

FIRST NATIONAL BANK BUILDING



502 WEST RIVERSIDE AVENUE
SPOKANE, WASHINGTON 99201

DECEMBER 29, 2013

Prepared for:
1953 BOX LLC
Spokane, WA

Prepared by:
Jim Kolva
115 South Adams Street
Spokane, WA 99201

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 **First National Bank of Spokane**
And/Or Common Name **Numerica Bank Building**

2. Location

Street & Number 502 West Riverside Avenue
City, State, Zip Code Spokane, Washington 99201
Parcel Number 35184.2413

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 1953 BOX, LLC
Street & Number 700 W. Mallon
City, State, Zip Code Spokane, Washington 99201
Telephone Number/E-mail 509-217-5508

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
L10 B15

RES&ADD SPOKANE FALLS E0.875 FT of L9 All of

Verbal Boundary Justification
description.

Nominated property includes entire parcel and urban legal

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

December 29, 2014

12. Additional Documentation

Map USGS 7.5 minute topographic Spokane Northwest, Wash. 1986

Photographs and Slides

13. Signature(s) of Owner(s)

Chris M. Bell

14. For Official Use Only

Date nomination application filed: _____

Date of Landmarks Commission Hearing: JANUARY 21, 2015

Landmarks Commission decision: JANUARY 21, 2015

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: _____

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.

Megan Duvall

1/22/15

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Description - Summary

Rising from a concrete basement, the First National Bank Building (FNB) is a modernist two-story building with a flat façade of equally-sized black and red granite tiles and aluminum-framed glass panels. First National Bank Building is eligible under Category A as one of downtown Spokane's prominent mid-century modern buildings, the evolution of bank architecture in the United States, the post-WWII construction in the downtown, and urban planning with the construction of the skywalk system. The building occupies the northwest corner of Riverside Avenue and Stevens Street in the core of downtown Spokane. The building dimensions are 142 feet long on Stevens Street, and 60 feet wide on Riverside Avenue. Constructed in 1954, the building is among the first Modernist buildings constructed in downtown Spokane, and retains the integrity of its original design. The FNB is one of two buildings on the block designed by the Bank Building and Equipment Corp. of St. Louis. Fidelity Savings and Loan, completed a year earlier, in 1953, is at the west end of the block on the corner of Riverside Avenue and Stevens Street (these are the only two bank buildings in Spokane built by the firm). The building is eligible under Category C, because it represents a distinctive work in style and design.

Front Façade along Riverside Avenue

The building, fronting along Riverside Avenue is asymmetrical with a centered entry. Black granite panels form a background for a slightly projecting (6 inches) and rectangular frame of red granite (square face with beveled horizontal segment). The frame encompasses the slightly recessed (12 inches) aluminum-framed entry bay and window bays that extend from the first into the second floor, and extends to the southeast corner of the building. A horizontal band, composed of a three-segment aluminum-framed window band and vertically ribbed aluminum panels, extends from the red granite frame to the west corner of the building. Aluminum moldings frame the top and bottom of this band. Below and above this band is a grid of black granite panels, six columns wide—two rows below, and eight rows above.

The entry consists of aluminum-framed glass panel doors with glass panel sidelights. A narrow transom band, divided into three sections tops the entry bay. A wide vertical aluminum molding frames the east edge of the entry ensemble and terminates at the red granite frame. Within the section above the entry bay are three columns of aluminum-framed glass panels with two rows providing light to the first floor, a single row at the floor division, and three rows at the second floor level. The section east of the vertical molding consists of black granite panels (four columns and three rows) divided from the window assembly by a horizontal aluminum molding. Above this molding are four columns of aluminum-framed glass panels, corresponding to the granite panels below, divided into six rows corresponding to the configuration above the entry bay. The building terminates cleanly as a flat granite wall without cornice or coping. The roof is flat built up tar composition.

A wall-mounted three-dimensional sign, "Numerica" with logo, is east of the main entry on the black granite field below the window grid. Originally, First National Bank in porcelain letters occupied this space.

East Façade along Stevens Street

The east façade is asymmetrical and divided into seven bays, one blank wall section and a band of six window bays within the black granite wall. There are no street level entrances. Detailed similarly to the south façade, the façade is flat with the window plane slightly inset, and the second story black granite projecting about four inches beyond the first floor plane. The window band begins one bay-width (four columns of granite panels and six rows of panels) from the southeast corner, which is defined by a grained red granite square (four columns and five rows of panels) on the first floor and black granite on the second floor. Two rows of black granite panels continue across the second floor above the window bays, and two rows are at ground floor beneath the window bays. The window bays are divided by wide aluminum mullions supported by a slightly projecting square black shaft that extends from street grade to the granite band that frames the top of the window bays. Each of the window bays is divided into four aluminum-framed columns with single panels on the first floor that extend from sill to head. The second floor sections are divided horizontally into three rows above a slightly narrower band of black granite panels. The upper row of second floor windows south of the skywalk connection has a pattern in which the two middle columns are divided into two sections by a vertical mullion. These sections, which correspond to a restaurant, are louvered horizontally and can be opened.

In the mid-1970s, a skywalk was installed that connected the FNB with the Old National Bank Building (now US Bank). This connection was made in the third bay from the south, with two bays to the south and three bays to the north. South of the skywalk, high on the southeast corner and affixed to the black granite field is a wall-mounted three-dimensional sign, "Numerica Credit Union" with logo. This was the location of the original First National Bank sign.

The brick rear façade was altered from its drive-in lane to a three bay entry vestibule and a single service door entrance ca. 1968. During this remodel, the alley was vacated and the rears of the buildings along the Parkade Plaza were remodeled to provide access to the new plaza. Work was also done in 1977-1978 when the Sherwood Mall was built. This entry vestibule was abandoned and closed in by adding concrete bulkheads and glass panels in the late-1990s (date could not be determined). These three abandoned entry bays have been removed and replaced by a single flat-arch bay with glass panel door, sidelights, and transom assembly, and a similarly-sized and configured window assembly to its east. All is set in metal sash. Horizontally oriented steel panel fills the remainder of the opening. A two-step landing provides access to the single door.

Interior*Basement*

The basement is approached from the north end of the 1st floor lobby and from the vestibule at the main entry to the building along Riverside Avenue. Comprised of primarily offices, vault and meeting room spaces, the walls are sheetrock, the ceilings are dropped acoustical tile with fluorescent light panels, and the floor, carpet over concrete. A prominent feature is the Allied Safe & Vault Company vault that secured the valuables of Spokane citizens for over fifty years.

First Floor

The entry to the main floor, originally the lobby of the First National Bank, is from Riverside Avenue. The entry lobby vestibule, via double aluminum-frame glass panel doors, provides

access to the first floor, and on the west end, to a stairwell up to the second floor and down to the basement. Stairs are concrete with simple aluminum pipe railings. There are also entries on the main floor and skywalk level (2nd floor) from the Sherwood Mall, in the adjacent Sherwood Building to the west.

Originally, the only entry to the building was from Riverside. Presently, the main floor consists of the open Numerica Bank lobby with a bank of offices along the east wall. Walls are sheetrock and ceiling is a dropped acoustical tile and fluorescent panel lighting (with acoustical tile above). In the middle of the first floor, behind the bank lobby, is a suite of offices that access to the lobby of the Sherwood Building. At the north end is a retail/office space that has access to the Parkade Plaza. This space is now being developed into offices.

Second Floor

The second floor consists of a public hallway that connects the skywalk over Stevens to the east and the Sherwood Mall to the west. South of the corridor are architects offices (formerly the Metro Café) and utility spaces. North of the corridor are offices. Walls and ceilings are sheetrock. The floor is concrete and covered with various materials including carpet, ceramic tile, and asphalt tile.

Building Alterations

The building received a major renovation only 12 years after its construction. In 1966, a major upgrade to the block in which FNB had settled resulted in a new skin of black granite for the south and east facades, and a new rear wall and entry. Original photos of the FNB and articles detailing its opening show a cream-colored glazed ceramic tile cladding the second floor. The rear, although no photos are available, was a simple brick wall with a drive-in bank window that was approached via the alley that divided the block between Howard Street and Stevens Street. The local firm of McClure & Adkison developed plans on October 11, 1965 to replace the cream glazed ceramic tiles with panels of black granite, thus creating the present-day black box. The long ceramic horizontal sill dividing the first and second floors of the east façade was covered by an aluminum cap.

In 1966, Thomas R. Adkison designed a new rear wall and entry for the building that was constructed in 1967. Three entry openings provided access to a new entry vestibule and doors to the bank lobby. Another pedestrian door was in the northwest corner. The existing drive-in station and face brick were removed. New face brick and a concrete base wall with hammered surface formed the new rear wall. The new rear entry was intended to provide access to the newly developed Parkade Plaza and Parking Garage. The Parkade designed, by Warren Heylman, not only provided a major parking structure, but also included the first skywalks in the core that connected other business blocks and the retail stores.

The next change came with the extension of the skywalk system south and east from the Parkade to the Sherwood Building, through the FNB across Stevens Street to the Old National Bank Building, and eventually to the Paulsen building. This change came in 1977 when the Sherwood

Mall was created at the first and second levels of the Sherwood building and the FNB's second floor was integrated into the Mall. A corridor ran from the Sherwood Building with shops along the north side and Kowalski's Restaurant along the south side (most recently the Metro Café founded by Swannie Swanson).

During the 1990s¹ the rear entry vestibule was abandoned and glassed in. A concrete bulkhead wall, similar to the 1967 bulkhead, was added and glass panels filled-in the openings to integrate the space into the office area of the building.

