

Spokane Register of Historic Places Nomination

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

1. HISTORIC NAME

Historic Name **FRAMINGHAM BUILDING**
Common Name

2. LOCATION

Street & Number 1722 E. Sprague Avenue
City, State, Zip Code Spokane, WA 99202
Parcel Number 35212.0205

3. CLASSIFICATION

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input 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"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<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
Site	<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 1724 Sprague LLC (Steve Schmutz)
Street & Number 108 N. Washington Street, Suite 500
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 509-939-6260, steve@sdsrealty.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 2015
Location of Survey Records Spokane Historic Preservation Office

**Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING**

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.
- E** Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

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	Less than one acre.
Verbal Boundary Description	Wadsworth & McDonald Addition, Block 2, Lots 5 and 6.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	September 15, 2021

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

13. Signature of Owner(s)

DocuSigned by:
Steve Schmutz
6EAA2B6DE9B1418...

Steve Schmutz

11/10/2021

14. For Official Use Only:

Date nomination application filed: 8/27/21

Date of Landmarks Commission Hearing: 9/29/21

Landmarks Commission decision: Approved

Date of City Council hearing: October 25, 2021

City Council decision: Approved

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

Megan Duvall

11/2/21

Megan Duvall

Date

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

Attest:

Approved as to form:

DocuSigned by:
Lynn Hoffman
9CC6E841DCC84D6...
City Clerk

DS

Michael J. Peabo
Assistant City Attorney



Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Framingham Building in 2021 on the southwest corner of East Sprague Avenue and South Pittsburg Street.

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

The Framingham Building was built in 1910. A well-kept example of turn-of-the-century commercial architecture in Spokane, Washington, the property occupies a prominent corner location in East Central Spokane's historic commercial neighborhood on the southwest corner of East Sprague Avenue and South Pittsburg Street. An appellation constructed of large wood/metal letters spells FRAMINGHAM across the top of the building's north façade. Built with two stories and a single-story west wing, the Framingham Building features brick masonry construction with a flat roof, and is distinguished with contiguous rows of narrow display windows/transoms along its north and east facades. Second-floor windows punctuate the building at north and east facades with five of the windows featuring small decorative balconettes. Built in 1928, a single-story brick warehouse/shop with a flat roof was attached to the southwest rear face of the building. The property has recently undergone an extensive rehabilitation, including period-appropriate reconstruction of the first-floor storefronts. With good integrity in its original location, design, materials, workmanship, and association, the Framingham Building is eligible for listing on the Spokane Register of Historic Places under Category A.

CURRENT APPEARANCE & CONDITION

Site

The Framingham Building is sited 1.5 miles east of downtown Spokane on the corner of Sprague and Pittsburg where it faces north along the south side of East Sprague Avenue, and east along South Pittsburg Street. After the building was erected, US Post Office address numbers were assigned as 1722, 1724, 1724½, 1726, 1728, and 1730 along East Sprague Avenue, and continue in use today. The property is located on Lots 4 and 5 on Block 2 in the Wadsworth & McDonald Addition. Together Lots 4 and 5 span a distance of 100 feet along East Sprague Avenue, and measure 142 feet deep along Pittsburg Street. The property was constructed on level grade, and is surrounded at the north and east by paved city streets and sidewalks, at the south by a graveled public alley, and at the west by a separate adjacent commercial brick structure. A commercial neighborhood with mostly one- and two-story brick buildings built in the early 1900s through the 1960s surround the Framingham Building to the north, east and west. Incompatible contemporary infill around the Framingham Building includes various commercial structures, multi-family apartments, and parking/automobile sales lots with the majority of infill built along Sprague Avenue. A combination of vacant lots and historic single-family homes erected in the late 1890s and early 1900s are sited south of the Framingham Building.

1910 Two-Story Framingham Building Exterior

The Framingham Building was designed as a two-story building with a one-story wing. The property features brick masonry construction, a flat roof, and a small parapet capped with non-reflective metal coping. The surface of the roof is protected with built-up tar and vinyl membrane. The building measures 100 feet wide at its north façade along East Sprague Avenue, and 80 feet deep along South Pittsburg Street. A one-story brick warehouse/shop was built onto the west half of the south rear of the Framingham Building in 1928,¹ and extends to a graveled alley along the south border of the property. The east half of the south rear portion of the property is finished as the building's graveled parking lot.

