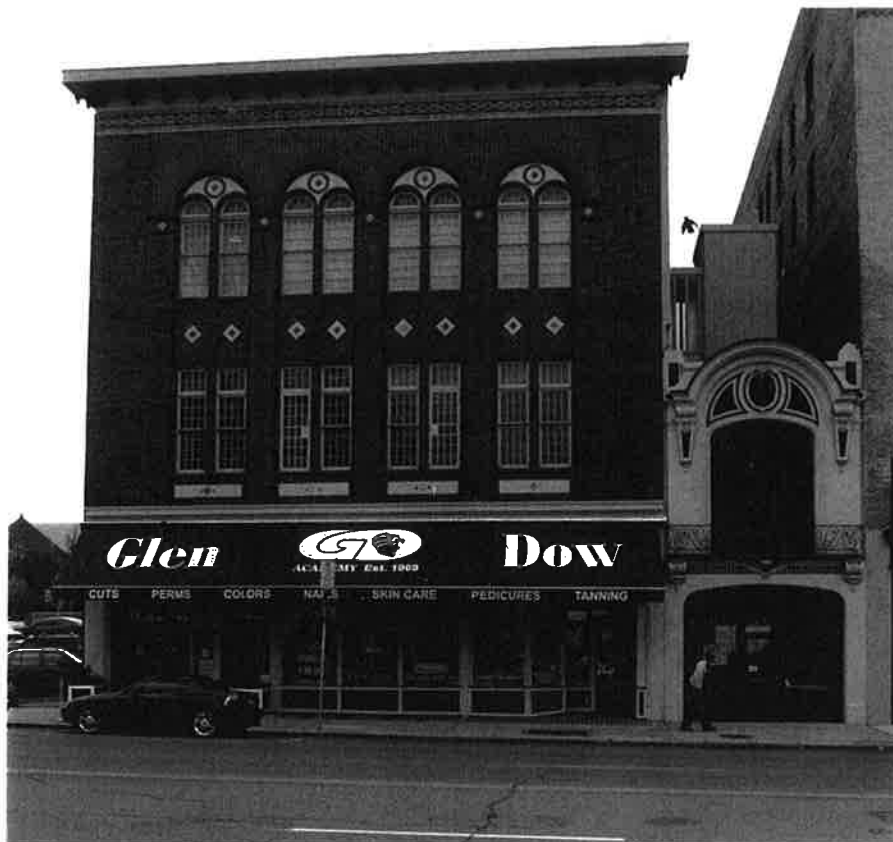


GLEN DOW BUILDING (F.C. ROBERTSON & RAZNIK BUILDINGS)

307, 309 & 311 WEST RIVERSIDE AVENUE
SPOKANE, WASHINGTON 99201



SPOKANE REGISTER OF HISTORIC PLACES NOMINATION

SEPTEMBER 2004

Prepared by:
Jim Kolva Associates
115 South Adams Street
Spokane, WA 99201
509-458-5517

Spokane Register of Historic Places Nomination Form

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

Type all entries--complete applicable sections.

1. Name of Property

Historic Name F.C. Robertson Building & Raznik Building

and/or Common Glen Dow Building and Sons of Norway Building

2. Location

Street & Number 307-309-311 West Riverside Avenue

City or town Spokane

State Washington

County Spokane

Zip Code 99201

3. Classification

Category of Property

building(s)

site

structure

object

Ownership

public

private

both

Public Acquisition

in process

being considered

Status

occupied

work in progress

Accessible

yes, restricted

yes, unrestricted

no

Present Use

agriculture

commercial

educational

entertainment

government

industrial

military

museum

park

residence

religious

scientific

transportation

other:

4. Owner of Property

Name Glen and Elizabeth Dow/Salons, Inc.

Street & Number 5425 West Northwest Boulevard

City or town Spokane

State Washington

County Spokane

Zip Code 99205

5. Location of Legal Description

Courthouse, Registry of Deeds, etc. Spokane County Courthouse

Street & Number 1116 West Broadway

City or Town Spokane

State WA

Zip Code 99201

6. Representation in Existing Surveys

Title East Downtown Historic District

Date 23 April 2003

_federal _state _county _local

Depository for Survey Records Spokane Historic Preservation Office, Spokane City Hall

City, Town Spokane

State WA

7. Description

Architectural Classification
(Enter categories from instructions.)

Commercial Vernacular

Condition

_excellent

_good

_fair

_deteriorated

_ruins

_unexposed

Check one

_unaltered

_altered

Check one

_original site

_moved date_____

Describe the present and original (if known) physical appearance.

The Glen Dow Building consists of two separate buildings and parcels (F.C. Robertson Building and Raznik Building) that have been combined under one parcel number. The buildings are functionally related in that the elevator and emergency egress stairs for the Robertson Building are within the Raznik Building. This configuration has been extant since the mid-1960s when completed by the Sons of Norway, owner of the building from the mid 1940s to the late 1970s.

F.C. Robertson Building -summary

Resting upon a basalt basement, the F.C. Robertson Building is a three story red brick building which fronts along the south side of Riverside Avenue. The first floor is divided into three bays, separated by cast iron posts. Each section originally corresponded to shop bays and entries to the upper floors and basement. The easterly bay contains stairways to the upper floors and to the basement, as well as an entry to the first floor. The center bay is composed of a three-panel glass section (original door removed), while the westerly bay contains the building's public entrance.

