

Spokane Register of Historic Places Nomination Form

City/County Historic Preservation Office, City Hall - Sixth Floor
Spokane, Washington 99201-3337

RECEIVED
OCT 27 1998
HISTORIC PRESERVATION

1. Name of Property

Historic Name **HOLLEY-MASON BUILDING**

2. Location

Street & Number 157 South Howard Street
 City, Town, or Vicinity Spokane
 County Spokane
 State WA
 Zip Code 99203
 Parcel Number 35191.2701

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 checked="" 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 Robert C. Brewster
 Street & Number 2049 S. Oneida Street
 City or Town Spokane
 County Spokane
 State WA
 Zip Code 99203
 Telephone Number 509-838-3041 or 1-888-260-1067

5. Location of Legal Description

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

(Final Draft 18 October 1998)

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State 1983 County__ Local 1979
Depository for Survey Records Spokane Historic Preservation Office
City or Town Spokane
State WA

7. Description

Architectural Classification (enter categories from instructions)	Condition	Check One
	<input type="checkbox"/> excellent	<input type="checkbox"/> unaltered
	<input type="checkbox"/> good	<input checked="" type="checkbox"/> altered
	<input checked="" type="checkbox"/> fair	
	<input type="checkbox"/> deteriorated	Check One
	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> original site
	<input type="checkbox"/> unexposed	<input type="checkbox"/> moved & date _____

Description of the present and original (if known) physical appearance:

Narrative Description

Summary Statement

Constructed in 1905 as Spokane's first reinforced concrete building, the six-story Holley-Mason Block is one of the city's oldest and finest commercial blocks. Architectural elements including the prominent parapet, foliated brackets, blonde brick facade veneer and decorative semi-circular terra cotta arches help establish the Holley-Mason building as an excellent example of the Renaissance Revival style. The building is structurally well-preserved and retains fair to good exterior architectural integrity.

1998 - Present Appearance and Condition

The Holley-Mason building is located within the city's central business district and stands on Lots 1-2-3 of Block 29 in Spokane's Railroad Addition. The building faces west at 517 South Howard Street, and comprises an "L" shaped footprint measuring approximately 138 feet wide by 152 feet deep with 18,800 square feet on each floor. A thick foundation constructed of concrete supports the building and houses a full basement. The commercial building is surrounded by a paved alley and two-story brick building to the south, a paved parking lot to the east, and the Northern Pacific Railroad viaduct (now owned by the Burlington Northern) to the north. A paved sidewalk measuring ten to eleven feet wide separates the building's facade from Howard Street.

Exterior

The tall, imposing Holley-Mason building rises more than 78 feet to a prominent, projecting parapet supported by foliated terra cotta brackets on the building's facade. Behind the parapet, a roof of built-up tar slopes slightly toward the rear and supports small vent covers, a stair tower and three brick-clad mechanical-storage shafts.

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HOLLEY-MASON BUILDING

Clad in terra cotta and buff-colored brick veneer, the building's facade displays a symmetrical design and is accentuated by a variety of fenestration and ornamentation. The nine bays of the facade are divided at the building's base by simple pilasters that enframe the first floor and mezzanine levels. Street-level storefront window frames, clerestory spaces, and centrally placed front entry are covered with protective plywood sheeting. Segmentally arched windows with foliated keystones highlight the boarded storefront window openings and are surrounded by rusticated brickwork that forms a pattern of radiating voussoirs above each arch. Egg and dart moldings cap brick pilasters that separate the street-level and second-floor windows. A simple cornice located above the arched second-floor windows visually separates the base of the building composed of the first two floors from the four ascending floors located above the cornice. Floors three through six are composed of nine bays with symmetrically placed wood-framed paired windows. All of the windows are missing, and the openings have been covered with plywood sheeting. Slightly projecting pilasters separate the bays, and spandrels embellished with ornamental brickwork separate one floor from another.

The top, sixth floor is accentuated by a row of semi-circular blind arches with keystones that form a wide, decorative terra cotta frieze. A single terra cotta disc surrounded by ornamental brickwork is located within each arch. Repeating the circular pattern, smaller terra cotta discs appear between the arches. The design is terminated by a terra cotta cornice with foliated brackets. The embellished elevation is briefly continued onto the building's south and north facades for the width of one bay.

The north, south and east elevations of the building are faced in twelve-inch thick red brick veneer, and are devoid of detail except for corbelled belt courses and keystones over some windows. North elevation fenestration is composed of symmetrically placed paired and unpaired multi-paned wood casement windows. All of the windows have succumbed to deterioration and decay, and are in various stages of disrepair. Large block letters spelling *Marshall Wells Co.* are painted in black and white directly beneath the parapet edge above the top row of windows. The north and south elevations are highlighted by centrally placed shaped parapets with taller center sections. The south elevation's red brick veneer is partially covered with white peeling paint. Due to damaged or missing windows, the window openings on the first two floors are covered with plywood sheeting. The third-floor windows of the south elevation show deteriorated multi-paned wood casement and double-hung sash units with decorative "diamond-in-square" patterned lights. The rear, east elevation of the building is clad in unpainted red brick veneer and supports multi-paned wood casement windows and part of a deteriorated iron fire escape assembly. A first-floor loading dock bay opens to an entry covered with plywood sheeting. The plain, east elevation of the rear wing is clad in red brick veneer, has no windows, but shows evidence of a four-story building that was once attached to the brick face.

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Interior

The Holley-Mason building's reinforced concrete and steel construction consists of concrete-enclosed steel bars located in vertical piers which support the weight of the building, and in the crossbeams and the floor construction. The vertical piers are 24 inches square in the basement and taper to ten inches square on the sixth floor. Each pier rests on a base measuring four feet square and footings measuring ten feet square. The piers are placed fifteen feet apart and support the five-inch thick concrete floors. The interior walls, ceilings and concrete piers are painted white. Due to a destructive fire in 1990, the first floor of the building holds no interior partitions, woodwork, stair balustrades or other architectural details. The upper floors consist only of exposed brick outer walls, concrete piers, ceilings and floors and elevator shafts at the north wall and south wall. An enclosed stairtower leads to the roof on the east wall.