Site Block and Surrounding Context

The site block is bounded on the south by Riverside Avenue, on the east by Stevens Street, north by Main Avenue, and the west by Howard Street. The site itself is Lot 10, Block 15 (and sliver of Lot 9 to the west), Resurvey and Addition to Spokane Falls. Adjacent to the west is the 8-story Cutter-designed Sherwood Building (1916) with which the FNB has been joined as the Sherwood Mall for a number of years, the 2-story Dodson's building at #516 (1890), the 2-story Hill Brothers Building at #518, (1890) and at the west corner, #522, the modernist 8-story Fidelity Building (1953). Note that the Fidelity Building was also designed by the Bank Building and Equipment Corp. The 1966 –New Formalism style concrete Parkade Plaza and Parking Garage, 511 West Main occupy the north half of the block. The buildings are also connected to the skywalk system, the FNB connecting internally to the Sherwood on the west, and across Stevens Street to the US Bank Building (formerly Old National Bank) to the east.

The building is in the company of several of Spokane's major historic buildings that represent the post-Spokane Fire to 1910 growth period. On the block to the east are the 3-story brick Bodie Block (1889 Building) at 427 West Main, the 3-story brick Levy Block (1892) at 118 North Stevens Street, and the imposing white terra cotta Old National Bank Building (1910-now US Bank) at 422 West Riverside. Kitty-cornered to the southeast are the terra cotta Paulsen Buildings (1908 and 1929) at 421 West Riverside. Across Riverside Avenue to the South is the brick Fernwell Building (1890) at 505 West Riverside with a parking lot to its west.

¹ Exact year unknown

Areas of Significance – A and C

Significant Date – First National Bank (1954, original construction), 1967 (Renovation); and 1977 (Skywalk Connection and 1st and 2nd Floor Alterations)

Architect: Bank Building and Equipment Corporation, St. Louis, MO;

Summary

Built in 1954 First National Bank Building is eligible under Category A as one of downtown Spokane’s prominent mid-century modern buildings, the evolution of bank architecture in the United States, the post-WWII construction in the downtown, and urban planning with the construction of the skywalk system. The First National Bank Building is one of nine extant buildings, built between 1950 and 1970 in the downtown core that retain their character of this newly discovered period of American architecture.

Within the block including the FNB are the 1953 Fidelity Savings and Loan Building, and the 1967 Parkade Parking Garage, both notable mid-century buildings. Both the FNB and the Fidelity Savings and Loan were designed by the Bank Building and Equipment Corporation of America based in St. Louis, Missouri. BB & E was a major builder of banks throughout the United States and led the movement and modernization of banks into the post-WWII era.

The FNB Building was linked into Spokane’s skywalk system as well as coupled with the adjacent 1916 Sherwood Building to become part of Sherwood Mall in the mid 1970s. Thus the second floor of the FNB was integrated into the commercial fabric of the “Parkade Block” and the business core by the skywalks initiated by the construction of the Parkade Parking Garage in 1967. The FNB is also eligible under A due to the design work of Thomas Adkison, one of the city’s bright young architects, who designed the black granite skin currently cladding the building, worked on the Parkade Plaza connection and the skywalk connection.

Category C - Architecture

The building is also eligible under Category C, because it represents a distinctive work in style and design. Although the building’s second floor façade has been altered by the change of cladding from cream-colored glazed tile to black granite, the building retains its original form and character. Also a skywalk was added to the east façade in 1977 that connects the building to the U.S. Bank Building (Old National Bank) across Stevens Street. In spite of these changes, the building remains a distinctive and modern element of downtown Spokane’s historic streetscape.

Although not prominent in size, the sleek black granite and glass box exemplifies the characteristics of the mid-century period and suggests both the International Style and Curtain Wall motifs. It is a simple, yet elegant design that couples a grid of granite panels, and like-sized panels of glass framed with aluminum. The refacing of the building in black granite and the rear façade entry ensemble is the work of Thomas Adkison, a prominent mid-century architect in Spokane.

The FNB was designed and constructed by the Bank Building & Equipment Corporation of America, a company noted for its post-World War II modernization of the American bank in design and operations. This company also designed and constructed the Fidelity Savings and Loan Building at the west end of the block a year earlier.

Modernism and Mid-Century Modern Architecture

In the United States, the Mid-Century modern movement “was really an American reflection of the International and Bauhaus movements – including the works of Gropius, Le Corbusier, and Mies van der Rohe.”² The style is defined by “clean lines, simple shapes and unornamented facades [and] mid-century modern designs were a by-product of post-war optimism and reflected a nation's dedication to building a new future. This new architecture used modern materials such as reinforced concrete, glass and steel.”³

“Modern architecture is generally characterized by simplification of form and an absence of applied decoration. It is a term applied to an overarching movement, with its exact definition and scope varying widely. In a broader sense, early modern architecture began at the turn of the 20th century with efforts to reconcile the principles underlying architectural design with rapid technological advancement and the modernization of society.”⁴ “It would take the form of numerous movements, schools of design, and architectural styles, some in tension with one another, and often equally defying such classification.”⁵

“Gaining global popularity especially after the Second World War, architectural modernism was adopted by many architects and architectural educators, and continued as a dominant architectural style for institutional and corporate buildings into the 21st century. Modernism eventually generated reactions, most notably Postmodernism which sought to preserve pre-modern elements, while Neomodernism emerged as a reaction to Postmodernism.”⁶

“Architects who worked in the International style wanted to break with architectural tradition and design simple, unornamented buildings. The most commonly used materials are glass for the facade (usually a curtain wall), steel for exterior support, and concrete for the floors and interior supports; floor plans were functional and logical. The style became most evident in the design of skyscrapers.”⁷

² “Mid-Century Modern,” Wikipedia, http://en.wikipedia.org/wiki/Mid-century_modern.

³ “Clean Lines, Open Spaces; a View of Mid-Century Modern Architecture,” Arkansas Educational Television Network, <http://www.aetn.org/programs/cleanlinesopenspaces>.

⁴ Duco A. Schreuder, *Vision and Visual Perception: the Conscious Base of Seeing* (Bloomington, IN: Archway Publishing, 2014), 588.

⁵ “Modern Architecture,” Wikipedia, http://en.wikipedia.org/wiki/Modern_architecture.

⁶ Ibid.

⁷ Ibid.

First National Bank in Spokane

The following is based on an article by Norman E. Kilgore in the March 21, 1954 edition of *The Spokesman-Review*.

“From its landmark in the lion-framed marble building ... Spokane’s Pioneer Bank ... The First National moves to smart new quarters,” Spokane, May 6 1882,...Spokane County’s Pioneer bank opened its doors for business. Opening its doors consisted mostly of moving bolts of calico and barrels of nails aside to make room for a desk and safe, for the Bank of Fairweather & Brooke was in the rear of the general store.”

Now, nearly 72 years later, Spokane’s First National bank, the great-grandchild of that pioneer venture, is making ready for another “door opening.” But the First National’s new quarters at Riverside and Stevens are a far cry from that first cubbyhole.”

“Business was lively during those first few months. About the time the bank opened the Northern Pacific railway completed its division headquarters shops at Sprague. The “Great Northwest Country” was just beginning to come alive.”⁸

Manager and sole employee of that first bank was George S. Brooke, who had been associated with H.W. Fairweather in the Oregon Steamship and Navigation Company at Portland. At Fairweather’s suggestion, Brooke came to Sprague to start the bank. Within a year, the bank’s capital was raised from \$10,000 to \$20,000. But just as Brooke and his partner were beginning to look to the future, disaster struck.⁹

One January night in 1884, with the thermometer showing 20 degrees below zero, the general store burned and with it the bank. Fortunately, the safe was not too badly damaged and its contents were salvaged.

Determined to continue, Fairweather and Brooke had a modern two-story brick building constructed and that bank reopened in its new quarters that summer. With business still increasing in July of 1886, the bank took out a national charter as the First National Bank of Sprague, with a capital of \$50,000.¹⁰

The following year, yearly fall rains spoiled much of the wheat and for the second straight year collections failed to materialize. However, because of conservative management and the care with which its loans had been placed, the First National pulled through. But the final blow was yet to be dealt. In August of 1895, fire leveled the town of Sprague, including the railroad shops, the mainstay of the town. Railroad officials decided to rebuild the shops in Spokane, so First National officials voted to make the move also.

Thus on May 14, 1896, 14 years after it was started, the First National ceased operation in Sprague and reopened for business two days later in Spokane. Coincidentally, the bank’s first

⁸ Blythe Themsen, “Deposits of Success: Spokane’s Early Banks,” *Spokane CDA Living*, December 2010, 115-16.

⁹ *Ibid.*

¹⁰ *Ibid.*, 116.

spot in Spokane was at Riverside and Stevens in the old Eagle building. The Eagle building, erected in 1889, was torn down last year to make way for First National's new building.

Because there was another First National bank in Spokane at that time, Congress passed a special act changing the banks' name to Fidelity National - the name it bore until 1929. The original charter number of 2528 was retained however, showing that it was the old bank under a new name.¹¹

Deposits had dropped to about \$50,000 that summer. During the "free silver" campaign staged by Bryan and McKinley, depositors were withdrawing gold from the bank and stashing it away in safety deposit boxes. Following McKinley's election, confidence was restored and business increased steadily. By May, 1908, its 24th anniversary, Fidelity's capital had been boosted to \$200,000.

The steady growth of the bank is illustrated by the rapidity with which it outgrew its quarters. In the 20 years following its entry into Spokane, Fidelity National moved from the Eagle building to the Symons block, to the Hyde block, and finally in 1917, to the Marble Bank building at Riverside and Wall where it has remained. The summer of 1929 was an important one for Fidelity National. Through a merger with the Union Trust Company, the bank increased its capital to \$500,000 and became the First National Trust and Savings bank.

W. J. Kommers, trust officer and director of the Old National bank, was the first president of the new First National, and A.W. Lindsay who began with the bank as a bookkeeper in 1888 and rose to the presidency, was named chairman of the board. Joseph Baily, who was later to head the institution, was elected executive vice president and E.K. Barnes was named vice president.

