

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 **HALE BLOCK**

2. Location

Street & Number West 231-235 Riverside Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 35184.1210

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	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 Havermale Park LLC c/o ConoverBond Dev.
Street & Number 157 S. Howard Street Ste. 600
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 755-5555

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 18 JUNE 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 Park Addition, north half of Lot 2, Block 7.

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

18 June 2003

12. Additional Documentation

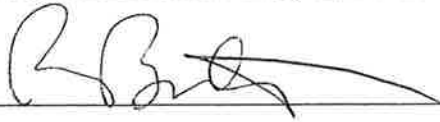
Map

Spokane City/County plat map, 2003

Photographs and Slides

14 black & white prints; 16 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

Built in 1905, the Hale Block 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 to 1910* (Holstine). The property is located on the south side of West Riverside Avenue in east 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 and skylight, interior hotel room configurations, and a stairwell that ascends to the second and third floors embody features of the property type and convey the building's original use as an SRO. The Hale Block retains good to excellent exterior and third-floor interior integrity in original location, design, materials, workmanship, and association as an example of the property type "single room occupancy hotel."

CURRENT APPEARANCE & CONDITION

Site

The Hale Block 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 49 feet wide and 89 feet deep, comprising the entire space in the north half of Lot 7, Block 2 in the Havermale Park Addition. The Hale Block is surrounded by one to three-story brick buildings built during the early 20th century and shares party walls with the buildings adjacent west and east.

Exterior

The Hale Block faces north on Riverside Avenue. The north facade of the building is distinguished with a design that is unique in Spokane that is dominated by four two-story angled bay windows, a modillioned cornice, and a center, relief-lettered terra cotta name plate in the frieze that spells HALE, proclaiming the name of the building. The modillioned cornice is further embellished with an egg-and-dart motif and a dentil course. The frieze is clad in buff-colored bricks along with the second and third stories of the building's north face. The bay windows, which are also similar to an oriel window plan, form a symmetrical fenestration pattern and are the dominating architectural feature of the building's facade. They are clad in stucco and galvanized metal. The metal is pressed and features a festoon design between the second and third floor, and a rinceau-inspired motif below second-story windows at the base of the angled bay. Most of the original 1/1, double-hung, wood-sash windows are missing. All of the window openings are covered with plywood boards and exterior plastic louvered shutters. The street-level storefront design is not original and reveals a remodel completed in 1977 that includes metal-framed plate-glass merchandise windows and vertical wood siding installed over the original

clerestory units. A double-door entrance is located on the east end of the facade at street level. The rear of the building faces south. It is clad in red brick and has symmetrically placed second and third-story 1/1, double-hung, wood-sash windows with brick arches.

Interior

The interior of the Hale Block was remodeled in 1977 on the first floor and retains no original design features, finish, or fixtures except a five-foot-wide staircase that rises to the second floor hotel rooms. The interior storefronts reveal new finish material found in sheet rock, lowered ceilings, floors covered in carpet and vinyl. The second floor was also remodeled in 1977 and features new construction, including lowered ceilings, sheet rock, vinyl and wall-to-wall carpet. The second-story windows are covered with plywood boards. No original features, finish, or fixtures exist on the second floor except for remnants of a third-floor gallery that opened to a light well and lobby which were originally located on the second floor.

The third floor of the Hale Block is partially intact and retains part of the original turned-post wood staircase, ebony-finished curly fir woodwork, five-paneled hotel room doors (with room numbers on the top of the door), operable transoms, some original interior gallery windows, fir-planked floors, built-in wood closets, wall-mounted wash basins, and hallway and individual room configurations. According to room numbers on doors, there appears to be about 30-32 single-occupancy hotel rooms on each of the two floors. Evidence of common lavatory facilities exist on the west wall. The open light well around which a balustraded gallery exists has been covered with new sheetrock construction. A large vaulted skylight is missing and the opening is covered with wood roof trusses and plywood.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original facade of the Hale Block is intact except for the second and third-story windows that are missing or covered with plywood and plastic shutters, and the storefront which was remodeled in 1977 with non-compatible construction and design. A *Spokesman-Review* photograph from 1946 pictures the Mearow Block (adjacent east) and a small segment of the Hale Block, which shows the original storefront design and original upper-story windows. The upper-story windows were 1/1, double-hung, wood-sash units and the storefront design featured merchandise bays with a canted entrance on the east end of the facade and prism-glass clerestory units above the merchandise windows. The interior first-floor retail space of the Hale Block was remodeled in 1977 with lowered ceilings, sheetrock finish, and carpet and vinyl floor coverings.

