thirty-five feet wide and seventy-six feet deep, and the north half measures the same. The north half of the space is three steps lower than the south half due to a drop in grade. The ceilings are fourteen feet high, the floor is a combination of poured concrete and fir planks (covered with vinyl and carpet), and most of the walls are finished with sheet rock that was installed in the 1970s. Part of the north wall and all of the south wall are unfinished and reveal exposed brick masonry. The ceiling has boxed beams that are supported by four rows of large square wood piers.

A single wood door located on the far west end of the south facade (address number 210) opens to a small entry that has original white and blue ceramic floor tiles accented with a Greek key boarder design. A flight of stairs ascends from the entrance to the second floor. Made of ebony-finished fir, the staircase measures six feet wide and has large square newel posts and a turned-post balustrade. As the stairway turns and ascends to the third floor, it narrows to five feet wide. Fir woodwork trims the stairwells and includes floor molding, crown molding and a chair rail. The floor plans for the second and third floors are mirror images of each other. They contain the stairwells and three common bathrooms on each floor, which are located along the west wall of the central hall. An interior light well that measures approximately nine feet wide and sixty feet long is located in the center of the second and third floors and runs east and west. The light well is flanked by remnants of four-foot-wide central hallways and single occupancy hotel rooms that measured nine feet wide and fourteen feet deep. The room remnants include some of the wood framing systems that were built to support thirty-six rooms on the second floor and thirty-six rooms on the third floor. In the 1980s, the lathe-and-plaster walls and ceilings on the second and third floors were removed, exposing the original wood framing system used for interior partition walls, and the brick masonry walls around the perimeter of each floor. Some rooms have remnants of plumbing once used for wall-mounted wash basins and evidence of one overhead light fixture. The floor surface is made of fir planks. The condition of the second and third floors is very poor and reveals excessive damage due to water, vermin, demolition and decay.

#### **ORIGINAL APPEARANCE and SUBSEQUENT MODIFICATIONS**

The Hotel Alger-Bristol Hotel was designed as an SRO with 72 single occupancy hotel rooms contained in the second and third floors. The first floor had a lobby and hotel office located in the southwest corner of the building (*1910 Sanborn Fire Insurance map*). The remaining portion of the first floor was dedicated to commercial and retail use and had storefronts with merchandise bays that opened to Browne Street and Sprague Avenue. No historic photographs of the building could be found, but the Hotel Alger-Bristol Hotel may have resembled other SROs built from 1900 to 1910 in Spokane. Photographs of these hotels appear in early 20th-century issues of Spokane city directories. The hotels all had storefronts with flush or canted merchandise bays and large plate-glass storefront windows with bulkheads on the bottom and clerestory or transom units on the top. According to Spokane Building Permit #65704, dated July 24, 1941, the Hotel Alger-Bristol Hotel had window awnings, which were located over storefront windows on the east and south facades of the building. According to Spokane historian Robert Hyslop, the east and south facades of the building were both clad in stucco over red brick.

In 1976 the building was "remodeled" with contemporary materials. The stucco on the east facade was removed, exposing the red brick masonry walls (Hyslop, 27). All of the original windows and doors on the first, second, and third floors on the building's east and south facades were removed and replaced with non-compatible, contemporary metal-frame units. The first floor was remodeled to accommodate a barber college (Spokane Building Permit #P-8765) and a realty office (Spokane city directories). The ceiling in the north half of the first floor was lowered and covered with asbestos tiles. The lathe-and-plaster finish on most of the north wall and all of the south wall was removed to reveal brick masonry. In the 1980s, most of the lathe-and-plaster interior partition walls in the second and third-floor hotel rooms were removed due to water damage, vermin, and decay. Perimeter walls also show decay and now reveal a combination of peeling plaster and exposed masonry. All of the plumbing, lighting, and heating fixtures were also removed at this time.

|                         |                                        |
|-------------------------|----------------------------------------|
| Area of Significance    | Architecture, Commerce, Social History |
| Periods of Significance | 1904-1953                              |
| Architect/Builder       | Unknown                                |