During the four years following 1929 many things happened. The nation was gripped by a depression. Banks by the hundreds closed their doors, many for good. But the First National never missed a day of business except of the bank holiday declared by President Roosevelt in March 1933. By the following year, however, signs of recovery were visible and the bank again changed its name—this time to the First National Bank in Spokane. This is the corporate name it bears today.

The late Joseph Baily was named president of the First National in 1934 succeeding Kommers. Baily remained at the helm until his retirement in 1947. His successor, George H. Jackson, is still president of the bank. The years have been good to the First National. Today the bank has deposits of nearly \$24,000,000 and total assets of more than \$25,000,000. Not so in the early days.

"We had \$50,000 in deposits when we opened in Spokane in 1896." The late A. W. Lindsay recalled in 1930 on the occasion of his 42nd anniversary with the bank. Lindsay added that "\$45,000 of the deposits belonged to the vice president. The bank had three employees and

¹¹ Blythe Thomsen, "Deposits of Success: Spokane's Early Banks," 116.

about 100 customers. What is now Riverside Avenue was a “sea of mud” during the spring months.”

Deposits continue to grow, dipping slightly as the various panics and depressions make themselves felt. In the peak of 1929, at the time of the merger, total resources were well past the \$5,000,000 mark.

But by the end of 1930 things had started to slip. Deposits were a bare \$4,000 and assets just totaled \$5,000,000. By 1932, deposits had been healed and assets totaled slightly over \$3,000,000.

However, by mid-1934, the trend had already started the other way, and when 1936 rolled along deposits had exceeded the \$6,000,000 mark.

Like many institutions, the First National enjoyed some of its best years during and immediately following World War II. Between September 1941 and December 1945, total assets of the bank rose from \$8,000,000 to nearly \$24,000,000. This level fluctuated back and forth but never very far from the high mark set during the war.

At the close of business December 31, 1953, the First National reported deposits of \$23,581,331 and total resources of \$25,108,867. The capital account still stands at \$500,000 but the surplus and undivided profits and reserves accounts have been swell to more than \$1,000,000 during the last 20 years.

First National Bank at Spokane operated in the FNB building for nearly the full fifty years of its original lease and moved out in 1992. A March 14, 1990 article in the *Spokane Chronicle* foretold the end of the bank’s Spokane run. U.S. Bancorp had acquired First National in 1987 and was requesting the move to Coeur d’Alene, Idaho to gain a foothold in that state. Apparently U.S. Bancorp had twice failed to buy its way into Idaho, and now would move the First National Bank in Spokane over the border. The FNB would be rechartered as the U.S. Bank of Idaho. Three branches in Spokane would be closed and the downtown headquarters at 502 West Riverside would remain open until the transfer of the charter was granted. According to U.S. Bank, the decision to move to Idaho was driven by customer service, not the desire to begin banking in Idaho. It was stated that “customers prefer to be served by a large, integrated bank that can offer them a full line of services.”¹²

A May 17, 1991 article in the *Spokesman-Review* reported: “Comptroller OKs Bank Move.” Although opposed by Idaho officials and bankers, the U.S. Office of the Comptroller of the Currency approved the bank’s move. The Comptroller had rejected claims by the Idaho contingent stating that the Federal Reserve does not necessarily have jurisdiction because no bank acquisition would be involved. Additionally, the First National would be renamed U.S. Bank of Idaho. The First National had become a Bancorp property as a result of the Old

¹² Bert Caldwell, “Bank Has Eye on Idaho Market,” *Spokane Chronicle*, March 14, 1990.

National Bank Corporation acquisition completed in 1987. The only surviving branch was the one in its building at 502 West Riverside. As of 1992, the First National Bank Building was listed in Polk, but minus the First National Bank business in Washington.

Bank Building and Equipment Corporation of America

“The company was most prominently known as the Bank Building & Equipment Corporation of America, but under several different names during their company's history they built and furnished over 5,000 structures across the United States, Mexico, and Latin America.”¹³

Founded in 1913 as the St. Louis Bank Fixture Company, by the close of WWI, the company added vaults, iron bars, gates and other metal products to its line. But in addition, they made the decision to expand their services to include planning, design, and construction to fixture installation.

“The depression brought almost a complete halt to bank construction and remodeling [and] the company also manufactured pinball machines, furniture, and designed and built mausoleums to keep its builders, planner, and cabinetmakers together. With the repeal of prohibition and the increase of construction of beer halls and cocktails lounges, Bank Building & Equipment Corporation began marketing fine crafted beer cabinets, bars, and lounge furniture to hotels as a major client.”¹⁴

“The company had completed its first 1,000 structures for financial facilities by the outset of World War II. Under the promotion of "functional planning," company personnel were anxious to attract customers back after the Great Depression made a mattress seem a safer place to deposit money.”¹⁵

“During World War II, the market for new building again came to a halt. Bank Building & Equipment Corporation again turned to alternative production including pre-fab housing units for military bases, lift-vans, and overseas shipping crates. From this work, they were again able to keep their small, in-house core of planning and design specialists together. This allowed the company to refine its ideas on the changing role of the financial facility and positioned them well to handle the unprecedented growth that was to come afterward and influence the course of financial facility design.”¹⁶

“Following World War II, population shifts, growth, and experimentation in the banking industry led to an explosion of demand in the banking industry for services to remodel and expand. The unprecedented demand for mortgage loans created a corresponding boom in savings and loan industry, shifting much of the population to the suburbs. This is where the Bank Building & Equipment Corporation was able to provide their full creative abilities to respond to an

¹³ “A Brief History of the Bank Building,” Defining Downtown at Mid-Century, <http://www.midcenturybanks.recentpast.org/history/item/269-a-brief-history-of-the-bank-building-equipment-corporation-of-america>.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

opportunity to create architecture that was distinctly recognizably as a financial institution, yet take advantage of the functional design concepts the firm had pioneered.”¹⁷

“Bank Building & Equipment Corporation pioneered many major innovations for the banking industry to accommodate new customer habits due to the decentralization of cities. The development of the drive-up teller unit, installation of the full-service suburban or branch bank, and increased use of automation are among the nationwide banking innovations led by the company. With the popularity of using drive-up banking increasing, the thinking that "if they can't drive in, they may drive by" was quickly accepted by bank presidents and set up the Bank Building & Equipment Corp. for many projects during the next two decades.”¹⁸

“With exponential growth still on the drawing board, the Bank Building & Equipment Corporation prepared for an expansive future. By 1955, they had diversified their materials, suppliers, and producers to both expedite the construction the process and reduce the overall cost for clients. Adding to their highly reputable cabinet shop and brick factory, they purchased two marble quarries (one each in Minnesota and Alabama) and invested in two vault-manufacturing companies.”¹⁹

“With over 3,200 projects amassed by 1956, the company's marketing slogan was "From America's financial design center." At that time, the firm had 35 projects going in the St. Louis area alone with budgets ranging from \$15,000 to \$6.5 million, and had 350 other projects under contract.”²⁰

“By all accounts, the Bank Building & Equipment Corporation's mid-1950s plan to stay at the forefront of the industry into the early 1960s was successful, resulting in tremendous growth for the company – from \$8 million in sales in 1951 to \$28 million in 1961. By 1962, there were \$38 million of projects in the pipeline of which \$16 million were backlogged up through 1963. By 1964, the company reported sales of \$35 million.”²¹

In 1962, “Bank Building & Equipment Corp. was completing an average of one building every three days for the past five years. They had also completed a reported 4,000 projects and grew to a staff of over 300 including 150 designers, engineers, and draftsmen. In June 1962 the company was inducted into the Hall of America's Builders at Pepperdine College. At the induction, they stated that the Bank Building & Equipment Corporation has been instrumental in bringing about the widespread use of warm, contemporary designs in financial building.”²²

The company operated through the 1980s but met its demise in 1990 after filing bankruptcy because of financial irregularities in one of its subsidiaries.

¹⁷ “A Brief History of the Bank Building,” Defining Downtown at Mid-Century.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

²² Ibid.

Construction and Evolution of the First National Bank Building

The post WWII era was a period of significant bank building in downtown Spokane. In 1952, the Lincoln First Federal Savings and Loan (S & L) was constructed at 120 N. Wall. This was followed by the Fidelity S & L at the corner of Riverside and Howard in 1953. It is notable that this building was constructed by the Bank Building & Equipment Corp a year before the First National Bank Building was constructed by the same firm on the other corner of the block. The Lincoln First Federal S & L would build a major building at 818 West Riverside in 1965. It is also notable that Riverside Avenue is Spokane's banking street and almost all downtown banks are located along Riverside Avenue.

The *Spokesman-Review*, Sunday edition of March 22, 1953 reported a major addition to downtown Spokane bank properties: "\$1,000,000 HOME OF FIDELITY READY"

"Fidelity Savings and Loan association will be open for business tomorrow in its new \$1,000,000 home almost nine months to the day since construction began. ... The eight-story Fidelity Savings building at Howard and Riverside has risen on the site of the old Ziegler building, Spokane's first skyscraper. ... Frank S. McWilliams, president of Fidelity, said the savings and loan associate office personnel began the job of moving from temporary quarters in the Realty building yesterday. ... McWilliams said the prime contractor on the building, Bank Building and Equipment Corporation has indicated the remainder of the building will be ready for occupancy by August 1."

"New Bank Building Opens March 26" (1954) captioned a *Spokesman-Review* article reporting the opening of the new First National Bank at Riverside and Stevens.

"Spokane will get its first look inside the First National Bank's new building at Riverside and Stevens on March 26, George H. Jackson, president, announced yesterday. Jackson said the bank will hold open houses from 5 to 9 p.m. on March 26 and from 10 a.m. to 2 p.m. on March 27. The bank will be "open for business" in its new quarters on March 29.

At the same time, W.W. Witherspoon, president of Intermountain Mortgage company, announced his firm "will move from its present quarters on the sixth floor of the Weich building to the second floor of the First National building."

