

Spokane Register of Historic Places Nomination

*Spokane City-County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **Bodie Block**
And/Or Common Name **Mark Soss Block, 1889 Building**

2. Location

Street & Number 427 West Main Avenue
City, State, Zip Code Spokane, Washington 99201
Parcel Number 35184.2308

3. Classification

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

4. Owner of Property

Name Amron Corporation
Street & Number PO Box 4094
City, State, Zip Code Spokane, Washington 99220
Telephone Number/E-mail

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
Date Federal State County Local
Depository for Survey Records Spokane Historic Preservation Office

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
L5B16

RES&ADD SPOKANE FALLS W1/2 of N100FT of

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title

Jim Kolva

Organization

Jim Kolva Associates

Telephone Number/E-mail

(509) 458-5517/jim@kolva.comcastbiz.net

Street and Number

115 S. Adams Street

City, State, Zip Code

Spokane, Washington 99201

Date

January 31, 2011

12. Additional Documentation

Map USGS 7.5 minute topographic Spokane Northwest, Wash. 1986

Photographs and Slides

13. Signature of Owner(s)

Amson, Inc. Norman E. Steger, Pres.

14. For Official Use Only

Date nomination application filed: 1/31/11

Date of Landmarks Commission Hearing: 3/16/11

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 4/18/11

City Council/Board of County Commissioners' decision: 4/18/11

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Kristen Griffin 4-7-2011
Date

Kristen Griffin
City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor – City Hall, Spokane, WA 99201

Attest:

Approved as to form:

Leri Hefner
City Clerk

B. B. Bunn
Assistant City Attorney



Description -Summary

Rising from a basalt, brick and concrete basement, the Bodie Block/1889 Building is a three-story brick building that occupies the southeast corner of Main Avenue and Stevens Street in downtown Spokane. The building dimensions are 100 feet long along Stevens Street, and 30 feet wide along Main Avenue. Constructed in between August and December 1889, it is the oldest remaining building from the post Great Spokane Fire era. A major restoration of the building was completed in 1973 during which time the foundation was stabilized, and the ground floor façade was modernized, with brick and cast concrete detailing, and reconfigured. Except for the replacement of wood sash windows of the second and third floors with modern aluminum sash, the brick and granite detailing is intact.

The site block is bounded on the north by Main Avenue, the west by Stevens Street, Riverside Avenue on the south, and Washington Street on the east. The site itself is the north 100 feet and west 30 feet of Lot 5, Block 16, Resurvey and Addition to Spokane Falls. Within the block, including the Bodie Block, are three buildings that were constructed immediately following the August 1889 Great Spokane Fire that burned 32 square blocks of and virtually destroyed the downtown business district. Adjacent to the south, and sharing lot 5 (and a party wall) is the 3-story brick Levy Block (1892), and down the alley to the east and fronting on Washington Street is the Lang Building (1890). Adjacent to the east is the 2-story brick Rombeck Building (1928), the 3-story brick Durkin Block (ca. 1904), and 1-story brick Woolworth building (ca. 1893), and 1-story Columbia Pharmacy (1911-altered as Hills Restaurant). The imposing white terra cotta Old National Bank Building (1910-now US Bank) and a parking lot occupy the half of the block south of the alley.

Main Avenue (north) Façade

Fronting on Main Avenue and on Stevens Street, the building address has historically been West 427 Main Avenue, with addresses of 427-1/2 and 431 Main Street, and North 124, 126, 128, and 130 Stevens Street. Although the legal address is 427 West Main, the listed business addresses are 120 and 130 North Stevens Street.

The north façade, along Main Street is symmetrical and divided into three bays, dominated by a large semi-circular-arched window bay in the center section that comprises half the façade width. A flat-ached window bay with granite sills and lintels flanks each side of the central bay. A rusticated granite belt course delineates the juncture of the first and second floors and serves as the sill course for the second story windows. Rusticated granite blocks above the sill course form the bases for the corner and two interior pilasters. The exterior corner piers are terminated at the top of the third floor by wide lintel courses that wrap around the corners, and on the west façade continue to the center bays. In the center bay, the second floor window is terminated by a painted sheet metal-clad lintel that extends across the three part metal sash. Above the lintel and recessed in the brick field is a sandstone panel in which "1889" is incised. Above is the granite sill framing the semicircular arch window that is divided into three sections. Granite blocks form the springers from which the brick arch rises. The extrados of the brick arches are multi-ring with a stepped projection consisting of vertical header course on the inside and horizontal header course on the outside.

Above the central bay arch field is an entablature framed by a projecting brick belt course that extends between the rusticated granite block bases of the finials that terminate the bay. Brick corbel shelves support the slightly projecting granite bases and layered brick and granite shaft that is topped by pommel-form granite caps. Within the field above the brick belt course is a recessed brick panel with a metal plaque —1889 BUILDING in incised letters. Above the frieze is a three-step corbel cornice that extends to the granite coping course that extends along the entire façade. Stepping above the coping course is a low balustrade composed of square brick posts topped by a granite rail.

The ground floor façade was significantly altered in the 1973-1974 remodel by removing the original storefronts. The new façade is symmetrical with a centered semicircular-arched window bay (emulating the original bay on the 3rd floor) and flanking flat-arch bays, a single flat panel steel door with glass transom on the east and a window on the west. The bays are recessed slightly above the arches within the brick field to suggest pilasters at the corners and dividing the bays. Cast stone is used for flat square bases for each of the four pilasters, springers for the semi-circular arch, and lintels over the flat-arched window and door bays. The bottoms of the window opening are framed by projecting brick header sills supported by brick corbels. The sash is anodized aluminum. The round-arched window is divided vertically into three sections, each divided by a single horizontal muntin. The west window is divided vertically into two sections. The new brick wall extends to the original rusticated granite belt course, covering the original corbel table and terminating with a galvanized sheet metal flashing.

A four-face sign assembly is attached by metal straps to the northwest corner of the building. The sign housing is square (4' x 8' faces) with anodized aluminum frames and pyramidal roof.

Stevens Street (west) Facade

The west façade carries the same theme and detailing as the north. The building is symmetrical with a pronounced central bay (slightly less than ½ the length of the façade), in which are three semicircular-arch window bays. The middle arch intersects and shares the brick piers and granite springers with its flanking arches. Five flat-arch window bays are on each side of the central bay ensemble. As with the north façade a rusticated granite sill course divides the first and second floors, granite blocks support the square brick piers, thick granite lintels for the window heads of the second floor bays, and a thick granite belt course forms the lintels of the third floor windows.

The extrados of the brick arches are multi-ring with a stepped projection consisting of vertical header course on the inside and horizontal header course on the outside.

Above the central bay arch field is brick belt course that extends across the façade and consists of two courses of slightly projecting stretchers terminated by a header course stepped back to the field. Within this central section frieze are three recessed brick panels that flank a metal plaque with —1889 BUILDING” in incised letters. Above the frieze is a three-step corbel cornice that extends to the granite coping course that extends along the entire façade. Stepping above the coping course is a low balustrade composed of square brick posts with a granite rail. The ends

are marked by square brick bases atop the granite rail course with granite pommel-form caps to form the finials marking the central arched-bay section.

As with the north façade, the ground floor façade was significantly altered in the 1973-1974 remodel by removing the original storefronts. The new façade is symmetrical with semicircular-arched door bays on each end and flat-arched window bays between. The central window bay corresponds to the round-arched bay above and is flanked by two window bays on each side, one wider than the other. Brick pilasters with cast concrete bases flank the center bay and the inside edges of the door bays.

The bays are recessed slightly between the pilasters and below the lintel course framing the window bays. The lintel course runs between the two door bays which extend above the lintel course. This course breaks with a short gap at the pilasters flanking the central bay and terminate at the pilasters at the inside edges of the door bays. Recessed panels in the brick field are above the window bays, the center panel above the single window, and the flanking panels spanning the two-window ensemble. Cast stone is used for flat square bases for each of the four pilasters, springers for the semi-circular door arches, and lintels over the flat-arched window bays. The bottoms of the window opening are framed by projecting brick header sills supported by brick corbels. The sash is anodized aluminum. The three smaller windows are divided vertically into three sections, while the two larger windows are divided vertically into four sections. The new brick wall extends to the original rusticated granite belt course, covering the original corbel table and terminating with a galvanized sheet metal flashing

Building alterations

Various storefront alterations for changing business occupants took place over the years, primarily signage and awnings. None of these alterations appear to have changed major entries, structure or storefront arrangements.

12/4/1897 to N.W. Hypo Bank for side sewer permit for 120 Stevens Street, changed from 429 Main Avenue. (a previous sewer permit for the Bodie Block was transferred from older files and had no date).

2/6/1908 to Warren Oliver for sign for Main Avenue Bar.

3/19/1912 to Jas Watson with R.D. Shinn builder for 128 N. Stevens, \$200 for a store.

1/5/1922 to C.L. Watson with Otto Lorenson, builder (address 427-1/2 Main) for rooming house alterations with a value of \$50.

8/9/1921 to the Bootery Shoe Company for store front alterations to 429 W. Main for a value of \$2,500.

1/15/1925 to Mark Soss, owner, Jos. Auld, builder for a storefront at 431 W. Main for a value of \$2,000.

A building permit to alter the store front at 128 N. Stevens was issued on 8/20/1927 to A.M. Mey (for a restaurant) for a value of \$200.

4/8/1937 to Mark Soss, owner, Rigg & VanTyne, architects, and Gilbert Havens, builder, for a storefront with a value of \$2,000 for 126 N. Stevens.

On 12/9/1953 a building permit was issued to Mark Soss, owner, and C.W. Hazeltine, builder, for interior alterations at 130 N. Stevens that consisted of applying plywood to walls in a doctors office for a value of \$500. The use of the building was offices, restaurant, and apartments.

Appearance Prior to 1973 Renovation

A circa 1970 photo (black and white) shows the building prior to its renovation of 1973. The brick appears to have been painted a white or cream color between the storefront windows and the corbels of the cornice terminating the building. The granite sills, lintels, and belt course were unpainted. The arched bays (single on north side, triple on west side) were divided into three sections by square molded wood mullions that extended between the sill and interior of the frame. The central bay was somewhat wider than the flanking bays. Each of the bay divisions contained double-hung wood sash. The ground floor was divided into storefronts with a low, tiled, bulkhead wall, large display windows, and transom windows in which signs were placed. Steel I-beams supported by steel posts marked the tops of the storefronts and supported the brick walls above. A short section of brick wall filled the area between the beams and brick corbel table supported granite belt course. In the north façade was a single door in the east corner that opened to the stairway to the second floor. A squared molded steel post extending from grade to the I-beam framed the west side of the door opening. A recessed door was also in the middle of the storefront dividing the display windows into two equal sections. No vertical supports were visible and are obscured by the glass. The west façade is not entirely visible in the photo, but it appears that three door openings in the middle of the building, corresponding to the arched bays above. Vertical steel posts divide the north wing of the building into three sections, the middle into three sections, and the south wing is not discernable.

A major renovation took place in 1973 by C.J. Pounder Jr.
W 431 W. Main/120 North Stevens

8/18/1973 to C.J. Pounder to remove interior partitions.

12/7/1973 for 120 North Stevens for interior remodel – stairways, restrooms, exits, footing & foundation, refinish exterior, for a value of \$30,000. Sylvester Associate was the architect.

12/10/1974 to C.J. Pounder for interior alterations, \$37,000 value.

The Spokane Daily Chronicle reported the start of construction on the remodel of the historic Soss Building. A photo captioned —Old Building Remodeled,” showed a work in progress. The caption informed that the —Remodeling of the historic Soss Building (the old Bodie Block) at Main and Stevens is progressing according to plans.”

News articles of August 16th and 17th, 1974 reported the renovation of the Bodie Block that would be renamed the 1889 building. —Bodie Block Restored,” announced the 8/16/1974 Spokane Daily Chronicle.