### STATEMENT OF SIGNIFICANCE

Built in 1904, the Hotel Alger-Bristol Hotel provided housing needs for hundreds of Spokane's working class citizens for more than 75 years. It is one of only 20 remaining SROs that were originally erected in Spokane's east downtown neighborhood, an area that once held over one hundred single room occupancy hotels. The unreinforced brick masonry building was constructed for Reginald K. Neill, a prominent Spokane mining magnate, real estate developer, and downtown merchant. During its period of significance from 1904 to 1953, the Hotel Alger-Bristol Hotel gained importance in the areas of "architecture," "commerce," and "social history" (NR Bulletin 16, pp. 40-41). The building is a typical example of the property type "single room occupancy hotel" as identified in the Multiple Property Documentation, *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900-1910* (Holstine). Architecturally significant, the property evokes the use and design of a single room occupancy hotel and meets the National Register's requirements for SROs established in the MPD. In the context of Spokane's commercial and social history, the building is significant for its association with an early 20th-century demographic trend that saw an overwhelming flood of working class men and women flock to the city, and a resulting building boom that sparked the construction of more than one hundred SROs throughout Spokane. The Hotel Alger-Bristol Hotel is eligible for listing on the Spokane Register of Historic Places under categories A and C.

### HISTORICAL CONTEXT

#### *Early Spokane and SROs*

The town of Spokane got its start in the 1870s, and by 1900 had grown to more than 35,000. The next decade saw Spokane's population swell and explode to over 100,000 (city directories). Hundreds and thousands of men and women who were seeking employment and a better life arrived in droves in Spokane. Local historian Orville Pratt exclaimed that "so many homeless men were thronging in that the hotels and lodging houses could not care for them." Pratt said that hundreds of men were looking for accommodations, and finding none, were reduced to claiming any available space where they "slept on chairs or floors in hotels and saloons" (p. 134). Answering the urgent need for living space, hundreds of hotels, apartments, and lodging houses were quickly built to hold the city's growing number of homeless. At one point in 1905, nineteen commercial buildings were simultaneously under construction, being located mostly within Spokane's central business district. According to building footprints depicted in early 20th-century Sanborn Fire Insurance maps (dated 1902, 1910, 1927) and listings in city directories, the



highest concentration of SROs, however, was built just east of downtown Spokane between Washington and Division Streets. From 1900-1910, hotel and apartment construction for working class housing peaked; by 1910, the population boom had ended and new construction of downtown working class housing all but ceased. Although Spokane had a need for working class housing, most of the downtown's low-income housing was eliminated in the 1970s when aggressive planning for World Exposition '74 prompted large-scale demolition of the majority of Spokane's SROs (Holstein, pp. E-3, E-16).

#### *Havermale Addition*

The Hotel Alger-Bristol Hotel was one SRO that survived the wrecking ball of the 1970s. The aerial perspective *Spokane 1884*, and the *1891 Sanborn Fire Insurance Map* show a twelve-block residential area located just east of Spokane's downtown business and banking core. The area was surrounded by a tangle of railroad tracks, rail yards, and train depots, and was roughly bounded by Washington Street east to Division Street, and by the Spokane River and Spokane Falls Boulevard south to First Avenue. At that time, this neighborhood was dotted with frame buildings, including those on Block 2 in the Havermale Addition, where the Hotel Alger-Bristol Hotel now stands. According to Spokane historian Robert Hyslop (*Spokane Building Blocks*, p. 27), the hotel site "was favorably located in the immediate view from the Northern Pacific [Railway Passenger] Depot," in which people were arriving each day, and which was located directly south from the hotel, across Sprague Avenue. By 1904, most of the frame buildings on the block were gone and construction of the Hotel Alger-Bristol Hotel had commenced. Specifically designed and built to accommodate a large number of people, the three-story brick masonry building was erected as a single room occupancy hotel capable of housing more than seventy-five residents at one time.

#### *Reginald K. Neill and Cora Isabell Neill*

Reginald K. Neill was born in Quebec, Canada in 1862, relocated to a mining region in Butte, Montana in 1884, and came to Spokane in 1895. Recognized as a noted "financial and mining figure," Neill worked for Spokane mining millionaires John Finch and Amasa Campbell as one of their superintendents. In his *Spokesman-Review* obituary dated January 26, 1948, Neill was given credit for persuading Finch and Campbell to buy the huge Hecla Mines in Montana. He proved himself a successful risk-taker, and "after a New York syndicate abandoned the Premier gold mine near Stewart, BC, he entered the claim, spent \$4000 and under great difficulties, opened the way to more than \$3,000,000 worth of gold ore..." According to the newspaper account, Neill purchased a number of mines in Canada, Idaho, and Mexico. During his career, he served various tenures as president of the Grote-Rankin Company, the Grote-Rankin-Culbertson Company, the

Spokane Portland Cement Company, and the Saranac Mining Company. Neill and his wife, Cora Isabell, resided in Spokane and raised three children, Jessie, Walter, and Helen.