The two-story portion of the Framingham Building is located on the southwest corner of the intersection at Sprague Avenue and Pittsburg Street. The two-story building is 66.7 feet wide and 80 feet deep, and is protected from the street by a continuous paved city sidewalk that wraps around the northeast corner of the building. The Framingham Building is built to the sidewalk with no setback. The north and east facades of the building are defined with shallow roof eaves while the south rear and west edges of the roof are flush with the building's exterior walls. The north façade and the east and west faces of the building reveal smooth red face brick laid in stretcher bond while the south rear of the building is constructed with a slightly darker red construction brick of common bond (English). The brick on the building extends from roof to level grade. No basement foundation is visible.

¹ Spokane Building Permit 31985, 10 May 1928.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Looking southeast at the north façade of the Framingham Building.

The north face of the Framingham Building along Sprague Avenue serves as the property's primary façade while the east face of the building along Pittsburg Street is considered a secondary façade. Together, the north facade and east face of the property feature the building's strongest focal points—an arched formal front entrance flanked by a contiguous row of 28 identical storefront display windows/transoms, second-floor windows with balconettes, and a nameplate that spells FRAMINGHAM on the building's north façade. Located west of center, the building's formal north entrance is recessed and arched, and displays a group of three glazed/metal-framed commercial entrance doors. The east door opens to a large merchandise space located at the first floor in the northeast corner of the building. The west door opens to a north-south first-floor hallway in the northwest corner of the two-story building, and the center door opens to a 40-inch-wide enclosed staircase that rises to the second floor.

Twenty-one display windows/transoms line the building's north façade and are supported by a two-foot-high bulkhead. Seven display windows/transoms line the secondary east face along Pittsburg Street and are supported by a continuation of the aforementioned bulkhead. The north end of the east façade features three narrow display windows/transoms while the south end of the east facade is marked with a group of four narrow display windows/transoms. A glazed door with a metal frame is located in the center of the south-end window group. The four windows are supported by the same bulkhead that supports all of the building's display windows. A plain exterior wall of

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

brick masonry construction is located between the display windows at the northeast and southeast corners of the building at the first floor.

With symmetrical fenestration, the second floor is illuminated by fifteen 1/1 double-hung wood-sash windows across the north and east facades of the building. All windows have brick window sills and are capped with brick keystones and splayed lintels. A brick cornice protrudes slightly outward and is located between the shallow roof eaves and second-story windows on the north and east facades. Two windows on the north façade are supported by beveled balconettes while three windows on the east face are distinguished with beveled balconettes. Revealing Craftsman-style influence, all five balconettes display identical designs made of dark brown stained/painted wood with plain railings and closely spaced plain square vertical balusters.

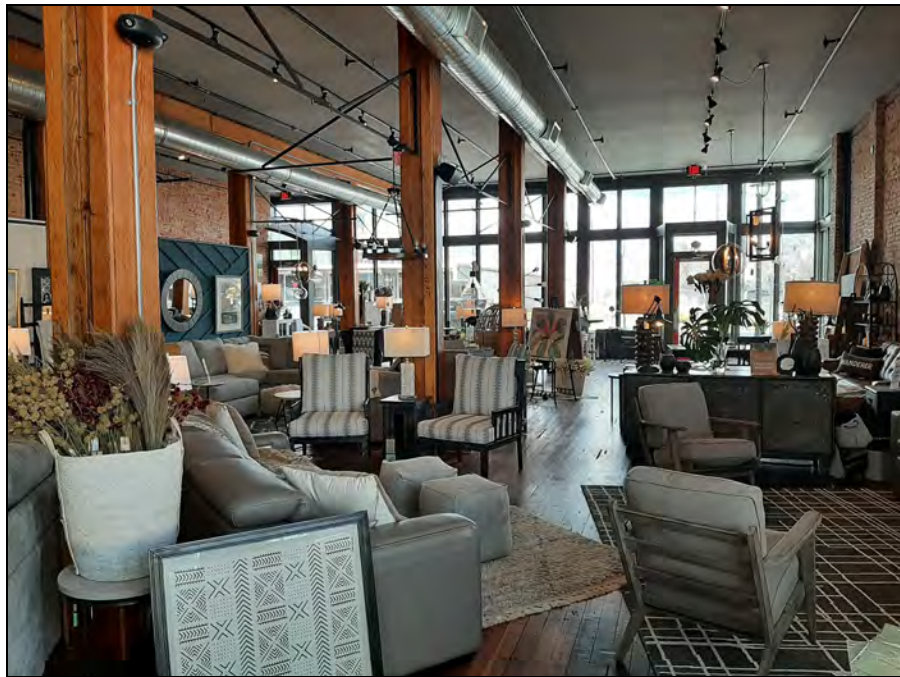


Looking northwest at the south rear face and east face of the Framingham Building.