1905 - Historic Appearance and Alterations

Built in 1905, the Holley-Mason building was originally finished with plate-glass storefront windows at the building's street-level facade. Black and white photographs taken in 1924, 1934, and the 1940s clearly show prism-glass clerestory units above the plate-glass merchandise windows along with single-pane second-floor windows capped with arched divided lights, and upper-floor fenestration with one-over-one, double-hung, wood-sash paired units. The street-level entry consisted of double doors flanked by sidelights and was capped by transom lights. Signage covered the second-floor windows during the 1934 and 1940s photographs. Window awnings protruded from beneath the arched second-floor windows.

First-floor interior space was finished with merchandise bays behind the nine street-level storefront windows. Ceramic tile at the front entry and hardrock maple floor planks covered the first-floor and mezzanine areas. According to historical accounts, part of the first floor was finished with decorative woodwork, a balustrade leading to the mezzanine, and interior wood doors. The upper floors were used for storage and were left unfinished with concrete floors, piers, ceilings and exposed brick perimeter walls. Elevators operated on the south and north walls, and a narrow enclosed staircase led to the roof on the east wall.

1919 to 1990 Alterations

The Holley-Mason building endured four fires during 1919, 1921, 1922 and 1990. The latter fire destroyed all interior partitions, woodwork and architectural details on the first floor and mezzanine. The upper floors were not damaged except for smoke, soot and water. The exposed bricks of the north wall have succumbed to years of misuse, deterioration, decay and damage evidenced by broken and missing bricks. Except for interior first-floor fire damage and the installation of plywood sheeting in window and exterior entry openings, the Holley-Mason building has not been altered since it was built in 1905. The building's condition is fair and is in need of repair.

8. 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 or history.

Areas of Significance
Architecture, Commerce

Period of Significance
1905-1945

Significant Dates
1905

Specific Dates
1905

Architect, Designer, and/or Builder
Albert Held, Architect

Statement of Significance:

Narrative Statement of Significance

Summary Statement

Recorded as one of the earliest reinforced concrete buildings in the state of Washington, the Holley-Mason block was built in 1905 and advertised as Spokane's first fireproof building constructed of reinforced concrete. The building was designed by prominent Spokane architect Albert Held, and is one of the city's finest examples of the Renaissance Revival style. Listed on the National Register of Historic Places, the Holley-Mason building is also eligible for listing on the Spokane Historic Register under Criterion C for its architectural significance and the creative engineering and artistic expression of a master designer.

Historical Context

Early Spokane

Founded in 1873, the settlement of Spokane Falls numbered only 50 people and consisted of a sawmill, a trading post and a series of unharnessed waterfalls. Initially named for the Spokane Indians who regarded the falls as an important fishing site, Spokane was also named for the cascading waterfalls spilling forth from the Spokane River. By the late 1870s, railroad routes linking Spokane to the Eastern United States were being laid, and significant gold and silver lodes were discovered in the Coeur d'Alene mining area north of Spokane. The town was officially designated in 1881 by the Territorial Legislature followed by rapid expansion during the decade from 1880-1889. Settlers arrived continuously and businesses multiplied in Spokane's downtown core. The community grew gaining recognition as a center for mining, lumber, agriculture and rail transport. On

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a hot Sunday afternoon on August 4, 1889, a devastating fire engulfed downtown Spokane destroying more than 32 city blocks. Sifting through the ashes, Spokane determined to rebuild. Commercial wood frame buildings were replaced by brick and stone "blocks," and by 1905, the technologically advanced Holley-Mason building was erected. Constructed of steel and reinforced concrete wrapped in a thick twelve-inch layer of red brick veneer, the imposing six-story Holley-Mason building was regarded as Spokane's first completely fireproof building.

The Holley-Mason Hardware Company

The Holley-Mason Hardware Company was established in 1885 under the original firm name of Newport and Holley, and was located on the southwest corner of Riverside Avenue and Howard Street. Three years later in 1888, Frederick H. Mason bought an interest in the firm and the company was called the Holley-Mason Hardware Company. Less than one year after F. H. Mason invested his money in the hardware store, Spokane's widespread downtown fire of 1889 destroyed the building along with many others. The company then relocated to 118 Howard Street. Coeur d'Alene hardware entrepreneur J. R. Marks bought an interest in the company and consolidated it with his hardware enterprise in Idaho. Mark's interest was later sold, and the Holley-Mason Hardware Company commissioned Spokane architect Albert Held to design a fireproof building strong enough to withstand the storage of heavy hardware. Lots 1, 2 and 3 were purchased just south of the Northern Pacific Railroad viaduct at 157 S. Howard Street. The new reinforced concrete Holley-Mason Hardware Company building was built in 1905 at a cost of \$200,000.

The Holley-Mason Hardware Company offered every type and kind of hardware. Floors were dedicated to various items: nails, barbed wire, bolts and heavy materials were kept in the basement; the first floor was used for merchandise display, offices and a general meeting area; the second floor housed sporting goods; the third floor housed wagon and carriage goods; the fourth floor offered stoves; the fifth floor offered home furnishings and hardware; and the sixth floor supplied lightweight goods. Marketing their abundant variety of materials and products, the Holley-Mason Hardware Company published a catalog that became one of the largest inventories in the Pacific Northwest.

The trustees of the Holley-Mason Hardware Company included owner Frederick H. Mason, banker Francis J. Finucane and businessmen Gustave Reith, John D. Chickering and Julius A. Havighorst. Mason died in 1913 leaving an estate of \$500,000 to his widow Mollie H. Mason, and two daughters Susan Mason Bartleson and Helene Mason. Eventually, trustee F. J. Finucane acquired an interest in the hardware store, and later became the company president. By 1915, the Mason heirs sold their interests in the business to Finucane and the other shareholders for \$600,000. In the 1920s, the firm consolidated with Marshall Wells, a national hardware company. The Marshall Wells Company remained in the building until it moved to its present location to the Jensen-Byrd

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warehouse. The Finucane family leased the building to the United States Forest Service until 1968 when it deeded the building to the City of Spokane. The building changed owners and stood vacant several years until Spokane developer Robert C. Brewster purchased it in 1997.