—Restoration has given one of downtown Spokane’s oldest buildings renewed life as the home of a brand new business in this city. The beautifully restored Bodie Block has been renamed —The 1889 Building,” indicating the year it was built, and will have as its anchor tenant Safeco Title Insurance Co.”

The old building at Main and Stevens is a pet project of Mr. and Mrs. C.J. Pounder Jr., owners of Pounder’s Jewelry, who purchased the structure last year and have been heavily involved since in restoration work. Architect for the project is E. Norman Sylvester.

He [Pat Haskins, real estate broker] said Safeco has 5,000 square on the bottom two levels, and about that much additional area is being finished for as-yet unannounced tenants for the top two stories.

Pounder said that, in restoration, efforts were made to replace or add architectural features publicizing the old ones. This include the manufacturing of simulate white granite inlays over lower-level windows to match those in the soffits over upper windows.”

The article recounted the history of the building:

—An 1890 newspaper story reported a building permit of \$25,000 was issued for the old Bodie Block and that it was one of 77 buildings completed or in the process of construction since the great fire of Aug. 4, 1889.

According to early accounts, it was built by Antone Traut and a son-in-law. Eugene Chamberlain. Traut made money from placer mining in Montana and California and later was in the boot and shoes business here. He and his heirs apparently owned the building until 1920 when it was acquired by Mark Soss. The Soss family sold it to Old National Bank of Washington in 1971, according to reports, and the Pounders bought it in June of last year.”

An article in the Spokane Daily Chronicle of 8/17/1974 reported —“The One Escaped Wreckers.”

—Nostalgia isn't everyone's cup of tea. But one of its triumphs has to be the restoration of the old Bodie Block at Main and Stevens. It henceforth will be known as the 1889 Building, commemorating the year of its construction following the great fire of Aug. 4 that year.

With its exterior cleaned and everything new inside, the building is thoroughly handsome. Some might not consider it so, and that is their privilege. But for may it preserves a bit of Spokane's glamorous past and it seems at times that too little of this is surviving the wreckers ball.

Progress? Right on! Everyone's for that and the 1889 Building does look a little like yellow high-button shoes at a formal affair, but someone had to like those shoes or none would have been made and sold.

The feeling sometimes is inescapable that in building for tomorrows the past is often cast aside all too casually and that, in many cases, the wreckers make debris of quite stout structural shell and a considerable amount of beauty as well.

Along with its visions of the future the world needs a few reminders of its past. Europeans have this need in sight and when a structure of rare beauty is found to have a stout skin and a solid foundation it sometimes stands for centuries.

The 1889 Building, of course is not to be compared with such historical landmarks, but it has it own rich turn-of-the-century beauty and is one of the few structures remaining that arose from the ashes of that August day 85 years ago when a young western city refused to stay dead and determined to find its destiny.

Mr. and Mrs. C.J. Pounder Jr., owners of the building, architect E. Norman Sylvester and principal tenant, the Safeco Title Insurance Co., are to be congratulated on the restoration which has preserved this handsome bit of the city's past. —

7/18/1977 A Certificate of Occupancy was issued to the 1889 Building at North 120 Stevens Street for an office building.

A building permit was issued for North 130 Stevens Street on 9/15/1982 for interior alterations to the first floor. Safeco Title was the user and Tan/Brookie/Kundig was the architect. Valuation was \$4,000.

On 12/7/1989, the Spokane Journal of Business reported: —1889 Building adding underground shopping.” Pounders planned to open a jewelry store in the renovated basement.

—A new jewelry and collectibles shop is scheduled to open this week in the renovated underground floor of the 1889 Building, says C.J. —Jr.” Pounder Jr., who owns both the building and the new store with his wife Colleen. The store, 1889 Mine, is located in a portion of what was once an extensive arcade of underground shops in the building at Stevens and Main, says Pounder. ...

In the new basement store brick arches that Pounder believes once opened onto other underground shops will be used to house display cases of jewelry and other collectibles. The store’s L-shaped space is about nine feet wide in most places and stretches for about 80 under a new sidewalk along Stevens and 50 feet under a new sidewalk along Main.

We designed an 18-inch thick sidewalk and truss system to support the overhead traffic, and preserved the original stonewall and brick arches, Pounder says.

Old sidewalks were ripped up to put in the trusses, a new floor was poured, and brick was patched where needed. The backs of the arches also were bricked in. ...

The second floor will have concessionaires—caterers, florists, photographers—and a lot of those places will have displays rather than retail stores, he says. ...

The third floor will be renovated after a tenant for the space is secured, he says.”

Floor Plans

Basement – has been remodeled into meeting and event space. The area beneath the sidewalk is used for storage. Utility, equipment rooms, and newly refurbished restrooms support the building tenants.

First Floor. The first floor has been consolidated into two spaces with entries on Stevens, at the north end (#427 W. Main) and at the south end (#120 N. Stevens). An arched opening in the brick dividing wall connects the spaces via a large sliding door. An elevator (added 1950) and stairway in the southwest corner provide access to the basement through third floors. The original stairway to the upper floors in the northeast corner, is used as an emergency exit.

The second and third floors are similar with an elevator/stair lobby in the southwest corner, office suites along the west side, an internal corridor to an office in at the north end, and work/common area spaces along the east wall. These floors were gutted after 1974, removing the rooms and corridors of the offices and SRO that had historically occupied the floors.

Areas of Significance – A and C

Significant Date – 1889 (original construction), 1973-74 (renovation)

Architect – unknown; Builders – Richard T. Daniel, Antone Traut, and Eugene Chamberlin

Summary

Built in 1889, the Bodie Block/1889 Building is eligible under Category A as one of a few remaining buildings that rose from the ashes of Spokane's 1889 fire. The 1889 Building is one of ten extant buildings, and the oldest, of the 150 buildings that were built in the year following the 1889 fire that razed the downtown business district. Built rapidly, the Bodie Block was finished in December of 1889 and listed in the 1890 Polk Directory. The Levy Block at 118 N. Stevens Street, adjacent to the south, was built in 1892. Just down the alley to the east, at 115 N. Washington Street is the Lang Building, built in 1890, the second post-fire building on the block following the Bodie.

As touted in an August 5th 1890 article in the Spokane Falls Review in the year anniversary since the great fire, the rebirth demonstrated —A Might Faith in Spokane.” The building represents the beginnings of the new business district of Spokane, the foundation of today's downtown.

Architecture

The building is also eligible under Category C, because it represents a distinctive work in style and detailing. Although the building's ground floor storefront façade has been altered, as have the upper story window sash, the building remains a distinctive element of downtown Spokane's historic streetscape. A vernacular building, with references to Romanesque Revival with its prominent semi-circular arches in the end and west facades, and richly detailed in brick and stone-face granite trim, the building exemplifies the exuberant rebirth of the city after its disastrous fire. Constructed in less than five months, Although the upper floors have been converted to offices, the commercial building was originally a single room occupancy hotel with commercial on the ground floor and residential and some offices on the second and third floors.

Within the block, including the Bodie Block, are three buildings that were constructed immediately following the August 1889 Great Spokane Fire that burned 32 square blocks of and virtually destroyed the downtown business district. The destruction of the collection of flimsy wooden structures as well as the substantial brick and stone buildings cleared the way for a new downtown, one of solid brick and stone and a place in which commerce would thrive and propel Spokane's thriving growth into the first two decades of the next century

Although the physical association with working class lodging, the Single Room Occupancy Hotel (SRO), has been lost as a result of adaptive reuse of the building, the origin of the building was as an SRO. The Bodie Block and several of its Block 16 neighbors were built with commercial uses on the ground floor and lodging rooms to house downtown and regional workers on the upper floors. The 1910 census, for example, listed as boarders, some 39 white males engaged in various labor jobs associated with the railroad, lumber, agriculture, mines, the

mainstays of the regional economy. Polk listed Charles E. Braithwait as offering —Furnished Room,” on the 3rd floor of the Bodie Block in 1900. The Bodie operated as the Persson Hotel (having moved from the Levy Block in 1920) until 1942 and became the Ardis Apartments from 1943 to 1950. The SRO as a building type was the subject of a National Register Multiple Property nomination by Craig Holstine in 1993. Holstine, in his nomination, describes SROs as follows:

The concept of single individuals occupying a private room was not new; first-class hotels had always met the needs of traveling business persons who could afford pay for the space and accompanying services. SROs, on the other hand, had private rooms furnished only with a bed, sometimes with a sink and portable closed, in moderate buildings offering lodgings at prices affordable to the legions of working class immigrants arriving to fill the rank of new and expanding industries

A topic for future discussion is the history of the area as a business and residential area for Spokane’s Asian and Jewish communities. Several of the buildings on the block, including the 1889 Building, are or were owned by Jewish business people.

HISTORIC SIGNIFICANCE (Category A)

Historical Context

The Spokane Falls and its surroundings were a gathering place and focus for settlement for the area's indigenous people due to the fertile hunting grounds and abundance of salmon in the Spokane River. The first humans to arrive in the Spokane area arrived between twelve thousand and eight thousand years ago and were hunter-gatherer societies that lived off the plentiful game in the area. Initially, the settlers hunted predominantly bison and antelope, but after the game migrated out of the region, the native people became dependent on gathering roots, berries, and fish. The Spokane tribe used the Spokane Falls as the center of trade and fishing.

The first American settlers, squatters J.J. Downing, with his wife, stepdaughter, and S.R. Scranton, built a cabin and established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney, Oregonians passing through the region in 1873 recognized the value of the Spokane River and its falls. They realized the investment potential and bought the claims of 160 acres and the sawmill from Downing and Scranton. Glover and Matheney knew that the Northern Pacific Railroad Company had received a government charter to build a main line across this northern route. By 1875, Matheney became doubtful that the Northern Pacific Railroad come to Spokane and sold his stake in the venture to Glover.

In 1877 soldiers that were fighting a war against the Nez Perce Indians spent the winter in Spokane. They built Fort Coeur d'Alene, and Glover sold food and goods to the soldiers. The presence of soldiers encouraged families to move to Spokane, expanding its population. Glover became the founder and "Father of Spokane" and one of its first mayors as well.

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 increased from 3,500 to 20,000 people.

The Year 1889

Great Spokane Fire destroys downtown Spokane Falls on August 4, 1889 (History Link - Laura Arksey, March 20, 2006)

On Sunday, August 4, 1889, fire destroys most of downtown Spokane Falls. It begins in an area of flimsy wooden structures and quickly engulfs the substantial stone and brick buildings of the business district. Property losses are huge, and one death is reported. Spokane will quickly rebuild as fine new buildings of a revitalized downtown rise from the ashes.

The fire began shortly after 6:00 in the evening. The most credible story of its origin is that it started at Wolfe's lunchroom and lodgings opposite the Northern Pacific Depot on Railroad Avenue.

The flames raced through the flimsy buildings near the tracks. The nearby Pacific Hotel, a fine new structure of brick and granite, was soon engulfed in the wall of fire advancing on the business center. Church and fire-station bells alerted the public and the volunteer fire department, which had formed in 1884. Firefighters, attempting to put out the flames, could not get sufficient water pressure in the hoses to do so.

Spokane was no frontier town composed entirely of makeshift wooden structures, but the fire did start in such an area, where rubbish between buildings provided ideal tinder. The fire consumed that part of the city and then moved on.

Firefighters began dynamiting buildings in an attempt to deprive the fire of fuel, but the flames jumped the spaces opened and soon created their own firestorm. In a few hours after it began, the Great Spokane Fire, as it came to be called, had destroyed 32 square blocks, virtually the entire downtown.

There was one fatality, George I. Davis, who died at Sacred Heart Hospital of burns and injuries when he fled (or jumped) from his lodgings at the Arlington Hotel. Many others were treated at the hospital, where the nuns served meals to the newly homeless boardinghouse dwellers, mostly working men, plus others referred to in newspapers as the "spring element." Estimates of property losses ranged from \$5 to \$10 million, an enormous sum for the time, with one-half to two-thirds of it insured.

