

LEGION BUILDING

108 N. Washington Street
Spokane, WA 99201



Photo taken in 1925 by Libby Studios.

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 Names **LEGION BUILDING**
Spokane Club Building, Metals Building

2. Location

Street & Number 108 N. Washington Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 35184.2207

3. Classification

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

4. Owner of Property

Name Legion LLC c/o Steve Schmautz
Street & Number 202 E. Trent Avenue, Suite 500
City, State, Zip Code Spokane, WA 99202
Telephone Number/E-mail 462-9305

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 4 December 2002

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 Resurvey and Addition to Spokane Falls, Lot 7, Block 17.
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 4 December 2002

12. Additional Documentation

Map Spokane City/County plat map, 2002
Photographs and Slides 23 black & white prints; 20 color slides

13. Signature of Owner(s)

Steve Schmautz - Legion L.L.C.

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: *Michael J. Reese*
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

Diana L Brown

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

NARRATIVE DESCRIPTION

Summary Statement

Built in 1901, the Legion Building is a fine example of the commercial Renaissance Revival style. The building is located on the northeast corner of North Washington Street and West Riverside Avenue in Spokane's central business district. In contrast to surrounding red brick buildings in the area, the Legion Building gleams a bright white in reflected light. The five-story, steel-reinforced masonry building is clad in Minnesota sandstone, blonde pressed brick veneer, and creme-colored terra cotta on the west and south-facing primary facades. The facades are highlighted with a rusticated sandstone base on the first and second floors, pressed brick veneer on the third, fourth, and fifth floors, and balconies on the fourth floor that are supported by sculpted terra cotta brackets. Distinguished with a unique design, the Legion Building has an inset loggia supported by colossal columns with Corinthian capitols on the building's west face. A modillioned parapet cornice completes the building's distinctive exterior facade embellishment. The exterior of the building is well preserved and retains good integrity of location, design, materials, workmanship, and association as a commercial business block.

CURRENT APPEARANCE & CONDITION

Site

The Legion Building is sited on a level plat at Lot 6, Block 17 in the Resurvey and Addition to Spokane Falls. The lot measures 60 feet wide along Riverside Avenue and extends north 142 feet along Washington Street. In addition to the Paulsen Building (which is located across the street diagonally southwest) the Legion Building dominates the intersection of West Riverside Avenue and North Washington Street and is surrounded by early 20th-century commercial blocks located in the center of Spokane's central business district.

Exterior

A rectangular block with a flat roof, the Legion Building rises more than 80 feet for a total of five stories. A combination of four towers and chimneys ascend past the parapet wall on the roof at the northeast and northwest corners of the building and from the center of the roof. The south and west facades of the building can be broken into three parts: a rusticated base, brick-veneered upper stories, and a roof parapet with a decorative cornice. The north secondary and east rear elevations of the building do not follow the design pattern of the facade; instead, they reveal red brick exterior masonry walls laid in common bond punctuated with symmetrical fenestration patterns on the north elevation and asymmetrical fenestration patterns on the east, rear elevation. The building occupies the entire lot on which it is built.

Sited on the northeast corner of a prominent intersection in downtown Spokane, the Legion Building has two primary facades. The west face of the building is 142 feet wide and features a central recessed front entrance supported by aluminum columns that resemble the curved cross-section shape of airplane wings. Merchandise bays with plate glass windows flank the entrance. The bays reveal circa-1950-1980 modifications and remodels of the original design; some of the bays are covered with sheets of plywood. The west facade at street level and the second story are clad in rusticated pearl-colored Minnesota sandstone. The second floor windows are accentuated with flat arches and wide lug sills. A sandstone belt course separates the rusticated sandstone base (first and second floors) from the upper three stories which are clad in buff-colored pressed brick veneer. The third-floor windows are capped with brick soldier arches. The fourth and fifth-floor windows are accentuated with flat hood moldings and wide lug sills. The building has a flat roof of built-up tar and a parapet with metal coping. The cornice line located below the parapet is decorative and is embellished with a course of sculpted terra cotta modillions, egg-and-dart detailing, and classic dentils. A plain terra cotta frieze highlights the decorative cornice of the building. Fenestration patterns on the west elevation are symmetrical with the majority of original one-over-one, double-hung, wood-sash windows remaining intact (some original second-floor windows were replaced with plate-glass fixed units). The most prominent feature of the west facade is a center loggia that extends the full height of the fourth and fifth floors. The loggia is 35 feet wide and is recessed 7.5 feet. Four full-height, symmetrically placed Ionic columns made of terra cotta anchor the inset loggia. A balcony extends out five feet from the base of the columns and is supported by massive decorative, sculpted terra cotta brackets. A balcony on the fifth floor intersects the midway point of the columns. The balcony is protected by a gracefully curved wrought-iron balustrade that is attached to the columns. Built under three windows, two smaller balconies flank the north side and the south side of the loggia.