The façade of the upper two stories, divided into four equally spaced bays, is unaltered. Each bay includes coupled windows, defined by a flat brick arch on the second floor, and a round, Florentine arch on the third floor. Decorative brickwork embellishes the spandrels between the second and third floors, within the tympanums of the arches, and the field between the tops of the arches and the sheet metal entablature. A belt course of red and white bricks forming a chain molding at the frieze defines the top of the wall that is terminated by a projecting cornice supported by scrolled brackets. (continued)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National 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

(Enter categories from instructions.)

Period of Significance

Significant Dates

Architecture	1912 - 1962	1912-13
_____	_____	
_____	_____	

Specific Dates

Builder/Architect

Robertson Building erected 1912-1913	Cutter and Malmgren for owner, Frederick C. Robertson
Raznik Building erected 1912	Joseph T. Levesque for owner, Max Raznik

Statement of significance

Summary

The F.C. Robertson Building, a three story commercial building is eligible under Criterion A because it was constructed during the city's most significant growth period, from the late 1890s to 1912, and retains good integrity. As a commercial building and within the East Downtown Historic District as a contributing structure, the Robertson Building is a specific property type within that district. The building, developed by F.C. Robertson, a pioneer Spokane attorney, was designed by master Spokane architect, Kirtland Cutter and his partner Karl Gunnar Malmgren.

Designed by Cutter and Malmgren, a prominent Spokane architectural firm, and retaining its original architectural character, the building is eligible under criterion C for the Spokane Register. The East Downtown National Historic District nomination, under architectural significance, lists the building as contributing to the district. The building maintains exterior integrity in its crisply detailed and balanced façade. Red brick, tile, and pressed sheet metal combine to present a nicely-detailed small commercial building. (continued)

9. Major Bibliographical References

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

Dahl Cole, Debbie with Ellingson, John. "The Spokane Sons of Norway: Preserving a Heritage." Nostalgia Magazine. March 2001. pp. 4-9.

History of the city of Spokane and Spokane County Washington. Vol. III. 1912.

Hylsop, Robert B. Spokane's Building Blocks. 1983.

Matthews, Henry C. Kirtland Cutter Architect in the Land of Promise. 1998.

Polk, R.L. Directory, City of Spokane. Various years 1908-2002.

Pratt, Orville Clyde. The Story of Spokane (unpub. MS). Spokane Public Library, NW Room. 1948.

Sanborn Map Company. 1888, 1889, 1891, 1902, 1910, 1928, and 1950.

Spokane County Assessor's Office. Field Files for 307 – 311 West Riverside Avenue.

Spokane County Clerk's Office. Real Estate Records.

Spokane City. Building Permit Records on Microfiche. Spokane City Hall.

Spokane Daily Chronicle. Various articles 1911, 1912, 1913.

Spokesman Review. Various articles 1907 to 1913.

Woo, Eugenia. Vermilion. East Downtown Historic District. National Register of Historic Places Nomination. 23 April 2003.

10. Geographical Data

Acreage of property less than one acre

UTM References

1 11 4/6/8/8/0/0 5/2/7/8/1/6/0/ 3 / ////// //////
Zone Easting Northing Zone Easting Northing
_ See continuation sheet

Verbal Boundary Description and justification (Use a continuation sheet if necessary.) The legal description is Havermale's Addition W1/2 Lts 1&2, Bk 1 together with a strip W of & ADJ to SD LTs and E of N100FT LT 1 BLK 18 of Resurvey & Add to Spokane Falls. (parcel no. 35184.1307). The buildings occupy the lot.

11. Form Prepared By

Name/Title: Jim Kolva

Organization Jim Kolva Associates

Date: 5 August 2004

Street & Number: 115 South Adams Street

Telephone: 509-458-5517

City or Town: Spokane

State: WA

Zip Code: 99201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A city map indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property and streetscape.

At least 8 color slides of the property and streetscape.

Application Fee

\$25.00 for residential property/\$50.00 for commercial property.

12. Signature of Owner(s)



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The east (clad with stucco) and west facades are flat brick with no detail. The roof is flat, built-up tar composition.

Raznik Building-summary

The adjacent Raznik Building is a two story terra cotta (painted) building that occupies a narrow—16-foot-wide--parcel that was originally platted as an alley. Defined by single elliptical arched bay on the first floor and a slightly narrower elliptical arched bay on the second floor, the building is terminated by a round arch pediment. Within each of the arched bays are three-section glass panel walls, with a centered glass panel door at the first floor level.

Dividing the first and second stories is a shallow balcony platform supported by scrolled brackets on which rests an ornate wrought iron balconet. A round-arch pediment supported by scrolled brackets that wraps around the second story window bay terminates the façade. Acroterions that originally supported terra cotta urns (removed) mark the corners of the parapet. Within the tympanum is a molded cartouche.

The east and west facades are against the flanking buildings. The roof is flat, built-up tar composition.

Description of Buildings

Robertson Building

On the interior of the block bounded by Riverside and Sprague avenues and Bernard and Washington streets, the Robertson Building fronts along the south side of Riverside Avenue. With a frontage of 48 feet and depth of 100 feet, the building has a footprint of approximately 4,800 square feet on a lot of 4,864 square feet. According to the Spokane County Assessor, the building has a total interior space of 20,790 square feet including 5,360 in the basement (extends beneath sidewalk), 4,605 on the first floor, 1,545 on the mezzanine, and 4,640 on each of the second and third floors.

A 1982-83 photo (at Glen Dow), taken just before its remodel, shows the building to be essentially the same as originally built. During the 1983 remodel and reconfiguration to accommodate the current user, the Glen Dow Beauty School, the ground floor storefront was altered. Except for removal of the fire escape, the exterior of the upper floors remains the same as originally constructed.