Some of Spokane's leading citizens immediately formed a relief committee, and other cities donated food, supplies, and money. Even Seattle, just recovering from its own disastrous fire of June 6, sent \$15,000. The National Guard was brought in to assure public order, to guard bank vaults and business safes standing amid the ruins, and to prevent looting. Mayor Fred Furth issued dire warnings against price gauging. Unemployed men immediately found work clearing the debris, and any who declined the opportunity were invited to leave town.

Businesses resumed in a hastily erected tent city. They included insurance adjusters, railroad ticket offices, banks, restaurants, clothing stores, and even a tent in which the *Spokane Daily Chronicle* carried on publication.

Within the week, 8 August 1889, the Spokane City Council passed the ordinance to "prohibit wooden buildings in the district bounded on the west by the east line of Monroe Street, on the north by the Spokane River, on the east by the west line of Bernard Street, and on south by the south line of the railroad right of way."

A frenzy of building began as the ashes cooled and the charred debris was cleared to prepare the site for construction.

The *Spokane Falls Review*, 6 October 1889, two months after the horrific blaze, would report the progress of "The Coming City," and list "Some of the New Brick and Stone Structures Underway," with an aggregate frontage of over seven thousand feet.

"A Review reporter, while making his rounds of the city yesterday took note of the brick buildings in course of erection and the total frontage of each. There are a large number of buildings which are to be rebuilt at once, but upon which work has not yet begun. The following list includes only those in actual course of construction or completed since the fire. It is possible that there are an number of buildings in course of erection which are not included in the subjoined list, for in this phenomenal town, where brick and mortar are being piled high on every street with the fire limits, it would not be to unlikely for even a newspaper reporter to overlook half a dozen brick buildings in course of construction. In the following list the frontage of some buildings may not be exact—perhaps a few feet more or less—but they are approximately correct, and the list he give will furnish

an ideal of what is being done in the way of building in Spokane Falls. The list includes some 59 buildings in the course of construction.”

The Spokane Falls Review, of the same date, wrote: —A Bright Outlook,” in its editorial.

Brick buildings are beginning to rear their massive walls above the tents throughout the burnt district and by the time cold weather sets in the appearance will indeed be that of a growing city. Those engaged in building should realize that the season is growing short and that there should be a cleaning up of scatter material and a placing of everything in shipshape for the winter. By carrying forward the work up to the latest hour possible, and by making arrangement to do all that can be done during bad weather, and for resuming work at the very earliest possible date in the spring, buildings will be able to make a wonderful showing between now and this time next year. The fact of the matter is, the city can be almost rebuilt within the coming year. By midsummer of next season Spokane Falls will present a grand spectacle of rising walls and general prosperity. Beside the large number of buildings that will be put up to take the place of the structures that were destroyed, many others are to be built within, as well as without, the fire limits. A new smelter and many new mills and factories will doubtless be added to our industries, while new mines will be developed in the surrounding mining regions and a larger area of farm lands will be rendered productive. Granite and marble works will be established, coal shafts will be sunk, potteries and paint works will be added and an era of general prosperity will ensure. The coming year will be a wonderful era in the history of Spokane Falls. It will bring everyman to a realization of the truly great future that awaits this city.

The October 10th Review reported the buildings planned and under construction and included the Traut, Chamberlain & Daniels, five story brick corner Main and Stevens, front 30 feet on Main and 100 feet off Stevens, R.T. Daniels, brick and granite block-corner Main and Howard, six stories high fronting sixty-six and a half feet on Howard and 103 feet on Main.

The Spokane Falls Review tracked the rebirth of the downtown in rising from its August ashes. The October 18, 1889 edition —Our Building Record,” reported the information of Building Inspector Harn, that there were ninety-eight buildings in the course of erection within the fire limits. —Being within the limits of the fire ordinance they will, of course, all be substantial brick and stone structures...”

At the close of year 1889, the Review on December 27th (p5c3) would report —Building Progress.” “Eighteen Fire Brick and Stone Structures Being Enclosed – Building Notes.”

The state of the weather has caused the suspension of bricklaying on all the brick buildings in course of erection in the city. Nearly all the bricks up more than one story are being temporarily roofed over for the winter. The Daniels block on the corner of Howard and Main which is to be six stories high, is being roofed at four stories, as is also the F.R. Moore’s block alongside of it on Howard Street.

The Hotel Spokane, Lamona, Zeigler, Rudolf, Tull, Granite, Tidball, Behrend, Eagle, Bodie, Windsor, Lowenberg, Forrest and Gandy, Luckardt, Whitten, Monaghan & King, Peck and Heller, Cushing and Bump blocks are all roofed or being roofed, and the inside work is being pushed rapidly; several of them, especially the Windsor and Bodie blocks, being about completed.

The Year 1890

An August 5th, 1890 article in the Spokane Falls Review had reviewed the phenomenal rebirth of the city in listing all the buildings that had been completed in and near the downtown.

SIX MILLIONS ... A Grand Record of a Years Growth ... Brick and Granite ...
Over 150 Brick Buildings Since the Fire ... A Mighty Faith in Spokane ...
Magnificent Blocks Cover All the Old Fire Ruins of a Year Ago

The Review today gives a complete record of the tangible results of the energy and confidence of the citizens of Spokane. It has been the aim of the Review in this building article to give a list of all the buildings that have been erected in the business portion of the city since the great fire of August 4, 1889. It is an anniversary edition, and the scope of this article has been confined exclusively to within the fire limits of a year ago, at the same time showing the natural growth of business beyond those boundaries.

...

Spokane has spent in round numbers six millions of dollars in business blocks since last August and in even now preparing for even greater expenditures in the same line.

In the face of so many buildings being thrown open at about the same time it is a noticeable fact, and a most encouraging sign of the times, that all of them are rapidly filing up with tenants. No sooner is a building declared ready for occupancy than the rooms and stores are immediately rented.

In a recapitulation of the investment touted in the August 5th article, the following table lists streets and expenditures on their frontages:

Riverside Avenue	\$2,607,000
Main Street	\$1,424,500
Sprague Street	\$ 816,000
Howard Street	\$ 402,400
First Street	\$ 264,000
Front Street	\$ 95,000
Second Street	\$ 93,500
Other streets	\$ 181,000
Total	\$5,975,400

According to the August 5th 1890 article: Main Avenue claimed three new buildings in the block between Howard and Washington.

Lang's Building, \$20,000

On Washington street between Riverside and Main, M. Lang & Co. have just begun a five-story brick building. Size, 50'x60', Cost \$20,000.

The Daniel Block, \$125,000

At the southeast corner of Howard [and Main] is a large seven-story pressed brick and granite building, owned by R.T. Daniel. Three stories are already completed and occupied. Size 60x101 feet. Cost \$125,000

The Kentucky Block, \$100,000

The Kentucky block, owned by R.T. Daniel, is at the southwest corner of Stevens [and Main]. Size 40x142 feet. The foundation is already in. The building will be 40x142 feet in size, seven stories, high, pressed brick and granite. Cost, \$100,000.

Bodie Block, \$25,000

At the southeast corner of Stevens is situated the Bodie block, a three-story pressed brick and granite building, owned by R.T. Daniel. Size 30x100. Cost \$25,000.

Bennett block, \$40,000

At the northeast corner Howard is B.H. Bennett's three-story brick block. It will be completed August 15. Size is 64x90. Cost, \$40,000.

Total Main Street \$1,424,500.

Durham reported in his History of The City of Spokane and Spokane County, Washington, the birth of a New Spokane:

NEW YEARS, 1891 SEES A NEW SPOKANE.

By January 1, 1891, sixteen months after the great fire of 1889, a new and imposing business district had taken the place of that leveled by flame. It was closely estimated that \$5,000,000 had gone into new buildings in 1890. The census of June had given Spokane nearly 20,000 population, but that count embraced only people living within the old city limits, two miles square. Population with the annexed territory gave a true total of nearly 25,000, and by January 1 the newspapers claimed 28,000.

Real estate transfers for 1890 were totaled at \$18,000,000. The assessed valuation of city property was \$18,790,000. The flour mills had a daily capacity of 700 barrels, and the year's lumber cut was 30,000,000 feet. Eleven banks had \$5,000,000 on deposit. The year's postoffice receipts were \$52,705, as against \$19,612 in 1888. A census of manufacturing interests showed 223 concerns employing hands. The railroads that year had carried in and out of Spokane

257,500 tons of freight. The telephone system had 410 subscribers, and thirty four miles of street railway were in operations.

The city had nine public school buildings, valued at \$425,000; forty-three teachers and 2,500 pupils. There were thirty churches.

As revealing the growth of a decade, the Review contrasted these figures with the showing of 1880, when the town had a population of 350, an assessed valuation of \$50,000, real estate transfers of \$25,000, a milling capacity of ten barrels daily, an annual lumber cut of 500,00 feet, and a payroll of twenty-five hands.

Building and Block History

The Sanborn map of 1884 shows the site as vacant with a small dwelling adjacent to the east and an agricultural implement storage shed adjacent to the south. The area to further east was unmapped. The westerly portion of the block north of Main had store structures and the block west of Stevens Street along both sides of Main Avenue had rows of wooden structures that housed saloons, liveries, Chinese laundry, dwellings, sheds and other uses.

The 1888 Sanborn shows a 2 story wooden structure that occupied the footprint of the existing building. The drawing noted: —To be wagon shop Parting not finished.” A Chinese Laundry was adjacent to the east, Spokane Feed and Sale was to the south. The rest of the block, to Washington Street on the east and Riverside Avenue on the south was lined with boarding houses, dwellings, sheds, wagon shops, hay attic, carpenter shop, and miscellaneous.

The 1890 Sanborn, the year after the fire, shows the three story brick Bodie Block on the northeast corner of the block. The remainder of the north half was blank, and the dotted outlines of five structure were along the Washington Street frontage. South of the alley, the frontage along Riverside Avenue was being filled in with the notes —Being Buil” on two of the buildings. Surrounding blocks displayed the same pattern.

In 1891 Sanborn depicted the Bodie Block and the three story brick —Com” block (Lang Building-extant) on Washington Street, north side of the alley. The frontage along Riverside Avenue was built out with the Green Block, Tidball Block, and Temple Court (all removed).

The 1902 Sanborn depicts the southern half of the block as fully built out. The northern half of the block includes full frontage buildout along Stevens Street, the Levy Block (extant) and Bodie Block, and along Washington Street, including the Como Block (Lang). Along Main Street, Lot 3, an internal lot is not yet developed.

In 1910, the block was built out. Sanborn depicts a variety of buildings, all brick and stone, 1 to 3 story working class buildings on the north side and the imposing Old National Bank Building (extant, now US Bank) on the southwest corner and the Temple Court Building (razed) on the southeast corner.

The 1928 Sanborn depicts block as fully built out. In the north half of the block are essentially the buildings that presently exist. Only the U.S. Bank building remains on the south half of the block. The eastern portion of that block is now a parking lot and drive-in bank branch. In addition to the Bodie, Levy and Como (Lang) blocks on the north half are the following buildings along West Main Avenue: 2-story brick Rombeck (1928) at @ 419-425, 1-story brick store (ca 1900-now combined with 419-425) @ 417, 3-story brick Durkin-Ulrich (ca. 1904) @ 415, 1-story brick store (ca. 1900 now combined with 417) @ 409-411, and 1-story brick Woolworth Building (ca 1893) @ 407, Columbia Pharmacy (ca. 1900, now Hill’s Restaurant, altered) @ 405.

The 1952 Sanborn depicts the same pattern as 1928.