The second and third floors of the Hale Block were originally designed as a single room occupancy hotel. A central vaulted skylight illuminated the second-floor lobby which

was ringed at the third floor with a balustraded gallery. The lobby and open lightwell were flanked on the north and south walls by single-occupancy hotel rooms (16 on the north side of the lobby and 16 on the south side of the lobby). Narrow three-foot-wide hallways lead to the rooms. Each room had at least one window, one electric ceiling light fixture, and a wall-mounted wash basin with hot and cold running water. Common lavatory facilities were located at the west end of the second and third floors. The woodwork was a mixture of ebony-finished curly fir and painted fir. In 1977, the second floor was remodeled with lowered ceilings, sheetrock finish, and carpet and vinyl floor coverings. The lightwell was covered at the third floor, but part of the gallery was left intact. Most of the third floor is intact but in very poor condition. Most of the windows are missing or covered with plywood.

Area of Significance	Architecture, Commerce, Social History
Periods of Significance	1905-1953
Architect/Builder	Unknown

STATEMENT OF SIGNIFICANCE

Built in 1905, the Hale Block was the home at different times for the Hale, the Del Monte, the Lang, the Stone, and the Kincaid Hotels, and provided housing needs for hundreds of working class citizens for 60 years. Part of a contiguous facade of at least four early 20th-century buildings located along West Riverside Avenue, the Hale Block is one of only 20 remaining SROs that were originally erected in Spokane's east downtown neighborhood, an area that once held over 100 single room occupancy hotels. The unreinforced brick masonry building was constructed for Edward J. Young and Fred Zahn, early Spokane developers who owned and operated the Young & Zahn Real Estate & Insurance Company. During its period of significance from 1905 to 1953, the Hale Block gained importance in the areas of "architecture," "commerce," and "social history," evoking the building's architectural type, construction, and use as a single room occupancy hotel. Architecturally and historically significant, the Hale Block is a good example of the property type "single room occupancy hotel" as identified in the MPD, *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910*, and meets the 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 hundreds of SROs throughout the Spokane region. The Hale Block is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

In response to a great influx of people beginning around 1900, Spokane's population more than tripled in number to over 100,000 by 1910. Available housing was sparse in 1900 and travel-weary newcomers arrived to find few or no accommodations. This phenomena fostered one of the city's greatest building booms between 1900 and 1910, which in turn saw the construction of over 100 single room occupancy hotels (city directories). The SROs were built specifically to house the throngs of working-class immigrants and Americans who were in desperate need of immediate housing. The Hale Block was built for this purpose.

Fred Zahn & Ed Young

On January 2, 1906 Fred Zahn and Edward J. Young purchased Lot 7, Block 2 in the Havermale Park Addition for \$15,000. They secured a \$25,000 mortgage in 1907 that

helped pay for the cost of the property and the construction of the Hale Block, which was erected in 1905. Realizing a quick profit, they sold the property in 1908 for \$100,000 to Nora and Michael Lang, an early Spokane real estate investor, developer, and "capitalist" (1909 *Spokane City Directory*). Lang was later named a vice president of Fidelity Savings & Loan.

The Hale Block

From the time it was built in 1905 to the 1960s, the Hale Block housed retail businesses on the first floor and a series of single room occupancy hotels and apartments on the second and third floors. According to city directories and leasehold agreements, the first street-level commercial tenant was the Watson Drug Company, which was owned and operated by James A. Watson. In addition to apothecaries and drug store sundries, the Watson Drug Company also sold cigars and confectioneries supplied by the Kuhn Cigar Company. In 1909, the Hocking Drug Company leased the first-floor space of the building. The drug company was owned and operated by Joseph F. Hocking and specialized in pharmaceuticals, "drugs, stationery, and toilet articles" (1919 *Spokane City Directory*). Noted as the building's longest-standing tenant, Hocking operated his drugstore in the Hale Block for 44 years from 1909 to 1953.