Witherspoon said the move will be made over the weekend of March 27-28 so the firm will be ready for business at the same time the First National is ready.

Intermountain, formerly Murphey Favre Mortgage company will occupy about 3000 square feet or 20 percent of the upper floor of the new bank building.

Witherspoon said Intermountain insurance agency, now located in the same offices as the mortgage firm will also be moved to the new building. Intermountain Mortgage, which has been in the Weich building since 1950, has

about \$25,000,000 in mortgages in force in Spokane and the Inland Empire. The name was changed last October.

The interior of the lobby, as well as other parts of the building, will present a colorful appearance high lighted by walnut furniture and fixtures, beige terrazzo floors and marble counters, dark blue and pale yellow walls and satin finished aluminum trim.

The basement will house the safety deposit, installment credit and mortgage loan departments clearing house, directors' room, employees' lunch and recreation room, and a number of vaults including a 90-foot storage vault under the Stevens street sidewalk.

On the main floor will be the officers' quarters, commercial loan, credit, checking, savings, escrow, collections, and new account departments, bookkeeping and proof and transit departments.

A drive-in teller window is on the north side of the building facing the alley and will be serviced from Stevens street. There will be no banking operations on the second floor

Speaking for the board of directors, Jackson said, "We want everyone to feel welcome. The entire staff including our officers will be in their places during the open house to answer questions and show our new building."

First National took a 50-year lease on the corner in the fall of 1952. The old five-story Eagle building, erected in 1889, was torn down last spring, Henry George & Sons, Spokane contractors began work on the 60x142-foot building about Jun 3 1953. The building was designed by Bank Building & Equipment Corporation of St. Louis.

The marble bank building at Riverside and Wall, occupied by the First National the last 37 years has been purchased by the Crescent Store."

The grand opening of the First National Bank in Spokane was reported in the *Spokesman-Review* on March 28th, 1954:

"More than 14,000 persons visited the First National bank's new quarters at Riverside and Stevens during the two-day open house held yesterday and Friday night.

Edwin K. Barnes, bank executive vice president, said last night "there were just about as many persons standing in line outside when we had to close the doors a there were inside." Barnes said that flowers received from well wishers in the

Inland Empire and from correspondent banks throughout the nation “was one of the most beautiful floral displays I have ever seen.”

He said roses and all available carnations in the area had been used to decorate the bank interior.

“The teller cages were completely covered with floral arrangements and visitors could hardly see the modernistic cages,” Barnes said. The bank held a dinner part at the Spokane club for visiting bankers.

“Everyone has nothing but words of praise for our new bank,” Barnes said. “It is the most beautiful bank interior in America.” The bank will open for business tomorrow at 10 a.m., Barnes said.”

On June 16th of 1954, The *Spokesman-Review*'s Fenton Roskelley would recap the heyday of post World War II bank building in Spokane in the article “Banks Spend \$6,100,000 to Construct New Quarters:”

“Spokane banks and savings and loan associations have dipped into their vaults for about \$6,100,000 since the end of World War II to enable customers to do their banking in modern air-conditioned surroundings. With one exception, the institutions either have built new main offices or else have remodeled dingy lobbies into streamlined, well-lighted quarters. They also have put up attractive new branches and improved old ones. In fact the face-lift activity of the last few years amounts to the biggest bank building boom in Spokane in more than a half-century. Not since the early days of banking here have so many new structures been erected and existing offices been remodeled in such a relatively short time.

Probably the biggest construction job of the postwar years was the erection of a seven-story addition to the Seattle-First National bank's Spokane and Eastern division building. ...

Another big project was the construction of a modern, eight story bank and office building for the Fidelity Savings and Loan association. The old Ziegler building on the northeast corner of Riverside and Howard was razed in 1952 to make room for the new structure. Completed last year, Fidelity's new building is an attractive addition to Spokane's skyline.

Officials of the First National bank now are boasting the bank “is the oldest bank in the newest building in Spokane.” They can make this claim because the forerunner of the present bank was organized on May, 1892, or a few years before any of the present banks.

The First National, which occupied the old Marble Bank building for 37 years, moved recently into its modernistic home at Riverside and Stevens. Its patrons can even do their banking to piped-in soft music.

Lincoln First Federal Savings and Loan association has remodeled its downtown office at N 120 Wall and constructed a modernistic drive-in branch at 2215 Northwest Boulevard.

The first project was the adding of three stories to the downtown two-story building. The addition and the remodeling of the lower floors were completed in February 1952. The association opened its Northwest Boulevard branch a couple of weeks ago.

The Old National bank remodeled and modernized the lobby of its main office at Riverside and Stevens last year. The remodeling included lowering the ceiling, installing modernistic lighting and doing away with old-fashioned teller's cages.

The Old National built a drive-in branch at W 56 Riverside in 1952 and remodeled three city branches.

The Washington Trust bank is the only one in the city that hasn't either built new quarters or completely remodeled existing offices. However, the bank built an ultramodern drive-in branch at Second and Wall in 1950."

Conceived in the 1950s era of downtown bank building, the imposing modern 8-story Lincoln First Savings and Loan building at Lincoln and Riverside and designed by Harold Whitehouse, Price and DeNeff, was constructed in 1963. The project was prominently announced on the front page of the *Spokesman-Review* on Christmas day 1959—Page 1 "\$3,500,000 Building Set for Downtown District."

"Lincoln First to Raze Old Golden Gate, Norfolk Units. Whitehouse, Price & Ed Neff architects, are making studies in preparation for planning of the new structure. Planned to be constructed in 1962. ... He (Roderick A. Lindsay, president,) noted that Spokane is the only city of its size with two savings and loan associations, having assets of more than \$100,000,000. The other such firm here is Fidelity Savings and Loan association.

He said that despite growth of suburban areas and shopping centers, experience in other cities as well as Spokane shows the bulk of the business is transacted in the downtown areas.

He said the choice of location in the downtown area for new quarters is in keeping with planning now underway by Ebasco Services for Spokane Unlimited.

No decision has been made yet on future use of the present building at N 120 Wall [extant], Lindsay Said.”

The Ebasco Plan would also set in motion efforts that would change the First National Bank as well. The first major alteration to the building was to its skin. October 11, 1965 plans by McClure & Adkison Architects detailed the change in the building's look by the addition of a new granite veneer, black granite, to replace the cream-colored glazed tile. The original red granite on the lower level would remain, and a new aluminum cover to match the original aluminum trim, was installed above, on the ceramic sill separating the first and second levels of the east façade. New signs “First National Bank” would be affixed to the black granite surface in the west quadrant of the south façade, and in the south quadrant of the east façade. The ground floor, windows, entry, and aluminum trim would remain as originally installed in 1954.

The next change, the addition of a new north face, evolved only months later. Plans by Thomas R. Adkison Architect revealed a new face on the north, alley side, of the building. The revitalization of the entire block was in process precipitated by a project intended to revitalize the downtown core. As reported in the *Spokane Daily Chronicle*:

“\$2.5 Million Building Planned,” marked a major change to the First National Bank building and downtown Spokane.

The next major change to the building took place in 1978. A building permit²³ listed proposed alterations to the Sherwood Building and First National Bank including a skybridge to the Parkade, demolish partitions and existing ceiling, construct new skywalk, add 1 story to North side of Sherwood Building and alterations in First National. Thomas Adkison provided the design and Halvorson Construction completed the work. This project resulted in the construction of Sherwood Mall which included the second story of the FNB building. A corridor through the building between the Sherwood to the west and connecting to a skybridge across Stevens Street to the ONB on the east would also provide access to a new restaurant and other retail shops. The rears of the Sherwood and FNB buildings were again revised to unify the buildings in conjunction with the addition of the new skywalk.

The 1978 R. L. Polk Directory records, for the first time, the tenants of the Sherwood Mall which was developed in conjunction with the skywalk extension to the Old National Bank Building. Several of the tenants of the Sherwood Mall were on the second, or skywalk, level of the FNB Building. Kowalski's restaurant occupied the space south of the skywalk corridor and other shops were to the north side. These businesses were not listed under the FNB address even though they occupied space within the building. The FNB in Spokane continued to operate on the 1st floor and basement.

²³ Issued December 5, 1977

FNB Building Site and Block History

The Sanborn map of 1884 shows the site as vacant with a variety of frame-one- and two story buildings, including a blacksmith next door to the west, a shooting gallery and bowling alley, four saloons, three barbers, offices, general merchandise, hardware, Chinese laundry, livery, a couple of dwellings, sheds, and a post office on the corner of Howard and Main.

The 1888 Sanborn shows the site and block essentially the same as 1884.

The 1889 Sanborn shows the site developed with the four-story wood frame Eagle Block with a harness and saddle shop and furnished rooms up stairs. The entire block was built out with liquors, a corral, wagon shop, tailor, barber, notions, tobacco, hardware, saloons, drugs - a variety of shops typical of a growing western town.

The 1890 Sanborn, the year after the fire, shows the five-story brick Eagle Block on the future FNB site. A wide vacant swath was between the Eagle Block and the five-story brick Ziegler Block on the southwest corner of the block. Saloons and shops were to its north, and the Moore Block and another brick block were under construction in the north half of the block. The northeast corner of the block indicated the dotted outlines of building foundations, not yet rebuilt from the fire of 1889.

In 1891 Sanborn depicted the Eagle Block and to its west the three-story brick Sherwood Building (razed in 1915 to make way for the current Sherwood Building), two vacant lots, the Ziegler Block, a three-story brick building to its north, the Holley, Mason Marks & Company hardware and on the northwest corner, the Daniel's Block. Several vacant lots left a large gap before the single story brick store building on the northeast corner that extended south to the alley.

In 1910, the block was built out. Sanborn depicts a variety of buildings, all brick and stone, one- to five- story buildings. The Eagle Block, Sherwood Building, and Ziegler Block dominated the frontage along Riverside. The Pantages Theater replaced Holley Mason on the northwest quadrant of the block, and one- to three-story shops lined Main Avenue and Stevens Street.