#### *Hotel Alger-Bristol Hotel*

In 1903, Reginald and Cora Neill bought the south seventy-seven feet of Lots 1 and 2, Block 2 in the Havermale Addition for \$1750. Neill secured a mortgage from the Spokane & Eastern Trust Company for \$20,000 and built the Hotel Alger-Bristol Hotel. Water and sewer permits were granted and the building was completed by the end of 1904. Neill named his building the "Hotel Alger" in honor of family member, Alger Neill.

Along with many other SROs, the Hotel Alger-Bristol Hotel was the product of a trend in Spokane in 1900-1910 that saw the quick construction of more than one hundred hotels throughout the city that were designed for the itinerant and transient working class. When construction of the property began in 1904, there were forty-seven hotels listed in the Spokane city directory. In 1905, there were fifty-six hotels listed, and by 1910, there were at least one hundred twenty-five hotels listed as operating in Spokane. Hotel rates during this time were advertised in city directories from seventy-five cents to \$2.00 a day. Steam heat, hot and cold water, and electric lights were provided in better hotels.

The Hotel Alger-Bristol Hotel's first proprietors were Mrs. Olive Mercer and her sister Zetta Jones who, like many subsequent managers of the property, lived in the building. A *Spokesman-Review* newspaper article reported that Mercer and Jones were "experienced hotel women" who were "well-known hotel proprietors in Spokane...having opened up the Alger hotel..." They were listed in the article as managers of at least two other downtown Spokane hostelries (29 January 1911).

Lodgers and tenants leased space in the Hotel Alger-Bristol Hotel immediately after construction of the building was completed. A 1910 *United States Census Record* reported that the hotel rooms were let to men and women from states and countries as far away as New York, Ohio, Wisconsin, and Ireland, Germany, England and Canada. There were sixty-eight tenants reported in 1910--forty-seven men and twenty-one women. According to the census report, the hotel residents listed themselves as "lodgers" and were employed in both professional and non-professional jobs. These included such diverse occupations as hotel proprietor, doctor, headmaster, and solicitor (lawyer), to hotel chambermaid, restaurant waiter, waitress and cook, barber, bartender, and butcher. Many men were listed as railroad workers; their responsibilities included those of brakeman, engineer, telegraph operator, agent, and laborer.

The hostelry was known as Hotel Alger until 1916 when the name was changed to the Bristol Hotel. In September 1910, Neill sold the hotel to John Enos, a former Spokane-

area rancher and pioneer who began buying up investment property in the city in the early 1900s (*Spokesman-Review*, 24 March 1910). Enos was listed in the *1911 Spokane City Directory* as a “wholesaler” at the Powell-Sanders Wholesale Grocery Company. He advertised the hotel property in boldface type in the *1920 Spokane City Directory* as:

#### THE BRISTOL HOTEL

Ground Floor Lobby--All Outside Rooms

Free Baths--Steam Heat--Hot & Cold Water--Weekly & Monthly Rates

The Enos family retained ownership of the property until 1946 when they sold it to Leon and Mary Oriard for \$40,000. Thereafter, the property changed hands at least seven times until commercial real estate developer Rob Brewster, of Havermale LLC and Conover-Bond Development, bought it in 2003. From 1916 to 1980 the building operated as the Bristol Hotel and was home to mostly men who represented Spokane’s working class population.

Except for the hotel lobby, which was located in the southwest corner of the building, most of the first floor of the Hotel Alger-Bristol Hotel was dedicated to commercial and retail space with entrances listed in city directories at address numbers North 1, 5, and 7 Browne Street. South facade entrances were listed at West 202, 206, and 208 Sprague Avenue; the hotel entrance was always listed at West 210 Sprague. The building’s first commercial tenant was the American Type Founders Company, which offered a “complete line of printer’s supplies” and leased the first-floor space for eighteen years until 1924 (city directories).

