

Spokane City/County Register of Historic Places Nomination  
McKINLEY SCHOOL

***Spokane Register of Historic Places  
Nomination***

*Spokane City/County Historic Preservation Office, City Hall, 3<sup>rd</sup> Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

**1. HISTORIC NAME**

Historic Name **McKINLEY SCHOOL**  
Common Name McKinley School

**2. LOCATION**

Street & Number 117 N. Napa Street  
City, State, Zip Code Spokane, WA 99202  
Parcel Number 35163.3001

**3. CLASSIFICATION**

Category	Ownership	Status	Present Use	
<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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input checked="" type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<b>Site</b>	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

**4. OWNER OF PROPERTY**

Name Schoolyard Billy, LLC c/o Robert C. Brewster Jr.  
Street & Number 1157 Federal Avenue  
City, State, Zip Code Seattle, WA 98102  
Telephone Number/E-mail 206-390-0105, [rob.brewster@gmail.com](mailto:rob.brewster@gmail.com)

**5. LOCATION OF LEGAL DESCRIPTION**

Courthouse, Registry of Deeds Spokane County Courthouse  
Street Number 1116 West Broadway  
City, State, Zip Code Spokane, WA 99201  
County Spokane

**6. REPRESENTATION OF EXISTING SURVEYS**

Title City of Spokane Historic Landmarks Survey  
Date Federal ☐ State ☒ County ☐ Local ☐  
Location of Survey Records Spokane Historic Preservation Office

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**7. DESCRIPTION**

*(continuation sheets attached)*

**Architectural Classification**

**Condition**

☐ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

**Check One**

☐ unaltered

☒ altered

**Check One**

☒ original site

☐ moved & date

**8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE**

*(continuation sheets attached)*

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the 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 or 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.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Bibliography is found on one or more continuation sheets.*

**10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.**

*Items are found on one or more continuation sheets.*

**11. GEOGRAPHICAL DATA**

Acreage of Property

The nominated property includes the entire parcel, which is 2.96 acres.

Verbal Boundary Description

The legal description is Block 69, a Subdivision of School Section 16, Township 25 North, Range 43 East of the Willamette Meridian.

Verbal Boundary Justification

The nominated property includes the entire parcel and urban legal description.

**12. FORM PREPARED BY**

Name and Title

Linda Yeomans, Preservation Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27<sup>th</sup> Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

[lindayeomans@comcast.net](mailto:lindayeomans@comcast.net)

Date Final Nomination Heard

August 16, 2017

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13. SIGNATURE(S) OF OWNER(S)



By Rob Brewster, its Manager  
For Schoolyard Billy, LLC

14. FOR OFFICIAL USE ONLY

Date nomination application filed: 7/18/17

Date of Landmarks Commission Hearing: 8/16/17

Landmarks Commission decision: Yes

Date of City Council/Board of County Commissioners' hearing: 9/18/17

City Council/Board of County Commissioners' decision: Approved

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.

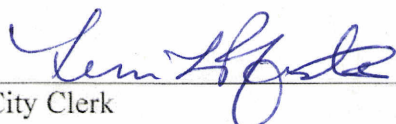
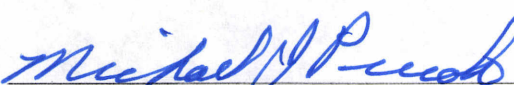


Megan Duvall  
City/County Historic Preservation Officer  
City/County Historic Preservation Office  
Third Floor—City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

9/1/17  
Date

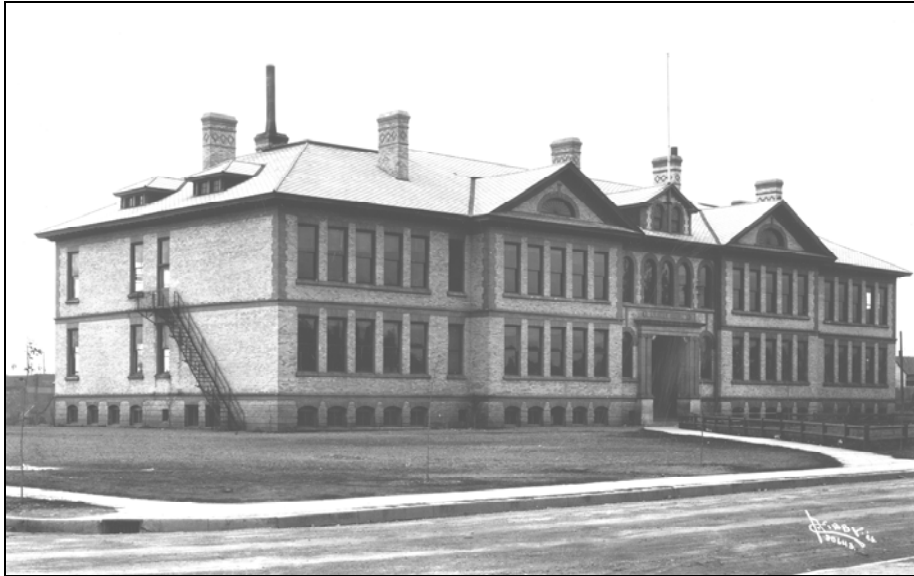
Attest:

Approved as to form:

  
City Clerk  
Assistant City Attorney

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*McKinley Elementary School in 1926*



*McKinley Elementary School in 2017*

## ***SECTION 7: DESCRIPTION OF PROPERTY***

### ***Summary Statement***

Built in 1902 and enlarged in 1903, the McKinley School is an outstanding example of public school architecture with influence from the Neoclassical style. The massive 2.5-story building is embellished with a formal symmetrical design, broad wall expanses of crème-colored face brick cladding, contrasting red brick quoins, red brick window arches, a hipped roof with hipped and gabled dormers, a combination of original arched and rectangular windows, decorative architectural details made of cast-concrete, and an elaborate formal front entrance. Partially recessed at the first floor, the full-height formal front entrance bay is articulated with details influenced by the Neoclassical style, including narrow fluted engaged pilasters with decorative Ionic capitals, a custom-designed cast-concrete entablature, a row of round arched windows with radiating brick voussoirs, and a decorative cast-concrete name plate, which spells McKINLEY SCHOOL. Located in a mixed-use commercial, industrial, and residential area in Spokane, Washington's East Central neighborhood, McKinley School is remarkably well-preserved and retains excellent integrity in original location, design, materials, workmanship, and association.

### ***CURRENT CONDITION & APPEARANCE***

#### ***Site***

In good condition, the McKinley School is located in the city's northeast quadrant in the center of Block 69, a subdivision of School Section 16, Township 24 north, and Range 43 east of the Willamette Meridian. Spokane City Block 69 is 300 feet wide and 362.5 feet deep, for a total of 2.96 acres.<sup>1</sup> The school building is built on level grade and is framed by large expanses of baked soil and paved parking areas. The paved parking areas are located in the southwest corner of Block 69 along with a large, single-story 140-foot-wide by 70-foot-deep concrete warehouse and loading dock (built in 1971). The McKinley School property is located in a busy commercial/industrial area of East Central Spokane and is surrounded by a mixture of historic buildings and a few homes built from 1900 to 1945, a mixture of increasing contemporary commercial infill built from the 1960s into the 2000s, and a wide diagonal swath of Northern Pacific Railroad tracks, located one block north of the school. East Main Avenue borders Block 69 to the north while Riverside Avenue borders Block 69 to the south. North Magnolia Street borders Block 69 to the west, and Napa Street borders the property to the east. North Napa Street is a busy arterial that intersects with East Sprague Avenue, a multi-lane east-west arterial located one block south of the school.