Presently, the street level façade is divided into three major bays as was the original, but the sash, windows, and doors have been reconfigured. Flat sandstone pilasters support a flat belt course and cornice at the building corners and frame the first floor composition. The storefront retains the original major divisions into three equally spaced bays by two cast iron posts (Union Ironworks, Spokane) that

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rise from grade to the top of the window openings. These bays are again subdivided into three minor sections. Wood panel stemwalls support the insulated glass panels that comprise the display windows that extend to a molded wood transom bar. Clear, insulated glass panels also form the transom windows. Above the transoms is an awning that now covers the plain sandstone frieze beneath the cornice.

The east bay, recessed from the façade plane, contains a double wood-frame glass panel door topped by a three light transom window. Flanking the west side of the door, the glass wall angles back to the façade plane. The central bay is divided into three sections of glass display windows. In the west bay, a glass section angles into a recessed door opening that provides public entry to the building. Within the opening is a single wood frame glass panel door topped by a two-light transom window.

The second and third floors are divided into four bays topped by Florentine arches. Within each of the arches are coupled windows forming two columns, each terminated with a round arch of red brick. Rising from the belt course dividing the first and second floors, the bays are slightly recessed within the red brick field and extend through the floors. Each bay contains coupled window bays at the second and third floors. Painted sandstone panels and brick sills are beneath the second story windows. Within the each of the panels is a glazed blue tile set in a diamond pattern flanked on each side by smaller glazed tiles also set in a diamond pattern. The windows, double-hung wood sash with twelve-over-twelve lights, topped by an eight-light transom, are framed by flat brick arches. The spandrels between the second and third floors are red brick in a basket weave pattern. Each of the panels, corresponding to the eight window openings has a 12-inch tile set in a diamond with an inset six-inch tile set in a diamond. Brick sills frame the bottoms of the third floor sash that is also double hung twelve-over-twelve lights. Fan windows with six lights are above the double-hung sash. The round arches framing the windows are composed of red brick headers in a soldier course. Within each of the four tympanums is a glazed green-blue tile set in a diamond pattern and framed by a circle pattern of red brick headers.

The brick field above the arched bays and extending to a white brick belt course is composed of stacked headers. The white brick course frames the bottom of a Flemish bond brick pattern of red and white bricks that creates a chain molding. A white brick course terminates the belt course and wall at the juncture of the sheet metal cornice. Galvanized steel (painted) brackets support the projecting cornice with molded fascia.

Exterior Alterations: The east bay of the original building was an open landing that had a door in the east corner to the stairway to the upper floors, a door to the first floor shop, and an open stairway to the basement. A wood panel wall separated the first floor entry and basement stairway. This

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configuration was altered during the 1983 remodel. Access (restricted to students and staff) to both the upper floors and the main floor is available at this location. A locked gate restricts access to the basement stairs.

The original central bay had a centered recessed entryway and single doorway to enter the street-level business. Presently there is no entry in this section that is divided into three glass storefront segments. The original west bay had a centered recessed entryway and single doorway to enter the street-level business. Presently, this is the public entry to the building lobby. The door has been shifted to the west edge of the bay to provide more uninterrupted lobby space. It opens to an entry vestibule in which there is a glass panel door to the Glen Dow reception desk and waiting area on the east side, and a glass panel door to the elevator lobby on the west side. The door opening to the elevator lobby—which is within the Raznik Building—was completed circa 2000.

At some time in the building's life, the antefixes that crowned the top of the cornice were removed.

Robertson Building Interior Spaces

First Floor

The first floor spaces have been combined into one business use that has multi-functions related to a beauty school and salon. These functions include reception and waiting area in front, offices, internal circulation, and various beauty functions in work areas, classrooms, and private spa rooms. In the remodel process, the building's electrical and mechanical systems were updated, rooms were reconfigured, restrooms were added, and new exiting was added.

The first floor includes entry vestibules at the northeast and northwest corners of the building. At the front of the building is a reception area (20' x 14') with a central reception desk against the back (south) wall. On either side of the desk are openings to the open salon area (44' x 60'), comprised of three bays, which occupies the entire central section of the floor. The open salon ends at a mezzanine level, beneath which are workstations, restrooms, and a stairway to the basement. An open stairway along the central axis of the salon provides access to the mezzanine.

The mezzanine (44' x 32') is divided into four classroom spaces and two offices. In the southwest corner is a stairway down to the main floor level.

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Second Floor

The second floor is divided into two sections, a fifteen-foot wide bay--with stairway, kitchen, and restrooms--along the west side, and a large meeting room in the remaining three-quarters. The stairway from the first floor enters the second level foyer which provides access to a men's restroom on the south side, the meeting room to the west, the stairway to the third floor on the north, and a corridor to a coat room and women's restroom in the northeast corner along the west side of the third floor stairway.

The meeting room (32' x 96') consists of a raised stage platform (14' x 28') at the south end, a dance floor (32' x 32') in the middle, and raised seating area (32 x 48) on the north side. A coffee bar, at approximately mid-point in the room, is against the kitchen wall. A DJ station is in the southwest corner of the dance floor in front of the stage. Exit stairs, both of which are within the adjoining Raznik Building, are in the southwest corner and the northwest corner. Access to the elevator is also at the northwest corner.