From 1927 to 1974, various commercial businesses operated from the first floor of the Hotel Alger-Bristol Hotel. In 1927 a dress manufacturer occupied the first-floor. The manufacturer was replaced in 1931 by Ranniger Transfer and Storage, owned by John F. Ranniger. In 1935, violin maker Julius Hjelde shared the space with Ranniger. In 1936, Northwest Floor Coverings rented the southwest corner bay of the first floor, and Ranniger Transfer and Storage, Julius Hjelde, and Senna Oil Burner Service shared the north half of the first floor. The southeast corner retail site was occupied by Northwest Floor Coverings and later by Murray Marsh Wholesale Floor Coverings for thirty-eight years. Other subsequent first-floor tenants included a furniture manufacturer, an exterminator, a clock shop, a barber shop, and a plumbing and heating contractor.

In 1974, the building’s first-floor commercial bays were vacant. The Bristol Hotel was renamed the Bristol Apartments and listed twenty-seven tenants. All of the tenants were men and, unlike the majority of listings in city directories, all were listed *without* reference

to employment status or employment affiliation.

By 1976, the first-floor commercial space was again leased. Spokane real estate developer Steve Spikard organized Century Twenty-One-A-One Select Realty and Selector's Inc. at North 1 Browne Street, and the Moler Barber College occupied the south half of the first floor at West 208 Sprague Avenue. In their advertisement in the *1977 Spokane City Directory*, the barber college enticed interested students to "learn a profession from a professional, nationally accredited school," with "excellence in training." In 1981, the real estate office was replaced by Strawberry Jams Record Shop and the corner merchandise bay was leased by the Sunset Junction Train Shop. By 1988, the train shop and the barber college were gone. From the 1990s to present, the commercial space on the first floor was shared by a copy shop, Merlyn's Science Fiction-Fantasy Store, and Arcanum Magic Tattoos and Body Piercing.

#### **HISTORICAL & ARCHITECTURAL SIGNIFICANCE**

Associated with working class housing and the rapid growth of Spokane from 1900 to 1910, the Hotel Alger-Bristol Hotel is one of Spokane's few remaining SROs, serving in that capacity for more than seven decades. Upper-level exterior fenestration patterns, street-level merchandise bays, a separate street-level facade entrance that led to upper-story hotel rooms, and a documented history of the building help convey the identity and original use of the Hotel Alger-Bristol Hotel as a good example of the property type "single room occupancy hotel" as described in the MPD, *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910* (Holstine).

The MPD defines SROs as "unreinforced masonry structures of two or more stories, with commercial bays on the ground or street level, and upper floors consisting primarily of single rooms..." (p. E-1). Typical for SROs, a separate exterior entrance, adjacent to the building's street-level merchandise bays, opened to stairs that led to hotel rooms located on the upper floors. The upper-level rooms usually shared common lavatory facilities but were sometimes furnished with private bathrooms. Centrally placed interior light wells and skylights were designed to render light and fresh air, and were characteristically surrounded by multiple single-occupancy rooms.

The Hotel Alger-Bristol Hotel retains identifying features of the SRO property type. Original design, materials, location, and workmanship are found in the building's three stories, unreinforced brick masonry construction, upper-level exterior design/detailing/fenestration patterns, a separate exterior hotel entrance (located at West 210 Sprague Avenue) that leads to upper-level hotel rooms, and upper-level stairwells, lightwell, and interior room configurations. As with most SROs, the original street-level facade and first-floor interior floor plan of the building have been remodeled over the

years. The MPD states that “compromised street level facades, window and door openings, and materials are universal throughout the property type and should not be cause for ineligibility” (p. F-19). The hotel rooms on the second and third floors were gutted in the 1970s, leaving only part of the wood studs and wood framing systems intact. Although only outlines of the hotel rooms remain, indications of the hallways, single occupancy rooms, and common lavatories typically found in SROs are visible in existing wood framing and plumbing system remnants. The MPD states that “removal of some original partition walls and addition of some doors connecting guest rooms should not be cause for disqualification” (pp. F-19-20). The MPD also states that the absence of original fixtures should “not disqualify” the building, and that “interior window openings, such as transoms and hall windows, may contribute to eligibility, but their absence should not be cause for ineligibility” (pp. F-19-20).

**BIBLIOGRAPHY**

"Buys Hotel Property: 'Portuguese Joe' Gets Half Interest in Empire." *Spokesman-Review*, 24 Mar 1910, p. 7.

Holstine, Craig. *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900-1910*. National Register of Historic Places Nomination. Spokane City/County Office of Historic Preservation, 1993.

Hyslop, Robert B. *Spokane's Building Blocks*. Spokane: Spokane Standard Blueprint Company, 1983.