#### ***School Exterior***

McKinley School forms a slightly irregular rectangular footprint. Facing east onto North Napa Street, the school building is 184 feet wide and 70 feet deep,<sup>2</sup> and even though it is large, it consumes a small 12% of Spokane City Block 69 on which it is built. The school building has 2.5 stories built on a basalt rock foundation. A low-pitched hipped roof covers the school building with asphalt composition roof shingles. Matching hipped

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<sup>1</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> Ibid.

dormers illuminate an unfinished attic, and punctuate the roof at north and south roof slopes. Front-facing gabled dormers are located on the building's east façade. Widely overhanging boxed eaves with decorative wood modillions and tongue-in-groove wood soffits embellish the roof. Eight crème-colored brick chimneys project across the hipped roof. Red bricks provide contrast to the chimneys' crème-colored face bricks, and are defined by horizontal belt courses and diamond shapes made of red brick. The school building is completely clad in crème-colored face bricks laid in a stretcher bond pattern over unreinforced common-bond red brick masonry construction, resulting in planar surfaces that produce broad expanses of face brick. The broad expanses of crème-colored face brick are interrupted by decorative contrasting red brick quoins at building corners and windows in addition to contrasting red brick horizontal belt courses, and flat to round window arches. Decorative belt courses, dentil courses, and window sills made of cast-concrete additionally break up the building's broad exterior surfaces. A strong visual feature of the school is a symmetrical pattern of multiple tall, rectangular 1/1 "school classroom" windows that illuminate classrooms at the first and second stories of the building. In contrast to the school's large rectangular windows on the first and second stories, small multi-paned windows with segmental red brick arches encircle the school building in the raised basement. At the southern-most end of the east façade is an architecturally incompatible one-story-high metal overhead garage/warehouse door that replaced three 1/1 tall windows at the first floor and two segmentally arched basement windows in the 1960s.

#### *East Façade*

The school building faces east along North Napa Street and is distinguished with influence from a Neoclassical-style symmetrical design articulated with five full-height bays, a low-pitched hip roof with a low-pitched center front-facing gabled dormer, widely overhanging boxed eaves with decorative modillions and original tongue-in-groove soffits, and multiple rows of symmetrically placed, tall, rectangular, 1/1 double-hung, wood-sash "school classroom" windows on the first and second stories. Basement foundation windows are segmentally arched with red brick voussoirs and are located in the two bays that flank the center bay to the north, and the two bays that flank the center bay to the south. The raised foundation is rusticated and clad in crème-colored face brick laid in stretcher bond over unreinforced common-bond masonry. At the second story, red brick quoins define the corners of all five east facade bays. Repeating horizontal red brick belt courses and cast-concrete belt courses separate the basement from the first floor, the first floor from the second floor, and the second floor from the roof eave. Contiguous cast-concrete decorative window sills support rows of multiple windows at the first and second stories of the building. Three bays in the center of the east facade project forward from the two end bays. The center bay is articulated with a gabled dormer, five round-arched windows at the second story, and a recessed formal entrance at the first story. The five arched windows at the second story are distinguished with red brick quoins and round arches with red brick radiating voussoirs. The formal entrance to McKinley School is located at the first floor and is elaborately detailed with a decorative, classical architrave over a recessed entrance. Resembling white/gray marble, the entablature is made of cast-concrete and includes a decorative crown, which extends over



a small dentil course and wide frieze band. The frieze is supported by two corner pairs of engaged square pilasters articulated with narrow-width fluting and correct classic Ionic capitals. Two scroll-like brackets made of cast-concrete are located beneath the frieze next to the pilaster pairs. The pilaster pairs are anchored to square piers and stair walls made of cut granite. The stair walls support ten concrete stair steps that rise to the school's recessed front entry. The corner pilaster pairs are flanked by arched windows with red brick voussoirs. Unusual elongated keystones in the window arches rise to lower level of second floor windows. Two sidelights with upper glazing flank double entry doors at the front entrance to the school. The entry doors have upper-leaf glazing while the lower half contains recessed panels in a checkerboard design. Transom windows with fixed glazing cap the two entry doors and their sidelights. A school nameplate made of cast-concrete is centered above the front entrance architrave, and is articulated with the appellation, McKINLEY SCHOOL. The two flanking bays on either side of the front entrance bay are capped with lower cross-gables at the roof that form front-facing pediments. Each pediment has a crème-colored face brick-clad face with semi-circular multi-paned windows and red brick radiating voussoirs. The gabled dormer above the center bay has a crème-colored brick face and two arched windows with red brick radiating voussoirs. The elaboration of the building's front entrance bay and two adjoining projecting flanking bays distinguish and define McKinley School's influence from the Neoclassical style and center front entrance.

#### *North and South Faces*

The north and south faces of the building are similar with 2.5 stories clad with crème-colored brick laid in a stretcher bond pattern over unreinforced common brick masonry. The north and south faces reveal a continuation of the building's a raised basement, low-pitched hipped roof, and original windows. One hipped dormer punctuates the center of each roof slope. Each dormer is clad with split-cedar wood shingles, and each dormer has a pair of multi-paned windows. Like the rest of the building, the roof eaves at the north and south faces of the building are boxed and widely overhanging, and reveal decorative wood modillions over tongue-in-groove wood soffits. The basement, first floor, and second floor at the north and south faces are separated one from another by red brick horizontal belt courses that form a sharp contrast to the crème-colored brick planar wall surfaces. Red brick quoins accentuate outside building corners on the second story. Window placement follows asymmetrical patterns on both the north and south faces. At the northwest corner of the north face, a row of five 1/1 tall windows are located on the first floor and the second floor. A row of five multi-paned segmentally arched windows with red brick voussoirs are located at the raised basement located below the five first-floor windows. With few windows, the north face is illuminated with three asymmetrically placed single windows. The raised basement at the north and south faces of the building is rusticated with crème-colored brick laid in a stretcher bond pattern over unreinforced brick masonry.

#### *West Rear Face*

The west rear face of the school building is divided into three full-height bays—a wide center bay flanked by two smaller projecting bays with lower hipped cross-gables. The

entire west rear building face reveals varied symmetrical fenestration patterns with a variety of window sizes and shapes, a continuation of the building's low-pitched hipped roof, widely overhanging boxed eaves with decorative modillions, tongue-in-groove wood soffits, and a broad expanse of crème-colored brick planar wall surfaces. Contrasting red brick is used as corner quoins, horizontal belt courses, soldier courses on flat-arched windows, and voussoirs over round-arched windows. An unusual feature is represented by two diagonal rows of three arched windows each located in the center bay, indicating stairways built on the interior west wall of the school. Two exterior wood-paneled back doors are located in the raised basement. The rear west face of the school has a continuation of the rusticated raised basement's crème-colored brick cladding punctuated by segmentally arched window openings. Four of the 16 basement windows are filled with crème-colored bricks. The remaining openings have multi-paned windows.

### ***School Interior***

McKinley School is large with 12,154 finished square feet on the first floor, 12,347 finished square feet on the second floor, and 12,347 partially finished square feet in the basement for a total of 36,848 square feet.<sup>3</sup> The attic is unfinished. The school's double front doors at the east façade open to a large reception hall and wide hallway. The wide hallway follows a full-width north-south axis through the center of the school from the north end to the south end of the building. The school has classrooms on the east half of the school and classrooms, restrooms, offices, and stairwells on the west half of the building. Ceilings are 12 feet high, floors are made of solid hard rock maple planks, and walls and ceilings reveal original lathe-and-plaster construction. Woodwork in the reception hall and wide hallway on the first and second floors is vertical-grain fir finished in a rich dark brown hue. Original opaque milk glass "schoolhouse type" pendant light fixtures remain in the building. About two-thirds of the classrooms retain chalk or cork boards when they replaced original slate boards in the 1960s-1970s. Most interior doors, windows, and cloak rooms retain original brass hardware. Restrooms retain original terrazzo marble floors.

The first floor of the school has four classrooms—three north of the school's center front entrance and one south of the front entrance. Of the four classrooms, three face east onto Napa Street at the east face of the school, and one faces northwest at the rear northwest corner of the school. Each classroom is approximately 20 feet wide by 30 feet deep with 12-foot-high ceilings. Each classroom has a row of five original tall, 1/1 double-hung, wood-sash windows that are specifically designed to invite a large volume of natural light into the room. Additionally, each classroom has a cloak room open to the classroom through two classroom doors. Cloak rooms are equipped with attached horizontal chair rails—one high and one low—with coat hooks designed for students' coats, jackets, etc. The three classrooms located north of the school's center front entrance retain doors that open to the building's main center hallway in addition to doors that open from each individual classroom to an adjoining classroom. Interior classroom woodwork is painted

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<sup>3</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.



white in contrast to the medium-brown finished fir woodwork in the school's main hall and front reception hall. The west half of the school contains a classroom located in the northwest corner (described above), a girls' restroom and small office located north of the school's center front entrance, and a boys' restroom and small office located south of the center front entrance. Located opposite the center front entrance along the west wall in the main hall are two identical large, open stairways to the second floor. Regarded as a strong focal point of the center front entrance reception hall and main school hall, the large closed string stairways are illuminated by a diagonal pattern-placement of three tall windows each that light the stair's multiple steps. Individually located at the first floor and at the second floor, two large open reception/library rooms separate the two stairways. Located opposite the building's center front entrance, the open reception/library room on the first floor is part of the front entrance reception hall as the reception hall extends from the building's front east wall to the reception/library room at the rear west wall. Like the woodwork in the reception hall and main hall of the school, the two open stairways reveal vertical-grain fir finished in a rich dark-brown hue. Square newel posts with multiple recessed panel designs anchor the stairways. Turned-post balusters support wide handrails, and two landings facilitate each stairway's climb to the second floor. At the first floor only, the south end of the school building is designed differently than the north end. Instead of two classrooms in the building's southeast and southwest corners, a full-height gymnasium occupies the entire space from the basement to the second floor, and from the east front wall to the west rear wall of the school (the two original classrooms at the south end of the first floor were removed in 1936, and a gymnasium was built in their place). The gymnasium is partially finished with plastered walls, a concrete floor, and a row of seven tall 1/1 windows along the west wall and half of the south wall at the southwest corner of the building. The windows along the east wall of the gymnasium were replaced by a metal overhead garage/warehouse door.