Albert Held

Noted Spokane architect Albert Held designed the Holley-Mason building. Held was born in Minnesota in 1866, grew up watching his father operate a general contracting business, and was schooled in technical drafting at the University of Minnesota. Young Held responded to the call for architects and draftsmen, and relocated to Spokane after the city's devastating Fire of 1889. He soon began to practice architecture and became the first member of the American Institute of Architects in eastern Washington. His designs in Spokane include the Palouse Department Store, North Central High School, Realty Building, Home Telephone Building, St. Luke's Hospital, Sacred Heart Hospital addition, Webster and Lincoln Schools, the Knickerbocker and San Marco Apartments, and many other commercial and residential properties. Albert Held was an active community leader and remained a prominent Spokane citizen until his death in 1924.

Architectural Significance

Reinforced Concrete and Steel Construction

Constructed in 1905, the Holley-Mason building is one Washington State's first reinforced concrete commercial buildings. With street-level maple floor boards and wood window casings identified as the building's only flammable materials, the Holley-Mason block was touted as the city's first fireproof building, and is noted as Spokane's very first building of reinforced concrete. Though the brick walls that wrap around the reinforced concrete of the building reflect timeless traditional masonry practices, the internal concrete floors and concrete and steel piers reflected advanced construction concepts for turn-of-the-century building practices. The load-bearing capacity for reinforced concrete had not been reliably established by 1905, and commercial construction during this time reflected an experimental quality. It is to architect Albert Held's credit that he engineered and designed a building so substantial and solid that it has supported thousands of pounds of hardware for over nine decades and withstood the test of four fires. Other early reinforced concrete structures in the state include Tacoma's Sandberg Building (1908), Bellingham's Flatiron Building (1907, National Register property) and Aberdeen's Finch Building (1909).

Renaissance Revival Style

The Holley-Mason Hardware building makes a vital aesthetic contribution to the streetscape of Spokane. Known as one of the finest facades in the city, the Holley-Mason building is a particularly excellent example of commercial Renaissance Revival style. Defining characteristics of the style include the building's visually delineated storefront base that supports several repetitively detailed upper floors, arched windows and a prominent

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Sixth Floor - City Hall, Spokane, WA 99201

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cornice and parapet termination. Another common feature of the Renaissance Revival style is a lack of ornamentation on the off-street elevations. Architecturally significant, fenestration on the building's north, south and east elevations shows simple, symmetrically placed paired and unpaired multi-paned wood-framed casement windows. The well-crafted building demonstrates master architect Albert Held's engineering expertise and attention to detail. Taken together, the styles's defining characteristics and architectural elements render the Holley-Mason building one of Spokane's most beautiful commercial blocks. In conjunction with advanced turn-of-the-century technology demonstrated in the building's early reinforced concrete and steel construction, the Renaissance Revival styled Holley-Mason Hardware building remains one of the most architecturally significant commercial blocks in the Spokane area.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form. Use continuation sheets if necessary)

- American Institute of Architects*, Washington State Chapter, Monthly Bulletin, August, 1924.
- Cloninger, Glen A. and Brack, Mark L. *Holley-Mason Building*, National Register of Historic Places Nomination, Historic Preservation Office, Spokane, WA, 1983.
- Durham, N. W. *History of the City of Spokane and Spokane Country, Washington*, Volume 3, Spokane: Clarke Publishing, 1912.
- Eastern Washington State Historical Society, archives and photo collection.
- First American Title Company, warranty deeds.
- Hyslop, Robert B. *Spokane's Building Blocks*, Spokane: Standard Blueprint Company, 1983.
- Polk, R.L. *City Directories*, Spokane, 1889-1998.
- Sanborn Fire Insurance Maps. Spokane Public Library, Spokane, 1882-1952.
- Spokane Daily Chronicle*, "Marshall Wells Combine," 1930.
- Spokane Illustrated*, "The Western Architect," September, 1908.
- Spokane Spokesman-Review*, "Spokane's First Reinforced Concrete Building," 1905 and "Big Deal Made in Hardware Firm," 1915.

10. Geographical Data

- Acreage of Property* Less than one (1) acre
- UTM References* Zone: 11; Easting: 468470; Northing: 5277840
- Boundary Description/Justification* Lots 1, 2, 3 of Block 29, Railroad Addition. The nominated property includes the entire parcel and urban legal description which contains the Holley-Mason building.