The south facade of the Legion Building replicates the design, materials, and fenestration pattern of the west facade, including a 24 foot-wide balcony located under three windows on the fourth floor. The north elevation of the building abuts a paved alley. It reveals a red brick load-bearing masonry wall that is punctuated with symmetrical fenestration. Original one-over-one, double-hung, wood-sash windows with radiating brick voussoirs are intact. The decorative terra cotta cornice on the west elevation wraps around the northwest corner of the building, providing the only embellishment on the north elevation. The east elevation is located at the rear of the building and abuts a parking lot. Originally the rear of the Legion Building shared a party wall with an adjoining three-story building which was destroyed by fire in 2000. Remnants of the adjacent building's party wall are visible in pieces of attached mortar, smoke and fire damage, and a cross-section shadow outline of the three-story building, revealing where it was previously attached to the

Legion Building. Fenestration on the east elevation of the Legion Building is asymmetrical with a variety of windows sizes and shapes. Nearly all of the windows were destroyed by the 2000 fire.

Interior

With five floors, a full basement, and a small attic area under the roof, the Legion Building contains 52,999 square feet (Spokane County tax assessor records). The first, second, third, and fifth floors are unfinished, revealing exposed masonry walls, ceiling joists, and poured concrete floors. The center of the building holds an elevator bay with side-by-side elevators and a partially enclosed stairwell. The stairwell is finished with simple iron balustrades on the first, second, and third floors. The stairwell that leads to the fourth and fifth floors is decoratively finished with a combination of painted pine and finished oak and has square newel posts and an open string with turned balusters. Unlike the others, the stairway between the fifth and sixth floor is hand-rubbed ebony-colored finished oak and is anchored by a carved octagonal newel post and massive, tapered pilasters with egg-and-dart cornices. The stair has a closed string with large, turned balusters. Deep floor and chair rail moldings accentuate the staircase.

The fourth floor is mostly intact with seven to eight foot wide corridors that lead to a maze of 25 small offices that were built in 1948 (Spokane County building permit #91527). The offices were finished in a combination of painted pine woodwork and golden-colored white oak. The interior partition walls and doors feature plate glass glazing and operable transom windows. The walls and ceiling are painted and are made of a combination of plaster-and-lathe and sheetrock. The floor is covered with white hexagonal ceramic tiles embellished with a black border that duplicates a Greek key design. The floor molding is made of eight inch gray marble. Some original light fixtures remain with a 24-inch drop that suspends school house-type shades made of white milk glass.

ORIGINAL APPEARANCE & SUBSEQUENT ALTERATIONS

Exterior

The original footprint of the building and the exterior plan, design, fenestration patterns, exterior wall finishes and materials, workmanship, and most of the original facade windows remain intact. The Legion Building has undergone three fires (1910, 1939, 1982) and many interior alterations since it was built in 1901. The largest change to the building was the loss of the sixth floor and original hip roof in a 1939 fire. Historic photographs picture a steeply pitched hip roof on the west, south, and north elevations that was clad in “copper-green” colored “Akron tile” (*Spokane Daily Chronicle*, 8 August 1900). The roof is adorned with projecting vaulted dormers that are built at the roof-wall junction and on the roof slope. The dormers have arched hoods with molded shell relief in

the gable fields. Each hood is capped with a pointed keystone. The design of the roof and hooded dormers is reminiscent of the French Chateausque-style influence. The original design for the roof and dormers was never rebuilt after the 1939 fire, and the roof was left flat and was covered with layers of built-up tar.