The 1928 Sanborn depicts the block as fully built out. Only the two two-story brick buildings at 516 and 518 West Riverside, and the Sherwood Building (1916 version) are extant.

The 1952 Sanborn depicts the same pattern as 1928. It does not show the FNB Building, the Fidelity Savings Building and the Parkade which came in the following years.

RL Polk Directory – FNB Building – 502 West Riverside Avenue - Building Occupants

The first year that the First National Bank Building (FNB) was listed was in 1955, the year after completion of construction. The initial occupants were the First National Bank in Spokane on the 1st floor and basement. On the second floor were Intermountain Insurance Agency, Inc. and Intermountain Mortgage Company. In room 200 was United Pacific Insurance Company and in 204, Keith Campbell, lawyer, and Dressel & Lehan, attorneys.

In 1960, the second floor tenants changed slightly but Intermountain remained, and the attorneys were replaced by United Pacific Insurance and Cascade Insurance Company.

In 1965, the tenant mix was essentially the same as 1960, Cascade Insurance Company, United Pacific Insurance and Morrison & Huppin, attorneys occupied the other office suite.

The 1970 Directory listed only United Pacific Insurance on the second floor.

In 1975 through 1977, Bankshares Mortgage Company occupied the second floor.

A city of Spokane building permit, issued on December 5, 1977, documents the alterations to the Sherwood Building, construction of a new skywalk to connect to the Parkade and alterations to the First National.

The 1978 Directory lists the tenants of the Sherwood Mall. Several of the tenants of the Sherwood Mall were on the second, or skywalk, level of the FNB Building. Kowalski's restaurant occupied the space south of the skywalk corridor and other shops were to the north side. These businesses were not listed under the FNB address even though they occupied space within the building. The FNB in Spokane continued to operate on the 1st floor and basement.

In 1992, the FNB Building, but no occupants, was listed at 502 West Riverside.

By 1994, fifty years after opening its new office in the First National Bank Building, First National Bank would no longer call Spokane home, it had been moved to Coeur d'Alene by U.S Bancorp, its parent owner. The charter change had been approved by the U.S. Office of the Comptroller of the Currency in May 1991. The bank would now become the First National Bank of Idaho. The FNB Building was occupied by the U.S. Bank of Washington Escrow Department, and the Trust and Securities branch.

In 1995 and 1996, US bank was transitioning out of the FNB building, but the skywalk level office spaces and Metro Café continued to operate.

The 1997 Directory listed the FNB Building as vacant.

In subsequent directories, the address 502 West Riverside was no longer listed. Occupants of the FNB were listed under 510 West Riverside, the Sherwood Building. The major user of the 1st floor and basement space was Sterling Savings Bank and its real estate affiliates as office and operational space. Sterling was spread throughout the Sherwood and FNB buildings until consolidating in the Crescent Building in 2012.

In 2011, listings for 510 West Riverside included within the 2nd floor of the FNB Building, Sterling Savings Real Estate in suite 205, Metro Café in 207, and Washington State Services for the Blind in suite 209 (was here in 2006). No address for 502 was listed.

Historical Context of Downtown Spokane

“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.”^{24,25}

“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, two Oregonians passing through the region in 1873 recognized the value of the Spokane River and its falls. They realized the development 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.”²⁶ By 1875, Matheney became doubtful that the Northern Pacific Railroad would 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.

²⁴ “History of Spokane, Washington,” Wikipedia,
http://en.wikipedia.org/wiki/History_of_Spokane,_Washington.

²⁵ Original reference comes from Robert H. Ruby and John Arthurs Brown's definitive history on the indigenous people of Spokane, *The Spokane Indians: Children of the Sun*, printed in 2006.

²⁶ “History of Spokane, Washington,” Wikipedia.

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 states 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 author John 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 boom 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 (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth.

Spokane grew rapidly through the teens to a 1920 population of 104,437, but then slowed in the 1930s and increased to 122,001 in 1940. World War II was a period of industrial development with the power generation of the New Deal Grand Coulee Dam supporting aluminum plants, military supply depots, and other industry.

During World War II, Spokane was home to the Velox Naval Supply Depot, the massive Galena Army Air Corps supply and repair depot (later Fairchild AFB), Geiger Field, Fort George Wright, and the Baxter Army Hospital. In addition, two federally owned aluminum plants at suburban Mead and Trentwood proved crucial to the war effort. Some 15,000 Spokane residents served in the armed forces and many were employed in war-related industries.

In 1950, Spokane's population increased by 40,000 people to a population of 161,721. The pent up demand of returning veterans fueled the construction of single-family homes in the suburbs to the north, south, and Spokane Valley. New commercial buildings, and a wave of new banks, were built in downtown Spokane. Shopping centers sprouted in the burgeoning residential suburbs. Another 20,000 people were added during the 1950s to 181,608 in 1960, with a decrease to 170,516 in 1970. Because of the sprawling push to the suburbs and development of shopping malls, the downtown Spokane core declined.

Various planning efforts for the downtown, from the 1961 Ebasco Plan, the work of Spokane Unlimited in the 1960s and 1970s responded to the flight to the suburbs and the deteriorating downtown core. The Spokesman-Review article of January 4, 1961, captioned "Central Spokane Plan Held Vital," summed it up in a statement by John G. F. Hieber, president of Spokane Unlimited, Inc. "Spokane must have a strong heart for if the core is weak it becomes a threat to the entire city." The effort to develop the Ebasco Plan, which envisioned a core riverfront freed from the steel wall of the railroads, was launched by the downtown interests. The construction of the Parkade Plaza at Howard and Main in 1967 was an early effort in downtown revitalization by providing a major parking garage and linking it to downtown retail shops via a skywalk system.

Expo '74 cleaned up the steel and concrete wall of the railroads along the river, provided a new urban park that highlighted the Spokane River falls, and brought new energy to Spokane and worked to revitalize the downtown. The skywalk system initiated with the Parkade Parking Garage in 1967 pushed into department stores such as the Crescent, the Bon Marche, J.C. Penney's, Riverpark Square, and office buildings such as the Old National Bank and Paulsen Building, and Seattle First National Bank. Eventually some 15 blocks would be connected by this system. But, as a new emphasis was placed on street level retail and activity on the sidewalks, the skywalk system, essentially a two-level retail area within the core, began to fade in the 1990s. An article in the Journal of Business in 2005 reported the results of a recent survey of downtown skywalk spaces and indicated that 40 percent of the retail spaces were empty. Much of the space was shifted back to office use which it had been prior to the expansion of the skywalk system.

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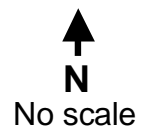
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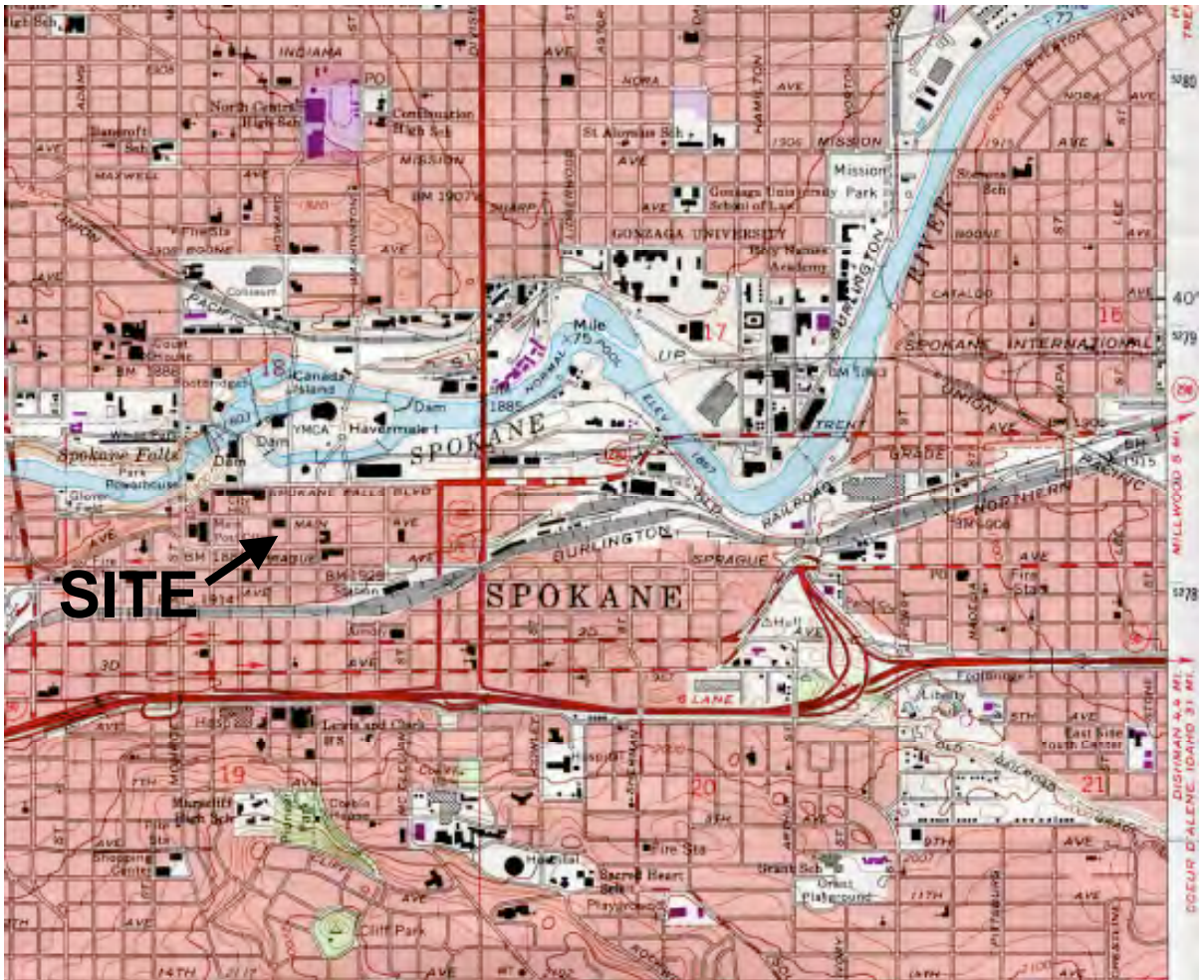
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City of Spokane 2012 Aerial Photo