The south rear face of the two-story building is designed with symmetrical fenestration patterns and symmetrical door placement. Two each single-entry glazed metal-frame doors open from the second floor and the first floor. The second-floor doors are protected with shallow hip roof porches supported by plain wood posts and vertical louvers. Wood staircases with narrow wood balusters descend from the two second-story porches to a landing between the first and second floors. At the landing, a third staircase descends to grade at a graveled parking lot behind the building. Like the building's balconettes, the rear porches and staircases reflect strong influence from the Craftsman style. Four 1/1 double-hung wood-sash windows are located across the second floor while two windows are located on the first floor at the rear face.

1910 Two-Story Framingham Building Interior

The interior of the two-story portion of the Framingham Building was built with a large merchandise space in the east half of the first floor between the northeast and southeast corners of the building. The interior of the north perimeter wall features thirteen narrow display/transom windows and two pedestrian doors. The east interior perimeter wall is articulated with three narrow display/transom windows at the north end of the east façade, and four display/transom windows and one glazed/metal frame pedestrian door at the south end of the east façade. The merchandise area at the first floor reveals exposed brick masonry construction on the interior north, south, east and west perimeter walls. The floor is covered with original fir planks. The exposed ceiling is defined with thick wood ceiling beams that run north-south across the ceiling and are supported by thick wood posts. The post and beam construction separates the merchandise area into three north/south merchandise bays. The bay furthest east was addressed as 1730. The center bay was addressed as 1726 and 1728, and the west bay was addressed as 1724 East Sprague Avenue. The ceiling is twelve feet high and is finished with painted drywall, exposed ceiling heat ducts, and fire suppression plumbing.



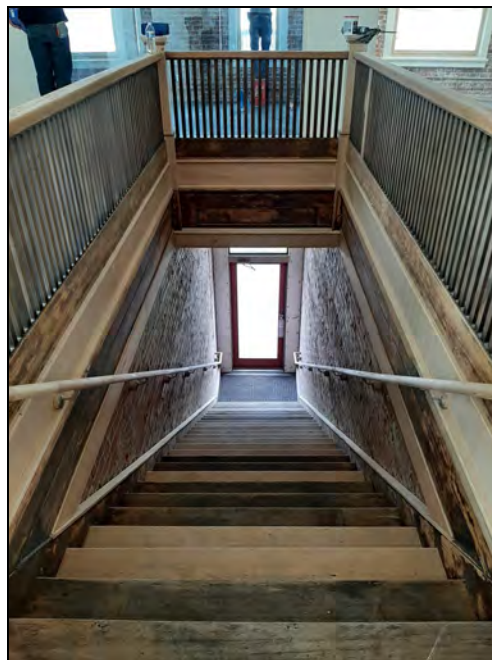
Large merchandise space in the east half of the building at the first floor, looking north.

The arched and recessed formal front entrance of the building is located west of center on the north façade, and includes three commercial single-entry front doors. The east door opens to the aforementioned merchandise space. The west door opens to a six-foot-wide, north-south hallway at the first floor. The hallway reveals original fir floor planks, an east wall with exposed brick masonry construction, and a finished twelve-foot-high

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

ceiling with exposed heat ducts. Wood beams with scroll-sawn corbels support the hallway's ceiling. Four-foot-high paneled wainscoting is built on the hallway's exposed brick masonry east wall. The south rear hallway wall also features exposed brick masonry construction. The west wall of the hallway is finished with painted drywall and supports a contemporary elevator (installed in 2020) and a contemporary restroom (finished in 2020). The restroom is finished with a dropped ceiling, painted drywall, tile floors, lavatory stalls, a large mirror, and white porcelain fixtures.