The design of the original west and south facade merchandise bays has been altered since 1901. Original elevation drawings of the building picture simple, canted storefronts with small bulkheads, large plate glass display windows and clerestory windows, and double doors with full glazing located in the center of each bay. The south facade had three bays, and the west facade had three bays north of the front entrance. A series of historic photographs taken in 1902-1908, 1910, 1925, 1926, 1947, and 1949 reveal awnings made of fabric that are attached above the clerestory units, and later, at the junction between the clerestory units and the display windows. The merchandise bays were remodeled over the last 100 years to accommodate changes in business concerns that occupied the first floor. A photograph taken in 1949 (EWSHS, L87-1.61709-49) reveals a remodel to the southwest storefront of the building. The remodel included aluminum-sash display windows, a tile-and-brick bulkhead, and signage suspended from the corner of the building. Currently, the storefronts of the building are covered with plywood.

The recessed, center front entrance of the building (located on the west elevation) was originally designed with double doors, side lights, and display windows of plate glass. Arched clerestory windows with radiating rusticated sandstone voussoirs accentuated the front entrance. A terra cotta balconette with decorative balusters capped the entrance. By 1910, the entrance had been redesigned. A drawing pictured in an April 11, 1910 edition of the *Spokesman-Review* revealed a remodeled front entrance without the balconette, radiating voussoirs, or arched clerestory windows. In 1948, aluminum-sash windows and doors, and aluminum airplane columns were installed (Spokane County building permit #91527).

The original loggias, balconies, and balustrades on the west and south elevations of the building reveal decay and damage due to weather and lack of maintenance. In 2000, a fire destroyed the three-story building adjacent to the rear, east elevation of the Legion Building, rendering damage to the exterior brick masonry wall and destruction of most of the upper-story windows.

Interior

The interior of the Legion Building was originally designed with merchandise bays on the first floor, 25 single-occupancy hotel rooms and multi-room apartments each on the second and third floors, and offices on the fourth floor. The fifth and sixth floors were designed as quarters for the Spokane Club, a social and fraternal association with almost

200 members at the time the Legion Building was erected. The quarters included a library, smoking room, billiards and game rooms, fireplace lounge, dining room, hallway and staircase, individual hotel rooms for members, and kitchen facilities. The seventh floor was unfinished attic space and was planned as a future gymnasium and dance floor.

In 1910, a fire damaged the building when “the entire upper floor fell in flames” (*Spokane Daily Chronicle*, 2 March 1939). In 1912, the Spokane Chamber of Commerce spent \$25,000 on interior alterations to the building’s upper floors for use as offices and board rooms (Spokane County building permit #3279). The building was again repaired and remodeled after a fire in 1939 that destroyed the entire sixth and seventh floors (Spokane County building permit #56491). In 1948, the #9 Spokane branch of the American Legion remodeled offices on the 4th floor (Spokane County building permit #91527). Replacement elevators were installed in the building in 1950 (Spokane County building permit #B2639). In 1955, the offices of the fifth floor were remodeled (Spokane County building permit #B31355), and in 1958, 1964, and 1966, the third floor and other areas of the building were remodeled for use as offices by the American Legion (permits #B40433, B57283, and 862347). In 1982, a third fire damaged the floors above street level in the building. During the 20 years between 1982 and 2002, the first, second, third, and fifth floors of the building were gutted. The circa-1948-remodeled fourth floor remains partially intact.