Third Floor

The third floor was configured as the home of the Scandinavian Brotherhood of America, one of the original tenants. The stairway enters in the northeast corner to a hallway that forms an "L". The eastern leg, along the east wall opens to a large meeting room that is now used as a salon. Along the west side of the hall is a door to a body treatment room, and a door to a small kitchen. The northern leg, forming the north wall of the kitchen and a large class room provides access to men's and women's restrooms in the northeast corner, two facial rooms along the north end, the large classroom near its west end, and the exit in the northwest corner. The exit opens to a short hallway with access to the elevator. This exit hall and elevator are over the roof of the Raznik Building.

The original description of this floor mentioned one large hall, 41 x 48, and a smaller one 24 x 38. The large hall, in the southern half of the building is now a salon with workstations and the smaller hall is in the northwest quadrant and used as a classroom. The other club rooms and library mentioned are likely the rooms along the north end of the building, north of the hallway.

Interior Alterations

First Floor

The first floor of the original building was divided by a wall into two storefronts, a narrow one-bay wide room along the west side, and a two-bay wide room along the east side. At the rear (south end) of the westerly room was a vault room, restroom and stairway to the mezzanine. A common hallway along the south end of the building allowed access between the westerly and easterly rooms. The common area.

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included another restroom and stairway, near the southeast corner, to the basement. At the rear of the easterly room (south end) was a vault room, restroom and stairway to the mezzanine.

The dividing wall between the west and east storefronts has been removed. Likewise, the stairways to the mezzanine and basement, and the restrooms have been removed. A new stairway to the basement was constructed in the southwest corner of the first floor.

Second Floor

Alterations to the second floor include the addition of the exits in the southwest and northwest corners that enter stairwells, and an elevator, in the adjacent Raznik Building. The second floor kitchen was discussed in a 1979 building report, but it is not known when it was installed. The kitchen was remodeled by Glen Dow during the 1980s.

Third Floor

The originally open stairwell between the second and third floors has been walled in with a fire door added on the intermediate landing between the floors. An 8-foot partition wall has been constructed in the large classroom and extends from the larger salon room to create a corridor between the classroom and kitchen areas. An accordion wall separates the salon and large classroom. The original room layout included a similar wall that would allow the rooms to be joined or separated, but it has been replaced.

Raznik Building Description

The building occupies a frontage of about 16 feet along the south side of Riverside. It is 100 feet deep for a lot size of 1,5346 square feet. The two stories each contain an area of approximately 1,600 square feet. Extending through and above the roof of the original building is an elevator penthouse and connecting hallway that extends to the third story of the adjacent Robertson Building.

The Raznik Building is a two-story terra cotta (painted) building that occupies a narrow—16-foot-wide—parcel that was originally platted as an alley. Defined by single elliptical arched bay on the first floor and a slightly narrower elliptical arched bay on the second floor, the building is terminated by a round arch pediment. Within each of the arched bays are three-section glass panel walls, with a centered glass panel door at the first floor level.

A photo, circa 1915 shows the Raznik building, splendidly detailed in white terra cotta. Within the recessed first floor was an angled door (sign on the door advertised Dr. Hahn, X-Rays, Physician and Surgeon) with a single glass light transom above that provided access to the second floor, and an open

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shop bay that appears to have a fruit display. A transom window divided into three sections, each with a single light was above the open bay. The existing configuration consists of three glass sections, with a centered single aluminum framed glass panel door. A single light glass transom is above.

Dividing the first and second floors is a narrow balcony extending to the edges of the façade. Ornate scrolled brackets are at each end of the balcony. Centered beneath the balcony is a finely detailed foliated cartouche. Extending below the balcony and between the end brackets is a dentil pattern and molding course. A richly detailed wrought iron railing of looping and interlocking curves is atop the balcony.

The original second story window was divided into four sections by thick wooden mullions framed by a flat arch. Within the elliptical arch segment above the frame was a single glass light covered by a sign "Dr. Hahn Physician and Surgeon. The existing window configuration consists of three equally sized sections. A horizontal division at the height of the balcony railing, breaks each of the three sections into two parts.

A richly molded round-arch pediment supported by scrolled brackets wraps around the second story window bay to terminate the façade. Projecting from the flat façade, elongated brackets extending from below the arch of the window bay, provide a platform for the arch return. Behind the convex pediment arch is a concave arch and, terminating the corners and rising above the parapet, molded acroterions that support terra cotta urns (no longer extant). Within the arching tympanum between the top window arch and the pediment arch is a crisply molded bullseye cartouche. The top of the cartouche is adorned by a richly foliated shield that extend into the pediment arch.

The east and west facades are against the flanking buildings. The roof is flat, built-up tar composition.

Raznik Building, Exterior Alterations

The original door and windows of the first floor and the windows of the second floor have been replaced and reconfigured. The openings of both floors are divided into three sections framed with painted metal sash. The first floor includes a centered single-door entry bay topped by a fixed single-light transom window. Fixed single panel insulated glass windows flank the door bay. The three second floor windows, also insulated glass, are divided horizontally by a bar at the balcony railing level.

The urns topping the corner acroterions have been removed.

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Set back from the façade plane and rising above the roof to the third floor of the adjacent Robertson Building is the shaft for the elevator and hallways for the stairs and elevator. Concrete block forms the walls of the elevator shaft. This addition was constructed circa 1965 by the Sons of Norway.

Interior of Raznik Building

The first floor doorway opens to an entry vestibule that provides access to the adjacent Robertson building to the east, offices and classrooms along a corridor on the east wall, the elevator in the middle, and a stairway to the second floor along the west wall.

Beyond the entry lobby, elevator and stairway are two offices and a classroom.