The center front entrance door in the group of three doors at the north façade's formal front entrance is located under an exterior nameplate attached above second-story windows at the front of the building. The exterior nameplate spells FRAMINGHAM—the name of the building. The center door at the front entrance opens to a 40-inch-wide enclosed staircase that climbs to the second floor. The east and west walls that enclose the staircase reveal exposed brick masonry construction. Two round wood handrails are anchored to the brick walls. At the second floor, a fifteen-inch-high wood bulkhead anchors and surrounds the staircase on the east, west and north sides of the staircase. The staircase is surrounded and protected by a narrow square wood balustrade with square wood balusters and a square wood railing—all attached to the wood bulkhead. Interior hallways surround the staircase, extend south to the rear of the building, and lead to numerous office spaces with exterior windows and exposed brick masonry construction perimeter walls. Interior hallway walls and ceilings are finished with painted drywall, office “window walls”, and office pedestrian doors.



Staircase view, looking north from the second floor down to the front door, which opens from the building's north facade along East Sprague Avenue.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Framingham Building second-floor interior hallway and office “window walls”, looking west.

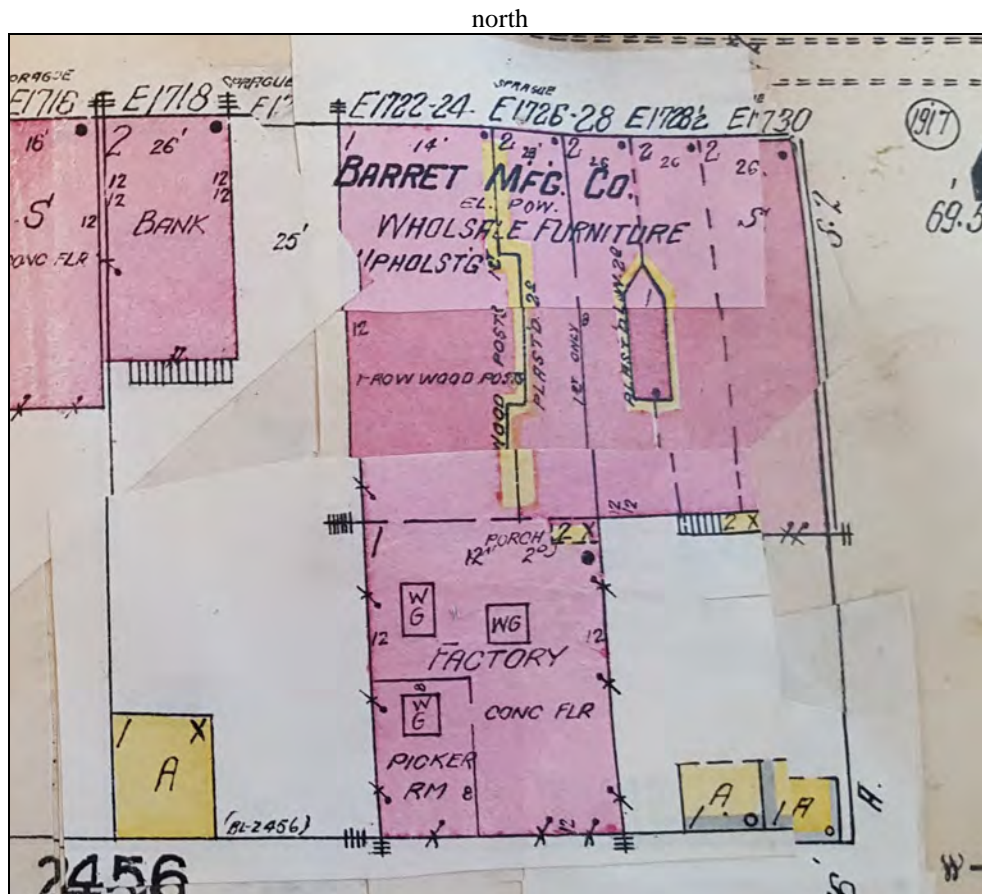


Framingham Building northeast corner room on second floor, looking northeast.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

1910 Single-Story West Wing Construction

The Framingham Building was built in 1910 with an attached single-story west wing of brick masonry construction with smooth red face bricks laid in stretcher bond. The south rear face of the single-story wing is covered with a single-story brick warehouse/shop that was attached to the Framingham Building in 1928. The west side of the west wing is adjacent to a separate modified single-story brick commercial building.