Areas of Significance	Architecture, Commerce, Social History
Period of Significance	1901-1912, 1912-1950
Significant Dates	1901
Architect	J. K. Dow
Builder	Peter L. Peterson

STATEMENT OF SIGNIFICANCE***Summary Statement***

Individually listed on the National Register of Historic Places, the Legion Building is a fine example of the Renaissance Revival style and is one of the most celebrated commercial business blocks constructed in Spokane's central business district. Erected in 1901, the building was originally called the Spokane Club Building and was built for the Spokane Club, an early private social club that housed the building's top three floors from 1901 to 1912. The building was also known as the Chamber of Commerce Building, the Assemblée Building, the Metals Building, and the Legion Building, all names that identified various leaseholders and owners of the building from 1912 to 1973. Associated with the development of early Spokane in the context of architecture, commerce, and social history, the design of the Legion Building conveys its significance as one of the city's most prominent downtown buildings. It was designed by Spokane architect John K. Dow, an accomplished professional, and possesses technical and aesthetic achievements and a high degree of artistic value especially found on its west and south facades. Described in the August, 1902 edition of *Western Progress*, the Legion Building was lauded as a prime example of Spokane's "majestic architecture" and was specifically identified as a structure that "would grace any city in the land" due to the "latest and finest type of construction" and due to "no luxury, convenience, or comfort...spared" (page 3). Historically and architecturally significant, the Legion Building is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

In 1900, Spokane was a booming, bustling town of more than 25,000 residents. Known for its prominence as a railroad hub and as one of the mining and lumber capitals of the Inland Pacific Northwest, Spokane was awash in wealth and fast-paced pretentiousness. High-style homes and landmark commercial buildings were being built at an unprecedented rate that did not begin to abate until the end of 1910. On the brink of a population explosion in 1900 that would catapult the city to more than 100,000 in less than ten years, the town was ripe for a prominent and permanent building to house the Spokane Club, an private, invitation-only social club for the movers and shakers of the city and for men of means, manner, and influence in the area. The first building designed and erected specifically for the Spokane Club was the Legion Building.

The Spokane Club Building

A May 7, 1900 article in the *Spokesman-Review* began with headlines that read:

Spokane Club Members Vote for New Quarters

To Be in The Clark Building

The Organization Is to Lease Three Upper Floors of the New Structure (page 8).

During the previous year, F. Lewis Clark, wealthy Spokane businessman and charter member of the Spokane Club, and his business partner Charles Sweeny had purchased Lot 6, Block 17 on the southwest corner of West Riverside Avenue and North Washington Street for \$30,000 from D. C. Corbin. Five months later Sweeny conveyed his share of the property to Clark, who became the sole property owner. Clark presented his proposal for the construction of a permanent headquarters and meeting place for the Spokane Club. Even though the building was erroneously called the “Clark Building” in the newspaper account, the structure came to be known as the Spokane Club Building. Clark’s proposal was enthusiastically and unanimously accepted by attending members at the May meeting. With mounting anticipation, the newspaper article proclaimed that “the new home of the Spokane Club...will be a source of pride to both the city and the members of the organization” (page 8).

Spokane architect J. K. Dow was commissioned to design the building and Peter L. Peterson, a Spokane contractor, was awarded the building contract. In August, 1900, the estimated cost of the building was reported at \$135,000 to \$140,000. One year later, the building cost had reached \$175,000 with an additional \$12,500 that was spent on “furniture, rugs, carpets, curtains, draperies, and electric fixtures of special and novel designs” (*Spokesman-Review*, 14 August 1901). At the completion of construction, the cost of the building and furnishings exceeded \$240,000. A local newspaper article touted the Spokane Club’s new building and promotional offer for new memberships, which were each accepted with a \$50 entrance fee:

The Spokane Club in its new home will be most thoroughly modern and up to date...there will be few clubs in the country which will excel it in beauty and artistic appointments... It will be a splendid advertisement for Spokane, and all public-spirited citizens should want to be members and help support it (14 August 1901, page 5).

The building was completed two months after the newspaper article. Invitations were sent to Spokane Club members and friends for the gala, grand opening set for October 26,

1901. In praise of the new building, the *Spokesman-Review* exclaimed that “the beautiful new quarters of the Spokane Club, which are conceded to rank among the most elegant in the west, will be given a semiformal opening tonight...” (page 10). The article included a description of the club rooms and their decor:

The club apartments proper occupy the fifth and sixth floors of the building. The library, visitors’ room, writing room, directors’ room, office, card room...[and]...billiard room are found on the fifth floor. The grand hall, which occupies the center of the fifth floor, is probably one of the richest in architectural design to be found anywhere in the West. It is finished in bog oak and is fitted with carved Flemish oak furniture. The prevailing colors are green and yellow. The library, another fine room, is finished in mahogany with furniture to match. The colors here are red, green, and yellow.