11. Form Prepared By

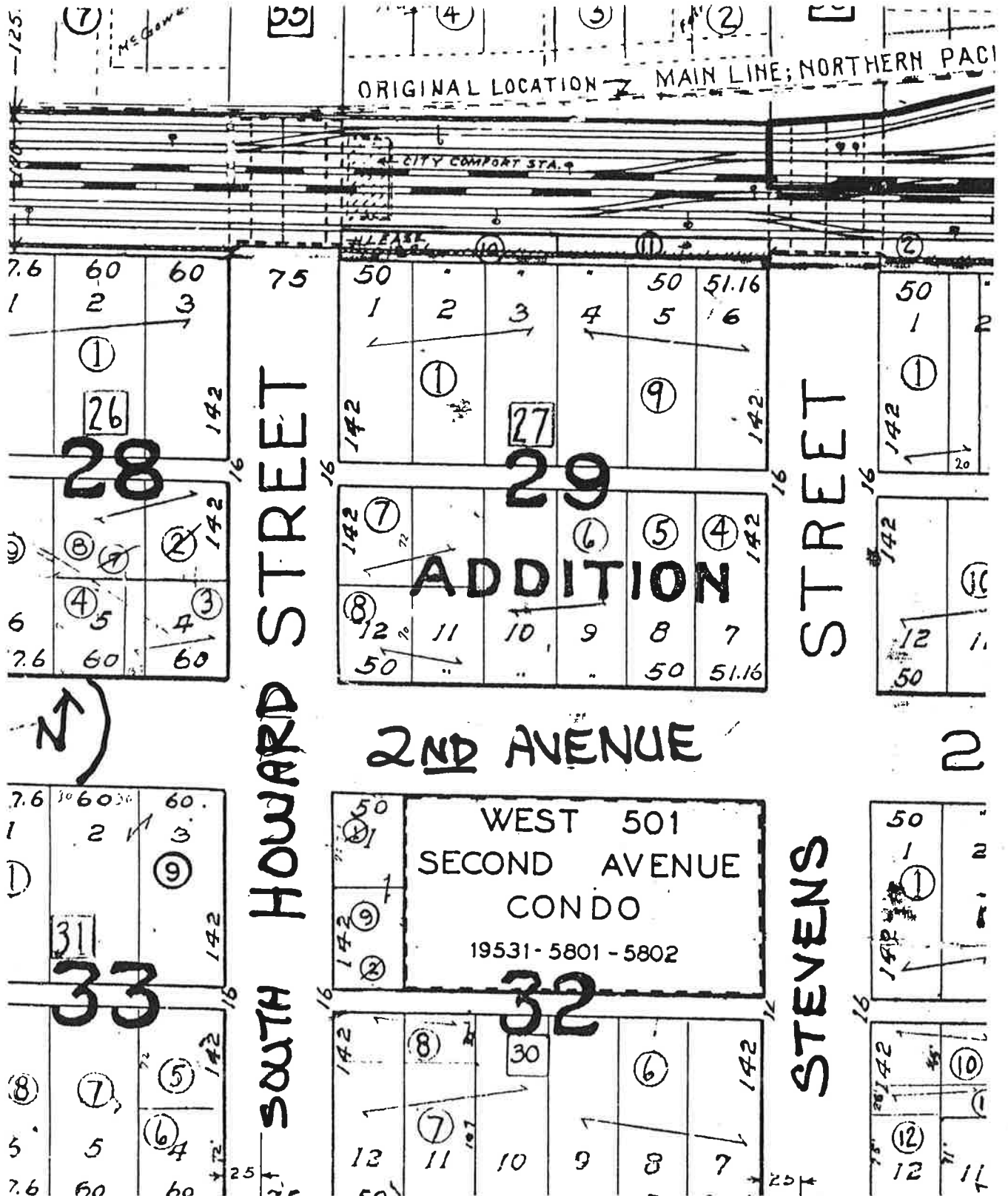
Name and Title	Linda Yeomans
Organization	Consultant
Telephone	509-456-3828
Street & Number	501 West 27th Avenue
City or Town	Spokane
State	WA
Zip Code	99203
Date	10 October 1998

12. Additional Documentation

City of Spokane plat map; ___ black and white photographs, ___ color slides.

HOLLEY-MASON BUILDING
 Spokane Register Nomination Map Documentation

Spokane Plat Map, 1998: Lots 1, 2, and 3 of Block 29, Railroad Addition is legal address for Holley-Mason building at 157 South Howard Street, Spokane, WA 99202.



13. Signature of Owner(s)

[Handwritten signature]

14. For Official Use Only:

Date Received: _____ Attest: *[Handwritten signature]*

Date Heard: December 14, 1998 City Clerk

Commission Decision: _____ Approved as to Form: *[Handwritten signature]*

Council/Board Action: Approved December 14, 1998 — Assistant City Attorney

Date: January 19, 1999

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

[Handwritten signature: John Albott]
MAYOR, 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

HOLLEY-MASON BUILDING
Spokane Register Nomination Photo Documentation

Historic Photo A: Holley-Mason building in 1924 (Libby Studios, photography).



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Historic Photo B: Holley-Mason building west elevation in 1934.



HOLLEY-MASON BUILDING
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Historic Photo C: Holley-Mason building in 1940s.



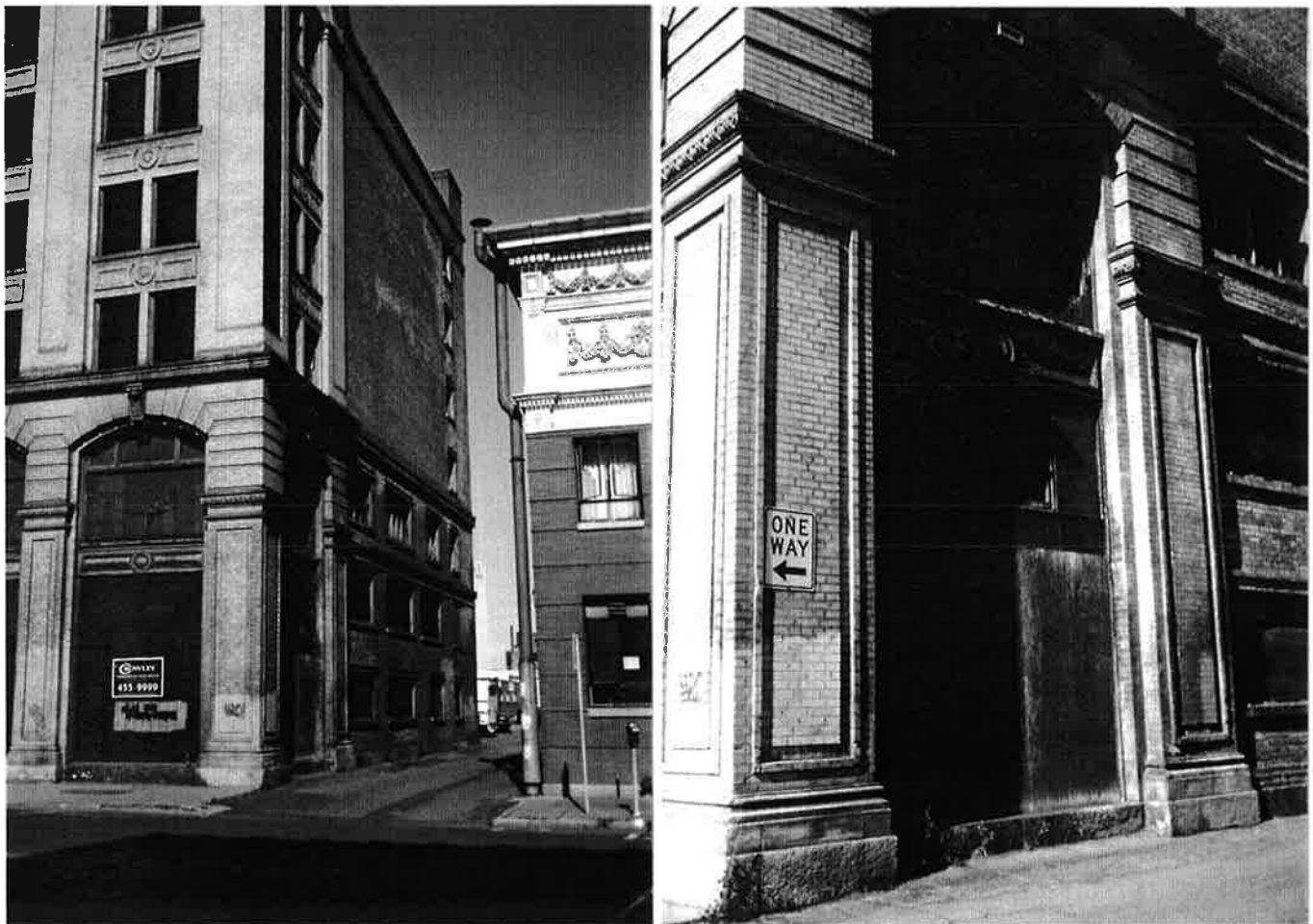
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Photos 1 and 2: West facade of Holley-Mason building, 1998.



