

SPOKAN REGISTER OF HISTORIC PLACES

Nomination Form

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries—complete applicable sections

1. Name

historic Bryant Apartments/Broadway Pharmacy
and/or common Broadway Place

2. Location

street & number West 1704 Broadway
city/town Spokane vicinity of
state Wa. county Spokane

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site			<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes:restricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes:unrestricted	<input type="checkbox"/> military <input type="checkbox"/> other:
		<input type="checkbox"/> no	

4. Owner of Property

name Spokane Legal Services
street & number N. 14 Howard St. #310
city,town Spokane vicinity of state Wa.

5. Location of Legal Description

courthouse, registry of deeds, etc Spokane County Courthouse
street & number W. 1116 Broadway
city,town Spokane state Wa.

6. Representation in Existing Surveys

title Historic Resources Inventory: West Central Neighborhood
date federal state county ☒ local
depository for survey records Spokane City Hall
city,town Spokane state Wa.

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Although early photographic evidence of the building's original appearance cannot be found, the original storefront would have utilized the same elements seen in the present configuration. Although newer windows and bulkheads have been installed, no new structural members or masonry work can be detected. The look and feel of a turn-of-the-century commercial building has been maintained on the exterior of the building. An original eight-pane arched window with a semi-circular surround can be seen above a large, arched fanlight which graces the main entry on the south. Unlike many of its contemporaries, the main facade has avoided the application of aggregate epoxy veneer, cedar shakes, and bubble awnings. Perhaps the only true anomaly is the small bracketed wooden entablature which rests just above the first floor windows, and can also be seen spanning the north wall.

Like the south facade, the highly visible east facade employs much of the same design theme and ornamentation. The first floor is devoid of any doors or arched entries, and has only a partial storefront at its south end. This storefront mimics the south facade, and has the same flat, fixed pane windows. The original configuration remains intact on the east; another blonde brick arch frames the south corner window.

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parapet. In recent years, several of the original windows and one door opening have been bricked upon this facade. At the western end of the wall, a newer door can be seen. A glass transom has been boarded up to accommodate the door. Just above, on the second floor, an identical entrance can be reached via a newer wooden staircase.

The west facade exhibits no window or door openings, although one large window has apparently been bricked up at the south end of this wall. A stepped parapet, which follows the line of the roof slope, is also visible along the top of the west wall.

The interior of the building has been remodeled several times to accommodate several different uses. The most recent conversion was done in preparation for office use. Both floors have open plans, the only obstruction being the central staircase. The staircase leads from the front entrance up to the second floor. Each floor has its own restroom; both are located on the north wall.

Records indicate that there was never more than two businesses located on the first floor at one time. Therefore, the space was probably never divided into more than two distinct retail areas. From 1942 until 1988, first floor was the home of a single business, which used the entire space.

8. Significance

Period	Areas of Significance-Check and justify below		
--prehistoric	--archeology-prehistoric	--economics	--military
--1400-1499	--archeology-historic	--education	--music
--1500-1599	--agriculture	--engineering	--philosophy
--1600-1699	Xarchitecture	--exploration/settlement	--politics/government
--1700-1799	--art	--industry	--religion
--1800-1899	Xcommerce	--invention	--science
X1900-	--communications	--landscape architecture	--sculpture
	Xcommunity planning	--law	--social/humanitarian
	--conservation	--literature	--theater
			Xtransportation
			--other(specify)

Specific dates	BUILT IN 1910	Builder/Architect
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Statement of Significance (in one paragraph)

The Broadway Pharmacy Building is historically significant for its associations with the growth and development of one of Spokane's oldest neighborhoods, and as one of the few remaining intact examples of commercial architecture in the West Broadway business district.

The West Central Neighborhood was homesteaded in 1879 by former Seattle City Attorney, Colonel D.P. Jenkins. Jenkins' 160-acre homesite was the first on the northwest bank of the Spokane River. At that time, the town of Spokane Falls consisted of approximately 50 houses, and Jenkins' only access to the south bank of the river was a crude ferry.