The billiard, card...[and]...writing rooms are finished in weathered oak with Flemish oak furniture. The walls are of maroon and green, and ceilings [are] yellow. The billiard room extends entirely across the north end of the building. It is provided with recessed seats, paneled wainscoting, and other accessories of rich design.

On the sixth floor are found the dining rooms and the ladies’ reception room. The club dining room is in white and gold, with blue-paneled walls and [a] pumpkin-colored ceiling of oval design. The tables and chairs are of antique oak. The kitchen and pastry room are most complete in their appointments. There are two private dining rooms. The front of the building on the sixth floor is devoted to bachelor suites and single rooms as is also the entire fourth floor. These apartments are fitted up in the most tasteful manner. The furnishings are in keeping with the other club appointments.

The Spokane Club occupied the top three floors of the building for ten years. The building was called the Spokane Club Building from 1901 to 1912, at which time the Club moved to a new building on Riverside and Monroe at the west end of town.

The Chamber of Commerce, Assemblée Hotel, and Metals Building

In 1912, the Spokane Chamber of Commerce hired the Spokane architectural firm of Stritesky & Rooney to design new offices on the fifth floor of the Legion Building. The project cost was reported at \$25,000 (Spokane County building permit #3279) and after

the remodel, the Chamber occupied the fifth floor of the building for 19 years until 1931. During this time the building was called the Chamber of Commerce Building.

After the Chamber's departure and during 1932 and 1933, the Legion Building was called the Assemblée Building. The designation identified the Assemblée Hotel, which was located on the second and third floors and was the longest single leaseholder of the building with a tenure from 1901 to 1948. In 1934 the building was renamed the Metals Building in recognition of the Metals Bank and Trust Company of Butte, Montana, a securities business that owned the property from 1926 to 1935. In 1947, the American Legion Association (Spokane Post #9) began a long tenure in the building that lasted 26 years and included ownership of the property from 1950 to 1973. During this time the building was known as the American Legion Building (or Legion Building) and remains so today.

Building Owners, Tenants, and Shopkeepers

From the time it was built until 2002, the Legion Building was home to a variety of merchants and shopkeepers who leased the six, street-level merchandise bays located along Riverside Avenue and Washington Street. Two of the earliest street-level occupants were W. W. Dreyfoos, a "furnisher and hatter" (*City Directory*), who maintained a shop at West 342 Riverside Avenue on the southwest corner of the building, and the Club Pharmacy which was located next east at West 340. Dreyfoos leased the corner shop through 1917.

In 1918, McNabb Pharmacy replaced the hatter in the corner storefront, and a hardware store occupied the merchandise bay at North 110 Washington Street. McNabb Pharmacy, and later, the Legion Building Pharmacy, dominated the building's southwest corner storefront for over 60 years through 1983 for the single purpose of selling prescription drugs and pharmaceuticals. Following the building's trend for leasehold longevity, hardware stores under different ownership occupied the storefront at North 110 until 1942.

In 1932, the Hotel Assemblée was the building's primary tenant on the second and third floors. The upper floor offices were partially filled with a variety of tenants but some of the office space was vacant, reflecting economic difficulties as the city struggled through the Great Depression. Riverside Avenue storefront tenants included a ladies clothier, a shoe shop, and a drug store. A hardware store and grocery market occupied space along Washington Street.

In 1938 the Legion Building (which was then called the Metals Building) was sold to H. B. Gillingham "in the neighborhood of \$100,000" (*Spokesman-Review*, 29 April 1938).

The newspaper reported the transaction with a photograph of the building and a caption that commented “the purchase of the Metals Building is a reflection of the great confidence in the future of Spokane...a city unequaled in opportunities and outstanding...among the cities of the country” (page 7).