1890 Polk listed the Bodie Block for the first time at SE corner of Main and Stevens

West 427 Main Avenue

Saloons: W.J. Larison – 1900, The Standard-1893, Nelson, Applequist & Co. -1895, Andrew Hendrickson-1905-1906

Lodgings: Sarah Roach - 1893

Rooming house: C. L. Watson – 1912 (building permit)

West 427-1/2 Main Avenue

Dr. Taylor Company – 1910 (building permit)

Dr. Alexander – 1912 (building permit)

Hotel Persson - 1918

L.H. Larson, Furnished Rooms - 1919

Persson Hotel 1921, 1924-1942

Ardis Apartments 1943-1950—1954 (last listing, vacant between 1955 and 1974)

Iwataro Okano – 1945-46 – resident of Artis Apartments

Heijiro Warashina, dentist, 1941-1950

Chojira Touji 1945-46 – no profession listed

Last listing for 427-1/2 W. Main was 1974, not listed thereafter.

West 431 Main Avenue—Empire Tile & Mantle. Co. between 1909 and 1914; Little Taylor and Ralph

Western Drug Company – 1920-1913

Mackoff, clothing 1929-1932

Inland Loan Office, pawnbrokers, Mark Soss 1933- 1972 (Irving B. Rose)

Harold Benedict, watch repair – 1952-1956

Last listing for 431 W. Main was 1974, not listed thereafter.

North 120 Stevens Street (listed address for Levy Building until 1974, then listed at 1889 Building)

1900-Charles E. Braithwait was listed under Furnished Rooms on 3rd Floor Bodie Block

1905-Hotel Christensen

1910 – Persson Hotel (and Hotel Persson at 425 Main), also listed under Saloons

Address not listed after 1932.

After 1975, 120 North Stevens Street was listed in the 1889 Building.

North 124 Stevens Street

City Messenger Service – 2927-1929

Aaron Kranzler, tailor 1930-1935; Roy McBean, clothing cleaner, 1936, Billy Lancaster, shoe shiner, 1937

No listings after 1937.

North 126 Stevens Street

R.L. Moss, barber and A.C. Scott, barber - 1893

Frank Bauer, barber 1900

O.H. Fritts, barber - 1929

Sexton and Harper, barbers 1930,

NC. Petersen, Shoe Shiner, 1930

L. Chainey, electric dryers, 1930

Coyle & Buckner, real estate, 1932

George Bosich, cigars, 1935, vacant 1936 and 1937

Grape Arbor beer parlor, 1938-39-1940

Barry's Tavern 1941 to 1964, and between various taverns including Slim's and Partick's between 1965 & 1973. Listed as vacant in 1974

Address not listed after 1974.

North 128 Stevens Street

San Francisco Loan Company, Pawnbrokers – 1893-1894

A.M. Mey Restaurant 1928 to 1943 as Mey's Lunch

Ella's Lunch 1945-49

LaVerne Fisher Restaurant 1950.

Stein's Café 1952-54

Dell's Café 1955-1963

1964-vacant

1965-1969?

Barney Goggles Things Boutique 1970, 1971

Pacific Northwest Indian Center 1972-1973, listed as vacant in 1974

Address not listed after 1974.

North 130 Stevens Street

Hillyard Optical 1929-1936

Progressive Optical 1937-1943

Louis J. Soss Optometrist 1945-1972, vacant 1973-74.

The Bodie/ Mark Soss Block was vacant while being renovated in 1973-74 and occupied with the following address listings in 1975: 120 and 130 Stevens Street

1889 Building – 120 ad 130 North Stevens Street (after renovation in 1974 until present)

North 120 Stevens

1889 Building - 1975 to present

Various tenants between 1976 and 2008

Columbia Mortgage Company

P.J. Mine Company Jewelry Store - 1990

Jseph Edington & Assoc.

Bio-Tonics, Inc.

Dev-Tec Research

Thera Tech, Inc.

Rober Wood Assoc.

Stu Ideal Beginnings

Endless Possibilities

James A Stejer

3MDI Marketing

1991-1992- vacant

Bridal Collections - 1995 –2007

North 130 Stevens

Safeco Title Insurance Company - 1975 to 1984

Vacant – 1985-1989.

Bridal Collections - 1989-1997.

Address not listed after 1998.

The residents

According to the 1910 Census of Population 37 white males, ages 20 to 54, most in their 20s and 30s, occupied the second and third floors of the Bodie Block. The “oddgers” were an international group representing the counties of Norway (4), Sweden (9), Denmark (1), Ireland (3), Scotland (1), Germany (2), Italy (2), Canada (2), and of course the USA (10). All were working men: 24 were laborers in sawmills, the woods, lumber, railroad, farm, others were saloon porters and workers, a foundry molder, a stationary engineer, carpenter, blacksmith, barber, plumber, and electrician. Four were salesmen.

The 1930 Census of Population counted 39 residents with the same characteristics.

Richard T. Daniel, Antone Traut, and Eugene Chamberlin were the builders and original owners of Bodie Block,

The Spokane City directory first listed Richard Daniel in 1890. He was listed under Real Estate and Loans at 6 East Main. His obituary reports that he came to Spokane in 1879 but may have lived with his family in the Cheney area since several early real estate transactions involving Daniel (also in real estate records as Daniels) west of Spokane.

Richard Tevia. Daniel was the builder of the Bodie Block and several other buildings in downtown Spokane. According to The Spokesman-Review of April 20, 1949: —City's Pioneer Dies In Miami." Daniel, a city pioneer, died in Miami in April 1949 at age 87. Daniel had come to Spokane with his family on a covered wagon in 1879. Mr. Daniel operated a livery stable at Riverside and Stevens, and purchased real estate and at the time of his death still owned several downtown buildings here including the Daniel building at Main and Howard. In 1896 he went to Trail B.C. where he planned and built the water works. After this work, Daniel returned to Spokane and remained here until 1906. He then moved to Tulsa where he built the 12-story Daniel building and promoted the erection of Hotel Tulsa. From there he went to Miami and acquired several hotels. After a stroke several years ago, Mr. Daniel told his son he wanted a monument built after he died, according to the relatives. This monument, a large marble structure, will depict the 12 Disciples at the Last Supper.

In another article of June 10, 1949, it was reported that Sam P. Daniel, son of Richard would spend the summer in Spokane tidying his father's real estate holdings that would be retained. Sam planned to —...go ahead with the modernization of the corner now occupied by the Daniel Building.

—The Daniel building, most valuable single holding R.T. Daniel had here is on the southeast corner of Main and Howard. The financier also owned much of the property on the south side of Main between Howard and Stevens. His Main avenue holding include the May building, W517 Main, and the adjacent Heden building, W513-515 Main, and the Northside building at main and Division, which now houses the Great Falls Hotel.

The Darby hotel, W1023 Sprague, is included in the estate. Daniel also owned the Wharton building, W415 First, which houses the American Legions North Side post.

Other property in the Spokane estate includes the St. Regis W515 Trent; the Nagel, N223 Stevens, the Randolph, N214 Stevens, the Milwaukee hotel, W415 Trent, and J-A hotel, on the rear of the Milwaukee hotel property.

June 10, 1949 continued

The multimillionaire died in his skyscraper Miami hotel, the Seminole, last April. He made his first fortune in Spokane, after coming here in 1879. First operating a livery stable at Riverside and Sprague, he became heavily in debt in the panic of 1893. By applying virtually all of his income to his debts, Daniel was able to straighten his financial affairs, and journeyed to Trail B.C. to build the waterworks there shortly thereafter. He left Spokane in 1906, after making a fortune in real estate. Mr. Daniel was the man who owned the site now occupied by the Union railroad station.

His entire estate, in Tulsa, Miami, Dallas, Oklahoma, City and Spokane, was estimated at \$30,000,000 at the time of his death.

Antone Traut, was first listed in the Spokane city directory in 1885. He resided at 2nd and Madison and operated the Traut & Chamberlin boot and shoe business at 203 Howard Street. In 1890, Traut was listed as a Spokane City Councilman, representing the 4th Ward, and in 1893 as representing the 3rd Ward. The 1892 Polk listed Traut as manager of the Bodie Block. He was listed in the capacity until 1896 and resided at 1104 Second Avenue. In 1889 and 1900 Traut lived at 1517 Mallon Avenue, and was back to 1106 W. 2nd in 1902 and resided at that address until his death on March 13 1906. His widow Phillipine was listed at 1106 W. 2nd Avenue in the following year.

According to Traut's great-great-great granddaughter, Traut was born in Sondheim, Germany on February 23, 1895, emigrated from Germany to the United States on the SS Splendid, arriving in September 1852. He settled in Ohio, married, and served in the Ohio National Guard in the Civil War in 1864. He then followed the gold rush trail west to Reno, Nevada. In Reno he partnered with Eugene Chamberlain, a boot and shoe maker. Traut and Chamberlain moved to Spokane in 1883. (Williams, 2011).

Eugene Chamberlin is first listed in the 1885 Polk Directory (first year available) as a boot and shoemaker, residing on Bernard Street. Traut had the same address. They would move to 500 West Second in 1889. In 1893 Chamberlin was listed as a —capitalist,— residing at 1104 2nd Avenue. Traut resided at the same address where both would reside until Chamberlin's death in September 1895.

Other Owners and Property Transactions

7/18/1889 – Evan [?] and Ada Peterson by Deed to Richard F. Daniels[sic], Antone Traut, and Eugene F. Chamberlin in the amount of \$18,500.

12/20/1894 Richard T. Daniel by Warranty Deed 1/3 interest to Antone Traut and E. F. Chamberlin.

11/20/1894 – Anotne Traut (widower) E.F. Chamberlin and Nora C. Chamberlin by Warranty Deed to Richard T. Daniel.

4/22/1899 – Richard T. Daniel by Warranty Deed 1/3 interest to Phillipine Traut (as here sole and separate property).

4/12/1908 Phillipine Traut (widow of Anotne Traut) by Quit Claim Deed to Louis P. Bauman.

3/23/1908 Phillipine (widow of Antone) by Deed 1/3 interest to Louis P. Bauman in the amount of \$12,000.

10/9/1908 – Mildred N. Kelly (heir of Anotne Traut) by Deed 1/3 interest to Louis P. Bauman.

11/7/1908 – Emile Taut Kelley (heir of Antone) by Deed 1/3/ interest to Louis. P. Bauman.

1/2/1920 – by Warranty Deed to Louis P. and Dillie Bauman and Nora Hawver, to Mark Soss.

4/18/1968 Estate of Mark and Jennie Soss by Quit Claim Deed to Loius J. Soss, et. al.

No deed or real estate transaction from Soss to Pounder could be located.

1973 to 1991 - C.J. Pounder Jr and Colleen M. Pounder, husband and wife.

5/14/1991 by Warranty Deed - Amron Corporation (current owner).

Spokane City/County Register of Historic Places Continuation Form

1889 BUILDING

Section 9

Page 1

Durham, N.W. History of the City of Spokane and Spokane County, Washington Vol. 1, 1912.

Holstine, Craig. Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910, National Register of Historic Places Nomination, Spokane City/County Historic Preservation Office, Spokane. 1993.

--. The Commercial Block, National Register of Historic Places Nomination. Spokane City/County Historic Preservation Office, Spokane. 1993.

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

Nolan, Edward W. A Guide to the Manuscript Collections in the EWSHS. 1987.

Polk, R.L. Directory, City of Spokane. Various years 1885-2010.

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

Sanborn Map Company (NW Room, Spokane Public Library). 1884, 1888, 1890, 1891, 1902, 1910, 1928, and 1952.

Spokane County Assessor's Office. Field Files for 427 West Main Avenue.

Spokane County Clerk's Office, Deed Books.

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

Spokane Falls Review. Various articles 1889 to 1891.

Spokane Daily Chronicle. —"Story of a Year." 8/4/1890. p3.

--."Old Building Remodeled" (Photo caption). 11/28/1973. p5.

--. —"Bodie Block Restored." 8/16/1974. p3. (includes photo)

--. —"This One Escaped Wreckers." 8/17/1974. p4.

Spokane Journal of Business. —"1889 Building adding underground shopping." 12/7/1989.