The second floor of the school mirrors the first floor with one difference: Unlike the 1936 replacement of the first floor's southeast and southwest classrooms with the existing gymnasium, the original classrooms located in the southeast and southwest corners of the *second floor* are intact. With the intact classrooms, the second floor has a total of seven classrooms. Like the first floor, the second floor includes two offices, a girls' restroom, a boys' restroom, a center open reception/library room on the west wall (identical to the reception room on the first floor), and two large stairways built on the west wall. Woodwork, doors, and stairways in the center hallway are finished with vertical-fir finished in a rich medium-brown hue. Interior classroom woodwork is painted white. Ceilings are 12 feet high, floors are covered with solid hard rock maple planks, and walls/ceilings are made of original lathe-and-plaster construction. Fenestration patterns match those on the first floor.

#### ***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

Remarkably intact, the original exterior appearance of the enlarged McKinley School appears little changed in 2017 compared to photographs of the school in 1903 when construction was completed. An incompatible alteration to the east façade of the school in the 1960s-1970s includes the removal of windows at the southeast corner of the first

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floor for the installation of a large, metal overhead garage/warehouse door on the east facade. At least 11 of the original 42 arched multi-paned windows in the raised basement around the perimeter of the school have been replaced by a combination of brick infill, a wood-paneled exterior door in the basement, and the aforementioned overhead garage/warehouse door at the southeast corner of the school's first floor. Modifications to McKinley School during the previous 114 years include:

*1903*            The original 1902 school building (*Spokane Daily Chronicle* 1902) was enlarged to the present design (*Spokesman-Review* 1965).

*1936*            The two classrooms on the first floor at the southeast and southwest corners of the school were removed and replaced by a basement gymnasium with a 20-foot-high ceiling (Spokane building permit #47470).

*1940s-1970s*   Basement spaces were partially finished for use as school rooms to teach industrial arts and building contracting. A back door replaced a basement window and was installed at the south face of the school. A side door replaced an original 1/1 window on the north face of the building at the first floor. At least four interior classroom doorways on the first floor were widened but not finished. A classroom on the first floor next south of the east main entrance of the school was stripped of all original woodwork and plaster-and-lathe construction to unreinforced red brick masonry and exposed ceiling beams, and remains presently in that condition. A metal overhead garage/warehouse door replaced the original windows at the first floor and raised basement when it was installed at the building's southeast corner at the east façade.

*1971-2017*    Although not connected to or part of the McKinley School building, the school building site on Block 69 was altered by the construction of a large 9,800 square-foot single-story warehouse and loading docks at the property's west border behind the school building's west rear face. A metal chain-link fence was installed around the perimeter of the property (Spokane building permits B77692, 54733, 18397, B27322, B27803). All lathe-and-plaster construction ceilings were removed down to ceiling beams due to decades of damage and decay from water, snow, and ice.

## ***SECTION 8: STATEMENT OF SIGNIFICANCE***

<b><i>Areas of Significance</i></b>	<b><i>Education</i></b>
<b><i>Period of Significance</i></b>	<b><i>1902-1962</i></b>
<b><i>Built Date</i></b>	<b><i>1902</i></b>
<b><i>Architect</i></b>	<b><i>Loren L. Rand</i></b>

### ***STATEMENT OF SIGNIFICANCE***

Built in 1902 and enlarged in 1903, McKinley School in East Central Spokane is eligible for listing on the Spokane Register of Historic Places for its historical significance under Category A and for its architectural significance under Category C. The property's period of significance is from 1902, when it was initially constructed, to 1962, when the building was closed as a public elementary school in Spokane School District 81. McKinley School embodies the distinguishing characteristics of its building type and period of construction, and is an excellent example of early 20<sup>th</sup>-century public school architecture with influence from the Neoclassical style. One of the oldest public schools in Spokane, McKinley School represents broad student growth trends in Spokane that resulted in a city-wide construction of public schools to accommodate an increasing population of school students.

### ***HISTORIC CONTEXT***

#### ***Early Spokane***

Located next to a series of waterfalls on the Spokane River, the small settlement of Spokane was founded in 1873. In the 1880s, abundant gold and silver lodes were discovered in the Coeur d'Alene mining region just east of the city. Transportation was needed to haul the gold and silver, and by the late 1880s, railroad routes linking Spokane to the Mid-Western and Eastern United States were established. The Spokane community grew and gained recognition as a center for mining, lumber, agriculture, and rail transport. The town experienced phenomenal growth with a population from 20,000 in 1890, to over 36,000 by 1900. Ten years later in 1910, the city's population grew at an unprecedented rate to over 100,000 people. Single-family homes were built at a rapid pace throughout the city and outlying areas. Sidewalks were installed and graded roads were paved for horse-drawn buggies, automobiles, and public cable cars. Grocery markets, stables and automobile shops were constructed, and residential houses, churches, and schools were built to accommodate the immediate needs of growing families and communities.

One of the first communities in Spokane to be developed with numerous residential and commercial neighborhoods was a large tract of land east of the city's central business district called East Central Spokane. It was roughly bounded on the north by North Trent Avenue and south past Liberty Park, located south of East Sprague Avenue. Spreading east from Division Street, the East Central area stretched for more than five miles east to the city limits at Havana Street.

***East Central Spokane and Union Park***

Developed in the late 1880s and early 1900s as a working-class neighborhood, East Central Spokane was colloquially known as “Union Park,” a name that originated from the concentrated industrial settlement that developed along East Trent and East Sprague Avenues. East Central Spokane grew as an outgrowth of the industrial development built east of the city’s downtown core. Most of Spokane’s banking, commerce, and merchant-based businesses were established in the city’s central business district, located along Riverside Avenue and west of Division and Bernard Streets. In contrast, industrial enterprises sporadically developed east of the downtown core along the Northern Pacific Railroad tracks and along Trent Avenue, Sprague Avenue, and North Napa Street. Mill sites, horse-and-buggy services followed by automobile centers, and a variety of stores, shops, markets, banks, and bars were clustered along Sprague and Trent Avenues and Napa Street. Hundreds of small affordable homes were built on 50-foot-wide lots in the late 1890s and early 1900s. Old-timers in Union Park remembered when land in the area sold for \$5 an acre and homes rented for \$5-\$10 a month.<sup>4</sup> People bought homes for their families, resulting in a need for churches and schools. McKinley School was built to serve the area’s growing student population.

***HISTORIC SIGNIFICANCE***

***Category A***

To be considered for listing under Category A, a property must be associated with broad trends in Spokane and retain historic integrity in original location, design, materials, workmanship, and association. Historically significant, McKinley School is associated with the rapid growth trend of Spokane’s population and need for public education facilities. To date the largest population growth in Spokane’s history began in 1890 when the city’s population numbered 20,000. In less than 11 years by 1910, the population grew to over 100,000 people. Spokane School District 81 began building additional elementary and secondary schools throughout the city, including McKinley School.

In the 1800s, the State of Washington set aside land for public school education throughout the state. In Spokane, a plat of land was located between the Northern Pacific Railroad tracks and East Sprague Avenue along the west side of North Napa Street in the center of Union Park. The land tract was identified as Spokane City Block 69, a Subdivision of School Section 16, Township 25 North, Range 43 East of the Willamette Meridian. The area around Block 69 began to quickly develop. Homes and businesses were built, families grew, and hundreds of school children immediately required educational services.