"Lease American Building Hotel: Mrs. O. C. Mercer and Mrs. Zetta Jones Pay \$30,000 for Five Years' Use of Structure--Open 1st Class Hostelry--Experienced Hotel Women Spend \$12,000 Furnishing 54 Rooms. *Spokesman-Review*, 29 Jan 1911, p. IV-1.

*National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms*. Washington DC: National Register Branch, Interagency Resources Division, National Park Service, US Department of the Interior, 1991.

Polk, R. L. *Spokane City Directory, 1888-2003*.

Pratt, Orville Clyde. *The Story of Spokane*. Unpublished MS, Northwest Room, Spokane Public Library, 1948.

"Reginald K. Neill Dies at Age of 85: Financial and Mining Figure Stricken in Taxicab." *Spokesman-Review*, 26 Jan 1948, p. 1.

*Sanborn Fire Insurance Maps, 1888-1953*. Northwest Room, Spokane Public Library.

Spokane Building Permits. Spokane City Hall.

Spokane County Warranty Deeds. Spokane County Courthouse.

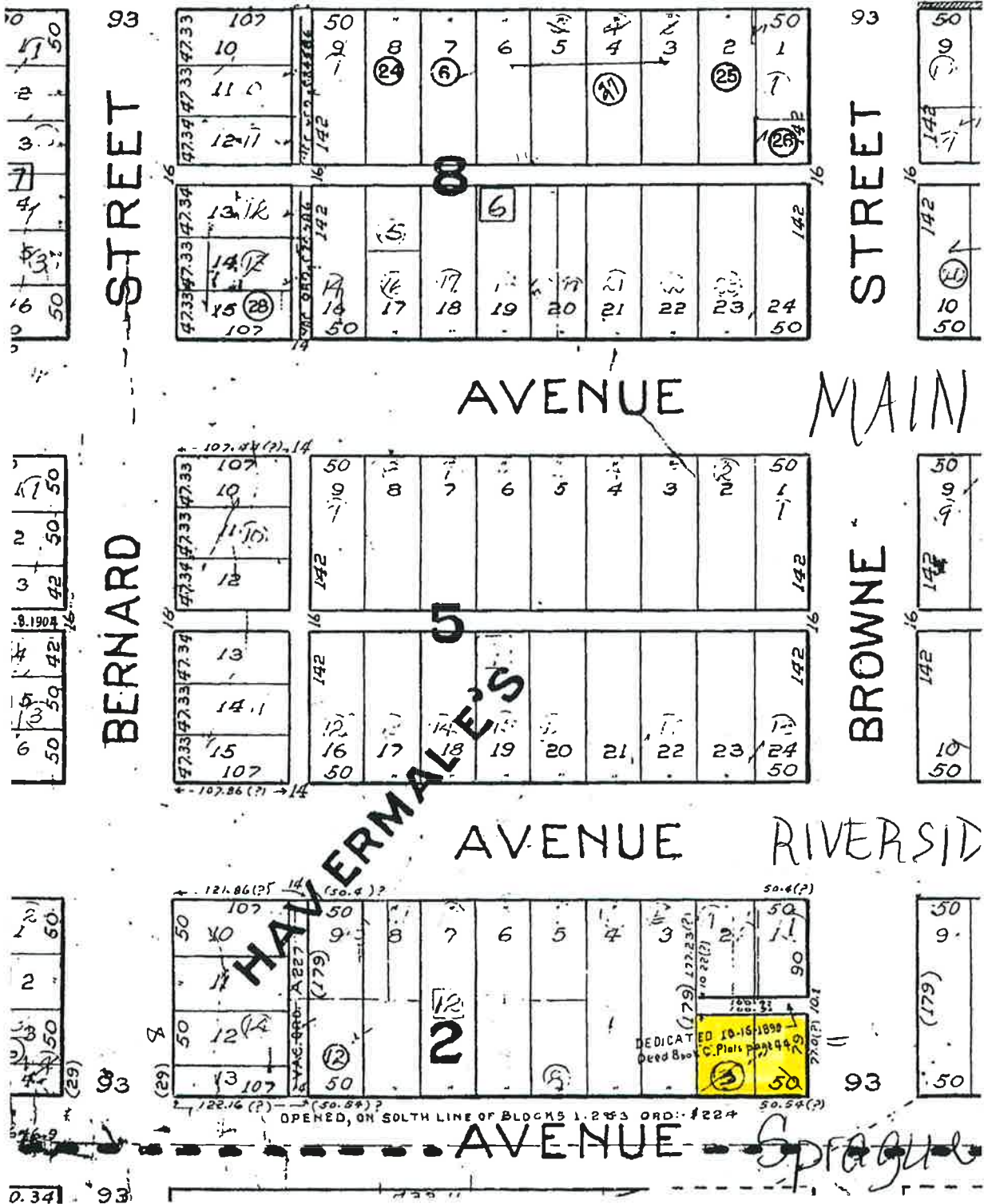
*United States Census Records--1910*. Burton Precinct, Spokane, WA. Northwest Room, Spokane Public Library.