502 WEST RIVERSIDE AVENUE AERIAL PHOTO OF SITE BLOCK

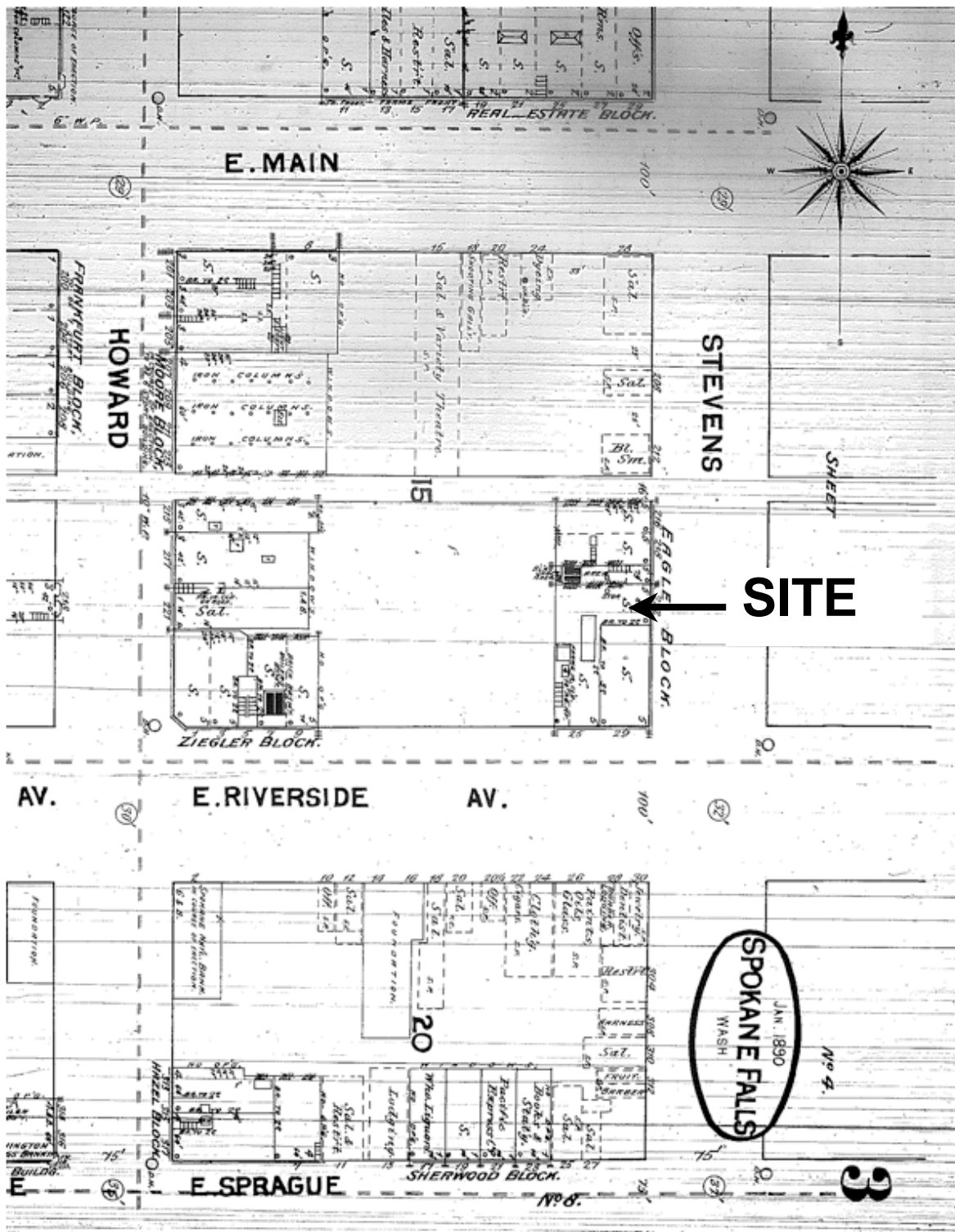




USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

502 WEST RIVERSIDE AVENUE SITE LOCATION

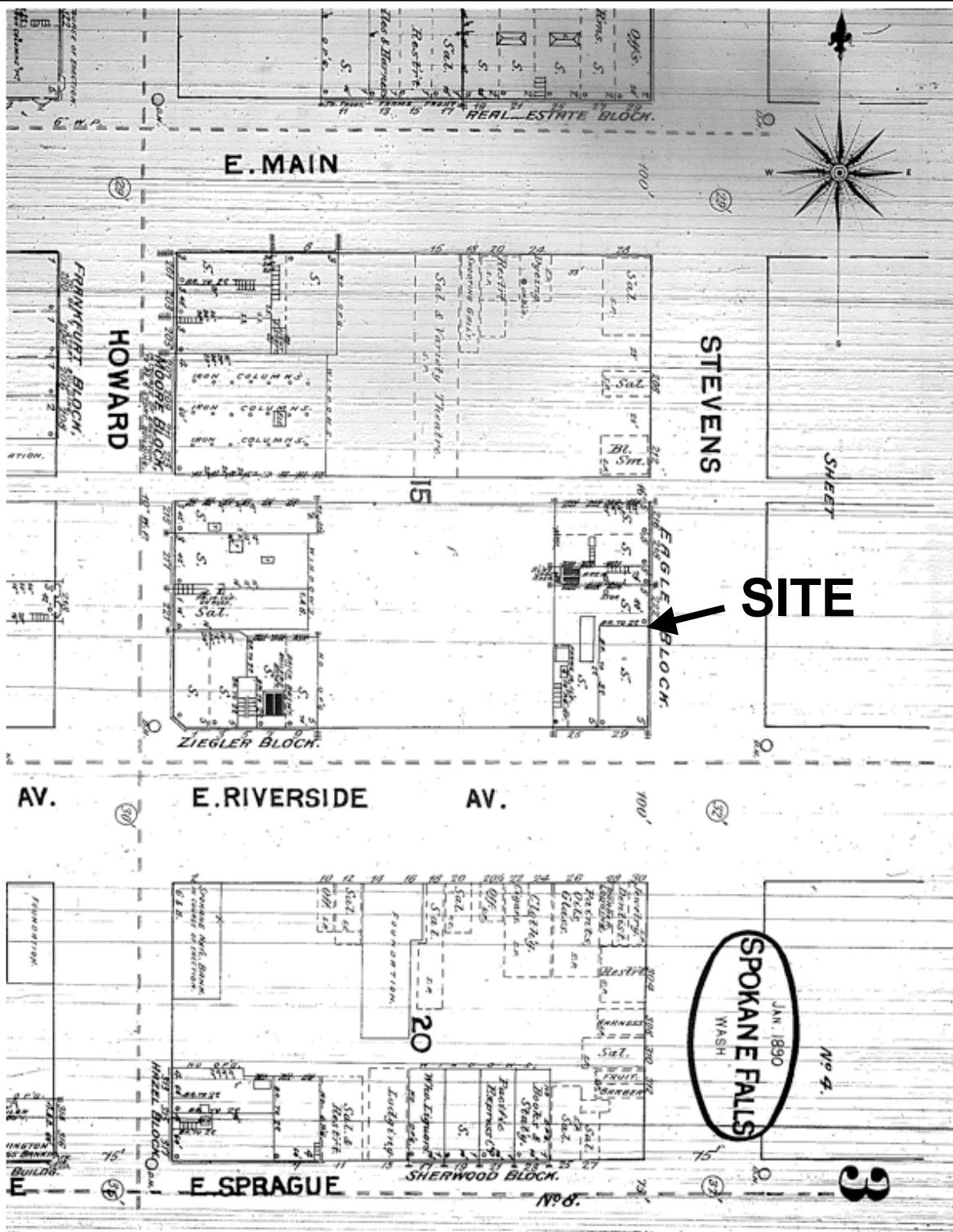
↑
N
1' = 2000'