The second floor consists of the core elevator and stairways, an office in front (north end), a corridor along the west wall, and along the corridor, a small library, three tanning booths, and a classroom.

Alterations to the Raznik Interior

Early photos of the building suggest that a stairway to the second floor ran along the east wall of the building. This was altered, likely in the mid-1960s when the Sons of Norway added an elevator to the building. Additionally a stairway that wraps around the elevator and provides access to the second floors of both buildings was added at this time. Finally, in 1984 an emergency stairway was added to the southwest corner of the Robertson Building that runs through the Raznik Building.

Because no plans are available for the building, alterations to the room configurations cannot be determined.

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Frederick Conrad Robertson, building owner, was born in Livingston Parish, Louisiana, February 12 1865. The son of a prominent southern lawyer and member of the U.S. Congress, Frederick attended Louisiana State University and graduated from Georgetown Law School. Immediately after his graduation in 1889, he came to Port Townsend and later Tacoma where he served as an assistant United States attorney from 1891 to 1897. He moved to Spokane in 1897.

From 1899 to 1902, Robertson served as attorney for the Western Miners and defended all of them who were incarcerated in the “Bull Pen” at Wardner, Idaho and afterward tried in the Idaho courts. He represented the miners at congressional hearings in Washington D.C. and was successful in arguing that holding the some one thousand incarcerated miners under martial law was unconstitutional and unlawful. As a result, President McKinley ordered the end of martial law in the Coeur d’Alenes.

Robertson was active in the legal profession and practiced in Washington, Idaho, and Montana. He was a nominee for congress in 1908 but was defeated. He worked frequently in the area of labor law and was employed by local and national unions. Robertson died in Texas in July 1930.

Kirtland Kelsey Cutter, Architect of Robertson Building

Kirtland Cutter, perhaps Spokane’s most prominent 20th Century architect, was born in East Rockport (Cleveland) Ohio in 1860. He received his early education at the Brook Military Academy, then studied art at the Art Students League and in Europe. In 1886, Cutter journeyed to Spokane at the invitation of his uncle. Without formal training as an architect, Cutter began his practice by designing a house for his uncle and then himself. In 889 he received commissions to design grand residences for F. Rockwood Moore, and James Glover. According to Matthews, Cutter absorbed influences from many sources. From Arts and Crafts, England, Germany, Richardson,. “Cutter’s designs were the synthesis of many ideas: he emulated the architects he admired, but rarely imitated directly; he preferred to offer his own interpretations of old and new themes.”

Cutter and Malgren (Karl Gunnar Malmgren [1862-1921]) were active In Spokane from 1889 (Malgren became Cutter’s partner in 1894) until about 1914, designing commercial and residential structures. Commissions included homes for Austin Corbin, Campbell, F. Lewis Clark, James Glover, the Davenport Hotel, Washington Water Power Building, Spokane Club, Sherwood Building, superstructure for the Monroe Street Bridge, and the Idaho Building for the Chicago Exposition of 1893. Cutter moved to Southern California to continue his practice in 1923 and was awarded the 1929 Southern California Chapter of the AIA Award for work in Palos Verdes. He died in Long Beach on September 26, 1939.

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Raznik Building

The Raznik Building is architecturally significant as a commercial building erected during the city's most significant growth period and as a contributing building to the East Downtown Spokane National Historic District. The building is unique and unusual in Spokane. Just sixteen feet wide, the building fills a parcel that was platted as an alley (as did the former Sartori building that was razed for construction of the Bank of America Tower [formerly Seattle First]). The combination of its diminutive size and its composition of stacked elliptical and round arches to articulate the window bays of the first and second stories and the roof pediment give the building a unique and strong presence. The building is a popular landmark in the downtown. The exterior of the building retains good integrity.

Joseph T. Levesque, Architect Raznik Building

Joseph Levesque practiced in Spokane from 1909 to 1914. In the 1910 Polk, he and his wife Henrietta are recorded as residents living at 2017 West Pacific Avenue where they offered "furnished rooms to rent." One year later in 1911, the Levesque family moved to 1807 South Maple Boulevard—a few yards up the hill from where they would build their Craftsman Style bungalow. That same year, Levesque is listed as an architect partnering with prominent Spokane architect Alfred Jones. Together, Jones and Levesque designed the Smith Funeral Home, Rochester Apartments, and the First Baptist Church.

During the period that the Robertson Building was being constructed, the Spokane Daily Chronicle published two articles describing Levesque's commissions. "Architect Plans Beautiful Home," on 19 September 1912, described the design of Levesque's unique personal residence fashioned after the Japanese style. A 16 November article announced that J.T. Levesque and Company had landed its second eastern contract. It reported that Levesque had won, through a national competition, the award to design the \$370,000 Niagra County N.Y. county building. As a result of this work, he received another commission to design a Methodist Church in Lockport, N.Y.

In 1914, Levesque joined with Spokane architect Robert C. Sweatt, but soon thereafter moved to Great Falls, Montana where he practiced until 1919. In the last listing in the Great Falls Polk Directory he was listed as a soldier. [A review of Whitney's dictionary of deceased architects did not provide information regarding Levesque.]

Site Development

According to the Sanborn maps, the sites of both buildings were occupied by dwellings in 1888, 1889, 1890 and 1891. In the 1891 Sanborn, the site of the Raznik Building was a shop. The remainder of the block contained three dwellings, three commercial blocks and a church that had been converted to lodgings.

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The 1902 Sanborn indicates that the entire block was now developed into commercial buildings. One to four story buildings with shop fronts lined Riverside Avenue between Bernard and Washington streets. On the site were one-story shop buildings.