On March 2, 1939, disaster enveloped the building, which was ablaze with a three-alarm fire that began in a kitchen grease flue on the sixth-floor. Unabated, the early morning fire destroyed the entire roof and sixth floor of the building and severely damaged the third, fourth, and fifth floors. Only the Assemblée Hotel on the second floor, and the shops at street level were spared from the fire’s destruction. All told, the blaze caused a reported \$25,000-\$50,000 in fire and water damage. The building was repaired, but the sixth floor and the steeply pitched hip roof with its elaborate, hooded dormers was never rebuilt.

In 1941, Kennewick, Washington native Carl C. Williams and his wife Ruth B. Williams purchased the Legion Building. At 96-percent occupancy rate, the building at the time of the sale was home to the Assemblée Hotel (floors two and three), a variety of miscellaneous business and medical offices on the upper floors, and five shops at street level.

The Legion Building

At the close of World War II, a nation-wide trend toward the utilization of government services was reflected in the tenants of the building beginning with the arrival of the American Legion Association, Spokane Post #9. Although not the owner of the property at that time (they bought it in 1950), the American Legion nonetheless applied for a building permit in 1948 (with a proposed \$100,000 project cost) to remodel the third, fourth, and fifth floors of the building for use as Legion offices and club rooms (Spokane County building permit #91527). The construction was completed and offices on the fourth floor remain intact today.

During the 1960s and 1970s, the American Legion and other government services, such as the Washington State Veterans Rehabilitation Council, were the main tenants of the upper floors. Street-level businesses included a drug store in the southwest corner bay flanked by a tailor and dry cleaner shop, and a store specializing in floor coverings. In 1973, the American Legion sold the property to Pacific National Capital Company of Spokane for a reported \$175,000 (*Spokane Daily Chronicle*, 1 June 1973). Reflecting a downturn in Spokane’s economy at this time, all of the upper floors of the building were vacant between 1973 and 1976. Only a few of the street-level merchandise bays were occupied by tenants. In 1979, the building was purchased for \$550,000 by four local investors who planned to restore and renovate the building. Total restoration was never implemented and the property was sold in 1989 to Metropolitan Mortgage Securities

Company. Through Legion LLC, real estate developer Steve Schmautz bought the building in 2002 for \$975,000.

HISTORICAL SIGNIFICANCE

Category A

Achieved in its architectural design, varied use, and documented history, the Legion Building demonstrates historical significance through its association with the early development of downtown Spokane in the areas of significance for architecture, commerce, and social history. Built in 1901, the building is linked to the city's most prolific period of growth from 1900 to 1910. The Legion Building represents specific social needs that were met with its design and construction as the first permanent clubhouse for the Spokane Club. A hub for Spokane's social elite, the building housed the organization's lavishly appointed quarters, reflecting the early 20th-century popularity of private social clubs tailored to the wants and needs of the wealthy clientele for which they were designed and built. In addition, the building housed a plethora of business tenants for more than 100 years, illustrating patterns of commerce and economic stability prevalent in the Spokane community.

ARCHITECTURAL SIGNIFICANCE

Category C

The Legion Building is a fine example of the Renaissance Revival style and is one of Spokane's most prominent buildings. Contextually, the building's commercial block form, Renaissance Revival style, steel reinforced-concrete and masonry construction, and artistic values are based on a stage of physical development and on the use of materials and methods of construction that helped shape the historic identity of early 20th-century downtown Spokane. Designed by J. K. Dow, the Legion Building represents the work of a master architect and possesses a high degree of aesthetic achievement documented through a detailed, recorded architectural history of the building and exterior architectural integrity found above street-level on the south and west facades.

J. K. Dow, Architect

Born in 1861, and raised in Minnesota, John K. Dow arrived in Spokane in 1889. He practiced architecture in the Spokane area until 1937 when he moved to Seattle. Working alone for most of the time and sometimes in partnership with other architects, Dow was responsible for at least twelve of the city's most prominent commercial business blocks, churches, and homes. With Spokane architect Loren L. Rand, Dow helped design the Masonic Temple located on West Riverside Avenue and the Bennett and Tidball Blocks. Dow and fellow architect C. Z. Hubbell designed the Hutton, Paulsen, and Sellars-Byrd buildings, and may have worked together on designs for the Legion Building. Some historians name Hubbell as co-architect for the Legion Building, but the original plans

dated August 7, 1900 list only J. K. Dow's name (Spokane Club Building Plans, page 1). Working alone, Dow designed the Bump-Carlyle Hotel, the Empire State-Great Western Building, the Mohawk Building, and Westminster Congregational Church and Grace Baptist Church. Dow also designed a number of prestigious and elaborate homes, including the house at 1405 West 9th Avenue and the Paulsen Estate-Episcopal Diocese located at 245 East 13th Avenue.