Sanborn Insurance Map – 1888 – page 3

**502 WEST RIVERSIDE AVENUE
1888 SANBORN MAP**

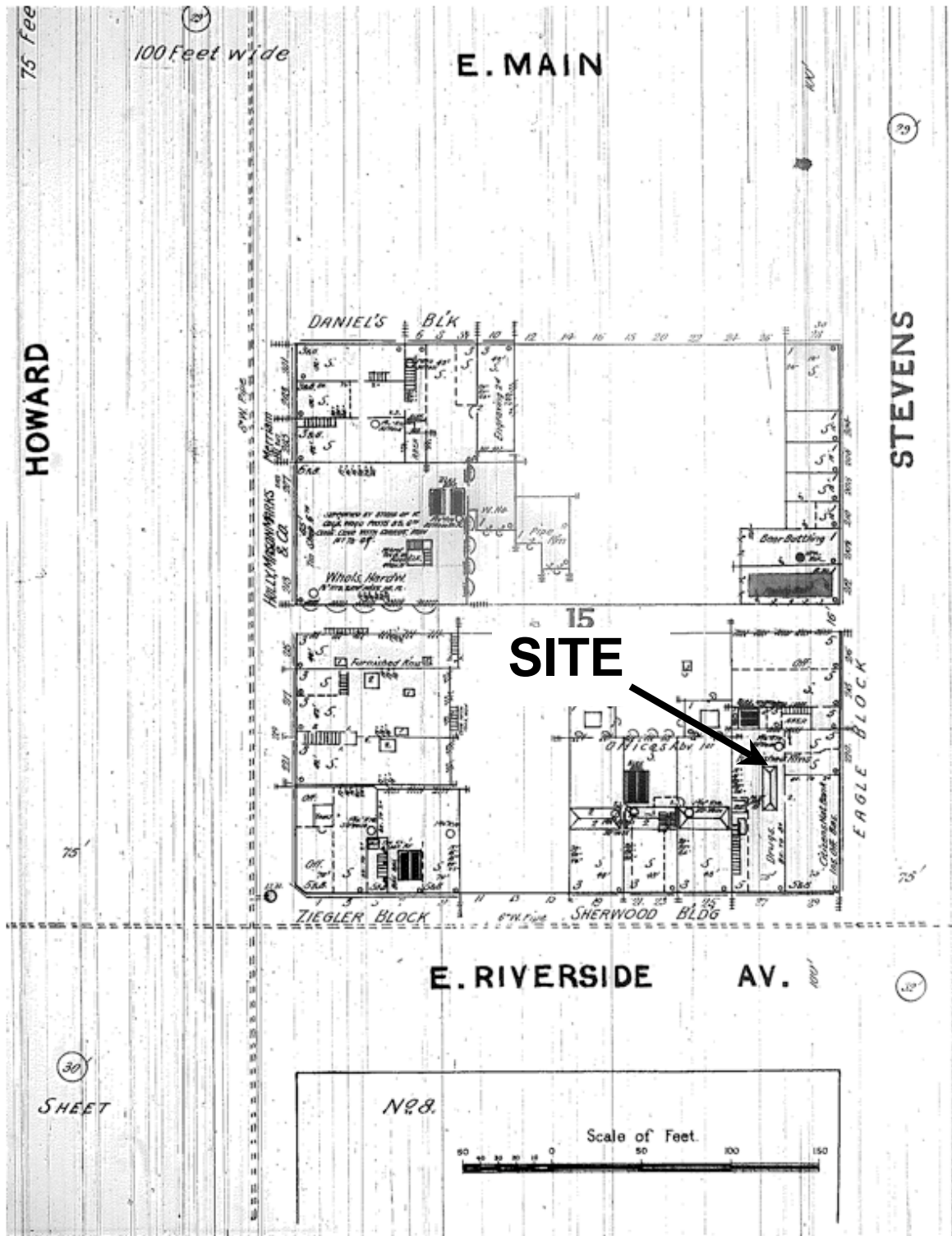
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N
1" = 100'



Sanborn Insurance Map – 1890 – page 4

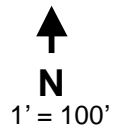
**502 WEST RIVERSIDE AVENUE
1890 SANBORN MAP**

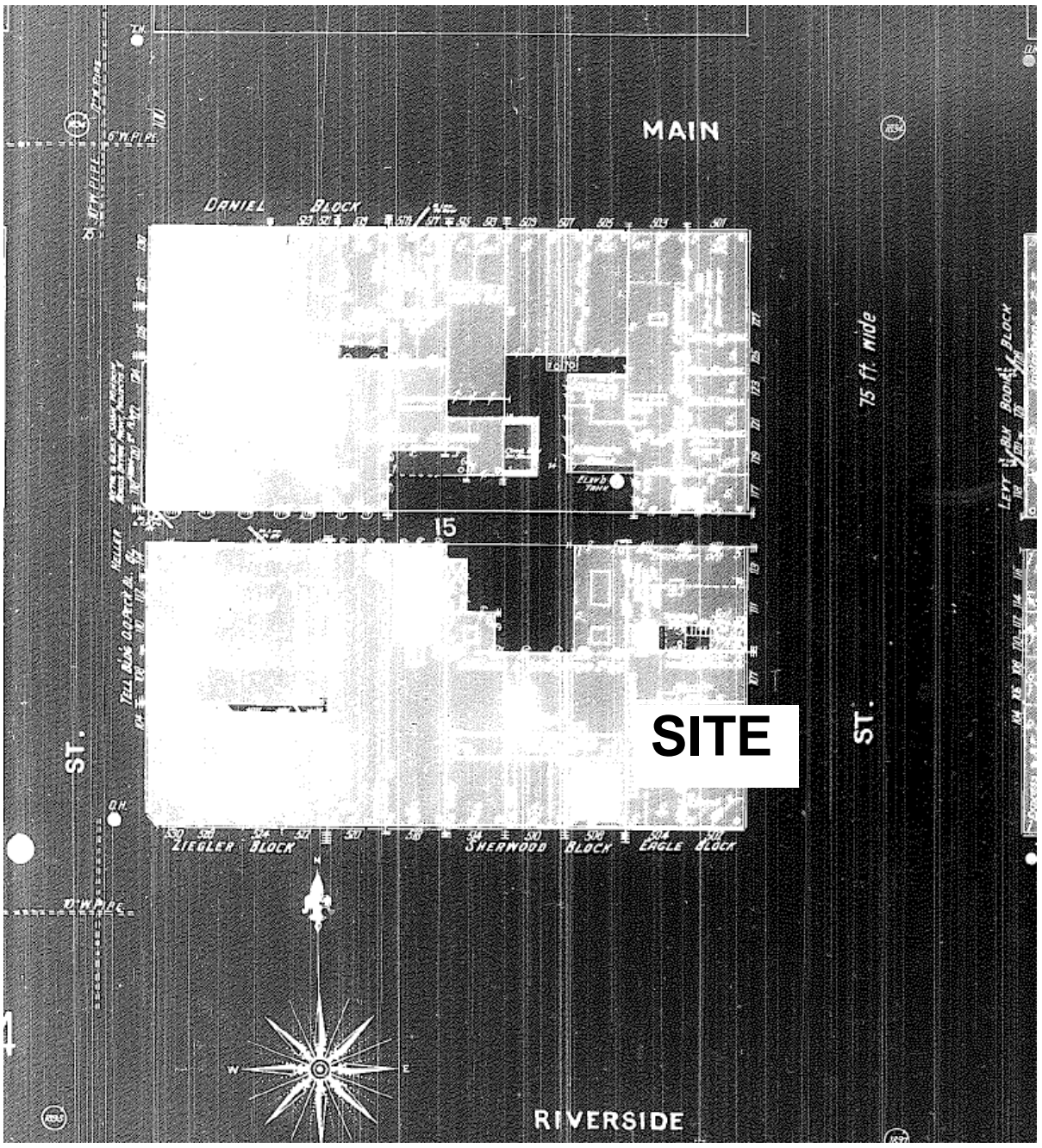
↑
N
1' = 100'



Sanborn Insurance Map – 1891 – page 5

**502 WEST RIVERSIDE AVENUE
1891 SANBORN MAP**

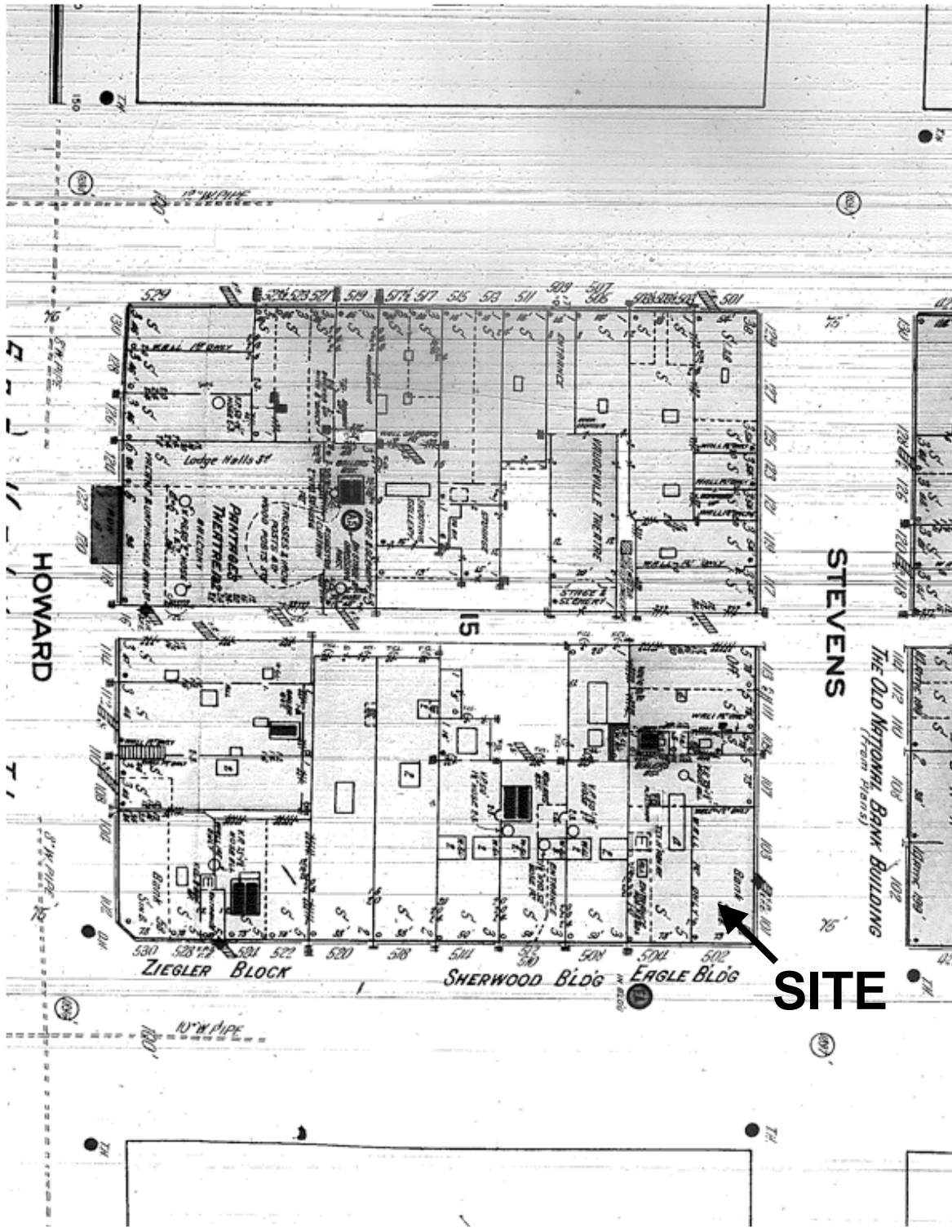




Sanborn Insurance Map – 1902 – page 6

502 WEST RIVERSIDE AVENUE 1902 SANBORN MAP

↑
N
1' = 100'