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Photos 3, 4 and 5: West facade of building and boarded window detail on south elevation, 1998.



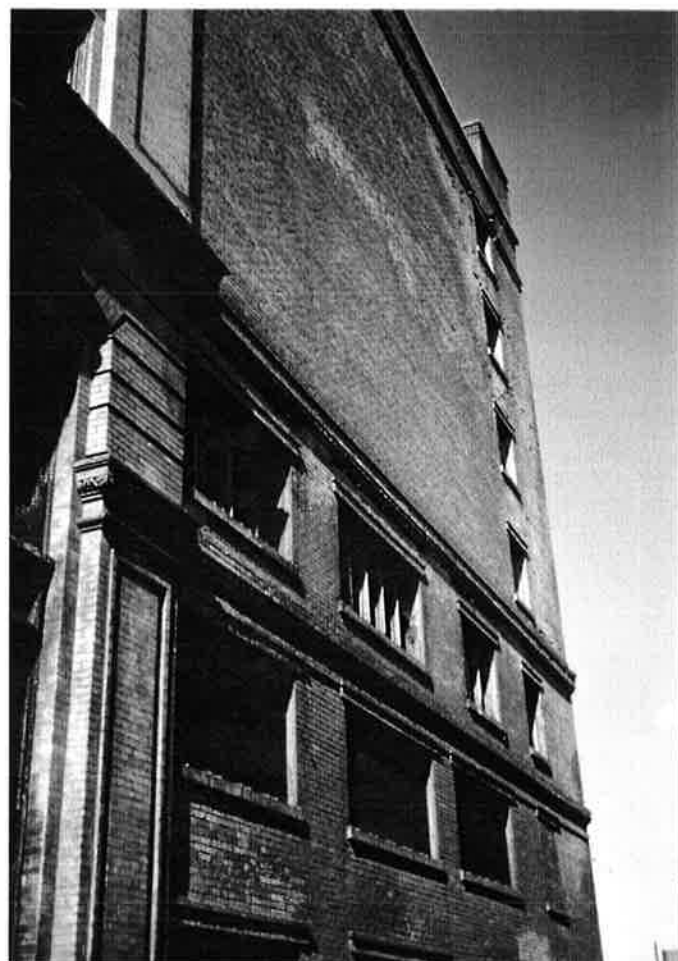
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Photos 6 and 7: South elevation fenestration, 1998.



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Photos 8, 9 and 10: South elevation, 1998.



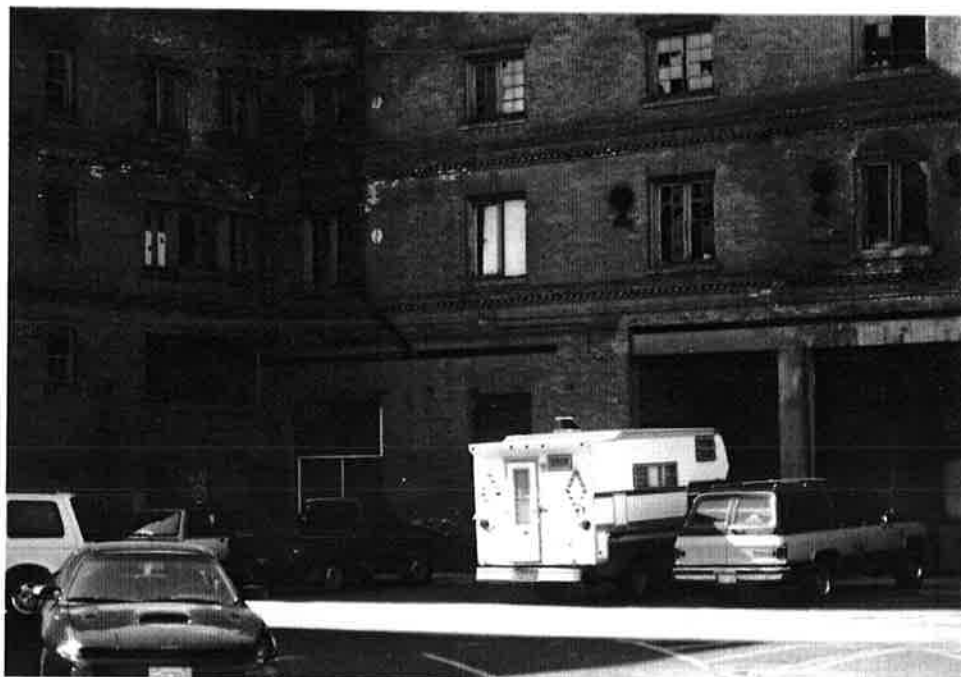
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Photos 11 and 12: East, rear elevation in the "L" and south elevation of wing in the "L", 1998.



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Photos 13 and 14: Rear east and south "L" elevations, 1998.



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Photos 15 and 16: East and south "L" elevations - note decorative windows, corbelled brickwork and deteriorated unusable fire escape assembly, 1998.