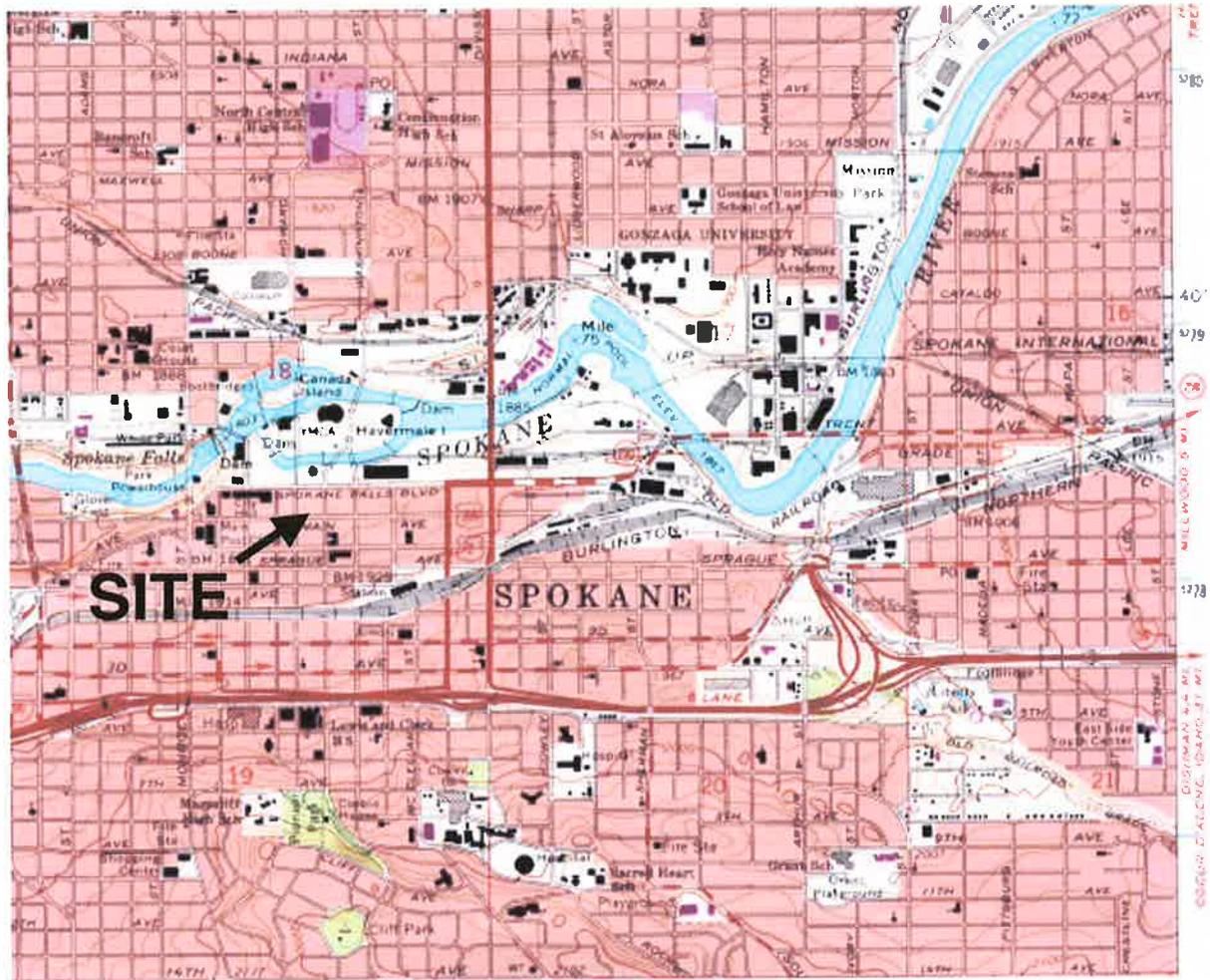
US Bureau of Census. Census of Population: 1910, 1920, 1930.

Williams, Judy, Great-great-great granddaughter of Antone Traut. Interview. 2/2/2011.

Werner Lengenbages, Photographer, Seattle. Bodie Block Photograph. 5/9/1970 (NW Room, Spokane Public Library).

Wikipedia: —"History of Spokane, Washington." Reviewed 2/1/2011.

LAN... ..



USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

427 WEST MAIN AVENUE SITE LOCATION

↑
 N
 1" = 2000'



City of Spokane 2007 aerial photo

1889

427 WEST MAIN AVENUE AERIAL PHOTO OF SITE

↑
N
No scale



Photo 1 – View to Southwest Showing Context Along Main Avenue

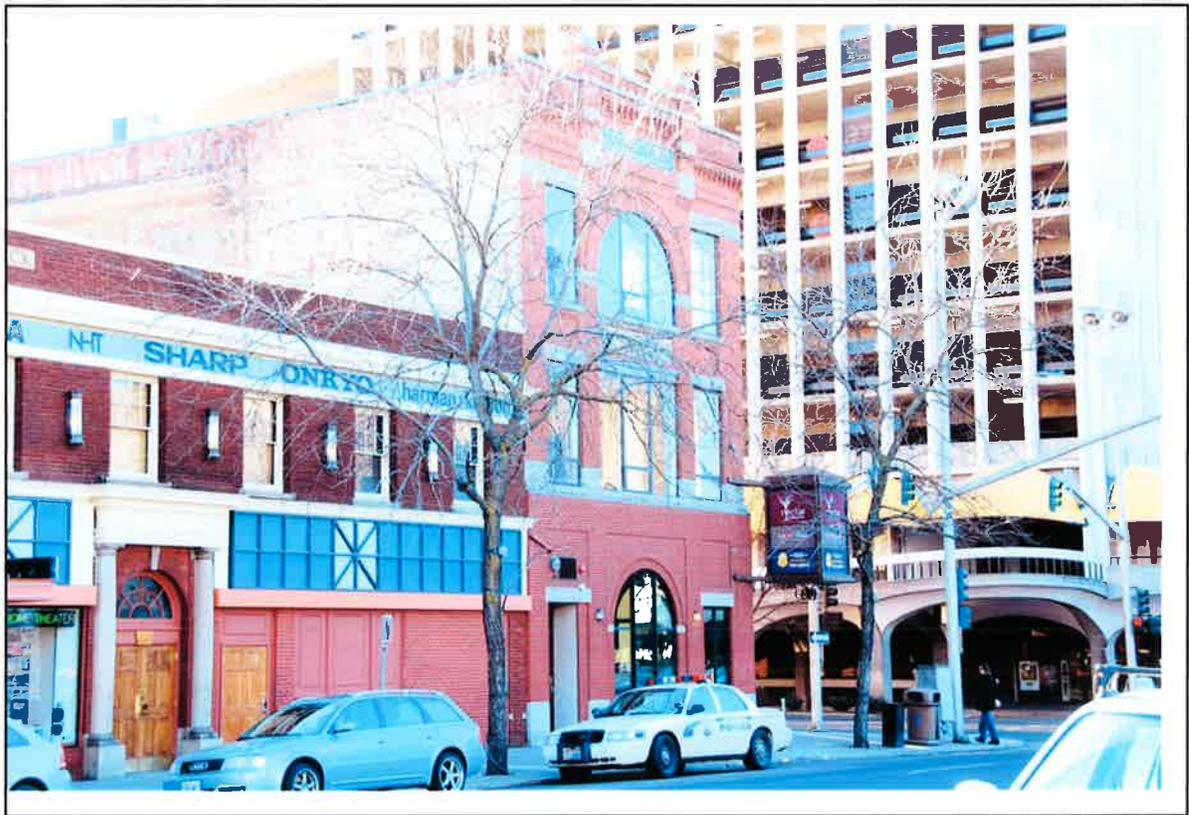


Photo 2 – View to Southwest Showing Northeast Corner
427 West Main Avenue



Photo 3 – View to Southeast Showing Northwest Corner of 1889 Building
(Stevens Street and Main Avenue)