By 1887 most of the West Central area had been platted, as other prominent Spokane business followed Jenkins' example. Duluth, Minnesota native, William Nettleton platted Nettleton's 1st and 2nd Additions in 1887. These two additions were the largest in the neighborhood. Chestnut Street served as the eastern boundary; Summit Boulevard created the north, south, and west boundaries.

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Further research indicates that Broadway was paved during the summer of 1910, and Jenkins' prediction began to come true. Several buildings were constructed over the next few years, including W. 1704 Broadway. Soon West Broadway became a thriving neighborhood business district. In all, upwards of twelve commercial buildings lined Broadway between the 1500 and 1800 blocks. The 1600 block was occupied by Bryant School on the north side of Broadway. Most of the buildings were of wood frame construction and clad with brick. Heights ranged from one to three stories; those buildings with more than one floor almost always contained apartments or rooms for rent. The Reiff Apartments at W. 1530 Broadway contained retail on the first floor and apartments upstairs. This spartan blonde brick building retains much of its original appearance. Other mixed-use buildings in the neighborhood include the Broadway Apartments, at W. 1721, and the Broadway Pharmacy/Robertson Flats at W. 1722-1722½ Broadway. These four buildings are the only remaining, intact examples of commercial architecture in the West Broadway commercial district.

Several small businesses once lined West Broadway. The street contained grocers, confectioners, butchers, pharmacists, and barbers. Among these businesses were J. Shuler, grocer at

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stopped in for sodas and ice cream from the fountain. The Economy Store remained in this location until 1929.

As testament to the building's commercial appeal, Charles Marr, one of Spokane's most successful grocers leased the first floor in 1929. At the height of his career, Marr owned more than seventy grocery stores in Spokane before selling his chain to Safeway Stores in 1937.

The Broadway Pharmacy Building continued to thrive in the area, even as other business failed and a few buildings were razed. The apartments continued as a viable enterprise until 1976. The lower floor housed the relocated Broadway Pharmacy from 1942 until 1988.

Ironically, where the construction of the Monroe Street Bridge facilitated the success of the new West Central Neighborhood businesses, the construction of the Maple Street Bridge in 1957 contributed to the area's decline. The Maple/Ash corridor effectively severed the neighborhood from Monroe Street and downtown, allowing shoppers to bypass Broadway altogether. The construction of the bridge also resulted in the demolition of the south side of the 1600 block of Broadway.

As mentioned earlier, only four commercial building maintain their original integrity between the 1500 and 1800 blocks of

9. Major Bibliographical References

SPOKANE COUNTY ASSESSOR'S RECORDS
POLK CITY DIRECTORY-SPOKANE
SPOKESMAN REVIEW 5/12/08
2/14/15
1/14/16

10. Geographical Data

Acreage of nominated property 50'X 60' (building only)

Ide's Second Addition Lot 7 Block 5

Verbal boundary description and justification

Parcel #25131.5007

List all states and counties for properties overlapping state or county boundaries

state

county

state

county

11. Form Prepared By

name/title

Sam Gregg

organization

date 5/93

street & number

W. 704 6th Ave. #302

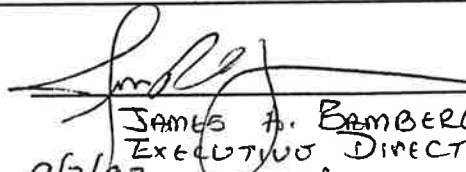
telephone (509) 747-3776

city/town

Spokane

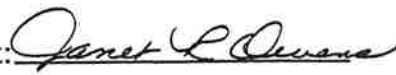
state Wa.