A public school was needed to accommodate children living in Union Park. An August 5, 1902 article in the *Spokesman-Review* newspaper reported that the “Spokane School Board voted conditionally...for the building and finishing of the McKinley School...as provided for by the \$150,000 bond issue.” Spokane building contractors/brick masons

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<sup>4</sup> Yeomans, 2002.

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William Rollinson and George Laslett (Rollinson & Laslett Contractors) were awarded the contract to build and finish McKinley School for \$21,427. The school board specified the “work be done by December 1, under a penalty of \$25 a day after that date. The board came to an agreement after very little discussion...deciding upon the lowest bidder.”<sup>5</sup>

A preliminary report in the November 1, 1902 *Spokane Daily Chronicle* newspaper stated the “McKinley schoolhouse in East Spokane...will be ready for occupancy immediately after the holidays.” The 1902 building was designed with three classrooms on the first floor and three identical classrooms on the second floor, and when completed, “will be dignified...fine-looking and...modern throughout.”<sup>6</sup>

McKinley School was erected in 1902 for \$26,000—more than the \$21,427 original accepted bid for the construction of the building. Shortly after the building was constructed, school officials decided the newly erected McKinley School was too small to accommodate Union Park’s increasing student population so it was enlarged the following year in 1903. When construction was completed, the new building was more than twice the size of the original 1902 building, and the cost was an additional \$32,000. By 1909, McKinley School student enrollment totaled 585.

In their book, *First Class for 100 Years—Spokane Public Schools, School District 81, 1889-1989*, the school district penned the following account about McKinley School:

*In 1917, McKinley initiated a prevocational junior high program for seventh, eighth, and ninth grade boys. As part of their vocational training, the boys built garages. In cooperation with the Kiwanis, the students eventually constructed a complete house. During the height of the prevocational program, the McKinley School housed seven different shops. While McKinley boys were engaged in vocational training, junior high girls in the area attended the Stevens School.*<sup>7</sup>

Libby and Havermale Junior High Schools were built in 1928, and McKinley School’s seventh, eighth, and ninth-graders attended the new schools. McKinley School then served as an elementary school for children up to the sixth grade. After 1928, the loss of the junior high program at McKinley School caused school enrollment to drop significantly; there were 243 students in 1961.

In 1965, the school property was auctioned for a cost of \$43,500, the “appraised value of the property...set by Spokane Realty Board.” A *Spokesman-Review* newspaper article explained “McKinley last served as an elementary school in the 1961-62 school years. Since then the School District has utilized the building as a warehouse and storage

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<sup>5</sup> *Spokesman-Review*, 1902

<sup>6</sup> *Spokane Daily Chronicle*, 1902

<sup>7</sup> School District 81, 1989

facility.”<sup>8</sup> On October 26, 1965, Jim’s Transfer, Incorporated, a transfer and storage company, purchased McKinley School from Spokane School District 81 for the specified auction price of \$43,500.

Former graduated alumni of McKinley School, the Ross brothers—Gordon, Lester, Dale, Emmett, and Jerry Ross—purchased the McKinley School property in 1968 for their business known as Spokane Transfer & Storage Company. In 1971, they built a warehouse with loading docks behind the school next to the property’s west border and used the school building as a storage warehouse facility.

In 1970, they organized a committee to convert McKinley School into a “service center for residents of the East [Central] area.”<sup>9</sup> The altruistic Ross brothers reasoned the neighborhood center would provide services to the very young through the elderly. An article in the *Spokane Daily Chronicle* newspaper applauded the Ross brothers and explained that the East Central area around the McKinley School is “slowly deteriorating and had become more and more a blighted area... The owners of McKinley School building have made it available to become a multi-purpose service and recreational center.”<sup>10</sup> However, the idea never took hold and the Ross brothers sold the school property in 2016 to a Seattle developer, School Yard Billy, LLC.

## ***ARCHITECTURAL SIGNIFICANCE***

### ***Category C***

To be eligible for listing on the Spokane Register of Historic Places under Category C, a property must meet at least one of the following requirements:

- Embody distinctive characteristics of a type or method of construction.
- Represent the work of a master.

McKinley School meets both of the requirements. It embodies distinctive stylistic influences from the Neoclassical tradition, and represents the work of Spokane historic master architect, Loren L. Rand.

### ***The Neoclassical Style***

The development of the Neoclassical style, or “new” classical, was heavily influenced by the 1893 World’s Columbian Exposition in Chicago. Exposition architecture was controlled by a chosen classical theme, favored by the country’s previous interest in the Early Classical Revival and Greek Revival styles. Thanks to the widely attended and photographed 1893 Exposition, Neoclassical-style homes and public buildings became the latest fashion throughout the country from 1895 to 1950.

The Neoclassical style emphasizes low-pitched hipped roofs and elaborate columns with fluting and correct classical capitals (Ionic or Corinthian), symmetrical façade designs

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<sup>8</sup> *Spokesman-Review*, 1965

<sup>9</sup> *Spokane Daily Chronicle*, 1970

<sup>10</sup> *Ibid.*

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with symmetrically balanced windows and doors, dominant full-height covered porches or partial-height covered porches supported by classical columns, window and door elaborations, and classical architraves, dentil courses, and cornices. In their book, *A Field Guide to American Houses*, authors Lee & Virginia McAlester add that Neoclassical-style homes and buildings usually have boxed eaves with moderate overhangs, “frequently with dentils and modillions,” and wide frieze bands occasionally found beneath cornices. Windows are usually tall 1/1 units with multi-paned glazing or single pane glazing.

***McKinley School’s Neoclassical Features***

McKinley School exhibits hallmark influence from the Neoclassical style. Found at the school, these include:

- Correct Neoclassical style built dates from 1895-1950; McKinley School was built in 1902 and enlarged in 1903
- Public school building
- Symmetrical façade designs with symmetrically balanced windows and doors
- Dominant partial-height recessed front entrance
- Correct classical architrave
- Elaborate decorative cornice, dentil course, capitals, and columns
- Tall 1/1 and multi-paned double-hung windows
- Low-pitched hipped roof
- Widely overhanging boxed eaves with decorative modillions
- Window and door elaborations, including quoins, flat and round window arches, and radiating voussoirs
- Broad expanses of brick planar wall surfaces

***Loren L. Rand, Architect (1851-1935)***

According to his 1935 obituaries in the *Spokesman-Review* and the *Spokane Daily Chronicle* newspapers in Spokane, and a *Spokesman-Review* newspaper article from November 15, 1998, Loren Rand designed McKinley School, which was built in 1902 and enlarged in 1903.

He also designed many other Spokane schools, which have been unfortunately demolished, including Audubon, Bemis, Cooper, Columbia, Hawthorne, Jefferson, Logan, Longfellow, Roosevelt, Sheridan, Stevens, Willard School. Existing schools designed by Rand include Adams Elementary (built in 1909), Franklin (built in 1909), Wilson Elementary (built in 1927), Lewis & Clark High School, and McKinley School (built in 1902-03).

Loren Leighton Rand was born in Massachusetts in 1851, was educated at the Institute of Technology in Boston (later became MIT), and came to Spokane in 1883—six years before an 1889 fire destroyed 30 city blocks in downtown Spokane. After the fire, Rand’s services were highly sought as he designed many commercial and public buildings and prominent homes. Some of these include the Tidball Block (with architect



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John K. Dow), the Crescent Service Building, the Marble Bank Building, Bump Block/Carlyle Hotel, and the Bennett Block. Homes designed by Rand include the Judge Nash House (demolished), E.L. Powell House (built in 1899), Horatio Belt House (demolished), Sylvester Heath House (1899), Comstock House (1906), George Odell House (1898), C.F. Clough House, William Domke House (1891), and Eugene Shadle House (1906). A notable church designed by Loren Rand in Spokane is First Presbyterian Church in downtown Spokane (built in 1910). After he designed some of Spokane's most beautiful buildings and homes, Rand died in 1935 at the age of 83.