The drawing above from a 1910 Sanborn Fire Insurance Map was updated in 1928 to include the “factory” addition built onto the Framingham Building in 1928. Notice the number “1” printed in the upper left corner of the 1928 addition, indicating the addition was built with a single story.

An irregular vertical yellow line separates the one-story west wing from the two-story portion of the Framingham Building. Shown on the map, a number “1” is printed in the upper left corner of the west wing, indicating the wing is one story in height.

The other areas of the building are printed with the number “2” which indicates two stories.

The Framingham Building’s single-story wing measures 33.3 feet wide across its north façade and 80 feet deep. The two-story portion of the Framingham Building and its single-story west wing display the property’s strongest focal point—a contiguous row of 28 narrow display windows/transoms at the north façade and east face of the building.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

The eight windows and corresponding transoms in the wing are supported by a bulkhead that matches the bulkhead on the two-story portion of the Framingham Building. The interior of the single-story wing is comprised of one large room. The west and south perimeter walls reveal exposed brick masonry construction. The interior east wall reveals wood framing with areas of painted and unpainted drywall. The ceiling is covered with drywall. The floor is original and is made of four-inch-wide fir planks. A massive center wood beam supported by thick wood posts supports the roof. The large room is illuminated with four skylights. The north perimeter wall faces East Sprague Avenue and is finished with eight tall display/transom windows and a center pedestrian door.



Looking northwest at a 1928 warehouse/shop addition built on the south rear face of the Framingham Building.

1928 Warehouse/Shop

Completed in 1928, a single-story rectangular brick warehouse/shop was built on the west half of the south rear of the Framingham Building. The warehouse/shop measures 50 feet wide and 62 feet deep from the 1910 Framingham Building south to the alley. A glazed metal-frame pedestrian door opens into the warehouse/shop on the property's east façade. A single metal accordion-fold garage door with glazed panels is located next north of the pedestrian door. Six symmetrically placed original multi-paned metal-sash windows with metal muntins/mullions surround the pedestrian door and garage door. A

**Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING**

row of six matching symmetrically placed multi-paned windows extend across the south rear of the warehouse/shop. The interior of the shop is unfinished with concrete floors and exposed brick masonry walls. An interior door at the first floor opens from the warehouse/shop into the two-story building. Three skylights help illuminate the interior of the warehouse/shop with natural light.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

After following the US Secretary of the Interior's Guidelines for Rehabilitation, the exterior of the Framingham Building is similar to a 1914 photograph and a 1923 photograph taken of the building's exterior façade (pages 18 and 20 this document). When rehabilitation of the building began in 2019, original storefront windows at the first floor were found replaced or covered with wood boards and smaller incompatible window units as seen in photographs pictured below on page 14 of this document. All original 1910 exterior storefront pedestrian doors were made with wood frames that held center glazing. After eleven decades of continual use from 1910 through 2019, the building's exterior pedestrian doors were severely weathered/damaged/deteriorated, and a few original exterior pedestrian doors were missing and replaced by modern incompatible units. The building's original concrete bulkhead that supported storefront windows along Sprague Avenue and Pittsburg Street was covered with damaged and deteriorated wood panels. Original multi-paned 12/1 wood-sash second-story windows shown in the 1914 and 1923 photographs were replaced sometime after 1923 with plain wood-sash 1/1 windows. After many years of continual use and weather, the Framingham Building's second iteration of second-story windows were found in 2019 to be damaged and deteriorated, and were replaced with new compatible 1/1 painted wood-sash units.

Rehabilitation of the Framingham Building includes:

1910 The Framingham Building was erected.

1914 Barrett Manufacturing Company installed a furniture and mattress factory manufacturing plant inside the building's single-story west wing at 1722-1724 E. Sprague Avenue (Spokane Building Permit #36620). Large advertising sign is installed over the transom windows on the west wing—see 1923 photo.

1928 Single-story brick warehouse/shop/factory was built onto the south rear of the Framingham Building (Spokane Building Permit #31985).

1965 Towne Glass Company refaced the north façade of the building at 1722 East Sprague Avenue with aluminum and glass (Spokane Building Permit B62212).