Dow's architectural accomplishments and distinctive designs reflect his professional mastery of architecture and personal artistic expression. His interpretation of styles was varied and included Romanesque Revival for Westminster Congregation Church, Tudor Revival for the Paulsen Estate-Episcopal Diocese, and Neoclassical with Egyptian-style influence for the Masonic Temple. His plans for the Legion Building are similar to the Renaissance Revival tradition executed in the designs for the Paulsen and Hutton buildings. All three buildings are flat-roofed commercial blocks that fill the building site on which they stand. All three buildings have a similar symmetrical design and are embellished with white terra cotta especially found in massive console eave brackets. In contrast, the original design for the Legion Building, evident before the destruction caused by the 1939 fire, was an eclectic mix of Neoclassical and French Chateausque features expressed within the Renaissance Revival style. Neoclassical features include the building's classic architrave, terra cotta cornice, colossal Ionic colonnade, and general classic proportions. Chateausque features are found primarily on the steeply pitched green tile roof and elaborate dormers. The dormers were called "beauties" by architectural and structural engineer Robert Hyslop in his book, *Spokane's Building Blocks* (page 188). Designed in groupings of two or three and located on the steeply pitched roof slope above the building's classic entablature and terra cotta console brackets, each dormer was barrel-shaped with a semi-circular pediment, or hood, embellished with shell relief in the gable field and capped by a single-leaf acroterium. Dow's eclectic meld of classic Greek and French Renaissance architectural elements yielded a unique original building design unequalled in commercial business blocks built in Spokane. In addition, Dow's understanding of the then-state-of-the-art technological advances in the early 1900s are evidenced in the structural steel reinforcement and fireproof properties found in at least two of his designs, including the Empire State-Great Western Building and the Legion Building. J. K. Dow's influence and contributions as an architect in the settlement and early development of Spokane continues to be felt in the landmark architectural resources designed by him that exist today.

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Spokane Register of Historic Places Nomination Continuation Sheet
LEGION BUILDING

Section 9

Photo 1
Photo 2

West facade of building.
Southwest corner of building. Both photos taken in 2002.



Spokane Register of Historic Places Nomination Continuation Sheet
LEGION BUILDING

Section 9

- Photo 3 West facade; column and balcony detail.
- Photo 4 South facade of building.
- Photo 5 North elevation of building.



Spokane Register of Historic Places Nomination Continuation Sheet
LEGION BUILDING

Section 9

Photos 6 and 7
Photo 8

East, rear elevation of building.

Rooftop of building looking north.



Photo 9
Photo 10

First floor interior looking southwest.
First floor interior looking east at elevators. Photos taken in 2002.



Spokane Register of Historic Places Nomination Continuation Sheet
LEGION BUILDING

Section 9

Photo 11 Second floor of building looking west; photo is representative of floors 2, 3, and 5.

Photo 12 Fourth floor hallway, looking south.



Spokane Register of Historic Places Nomination Continuation Sheet
LEGION BUILDING

Section 9

Photo 13

Fourth floor stairs.

Photo 14

Fifth floor stairs. Photos taken in 2002.



Photos 15 and 16 Fifth floor stairwell. Photos taken in 2002.



Spokane Register of Historic Places Nomination Continuation Sheet
LEGION BUILDING

Section 9

Photos 17, 18, 19 Fifth floor stairwell details. Photos taken in 2002.



Photos 20 and 21 Fifth floor stairwell details. Photos taken in 2002.



Photo 22 Fifth floor, looking southwest. Photograph is representative of all of the fifth floor.

Photo 23 Fifth floor, looking east at elevators. Photos taken in 2002.