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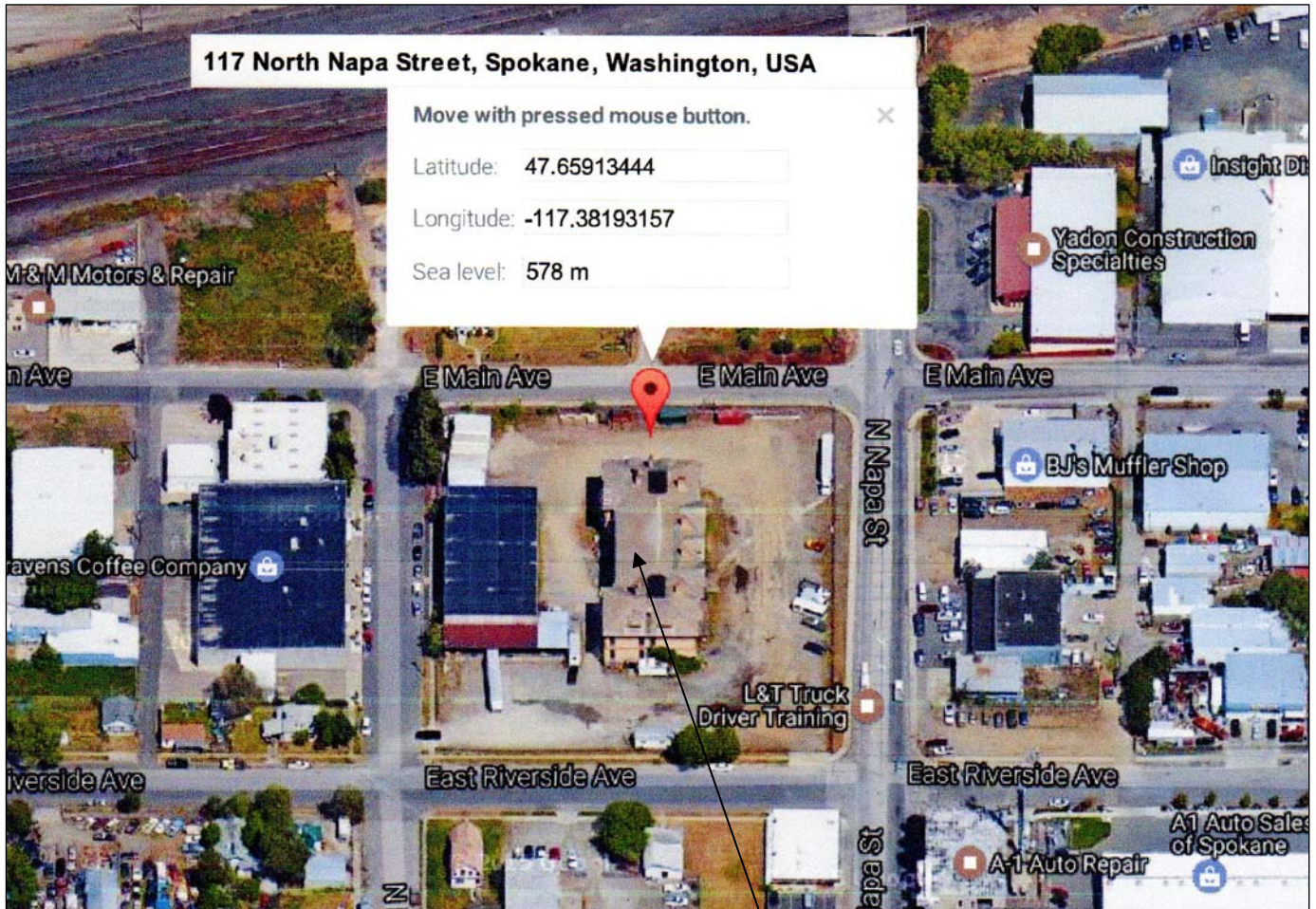
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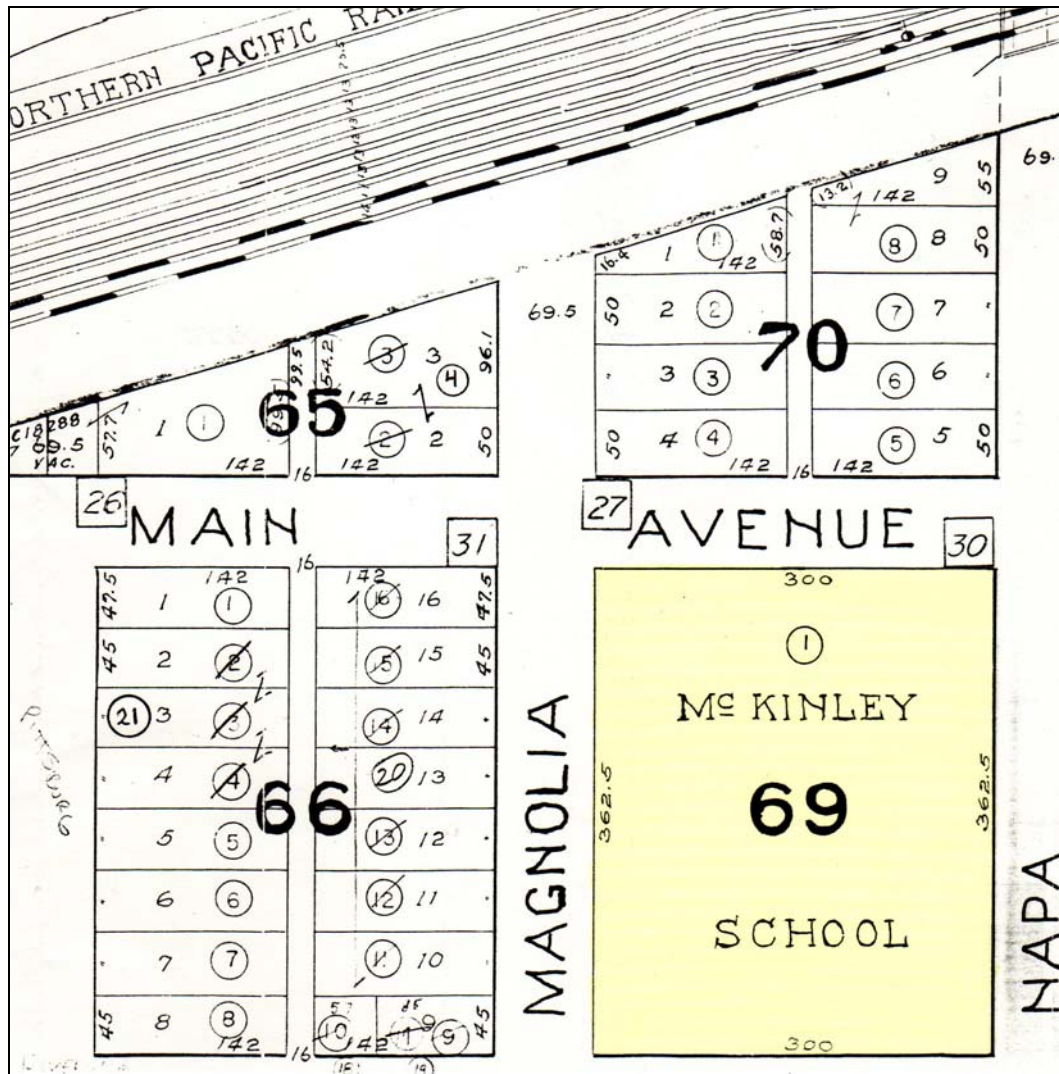