Other first-floor tenants included the Bouquet Barber Shop (for more than 35 years) and Labor Aides Northwest Incorporated (division of Kelly Girl Inc), a personnel agency that specialized in temporary industrial help. In 1968, Eleanor and Sylvan Dreifus, founders of the Sylvan Furniture Company, purchased the property from the Lang family. In 1977 the Dreifus family redesigned and remodeled the street-level storefronts, interior retail space, and the second floor of the Hale Block to accommodate the expansion of their furniture business from the Mearow Block (adjacent east). A doorway was installed in the party wall between the two buildings, and the street-level facades of both the Hale Block and the Mearow Block were changed to include a continuous contemporary street-level design and only one exterior facade entrance, which is located in the Hale Block. In 2003, ConoverBond Development bought the Hale Block with plans to restore it to residential apartments on the second and third floors and commercial tenant space on the first floor.

Beginning in 1905, the second and third floors of the Hale Block were devoted to use as single-occupancy hotel rooms for 60 years. Various hotels occupied the premises and were managed by a plethora of proprietors at different times. The first hostelry in the building was called the Hale Hotel, which was given its name by the building's owners Ed Young and Fred Zahn. The Hale Hotel was listed in boldface type in Spokane city directories and operated from 1905 to 1913. In 1914, the SRO changed management and name to the Del Monte Hotel, followed in subsequent years by the Lang Hotel, the Stone

Hotel, and the Kincaid Hotel. In 1933, rooms in the Kincaid Hotel rented for \$25 a month (Spokane County lease agreements). During World War II, the hotel was renamed the Stanley Apartments, and according to listings in city directories, housed many servicemen returning from the war. By 1965, the apartments were vacant and remained so through 2003.

HISTORICAL & ARCHITECTURAL SIGNIFICANCE

Associated with working-class housing and the rapid growth of Spokane from 1900 to 1910, the Hale Block is one of Spokane's few remaining SROs, serving in that capacity for 60 years. Upper-level exterior fenestration patterns, street-level storefronts, and a documented history of the building help convey the identity and original use of the Hale Block as a good example of the property type "single room occupancy hotel" as identified in the MPD, *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910*.

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 of many SROs, a main staircase in the first floor lead to hotel rooms on the upper floors of the building. 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 to the interior of the building and were characteristically surrounded by small single occupancy hotel rooms.

As described in Section 7 of this nomination document, the original physical appearance of the Hale Block met the description of identifying features of SROs defined in the MPD. The Hale Block was designed with street-level merchandise bays and upper-level single-occupancy hotel rooms that surrounded a central light well and skylight. According to the MPD, exterior and interior modifications at street-level and in the upper stories are acceptable. The second floor of the Hale Block was completely remodeled in 1977, but the third floor is partially intact with original stairwell, balustrade, hallways, room configurations, woodwork, some windows, built-in closets, wall-mounted wash basins, and part of the gallery that surrounded a central light well. Exterior fenestration patterns remain intact and help evoke the building's original use as an SRO.

BIBLIOGRAPHY

Eastern Washington State Historical Society Photo Archive Collection. MAC, Spokane, WA. L87-1.23187-23.

Holstine, Craig. *Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 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.

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

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

“ ‘Smilin’ Sylvan Eschews the Easy Chair.” *Spokesman-Review*, 18 Nov 1992, p. 1.

Spokane County Building Permits, Tax Assessor Records, Warranty Deeds. Spokane County Courthouse.