Photo 4 – View to Northeast Showing Levy and 1889 Buildings along Stevens Street

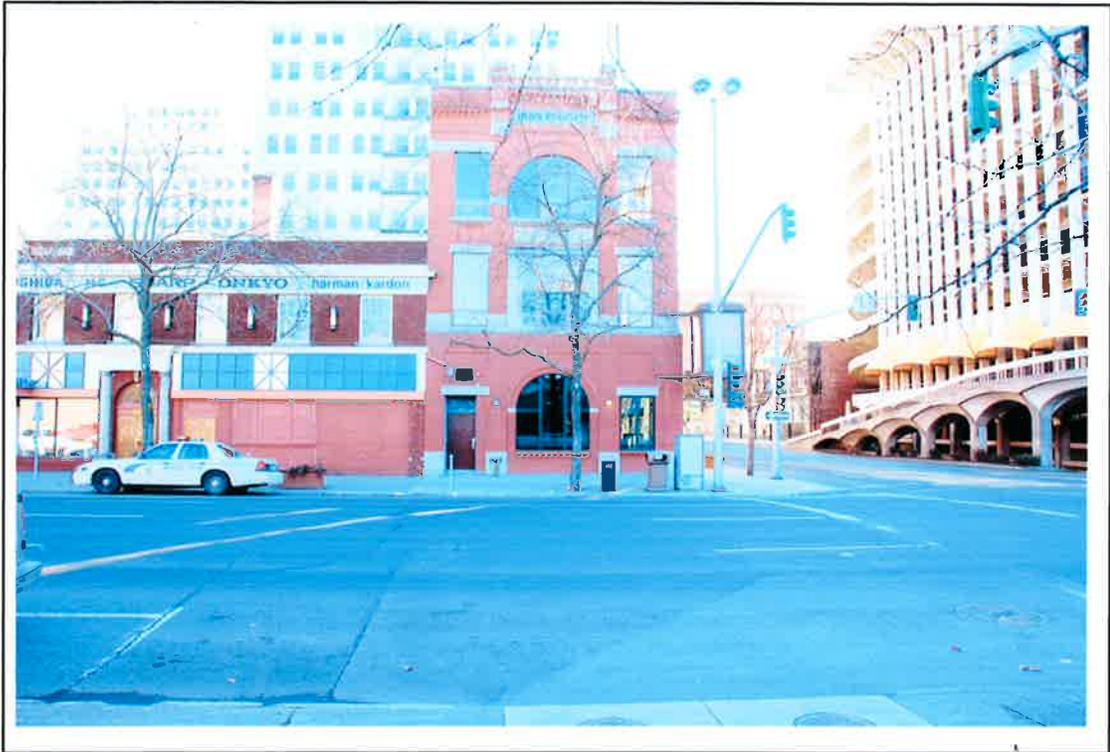


Photo 5 –View to South Showing North Facade
427 West Main Avenue

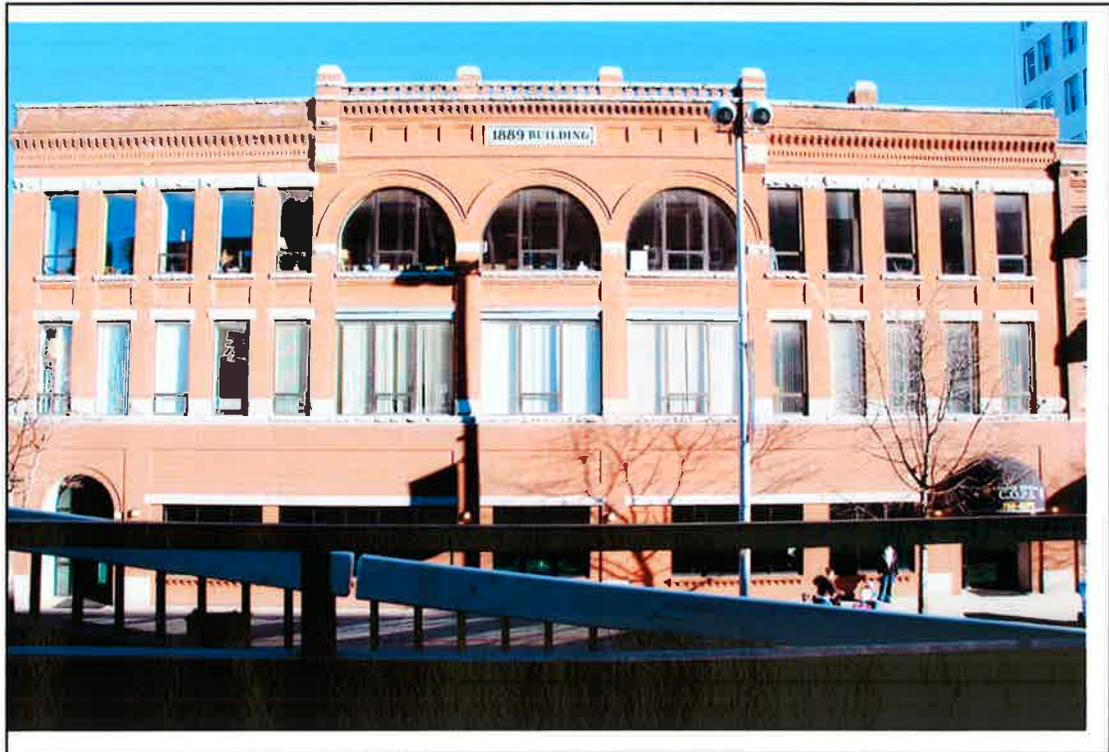


Photo 6 – View to East Showing West Facade
120 and 130 North Stevens Street

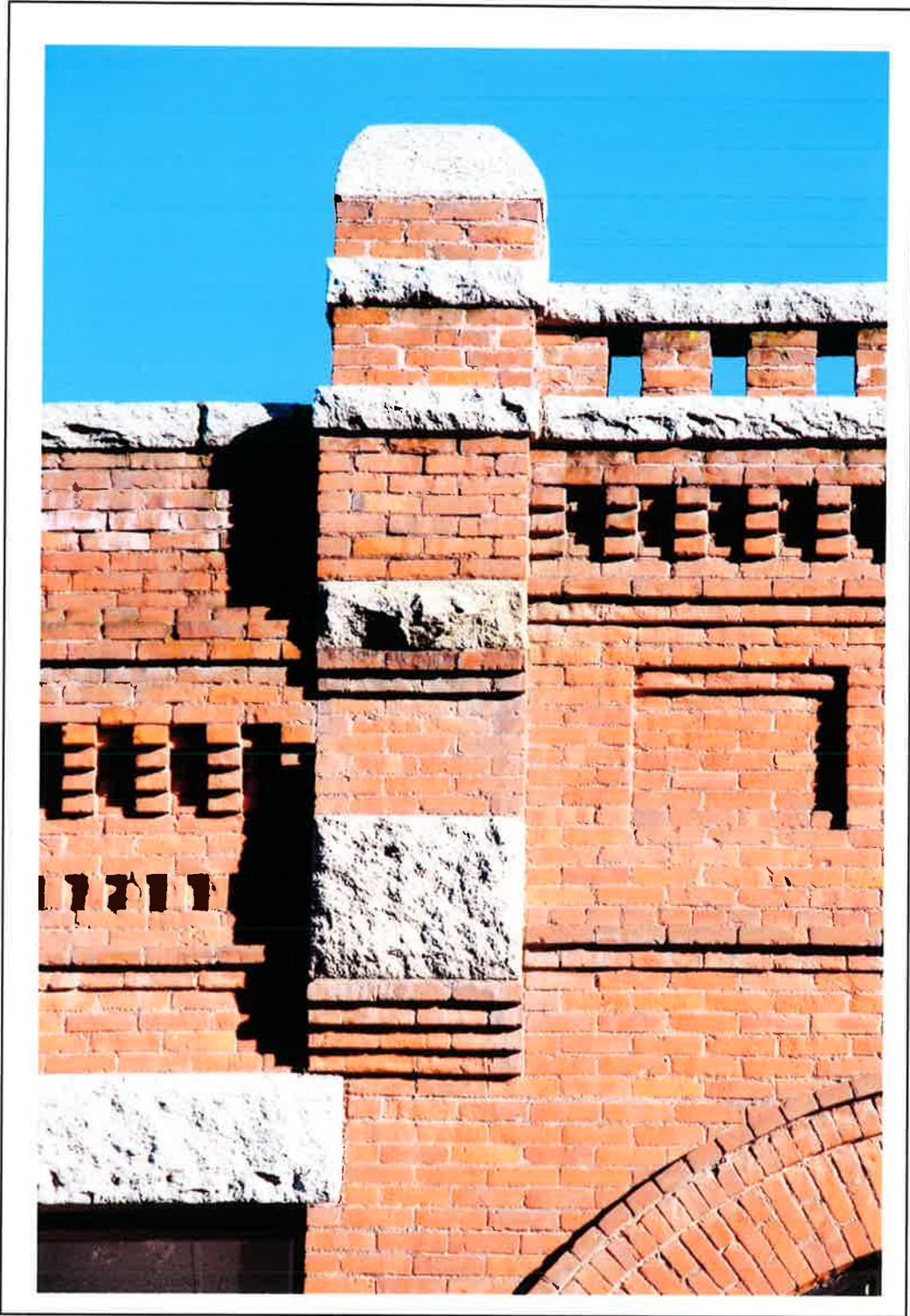


Photo 11 – View to West of Parapet Finial Detail



Photo 12 – Looking South at First Floor Retail Space in North End (427 West Main Avenue)

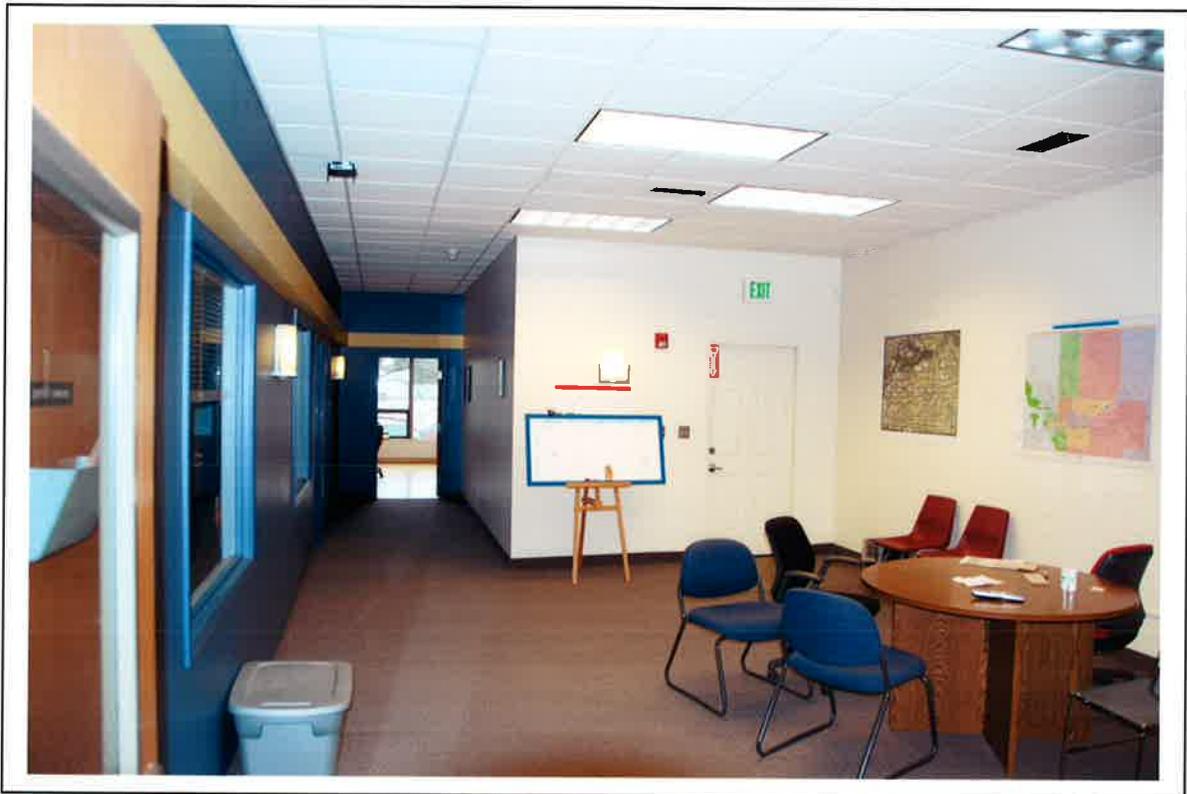
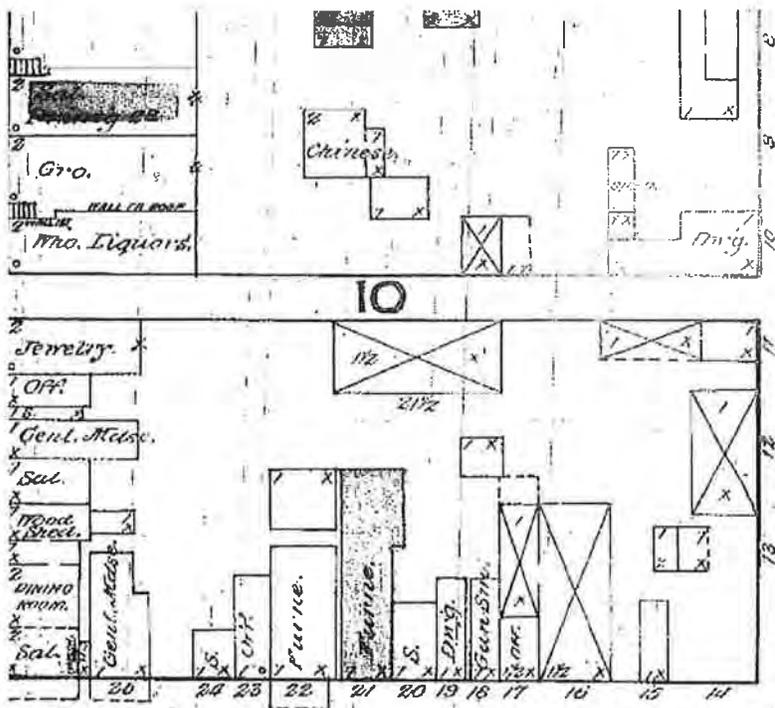


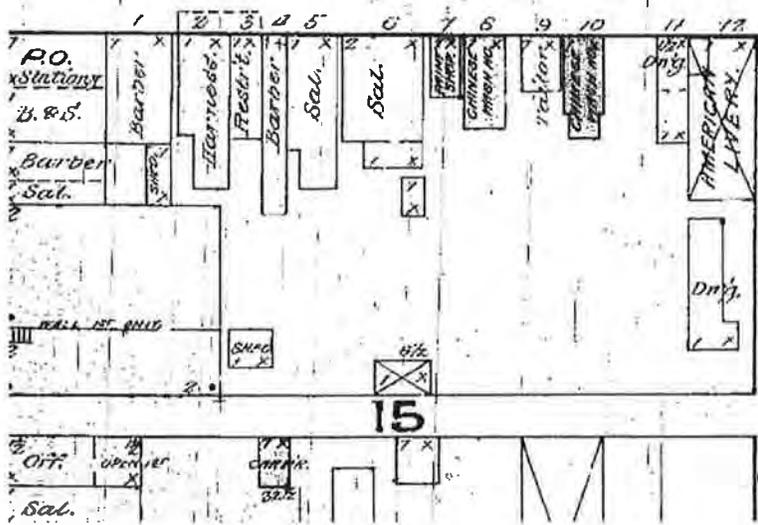
Photo 13 – Looking North on 2nd Floor Office Suite, Offices along West Wall (120 North Stevens Street)



MAIN



9



15

SITE

STEVENS

100'