*Aerial View of McKinley School*

*Source: Google Maps 2017*



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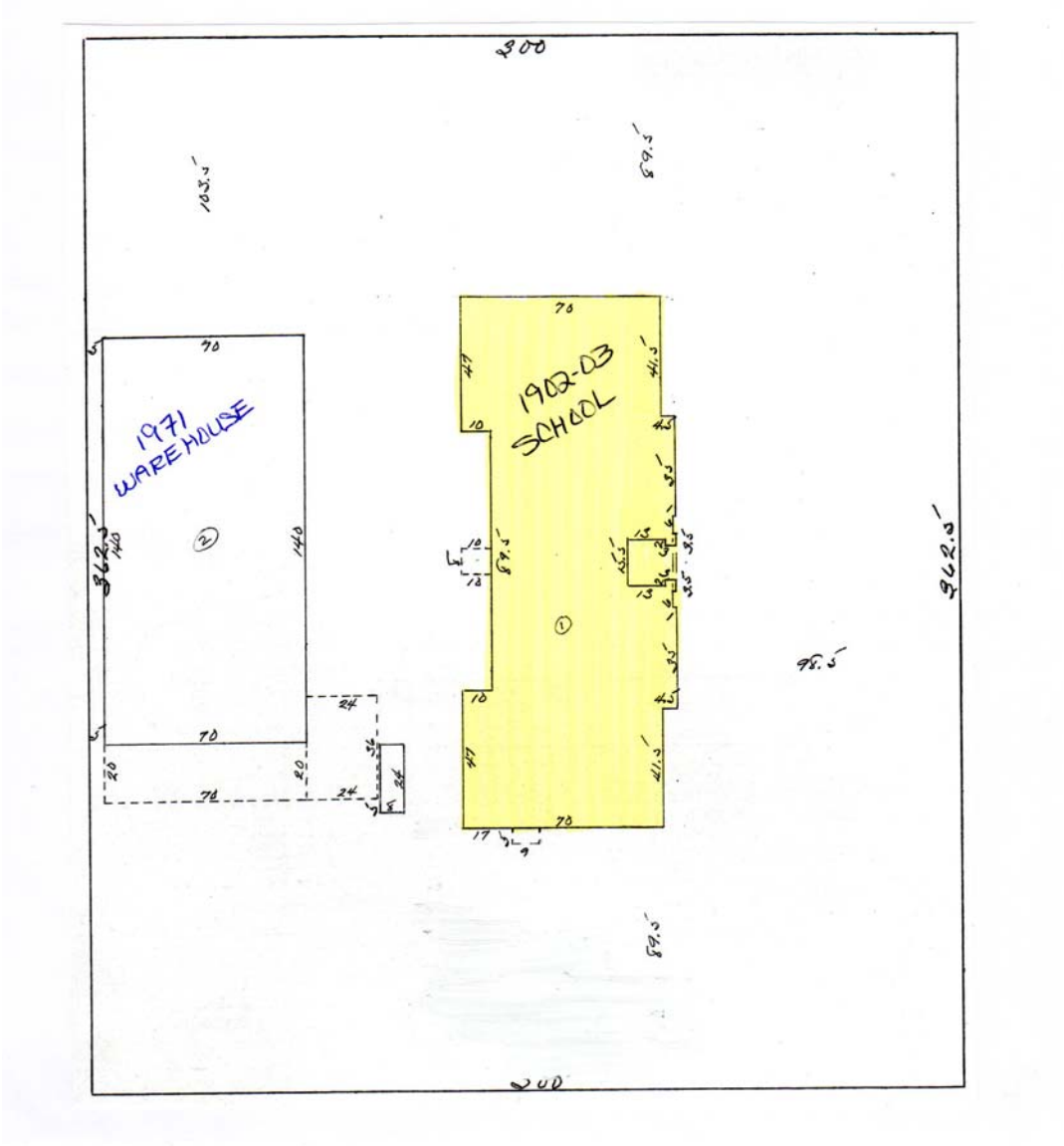