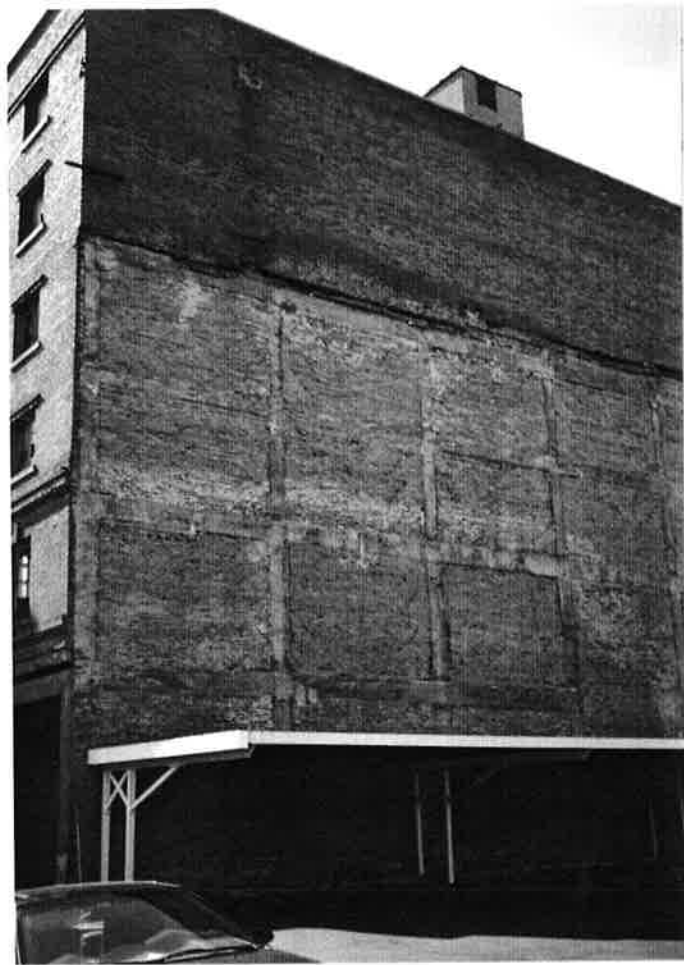
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Photos 17 and 18: East and south "L" elevations - note interior rear loading dock, 1998.



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Photos 19 and 20: East, rear elevation showing where 4-story building was once attached, 1998.



HOLLEY-MASON BUILDING

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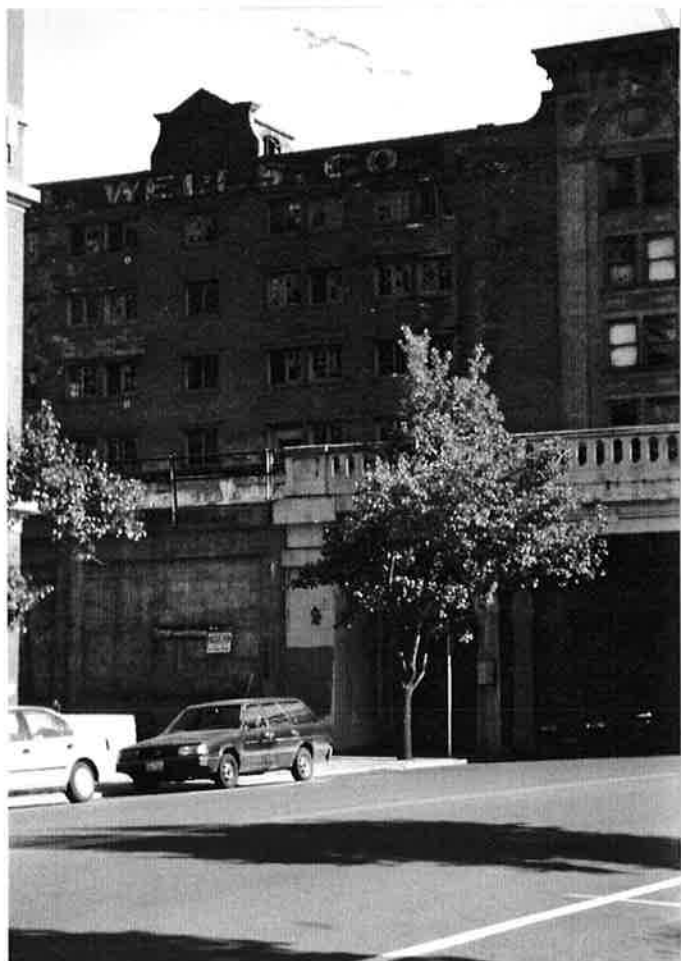
Photos 21 and 22: Northwest corner of Holley-Mason building showing Northern Pacific Railroad viaduct crossing to north of the building, 1998.



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Photos 23 and 24: North elevation of building - note multi-paned casement wood-framed casement windows and 1930s advertising banner across top of building, 1998.



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Photos 25 and 26: North elevation of building, 1998.



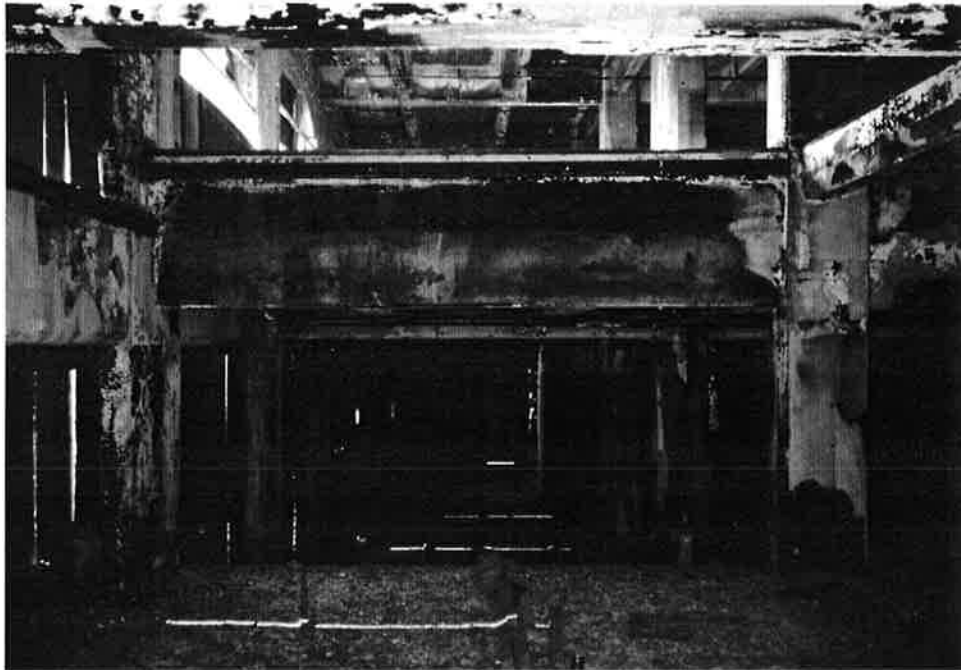
HOLLEY-MASON BUILDING
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Photos 27 and 28: North parapet and mechanical shaft; northwest parapet corner of roof, 1998.