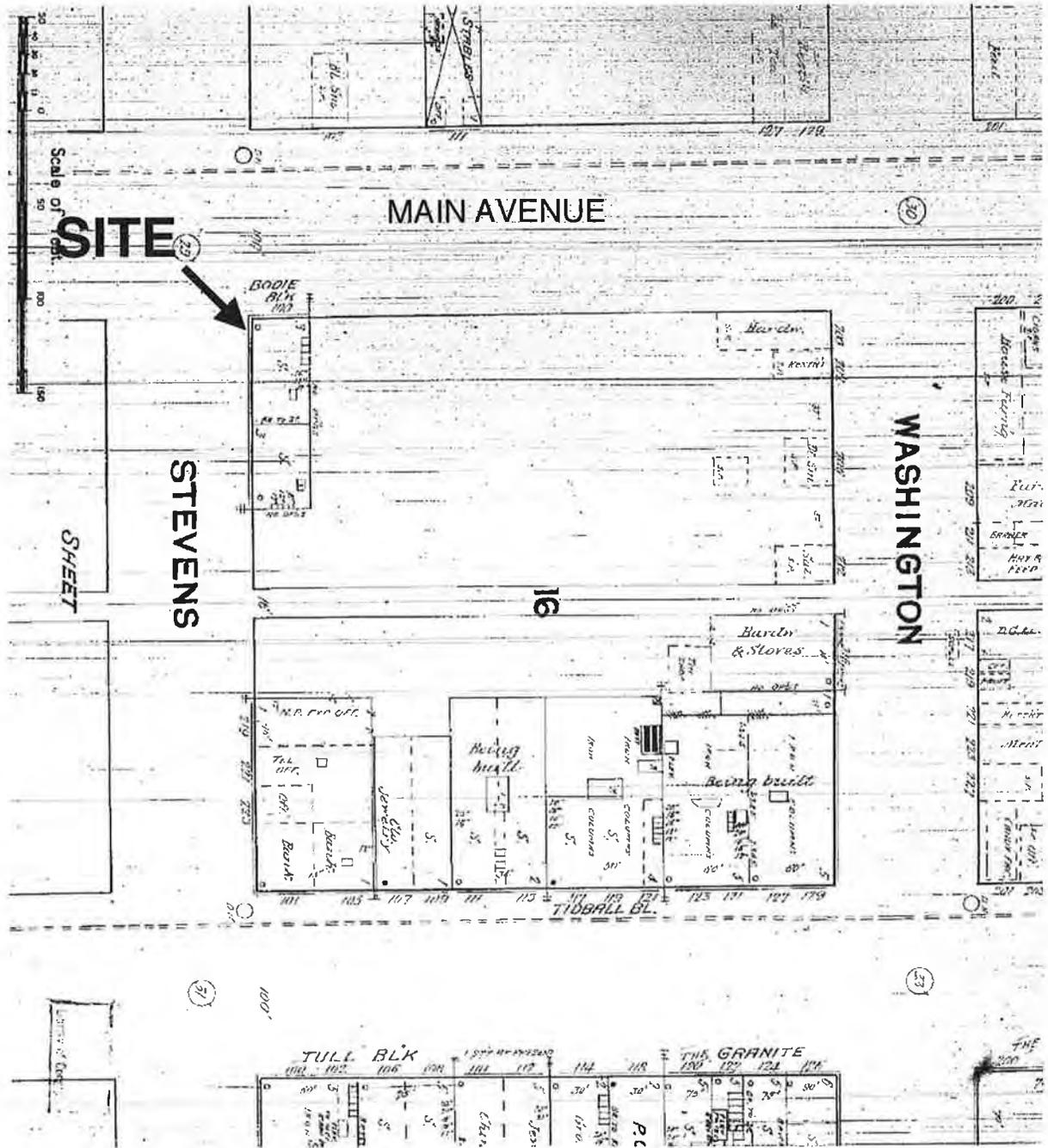


16

Sanborn Insurance Map - 1884 - page 3

**427 WEST MAIN AVENUE
1884 SANBORN MAP**

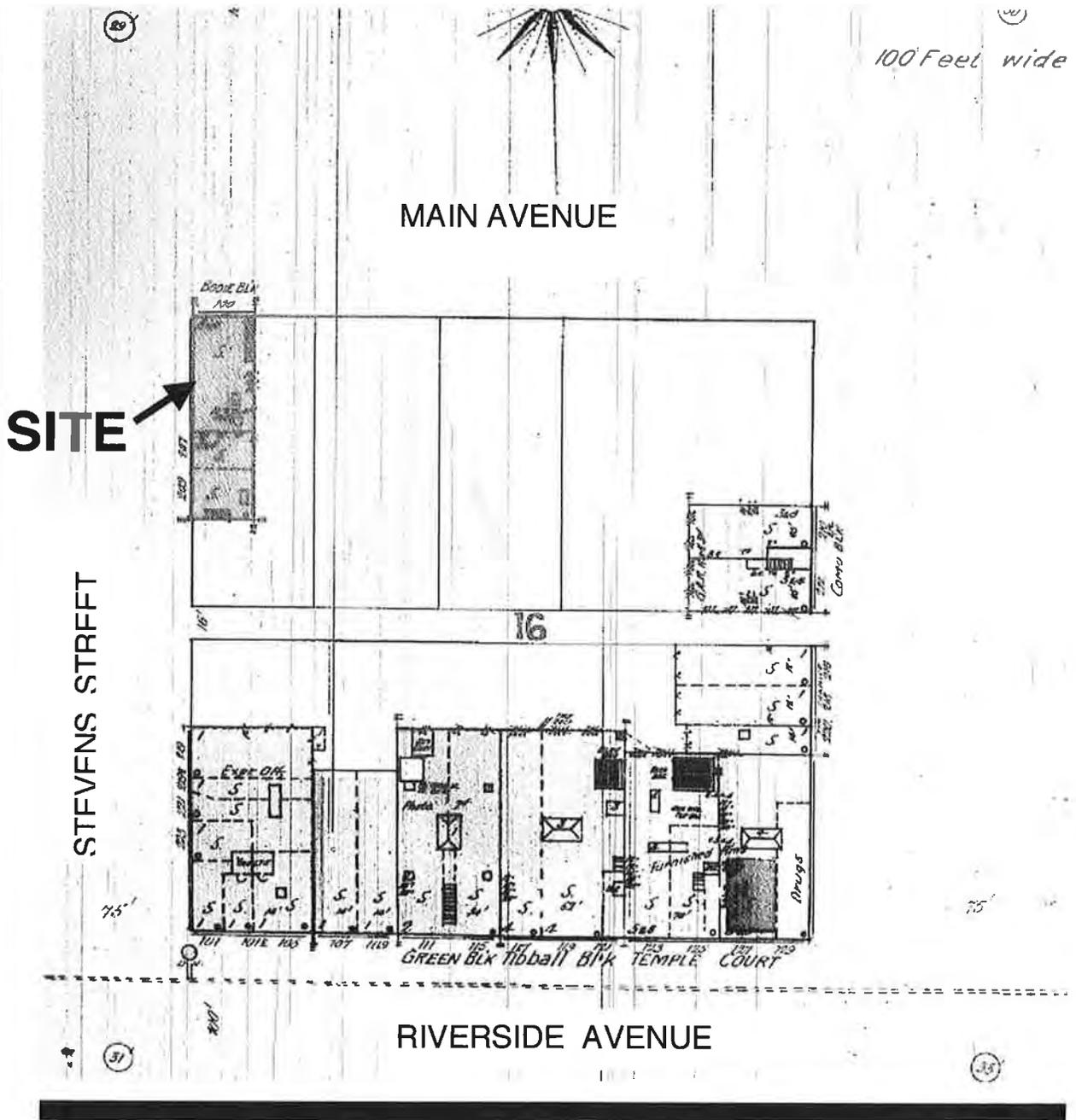
↑
N
1' = 100'



Sanborn Insurance Map – 1890 – page 4

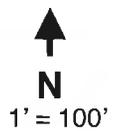
427 WEST MAIN AVENUE
1890 SANBORN MAP

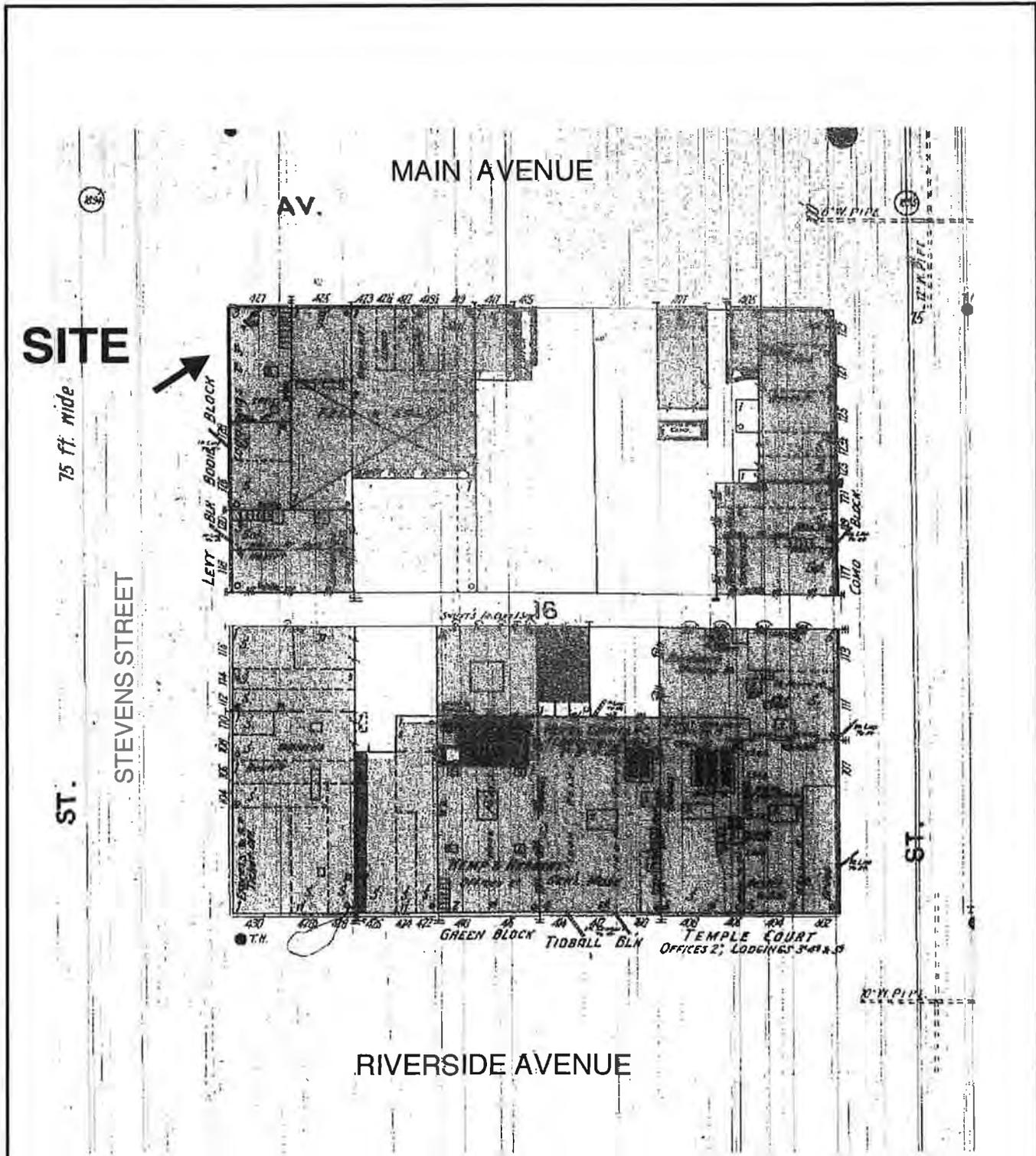
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N
 1" = 100'