*Plat Map of McKinley School Property*

Source: 2017 Spokane County Plat Map



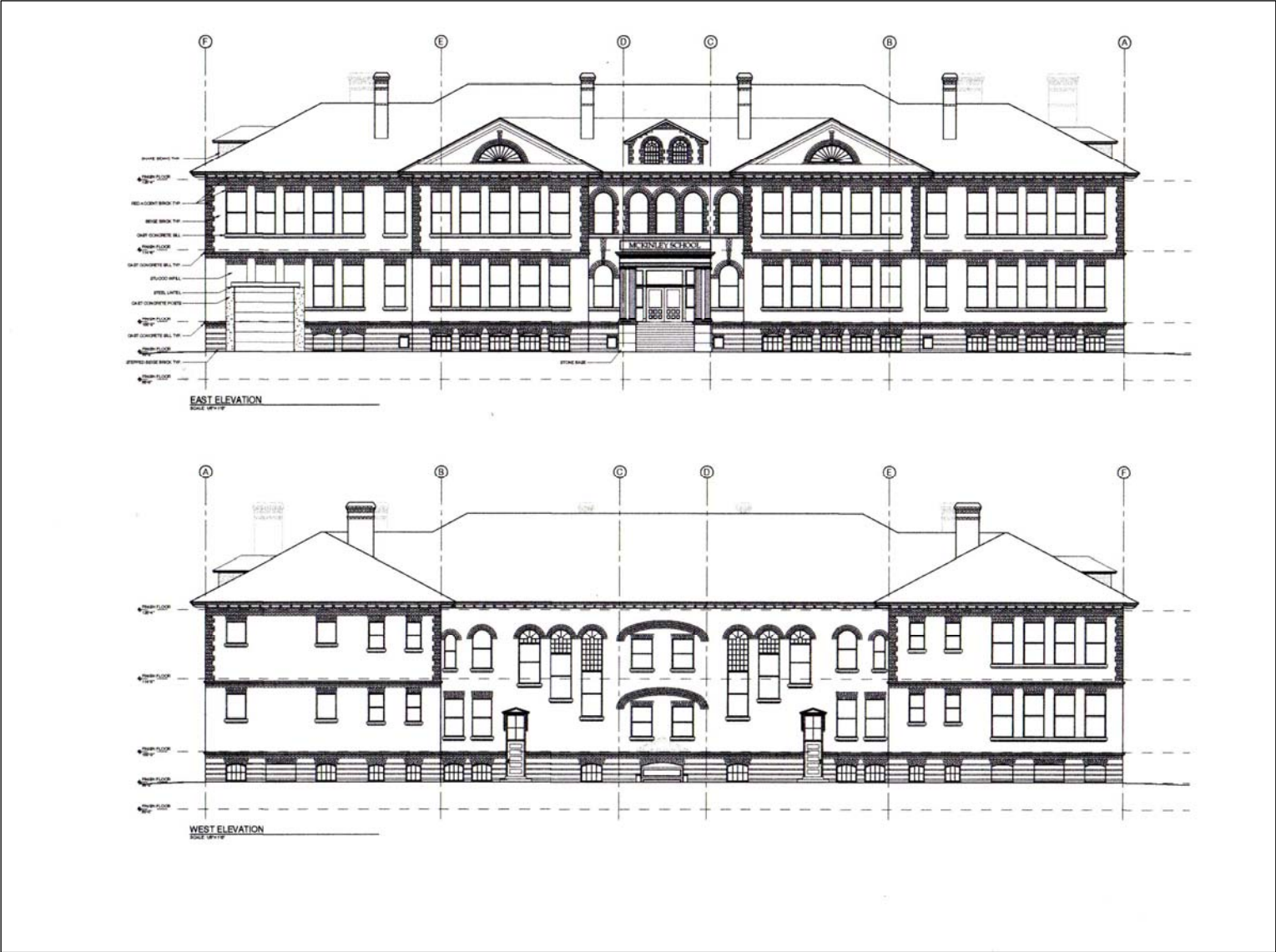




## 2017 Site Plan for McKinley School

*Source: Spokane County Tax Assessor Data Sheets*

*North* ↑

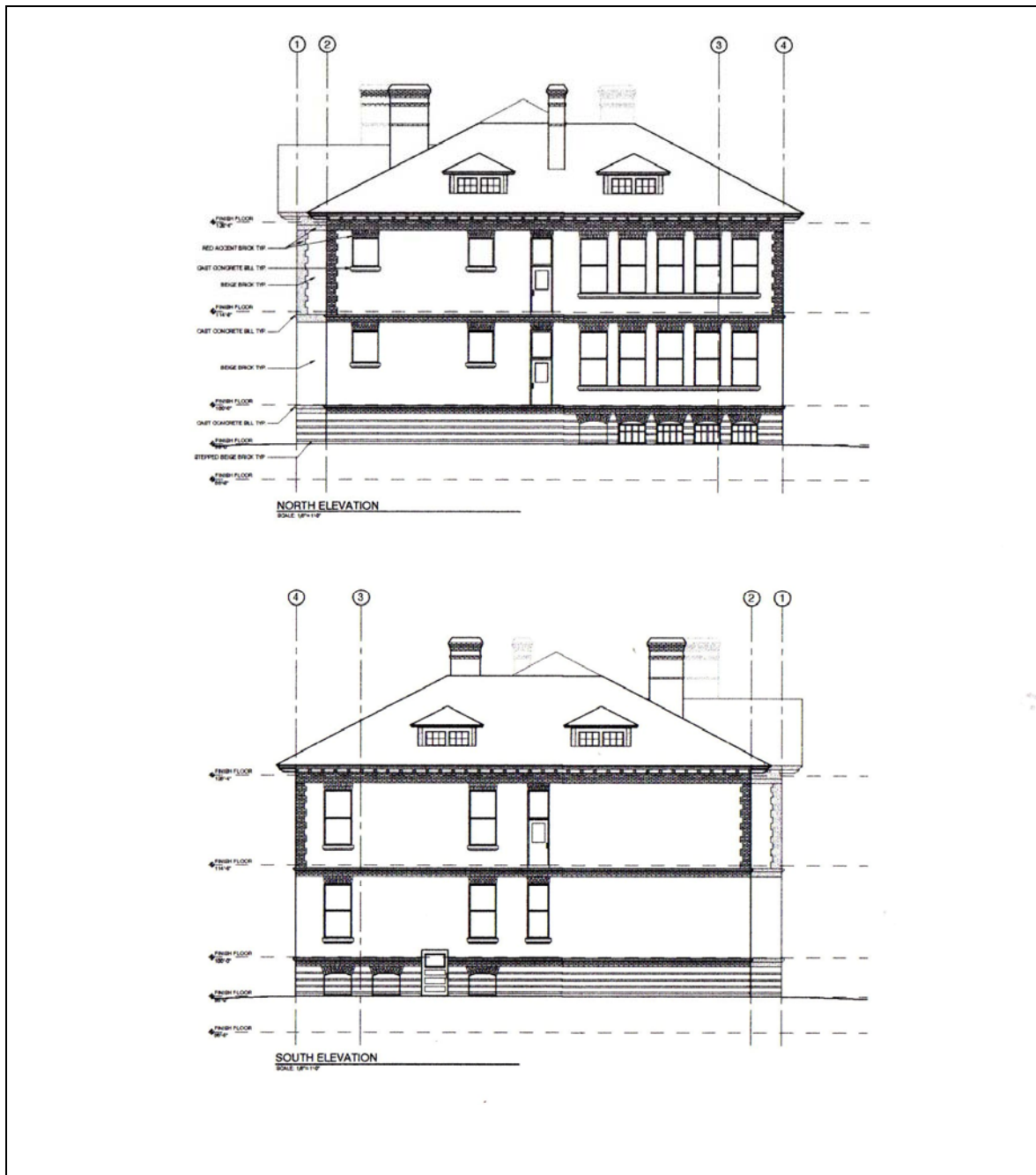


*McKinley School*

### 2016 drawings of East Façade and West Rear Elevations

*Source: Studio Triskele, Spokane, WA*

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*McKinley School*

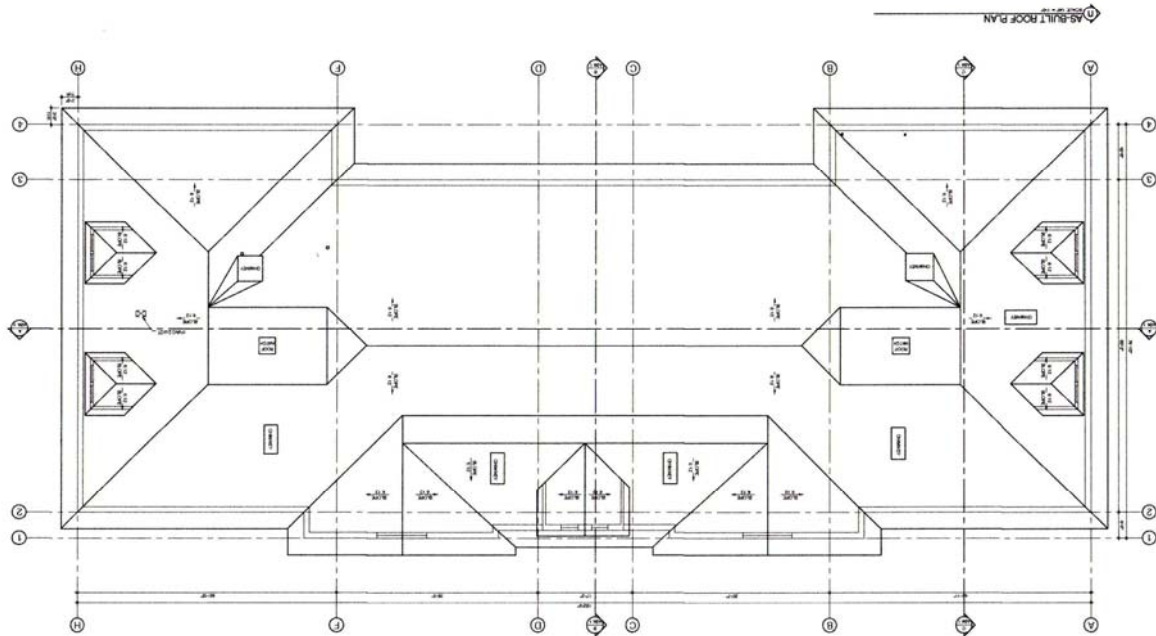
*2016 drawings of North Elevation and South Elevation*

*Source: Studio Triskele, Spokane, WA*



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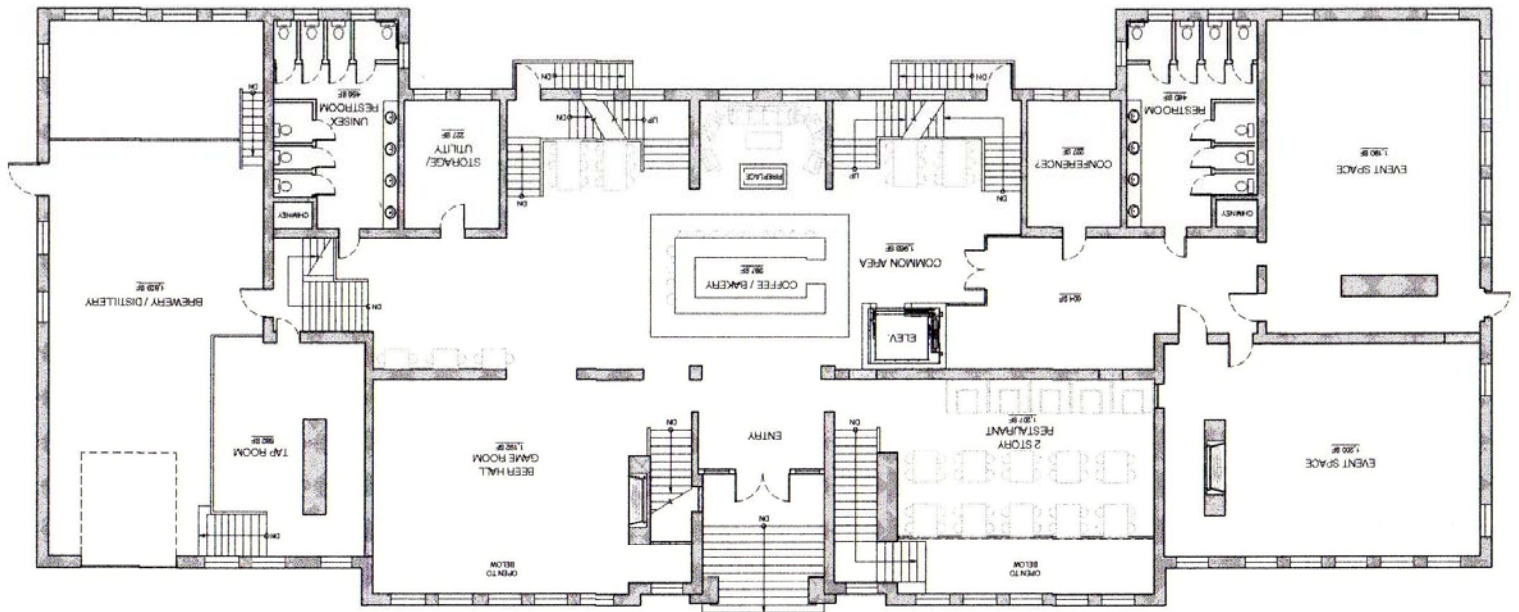
***McKinley School***