Spokane Register of Historic Places Nomination Continuation Sheet  
**ALGER-BRISTOL HOTEL**

**Section 9**

Map 1

Spokane City/County Plat Map, 2003 of property.  
 South 79 feet of Lots 1 and 2, Block 2.



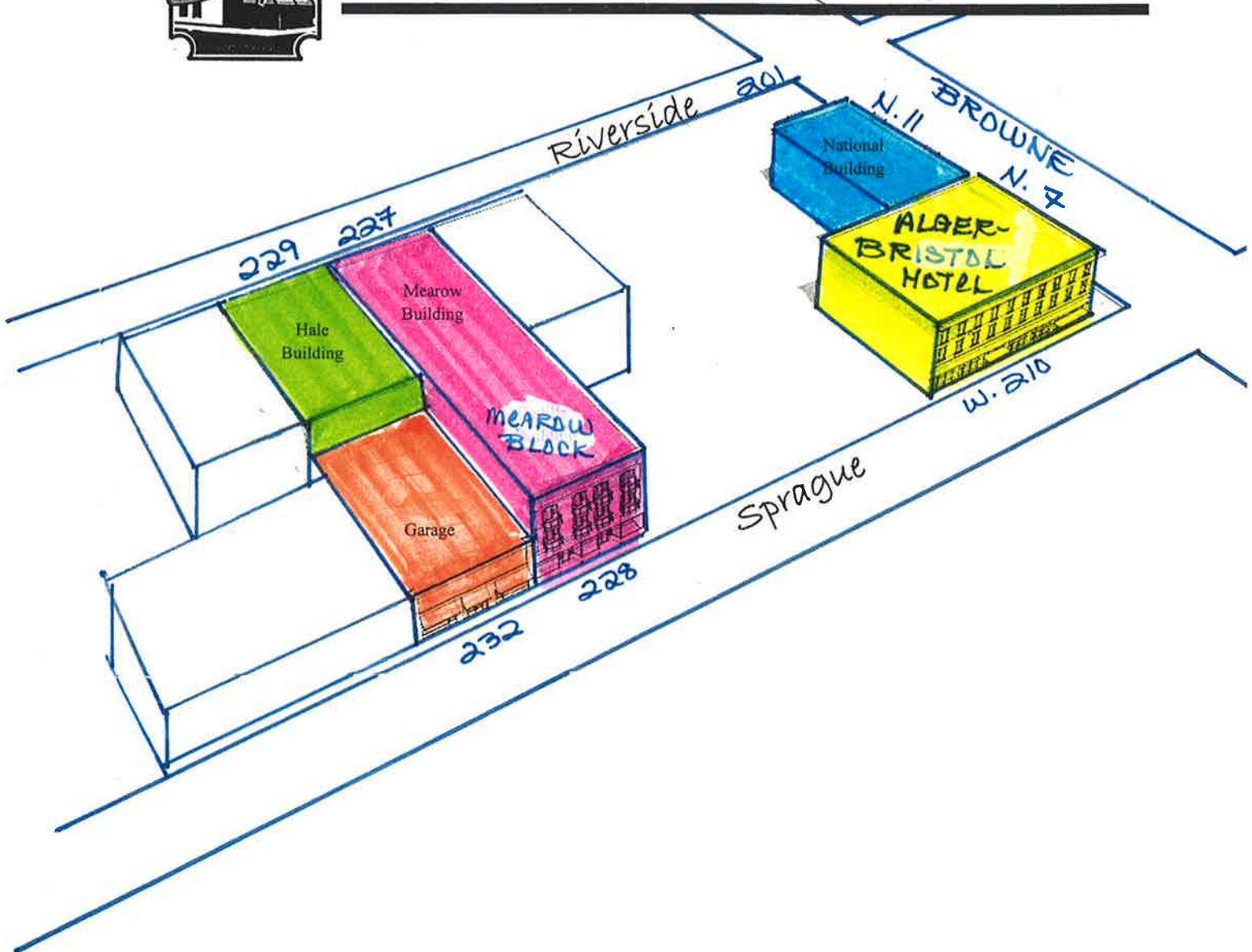
Spokane Register of Historic Places Nomination Continuation Sheet  
**HOTEL ALGER-BRISTOL HOTEL**

Map 1-A

Havermale Project which includes the Hotel Alger-Bristol Hotel  
(yellow building).