Sanborn Insurance Map – 1891 – page 5

427 WEST MAIN AVENUE
1891 SANBORN MAP

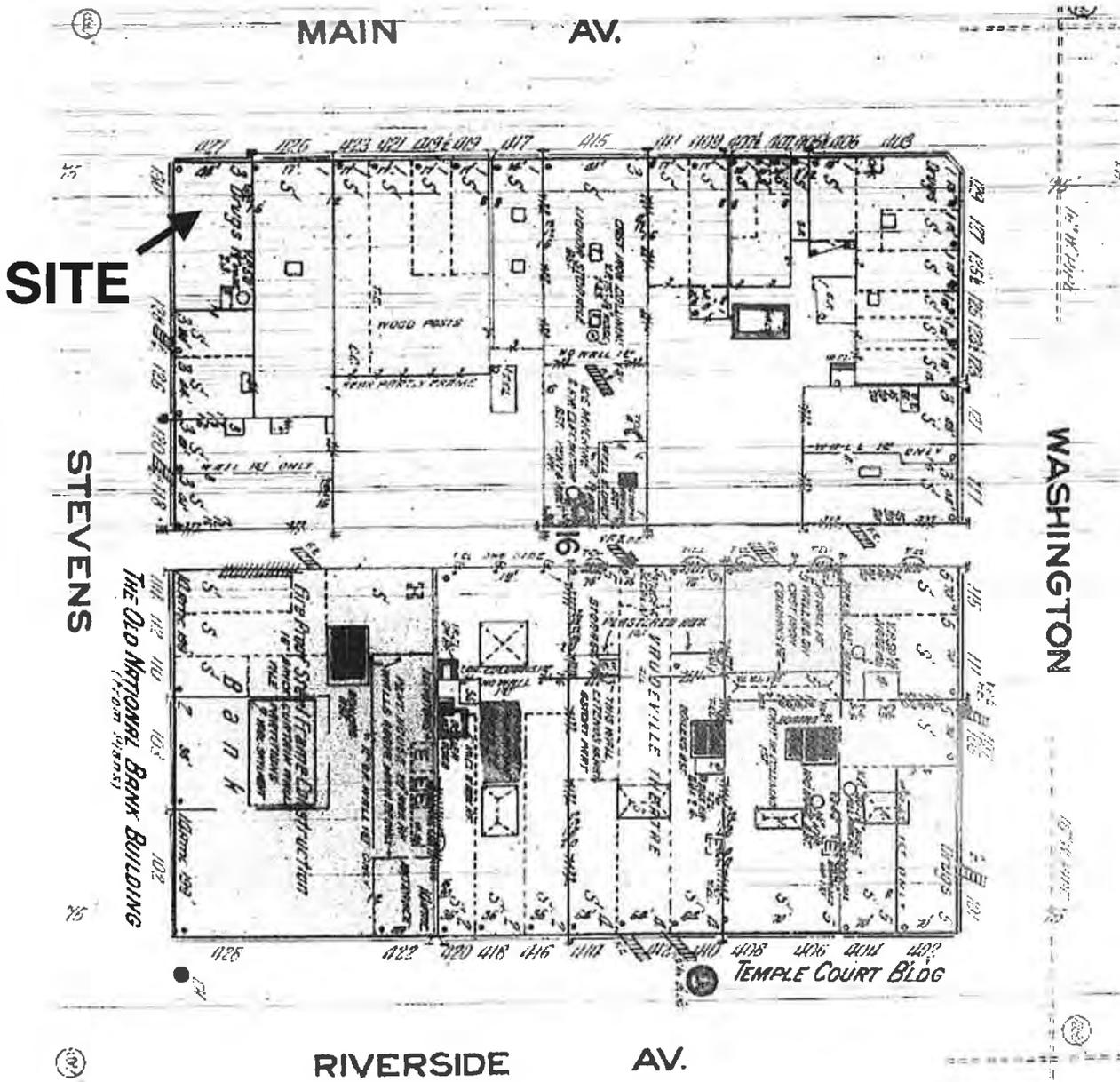




Sanborn Insurance Map – 1902 – page 6

427 WEST MAIN AVENUE
1902 SANBORN MAP

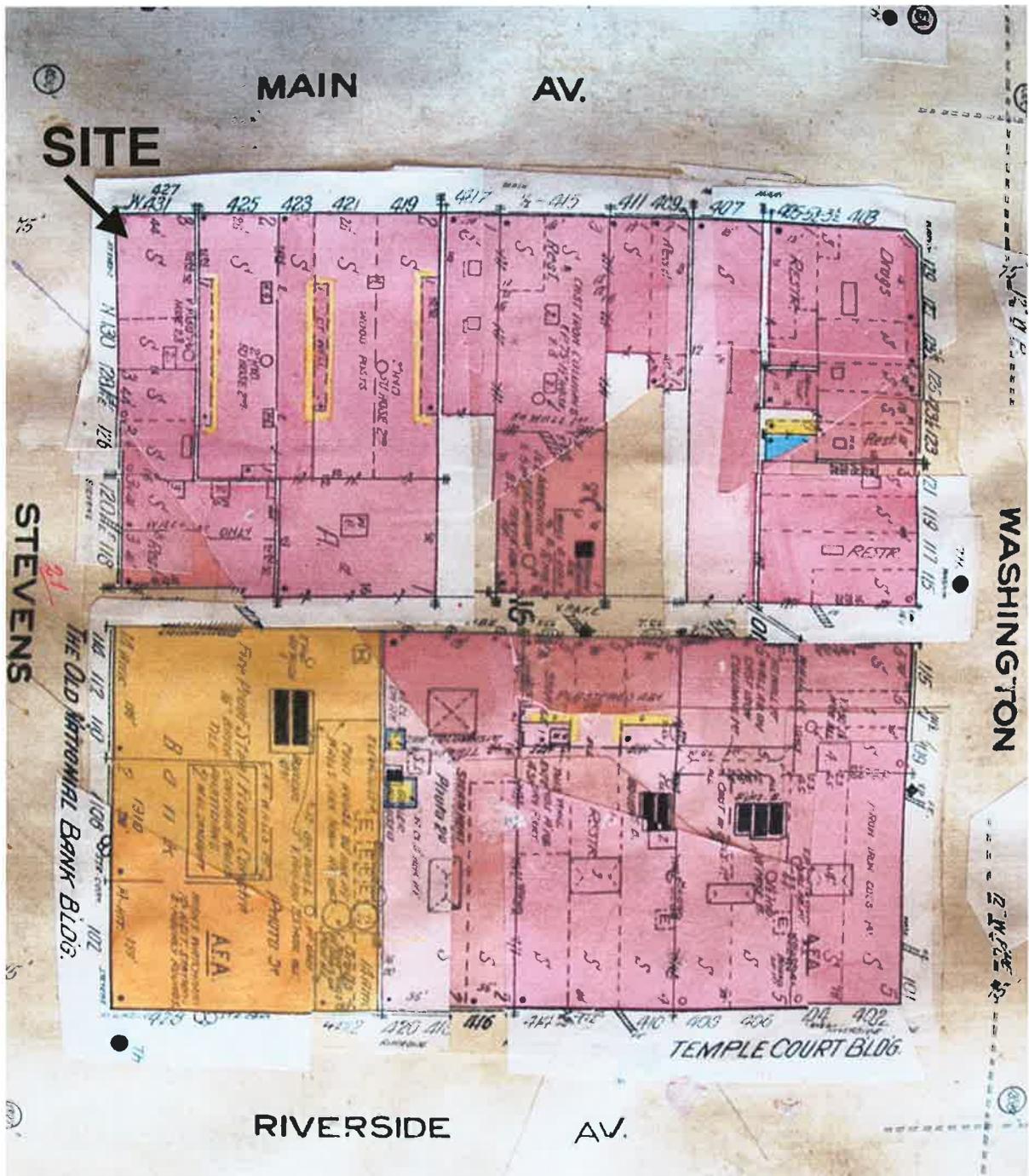
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 1' = 100'



Sanborn Insurance Map – 1910 – page 429

427 WEST MAIN AVENUE
1910 SANBORN MAP

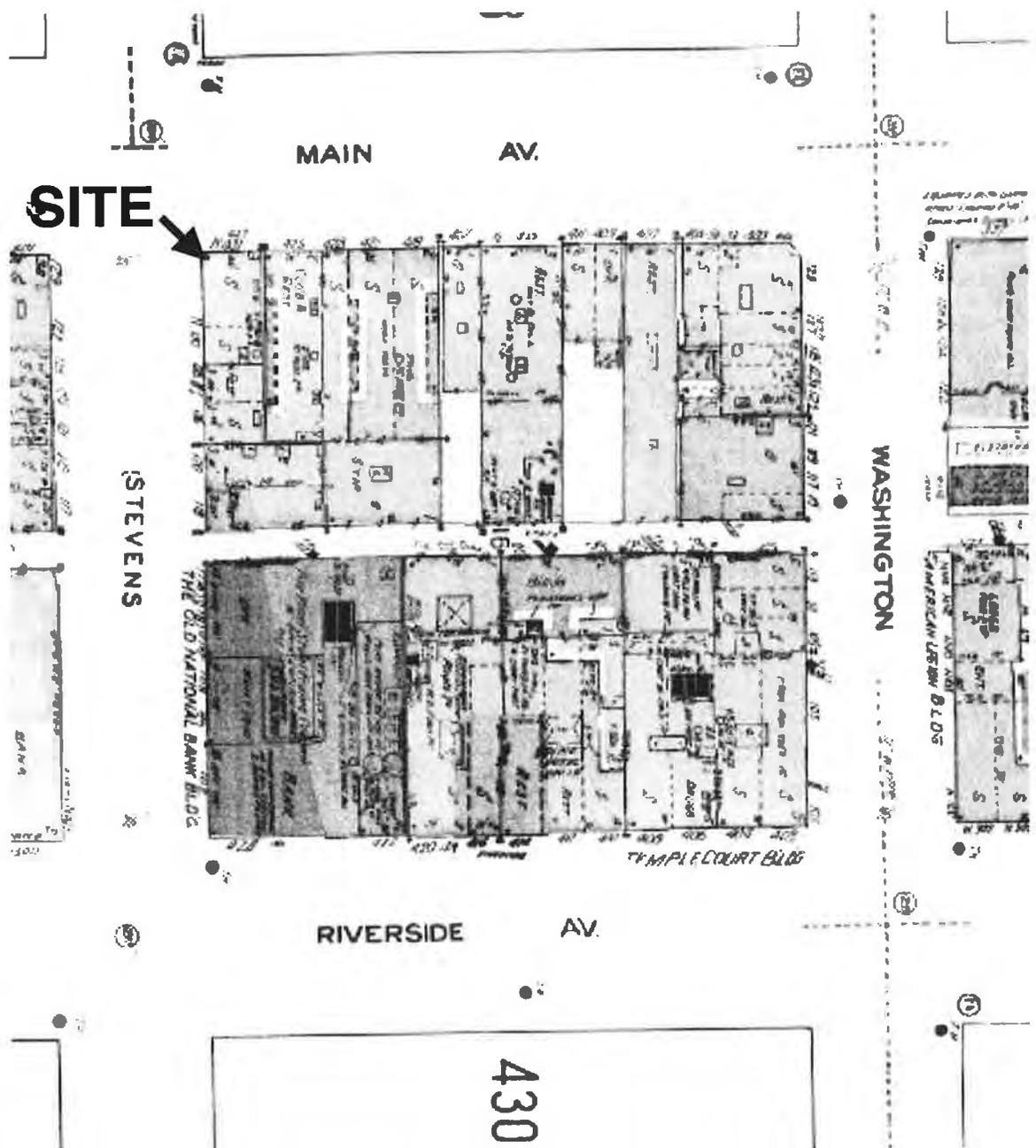
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 N
 1' = 100'



Sanborn Insurance Map – 1910 updated to 1928– page 428

**427 WEST MAIN AVENUE
1928 SANBORN MAP**

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N
1' = 100'



Sanborn Insurance Map – 1950 updated to 1952– page 429

**427 WEST MAIN AVENUE
1952 SANBORN MAP**

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N
1' = 100'