***2016 overhead drawing of Roof***

*Source: Studio Triskele, Spokane, WA*

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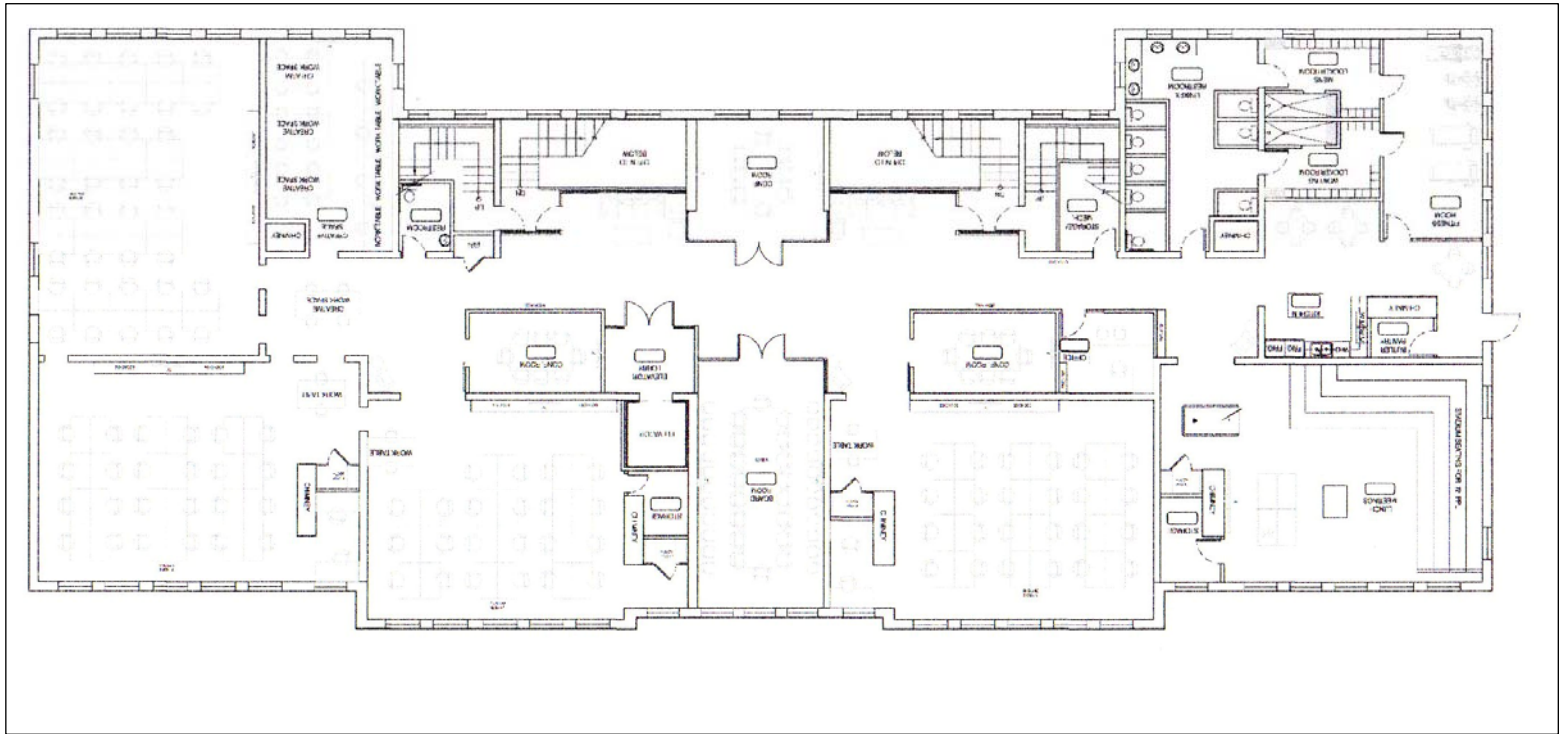
*McKinley School*

*2016 plan drawing of First Floor*

*Source: Studio Triskele, Spokane, WA*

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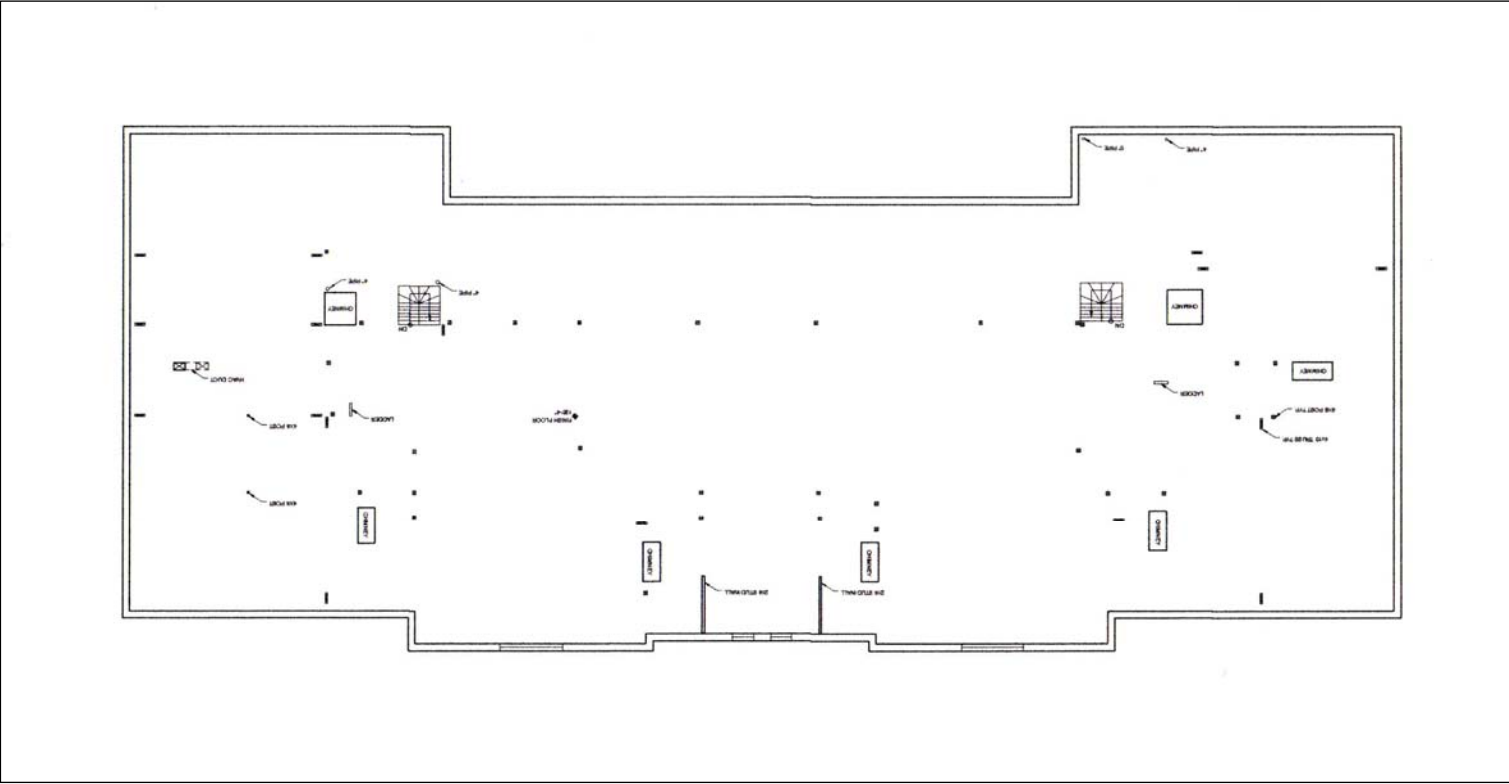
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*McKinley School*

*2016 plan drawing of Second Floor*

*Source: Studio Triskele, Spokane, WA*



*2016 Drawing of Attic*

Source: Studio Triskele, Spokane, WA

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*East façade of McKinley School in 2017*



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*East façade of McKinley School in 2017*

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*East façade of McKinley School in 2017*



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*McKinley School east façade in 2017*

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*McKinley School east façade window in 2017*



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*North face of McKinley School in 2017*

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*South face of McKinley School in 2017*

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*West rear face of McKinley School in 2017*





*North chimney on McKinley School in 2017*

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*Front entry doors in McKinley School in 2017, looking east*



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*North stairway on west wall on first floor hall in 2017, looking west*

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*First floor north hallway of McKinley School in 2017, looking north*



*Girls' restroom in McKinley School on first floor, north hall, in 2017*



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*Typical classroom in McKinley School in 2017*

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*Typical classroom and adjoining cloak room in McKinley School in 2017*

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*Basement in McKinley School in 2017*



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*Gymnasium in McKinley School in 2017*

*View of east wall and overhead warehouse door,  
and west wall with rows of windows*