2019-2021 The Framingham Building was rehabilitated as per the US Secretary of the Interior's Guidelines for Rehabilitation with the following: new roof surface vinyl and coping installed, windows replaced on 2nd floor, balconettes rebuilt/restored/secured, exterior brick surfaces cleaned/restored, north and east façade storefront display windows/transoms restored with new storefront systems, exterior doors replaced with

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

commercial metal-framed and glazed units that match the original exterior pedestrian door style, Framingham nameplate on north façade cleaned/repainted, missing exterior light fixtures replaced with contemporary/compatible fixtures, south rear staircases and porches rebuilt/repainted, some but not all interior ceilings rebuilt/rehabbed/refinished at 1724-1730 at first floor and 1724½ at second floor, interior exposed brick perimeter walls cleaned, new HVAC with plumbing/electrical and mechanical requirements secured and installed, elevator installed, restrooms on first and second floors installed, kitchenette on second floor installed, south rear parking area behind building graded and re-graveled.



The north façade and east face of the Framingham Building in 2019 before rehabilitation in 2019-2021.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Commerce/Trade/Industry/Manufacturing, Community Planning & Development</i>
<i>Period of Significance</i>	<i>1910-1971</i>
<i>Built Date</i>	<i>1910 Framingham Building 1928 Framingham Warehouse/Shop/Factory</i>
<i>Architect of 1910 building</i>	<i>Unknown</i>
<i>Engineers of 1928 warehouse</i>	<i>Alloway & George</i>

SUMMARY STATEMENT

Prominently sited at the southwest corner of East Sprague Avenue and South Pittsburg Street in East Central Spokane’s commercial business district, the Framingham Building is significant in the areas of “Community Planning and Development” and “Commerce/Trade/Industry/Manufacturing” from its 1910 built date to 1947 when commercial and industrial building expansion along East Sprague Avenue discontinued. The property is eligible for listing on the Spokane Register of Historic Places under Category A for its significance associated with broad patterns of commercial and industrial development, and as one of the first buildings to offer multi-room apartments along East Sprague Avenue in East Central Spokane.

HISTORIC CONTEXT

Early Spokane

In the 1880s and 1890s, Spokane was one of the wealthiest and fastest growing communities in the region. It quickly gained popular attention as a railroad hub and center for mining, lumber, agriculture, and rail transport. The town and surrounding area attracted hundreds of pioneers and farmers, trappers and traders, miners, lumbermen, and businessmen seeking their fortunes and a way to make a better life. The Spokane region experienced phenomenal growth with a population that surged from just under 20,000 in 1890 to 36,800 in 1900, and escalated to more than 100,000 by 1910. Single-family homes were built at a rapid pace throughout the city and were also erected in outlying areas that surrounded the town. Located more than a mile east of the city’s downtown business/merchant core, residential and commercial development along and around East Sprague Avenue provided suburban living within easy reach of downtown Spokane.

Mapped as US Highway 10, East Sprague Avenue in East Central Spokane became a busy thoroughfare as it stretched east from Division Street (which divides Spokane east and west) through the Spokane Valley, and eventually to the Idaho state line. Developed 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. Spokane Valley historian, Florence Boutwell, described the area as “the factory section of town” with lumber mills, flour mills, and sawmills. “The people who lived in Union Park were thrifty, hard-

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

working people. Many had emigrated from Italy and the Scandinavian countries. Because they couldn't speak the [English] language, the people were handicapped when job hunting. They usually had to settle for laboring or factory jobs where language skills were not important."² Built in 1910, the Framingham Building helped the area's labor force as it offered many diverse jobs through many factories owned by industrial and commercial tenants.

HISTORIC SIGNIFICANCE

Category A

The Framingham Building is significant in the areas of community planning and development as one of the two-story brick industrial commercial buildings that was erected along East Sprague Avenue in the center of East Central Spokane's business district.

Continued growth in Spokane's population spurred the need for churches, schools, and single-family homes in East Central Spokane. Sidewalks were installed and graded roads were paved for horse-drawn buggies, automobiles, and public cable cars. As Spokane's population kept growing, brick commercial buildings were erected along East Sprague Avenue—sometimes called the “East End” by local residents. Grocery markets, retail shops, factories, manufacturing plants, automobile businesses, and hotels and apartment buildings were built along East Sprague Avenue from 1902 through 1947. The area on both sides of Sprague Avenue for four blocks from Madelia Street east to Crestline Street became a bustling commercial strip and industrial area lined with a variety of business concerns. These included service/gas stations & repairs, auto wrecker & repairs, macaroni factory, candy factory, mattress/furniture/upholstery factory, drug store, beer parlors/saloons/cafes, fruit/food/meat markets, banks and post office, radio/TV sales & service, and plumbing/heating sales & repair.