Sanborn Insurance Map – 1910 – page 429

**502 WEST RIVERSIDE AVENUE
1910 SANBORN MAP**

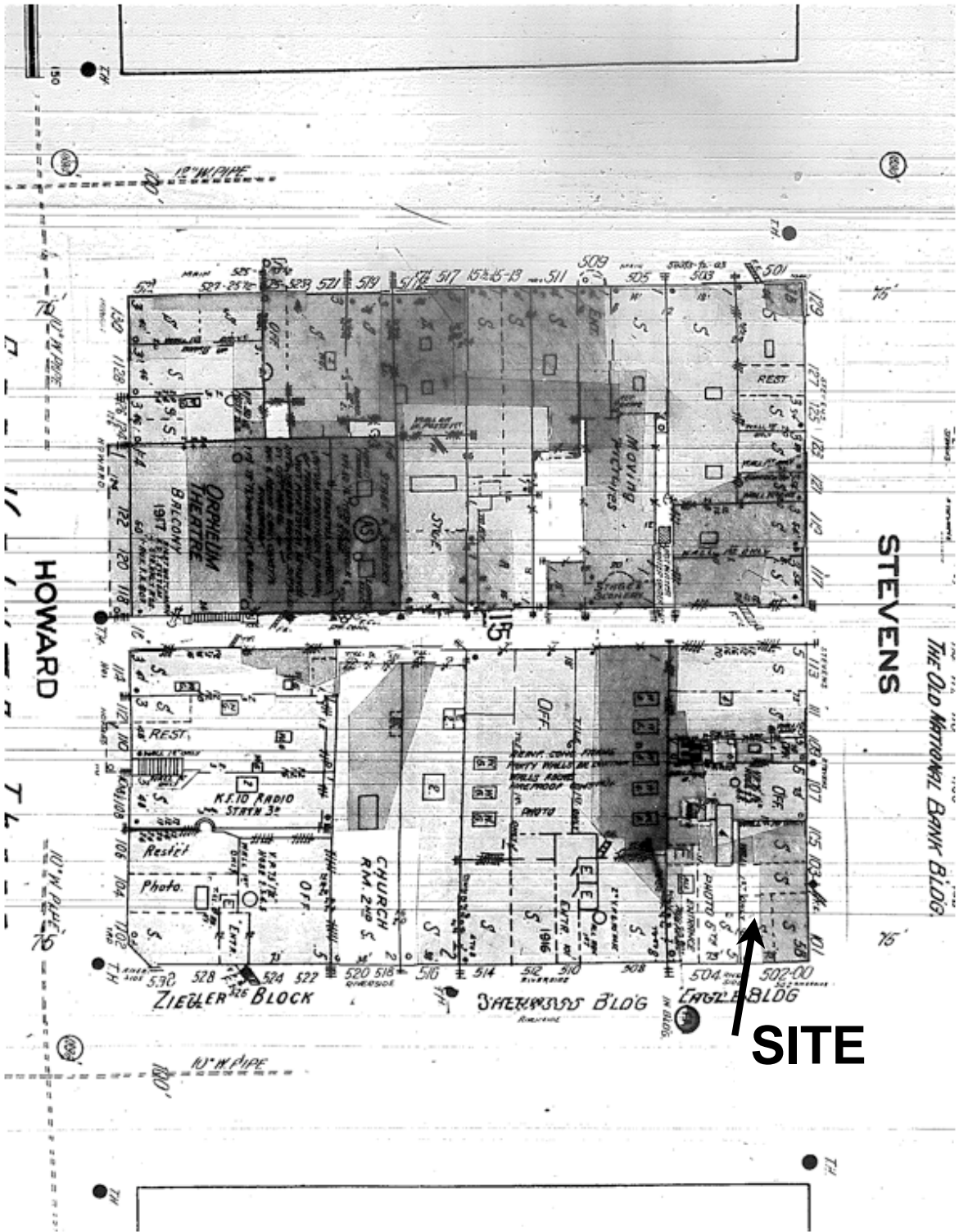
↑
N
1' = 100'



Sanborn Insurance Map – 1910 updated to 1928– page 428

502 WEST RIVERSIDE AVENUE 1928 SANBORN MAP

↑
N
1' = 100'



Sanborn Insurance Map – 1950 updated to 1952– page 429

502 WEST RIVERSIDE AVENUE 1952 SANBORN MAP

↑
N
1' = 100'



First National Bank, 502 W. Riverside, Spokane, WA – 1954
(Libby Photo)



Photo 1 – View to Northeast Showing Site Context From Howard and Riverside



Photo 2 – View to Northwest Showing Site Context From Stevens and Riverside

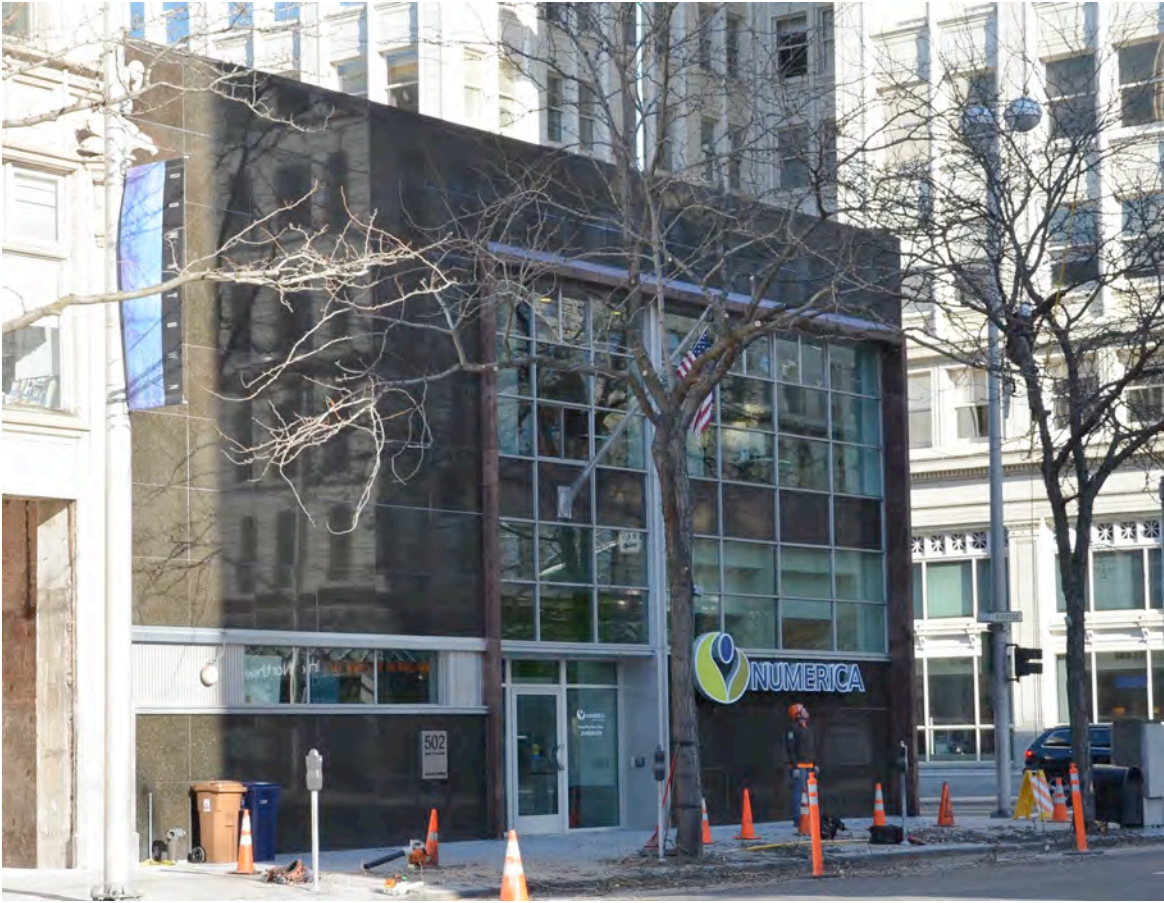


Photo 3 – View to Northeast Showing Southwest corner of the FNB



Photo 4 – View to North Showing Front of FNB Along Riverside Avenue



Photo 5– View to Northwest Showing Southeast corner of the FNB and Skywalk



Photo 6 – View to Northwest Showing Northeast Corner and Skywalk



Photo 7– View to of Basement Looking to North and Toward Vault



Photo 8 – View to North Showing Vault Door (By Allied Safe & Vault Co of Spokane)



Photo 9– View to North of Numerica Bank Lobby From Front Entry



Photo 10 – View to East Along Main Floor Showing Numerica Bank Lobby



Photo 11– Looking East Toward Entry to Former FNB Building From Sherwood Building (GenPrime Offices)



Photo 12 – Looking Southeast Into GenPrime Offices



Photo 13– 2nd Floor Looking East Along Skywalk Corridor Toward Stevens Street



Photo 14 – 2nd Floor Looking West Along Skywalk Corridor Toward Sherwood Building



Photo 15– 2nd Floor Looking Northeast Along Skywalk Corridor At Office Section



Photo 16 – 2nd Floor Looking Northwest Along Skywalk Corridor at Office Section



Photo 17– 2nd Floor Looking South at Thomas Hammer Coffee



Photo 18 – 2nd Floor Looking South at Nystrom & Olson Office