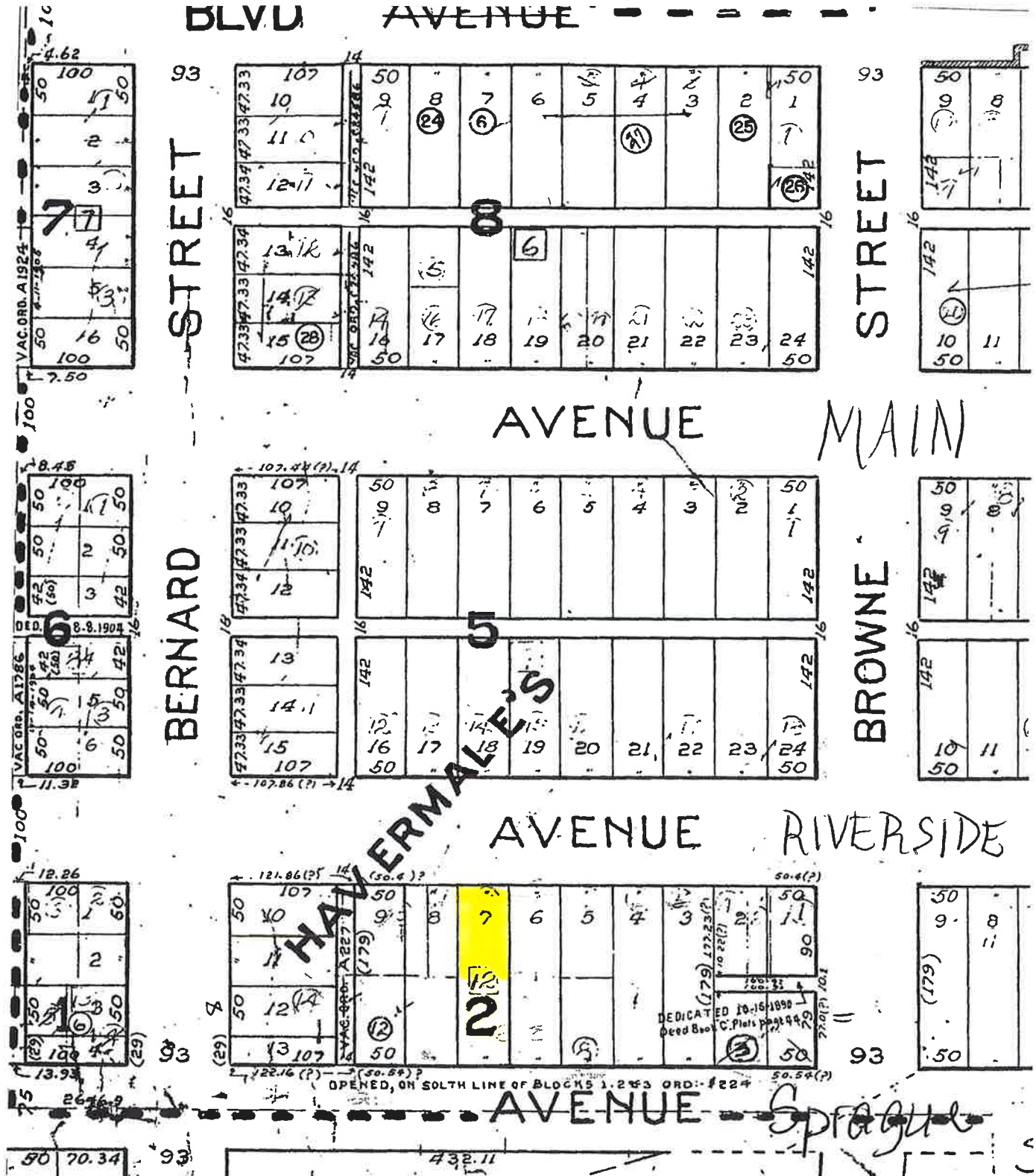
Spokesman-Review Photograph Archive Collection. Spokane, WA. View of north facade of Mearow Block, photograph taken in 16 Sept 1946.

Spokane Register of Historic Places Nomination Continuation Sheet
HALE BLOCK

Section 9

Plat Map

Spokane County Plat Map, 2003.



Section 9

Spokane County Tax Assessor records, 2003.



Spokane Register of Historic Places Nomination Continuation Sheet
HALE BLOCK

Section 9

Photo 1

Hale Block, looking west along West Riverside Avenue.

Photo 2

Hale Block, north facade.



Photos 3 and 4

Hale Block, north facade detail.



Spokane Register of Historic Places Nomination Continuation Sheet
HALE BLOCK

Section 9

Photo 5

Stairs to second floor.

Photo 6

Second floor.



Photo 9 Third-floor gallery-mezzanine.
Photo 10 Third-floor hallway.



Spokane Register of Historic Places Nomination Continuation Sheet
HALE BLOCK

Section 9

Photos 11 and 12 Third-floor hallway and room.



Photos 13 and 14 Third-floor door detail.