**HAVERMALE PARK BLOCK**  
**PHASE I: Existing Buildings**





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOTEL ALGER-BRISTOL HOTEL**

Photos 1 and 2 East facade of building.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOTEL ALGER-BRISTOL HOTEL**

Photos 3 and 4 East facade; second and third floors.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOTEL ALGER-BRISTOL HOTEL**

Photos 5 and 6 East facade.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**HOTEL ALGER-BRISTOL HOTEL**

Photos 7, 8, 9

South facade.



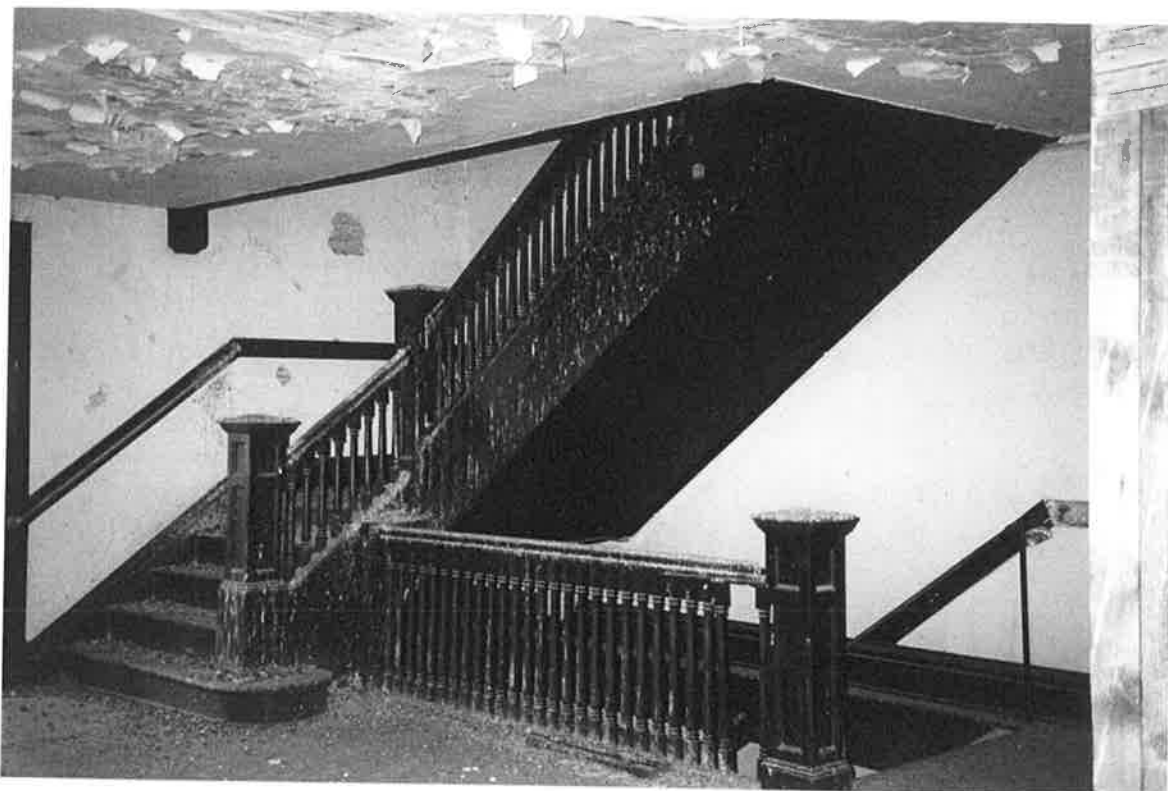
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Photos 10 and 11 West elevation (rear of building).



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Photos 12 and 13 Interior stairwells to hotel rooms on 2nd and 3rd floors.



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Photos 14 and 15      Representative remnants of interior hotel rooms on 2nd and 3rd floors.