By 1910, a two story brick building was on the northeast corner of Riverside and Bernard and a six-story brick building, that extended between Riverside and Sprague, was on the west side. Single-story storefront buildings occupied the sites of the Robertson and Raznik Building.

The 1926 Sanborn shows both the Robertson and Raznik buildings.

Newspaper Coverage of Building Construction

“Commence Work on Riverside Block,” was The Spokane Daily Chronicle Realty and Manufacturing section’s news of the day on 23 April 1912 (16:2).

J.T. Levesque, Architect, Completes Plans for Narrow Structure

Construction work will be commenced next week on the erection of the smallest fireproof hotel building in Spokane, on Riverside avenue just west of Bernard street. The plans for the building have been completed by Architect J. T. Levesque, the estimated cost is \$20,000. Contracts will be let the latter part of the week.

The property is owned by M. Raznik and consists of a fraction of a lot with a frontage of 16 feet of Riverside avenue next to the Standard Furniture company, and has a depth of 100 feet.

The new building will be three stories in height and will utilize every inch of the valuable ground. The first floor will be used for a store salesroom and the two upper floors are each divided into seven large rooms. Each room will be equipped with a wall-bed of the most approved pattern and will have running, hot and cold water. There will be a bathroom on each floor.

The front of the big building will be finished in cream terra cotta and will have a terra cotta balcony on the second floor.

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The Spokane Daily Chronicle reported on 27 June 1912 (16:1) that “Work Will Start on Raznik Block.”

“Plans are Complete for the Building to be Erected on Riverside—Odd Design”

Plan [sic] have been completed and construction will commence this month on the Raznik block, to be erected at 311 Riverside avenue by Max Raznik. The building though only 16 feet wide, is to be three stories high, built of reenforced [sic] concrete at a cost of \$18,000 and faced with terra cotta tile.

J.T. Levesque & Co. have just finished the architectural work. The building is to be decidedly ornamental and possesses a unique design owing to its extreme narrowness. It has the full depth of 100 feet.

The two upper floors have been leased to Bob’s chile [sic]parlor, which is now located on First avenue. The ground floor will be occupied by a bar. Leases for the entire floor space are practically concluded.

The same edition also included a sketch of the proposed building with the heading: “Odd Design Used on New Building.” The sketch indicates a second balcony at the proposed third floor level, but the height was apparently scaled back to two stories during construction.

On 8 July 1912 (15:1), the Chronicle reported under the heading “Move Lodge Rooms,” that the Scandinavian Brotherhood was negotiating for a floor in the new Robertson Building. Fred B. Grinnell Company negotiated the transaction for rental of an entire floor of the building that was under construction. The Brotherhood was occupying rooms in the Knights of Pythias temple. “Should we secure a floor in the new Robertson building on Riverside avenue, we will have some of the best lodgerooms in the city.” Said Frank Burman, financial secretary of this brotherhood.

The Spokesman Review on 5 January 1913 (IV, 3:5) reported several Spokane Business blocks in the course of construction with accompanying photographs. Each was reported to cost in the neighborhood of \$50,000 and would be of the “better class” of construction. The photo of the nearly completed Robertson Building also showed the Raznik Building with a triangular sign announcing “Bob’s Chili Palace” The article stated:

The building at the upper right is the Robertson building on Riverside avenue, designed by Kutter & Malmgren [sic]. It has a frontage of 84-1/2 feet on the avenue, near Bernard street and is 100 feet deep. It is three stories high and cost \$50,000. The top floor has

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been rented to the Scandinavian American brotherhood, who will take possession February 1. The second floor is being finished with hardwood floors and may be used for lodge room or social purposes. The ground floor is to be cut up into stores. The block number is 307 Riverside avenue.

On the same day, the Review reported in its Fraternal Societies column that "Norsemen to Celebrate." The group would celebrate its fifth anniversary in its new hall on Riverside (IV, 2:1).

K. of C. Will Initiate

The largest class of candidates initiated in this city for some time into any lodge will be that admitted into the Knights of Columbus next Sunday. Spokane Lodge No. 12, Scandinavian Brotherhood of America, will celebrate its fifth anniversary this month in its new hall, 307 Riverside avenue, where the lodge has rented one entire floor fitted up with club rooms and halls. The local lodge has spent \$2000 to fit up the same. A reading room and reception room with a fine library will be one of the features of the club rooms. The Brotherhood will have two club rooms and the Sisterhood will have one. Each member will have be furnished with a key so as to have access at all times. There will be one large hall, 41 x 48, and a smaller one 24 x 38. The halls are all rented now with the exception of the little hall, which is vacant every Friday night. Both halls are open Saturday night to rent for socials, etc. The halls are fixed in such shape that the large hall can be used for socials and dances and the smaller hall for banquets if so desired. There are sliding doors between the two halls. Spokane lodge has for a long time looked forward to acquiring a home of its own and has taken a lease for five years on this hall.

Building Occupants and owners

Spokane County Real Estate Records indicate that Frederick C. Robertson purchased the land for his building in March 1912 from L. Roy Slater.

City of Spokane Building Department Records indicate that a permit for Water Meter connection was issued 11/14/1912 for two inch connection at 307 Riverside with F.C. Robertson of the Hyde Building as owner. Permits for other early occupants of the building include a permit issued 4/9/1914 to Odin Hall at 307 West Riverside for electrical work. T.J. Riley received permits on 5/27/1913 and 4/25/1914 for 307-1/2 (basement) for electrical work. Spokane Barber Supply was issued a permit for 309 on 5/11/914. In 1918 a permit was issued to Spokane Redmen at 307.