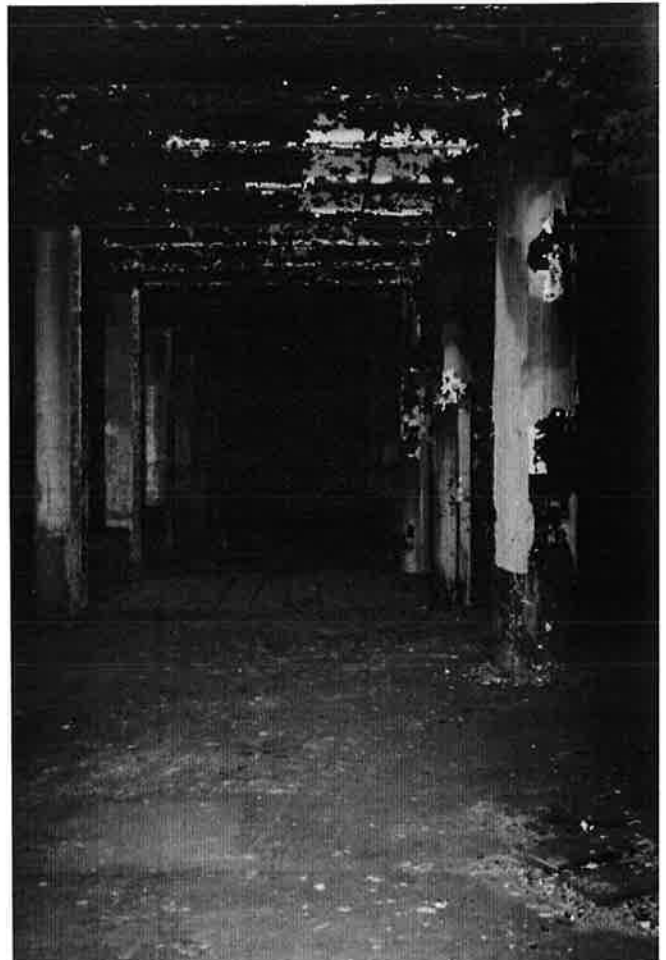
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Photos 29 and 30: First-floor interior, front entry - notice fire damage, 1998.



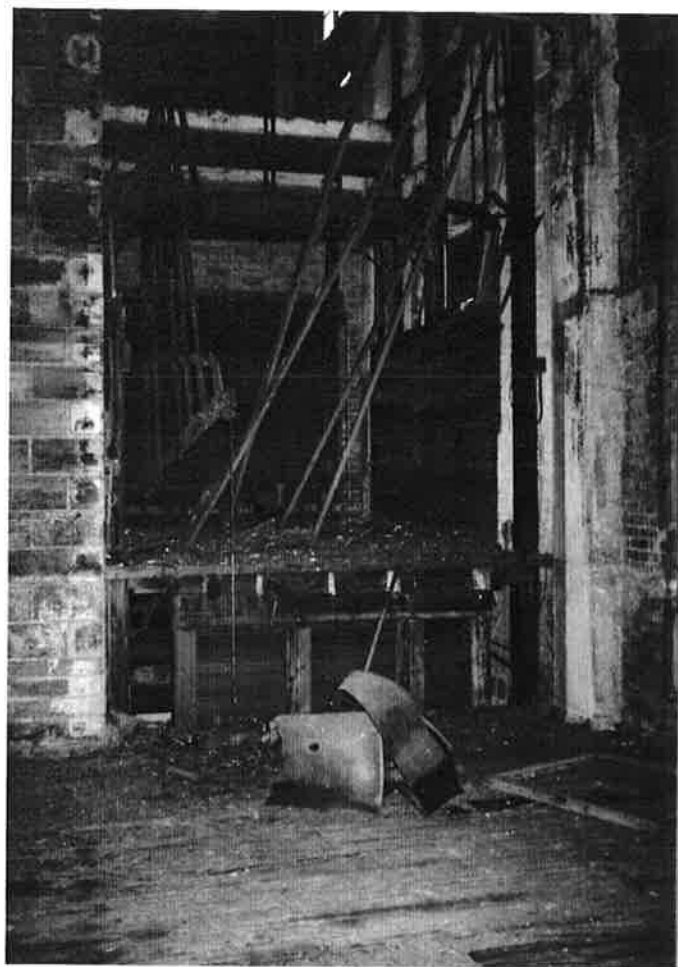
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Photos 31 and 32: First-floor interior, looking east through building, 1998.