12. Signature of Owner(s)

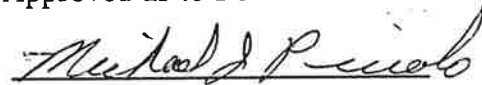

JAMES H. BAMBERGER
EXECUTIVE DIRECTOR +
9/7/93 AUTHORIZED AGENT

For Official Use Only:

Date Received: 8-4-93
Date Heard: 8-18-93
Commission Decision: Approved
Council/Board Action: Approved
Date: 9-13-93

Attest: 
Deputy City Clerk

Approved as to Form:



Asst. City Attorney

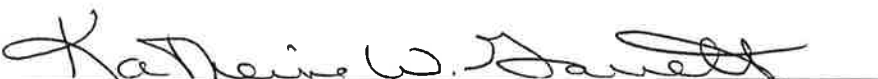
We hereby certify that this property has been listed on the Spokane Register of Historic Places.


MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioner


CHAIR, Spokane City/County Historic Landmarks Commission


City/County Historic Preservation Officer

11-15

W Hats

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usually good values are
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\$500,000 for New Buildings in North Monroe District

Paving of Street Has Caused a Great Building Activity and Retail Trade Has Grown 100 Per Cent—Plan to Pave Broadway, Monroe to Hospital.

The new building and construction in the North Monroe district in 1909 is the most active since the war.

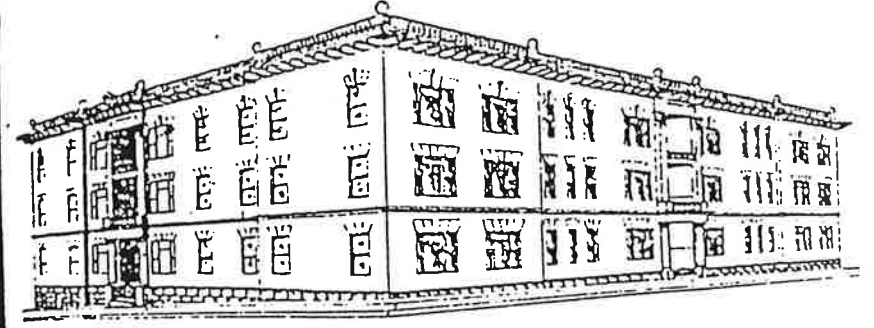
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Plans which William Oliver will build at the southeast corner of Mallon and Cedar at a cost of \$250,000.



Building which Abraham brothers are erecting on the east side of Monroe, between College and Monroe streets.

preparation represent an outlay of at least \$250,000.

In addition to the building activity there will be big paving improvements made during the year. It is planned to pave Broadway from Monroe street to the hospital, or about 20 blocks, at a cost of at least \$100,000.

It will front 120 feet on Mallon and 120 feet on Cedar and will contain 21,000 feet of two and four stories, respectively. The exterior will be pressed brick with terra cotta trimmings, and the entrance will be finished in marble.

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Following are some of the new buildings now under construction or planned for the present year:

William Huchett, flat, northwest corner of Monroe and Adams, two stories, construction started, \$12,000.

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Robert Brothers, two-story business block, southwest corner of Monroe and Cedar, foundation started, \$12,000.

Spokane North & South company, two-story block 44120, framework now in place, northwest corner Broadway and Adams, \$12,000.

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William Huchett, family hotel, two stories, northwest corner Monroe and Park, plans being drawn, \$24,000.

Robert Brothers, two-story flat, northeast corner of Monroe and Adams, plans being drawn, \$12,000.

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MAKES ALL TITLES SIMPLE AND SAFE

W. F. Xier Tells Y. M. C. A. Students Advantages of Torrens System of Conveyances

CARRIES ASSURANCE FUND

Under Torrens System, Made Comprehensive Record of all Titles in the County.

The Torrens system of conveyances is a simple and safe method of transferring property. It carries an assurance fund to protect the purchaser in case of any defect in the title.

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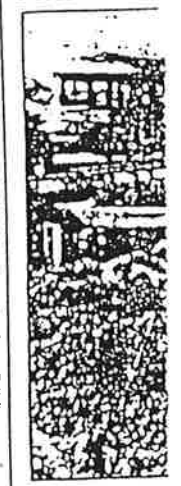
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Starting on the way to the new school building.

The new school building is being erected on the east side of Monroe, between College and Monroe streets. It will be a two-story building with a prominent entrance.

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