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Permits for 311 Riverside were issued on 10/24/1912 for side sewer to H. Rasnik, owner. A permit for water connection was issued on 11/7/1912, also to H. Rasnik at West 1527 4th Avenue. The newspaper articles indicated the building developer's name as Max Rasnik.

The Polk Directory for 1912 lists Max Raznik, tailor, at 412 Sprague Avenue with a residence at S 412 Maple, Apt. G. He is listed at West 1507 4th Avenue in 1914 with wife Hannah. Hannah is likely the H. Raznik who obtained the permits.

The 1915 Polk Directory listed the Robertson Building at 307-309 Riverside avenue for the first time. Odin Hall was first listed in 1914 at 305-1/2 Riverside and subsequently at 305, and again at 305-1/2 Riverside. Both Odin Hall and the Robertson Building were listed through 1925.

The Waterman Building appears in the 1918 Polk to 1940. The Spokane Country records indicate that Frederick C. Robertson, et al, sold the building to Ida A. Waterman (a widow) in 1916. This was followed by a Quit Claim Deed from Robertson to Waterman in 1924.

The 1929 Polk listed 307 as vacant, the Labor Temple Pool Hall at 307-1/2 (basement), 309 as vacant, 311 as Nicholas Donato, barber, and 311-1/2 as Jno Gazich soft drinks.

The 1930 Polk showed the addresses at 307 and 307-1/2 Riverside as vacant with Henry Hansmeier, soft drinks at 309. Nicholas Donato, barber, was at 311 Riverside, and 311-1/2 (second floor) was vacant.

In November 1935, Ida Waterman sold the building to Mathilda Ambs with a subsequent release of mortgage in June 1941. Washington Trust Company granted a mortgage to Tordenskjold Lodge No. 5, Sons of Norway in December 1942.

The Washington State Liquor Control Board occupied 307-309 in 1940. At 309-1/2 (basement) was the Sun-set Beer Parlor. Morris T. Donato, barber, and John P. Depority, shoeshine, occupied 311, and Dah & Sing Herb Company occupied 311-1/2.

The 1950 Polk listed the state liquor store, Larson's Tavern (basement) and the Vogue Cleaners next door at 311. The upstairs, 311-1/2 was vacant.

In 1960, the Sons of Norway Hall was listed at 305-1/2 Riverside with the same occupants listed in 1950 for the remainder of the listed addresses. Note that 311-1/2 was not listed.

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Businesses occupying the building in 1970 included the state liquor store, Victor's Tavern, and at 311, the Italian American Club, Sons of Norway Hall, and Swedish Brothers and Sisters. The address 311-1/2 was not listed. Glen Dow was listed at 317 West Riverside.

The liquor store moved out in the early 1970s and by 1975, the Spokane Arcade was at 309. The Dead End Tavern occupied 309-1/2, and 311 was listed as vacant.

The Sons of Norway sold the building in 1978 and built a new lodge on the north side of Spokane.

The same tenants occupied the building through 1982 and in 1983 the Robertson Building was vacant. Corker-Sullivan, Inc. advertising was at 311. Bruno, Corker Sullivan are listed as owners on a 1981 building permit. Trifone and Barbara Bruno sold the building to Glen Dow in 1984.

In 1984 both buildings were vacant, and in 1985 Glen Dow was listed at 309, 309-1/2, and 311 West Riverside. Assessor's records indicate that a building permit valued at \$175,000 was issued on 6/5/1984 for the remodel of the building to accommodate Glen Dow.

A Certificate of Occupancy was issued to the Academy of Hair Design by the city on 11/6/1984.

Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the most recent East End Historic District in Spokane; thus the discussion of Spokane's history is somewhat abbreviated. The following discussion is excerpted from the recently listed East End Historic District National Register nomination.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, providing connection to the Puget Sound. The line was completed in 1883 when the eastern and western branches of the railroad came together, thus establishing transcontinental service through Spokane Falls.

The newly incorporated city continued to grow through the 1880s. Between 1886 and 1889 the population boomed from 3,500 to 20,000. In spite of the devastating fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded. Brick and terra cotta became the building materials of the rebuilt downtown Spokane.

When Spokane rebuilt the downtown after the fire, the new buildings were constructed in an area much larger than the original business district. The business district spread east to Division Street. Sanborn

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Fire Insurance maps from 1891, 1902, and 1910 show a dramatic increase in the construction of commercial buildings in east downtown. Frame dwellings gave way to commercial buildings that would meet the demand of the influx in population. Among the property types and businesses that were prevalent were hotels, lodging houses, and restaurants.

From the turn of the new century, 1900, Spokane's population exploded from 36,848 to 104,402 in 1910. This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

Architectural Significance in East Downtown

The period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot and Fire Station #1 and ends in 1953, the fifty-year date set for eligibility for the National Register. Approximately two-thirds of the existing buildings in the district were built in the first decade of the 20th century during Spokane's biggest era of economic and population growth.

The East Downtown Historic District is located on the fringe of downtown. Building heights range from one-story to eight stories, with most averaging three or four stories in the more commercial area north of the railroad tracks and two or three stories in the industrial area adjacent to and south of the tracks. Most of the buildings in the district are commercial vernacular in style and clad in brick. Foundations are stone, brick, or concrete. Typically, the ground floor is occupied by small businesses while the upper floors are used for offices or hotels/residential apartments.