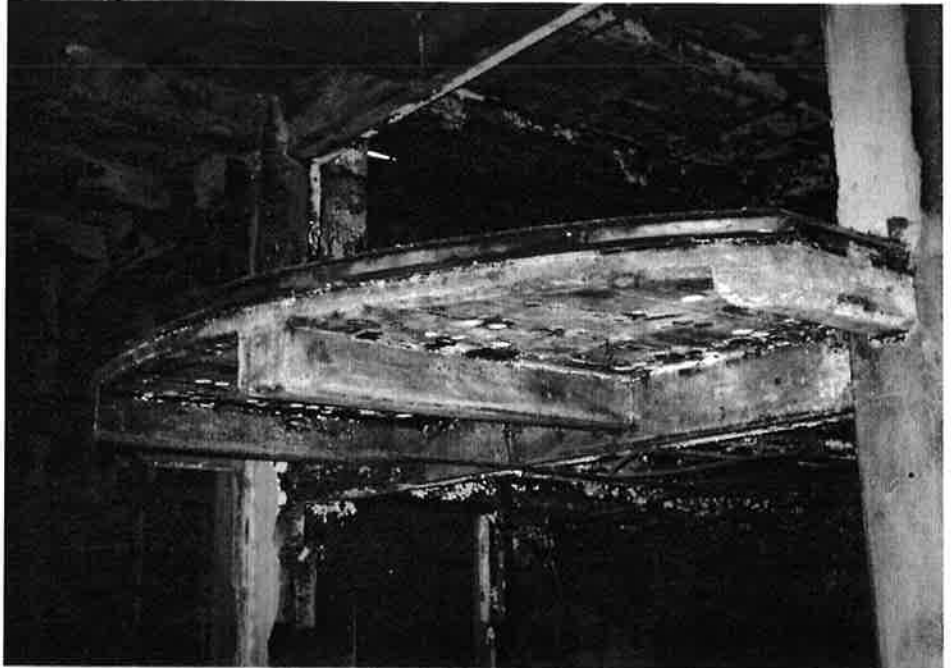
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Photos 33 and 34: First-floor interior elevator shafts, 1998.



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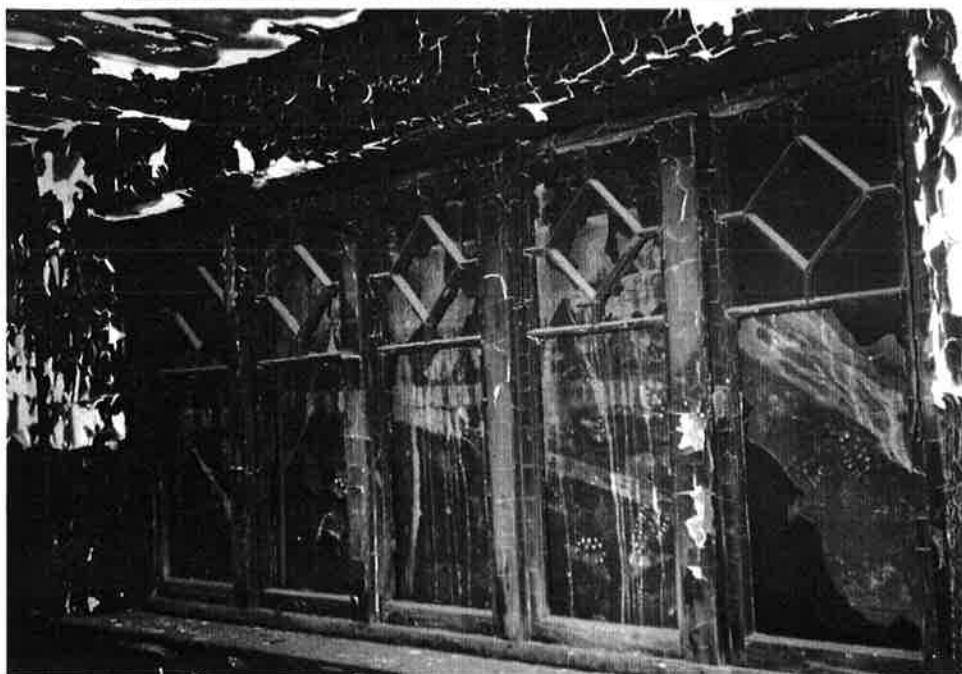
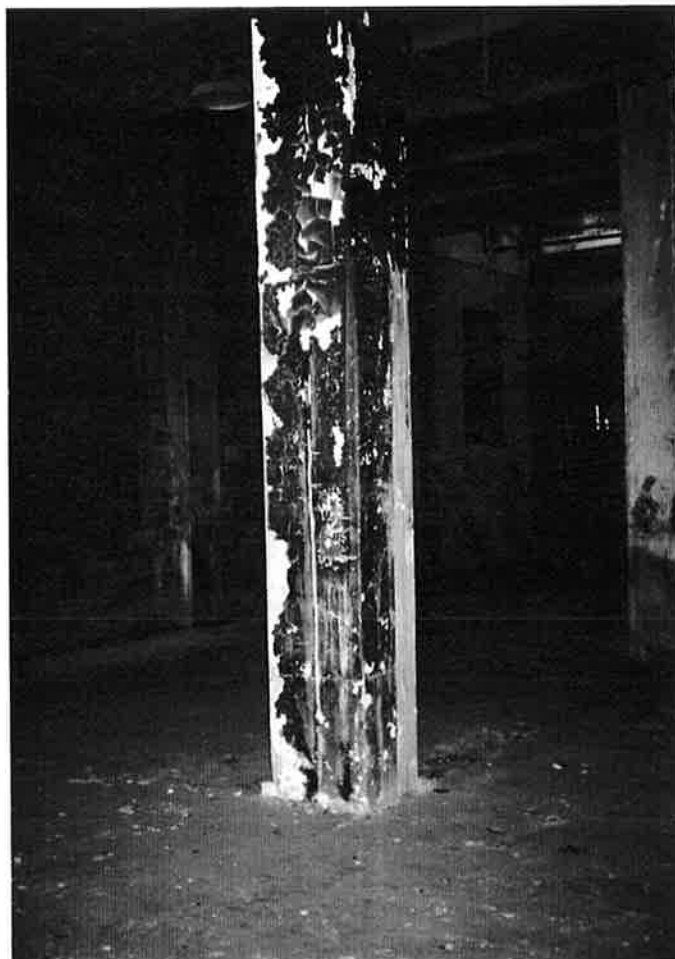
Photos 35, 36 and 37: Interior stairs leading to mezzanine, rounded mezzanine floor overhang, 1998.



HOLLEY-MASON BUILDING

Spokane Register Nomination Photo Documentation

Photos 38 and 39: Mezzanine fire damage and boarded windows - notice “diamond-in-square” decorative multi-paned wood-sash window, 1998.



HOLLEY-MASON BUILDING
Spokane Register Nomination Photo Documentation

Photos 40 and 41: Second-floor interior looking northwest and north through building, 1998.



HOLLEY-MASON BUILDING
Spokane Register Nomination Photo Documentation

Photos 42, 43 and 44: Third-floor interior looking south; east wall stairtower leading to roof, 1998.