East Sprague Avenue's New Framingham Building

The intersection of Sprague Avenue and Pittsburg Street was a popular and prominent location along East Sprague Avenue in the center of East Central Spokane. Seeking speculative success, Spokane druggist Charles McNab, in 1908, purchased Lots 5 and 6 on Block 2 in the Wadsworth & McDonald Addition at the southwest corner of Sprague and Pittsburg for the construction of a large, two-story brick building. Permission was granted to McNab to install a sewer, and connect to city water. Construction commenced, the property was erected, and the new East Sprague Avenue structure was called the Framingham Building.³

The *Spokane Daily Chronicle* newspaper described the Framingham Building in an August 8, 1910 article:

² Boutwell, Florence.

³ Spokane Building Permit #2490, October 29, 1908. Unfortunately, the building permit does not indicate the architect or builder of the property. After exhaustive research, the name of the builder and/or architect remains unknown.

LARGE BUILDING FOR UNION PARK

While nearly every section of the city is taking on an attitude of prosperity through the construction of various new buildings, Union Park—the thrifty little East End business district—is not being overlooked. Union Park has been given another substantial business block.

This is the Framingham...and was recently completed at a cost between \$25,000 and \$26,000. Having a frontage of 100 feet on Sprague Avenue and a depth of 80 feet on Pittsburg Street, the Framingham has greatly improved the appearance of this section of the city. The upper floors of the place are already occupied by a neatly arranged lodging house, with hot and cold water and heated with steam, while a prosperous candy factory and shop takes up the basement and first floor at the corner. A café has been opened in the one-story [wing] portion of the building at the west. Through its lodging quarters on the second floor, this building has filled a long-standing demand for hotel facilities in the East End, as this is practically the first large lodging house that has been opened in Union Park.⁴

When it was built, the second floor of the Framingham Building was interchangeably called the Framingham Hotel and the Framingham Apartments. An enclosed staircase opened from an exterior front entrance door on the building's center north façade at 1724½ East Sprague Avenue, and rose to the second floor. Single sleeping rooms were located along the west side and south rear of the building. In contrast, the north facade and east side of the building were finished with a series of two-room apartments, called the Framingham Apartments.

In an article dated March 6, 1910, the *Spokane Press Newspaper* reported the opening of the Framingham Building's second-floor rooms and apartments:

FIRST LODGING HOUSE IN UNION PARK IS OPENED

Upper Floors in New Framingham Building Made Into Apartments

Union Park's first real apartment and lodging house—the need of which has been many times asserted in the last few years—is ready for occupancy. The building has just been completed and is one of the best in the East End of the city, being steam-heated and modern throughout. It is understood that about one-half of the upper floor will be arranged in single rooms to be conducted after the style of an ordinary lodging house, while the remainder will be fitted for general housekeeping apartments.⁵

A few years later, advertisements in the *Spokane Daily Chronicle* in 1915 and 1916 offered the following:

⁴ *Spokane Daily Chronicle*, August 1910

⁵ *The Spokane Press*, March 1910

FRAMINGHAM APARTMENTS—2 LARGE FRONT ROOMS

Pantry, closet, private bath and toilet, completely furnished, including heat, light, telephone, linen, \$17 a month.

FRAMINGHAM HOTEL—QUIET PLACE—CLEAN OUTSIDE

Sleeping room, including steam heat, bath and phone service, \$6 a month.⁶

The Framingham Building held a total of 28 single rooms on the second floor. A single “sleeping room” could be leased individually and was to be used by only one person—or two rooms could be leased together as an apartment for two people. In 1930, apartment tenants at the Framingham Building numbered thirteen in the Polk’s City Directory with nine men and four women who individually leased two rooms each for a total of thirteen apartments. By 1932, changes had been made as per popular demand, and *all* single “sleeping rooms” were joined as two-room apartments with a total of twelve two-room apartment units in the Framingham Building. The remaining rooms were joined as one apartment and were used by staff of the Framingham Apartments. By 1938, only six of the twelve apartments were leased (four men and two women)—a “sign of the times” during the Great Depression of the 1930s.