Buildings vary in use but generally fall in the following categories: transportation; commercial; industrial; and single-room occupancy hotels. The diversity of businesses allowed for a community to live and thrive in downtown.

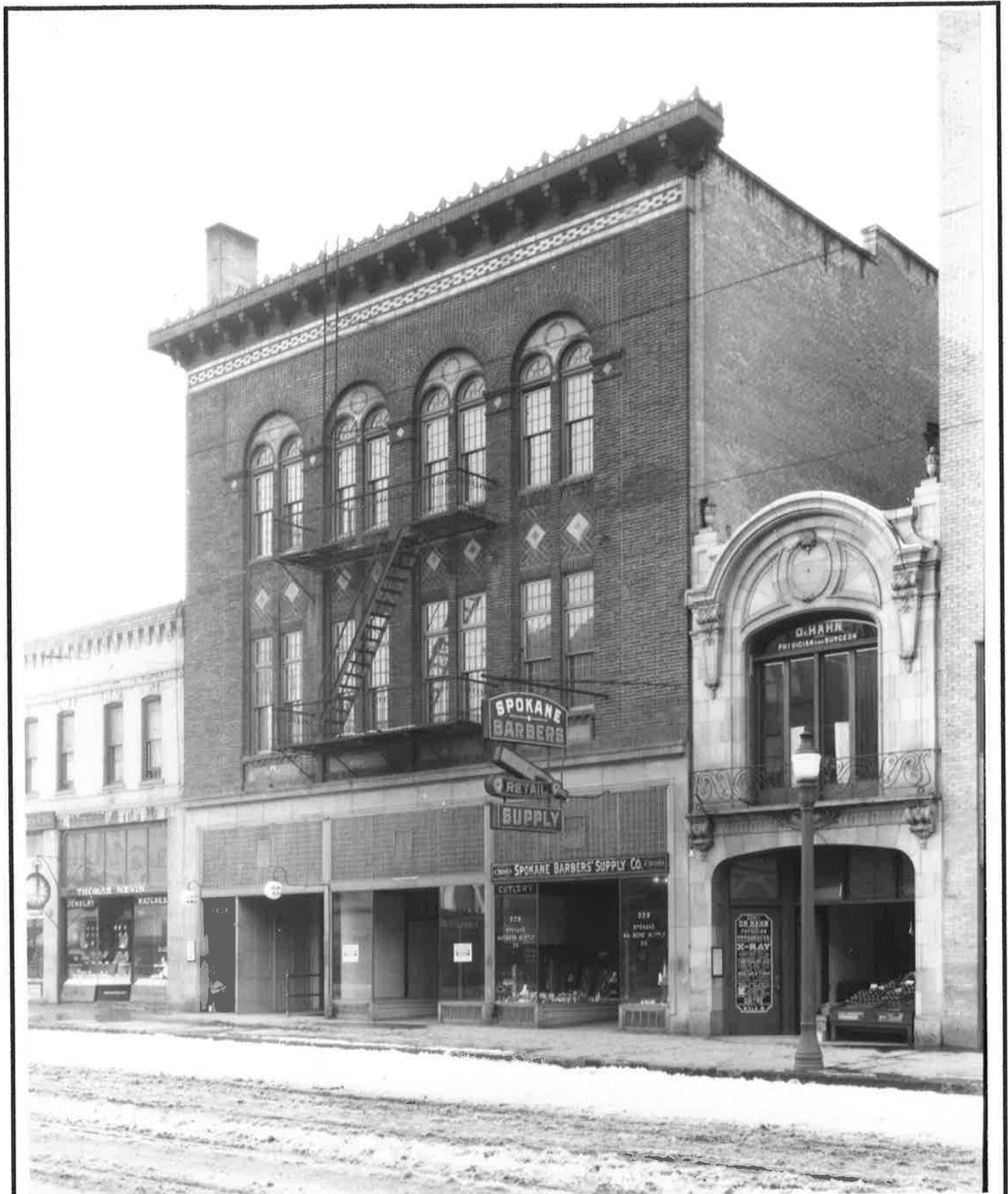


UTM: Zone 11, Easting 468800, Northing 5278160

USGS. SPOKANE NW, WASH. 7.5 MINUTE QUADRANGLE. 1986.

GLEN DOW BUILDING SITE LOCATION

↑
N
1" = 2,000'



Ca. 1917 PHOTOGRAPH (L86-219.132)

F.C. ROBERTSON & RAZNIK BUILDINGS
307-309-311 W. RIVERSIDE SPOKANE, WASHINGTON

PHOTOGRAPHS

OF EXISTING BUILDING

2004



View to Southeast Showing Streetscape West of Glen Dow Buildings



**View to South Showing Front Facades of Glen Dow Buildings
F.C. Robertson Building and Raznik Building**



View to Southwest Showing Streetscape East of Glen Dow Buildings



View to South Showing Front Facade Detail of F.C. Robertson Building



View to South Showing Front Facade Detail of Raznik Building



View to West Showing Front Lobby of Glen Dow (Robertson Building)



View to South Showing First Floor Salon Area of Glen Dow (Robertson Building)



View to North (toward front) Showing Second Floor Lounge/Ballroom Area of Glen Dow (Robertson Building)



**View to Northeast Showing Second Floor Stair Landing
(Robertson Building)**



**View to South Showing Third Floor Salon Area
(Former Scandinavian American Brotherhood Ball Room - Robertson Building)**



**View to Southwest Showing Entry/Elevator Lobby of Glen Dow
(Raznik Building)**