Looking west in 1914 at the Framingham Building at the southwest corner of East Sprague Avenue & South Pittsburg Street.

⁶ *Spokane Daily Chronicle*, 1915 and 1916

The Framingham Building from 1910 to 1960

The Framingham Building was designed and built with numerous deep, street-level commercial bays which provided space for shops, stores, showrooms, factories, and manufacturing plants. In 1913, the *Spokane Daily Chronicle* newspaper reported the community's increasing need and demand for commercial building storefronts and merchandise bays that could be leased by store owners. The Framingham Building offered such space and was praised in the following newspaper article:

BIG DEMAND FOR GOOD STORE ROOMS

*W. F. Maggart has leased the modern brick building at 1722 East Sprague Avenue for the accommodation of the Framingham Grocery. This is one of the best-equipped buildings on East Sprague Avenue.*⁷

In addition to W. F. Maggart's above-referenced store room lease in the Framingham Building for his grocery business at 1722 East Sprague Avenue, another individual—F. N. Strong—leased the space at 1724 in the building for his dry goods/general merchandise shop. The next year in 1914, E. H. Stanton leased the store room at 1726-1728 for a meat market, and the Burns Candy Store leased the merchandise bay next east in the building's northeast corner at 1730 East Sprague Avenue and South Pittsburg Street. During this time, Mrs. Agnes Cahill was in charge of the Framingham Apartments located upstairs on the second floor.⁸

The 1914 photograph of the Framingham Building pictured the northeast corner of the building as it abutted paved sidewalks along East Sprague Avenue and South Pittsburg Street.⁹ Advertising sign boards hanging from the north façade of the building included signs that read "Purple Ice Cream," "Burns Candy," and "Dry Goods." Sandwich boards along the sidewalk advertised "Lunch, Bakery Goods, Cream Milk, Buttermilk, and Cigars" all for sale at the building.

The Burns Candy Company did well in the corner bay at 1730 East Sprague Avenue and South Pittsburg Street. By 1917, the candy company had leased two additional storerooms in the basement and employed 20 people. The company made and manufactured candy, and planned to add the manufacture of cookies and crackers. As stated by the candy company's founder/owner Louis G. Burns, the company will make a "specialty of Grandma's Cookies, distribution rights for which have been secured covering Washington, Idaho and Montana."¹⁰ Burns planned to extend his candy business because "Spokane and the Inland Empire are commencing a long period of prosperity...and business growth."¹¹

⁷ *Spokane Daily Chronicle*, 1913

⁸ *Spokesman-Review*, May 1914

⁹ Northwest Museum of Arts & Culture, 1914 photo L87-361.379A. Spokane, WA.

¹⁰ *Spokesman-Review*, May 1916

¹¹ *Ibid.*

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



A 1923 photograph of the north façade of the Framingham Building along East Sprague Avenue.

By 1921, the Burns Candy Company was replaced by the Banner Drug Company in the Framingham Building’s corner merchandise bay at 1730 East Sprague Avenue and South Pittsburg Street as pictured in a copy of the above-referenced 1923 black-and-white photograph.¹² The Banner Drug Company was owned by Spokane resident, Carey A. Neyland. Thirty years later in the 1950s, he changed his company’s name to the Banner Cut-Rate Drugstore & Pharmacy.

The 1923 photograph pictured the north façade of the Framingham Building as it faced north on East Sprague Avenue. The appellation FRAMINGHAM is framed in a nameplate at the top of the building above second-story windows over the property’s formal front north entrance. Signage on the building included a hanging sign that read “Banner Drug.” A hanging sign at the west end of the two-story portion of the building advertised “Furniture from Factory to You.” A large sign board was attached to the wall above the display windows on the single-story west wing and read, “Barrett Mattresses & Upholstered Furniture.”¹³

¹² Northwest Museum of Arts & Culture, *1923 photo L90-145*, Spokane, WA.

¹³ *Ibid.*

The Barrett Manufacturing Company

Owned and operated by Spokane manufacturing entrepreneur De Roy Barrett, the Barrett Mattress & Furniture Upholstery Manufacturing Company was located in the Framingham Building for more than 33 consecutive years from 1914 to the end of 1947, the year of Barrett's death and subsequent closure of his manufacturing business. Barrett began leasing the Framingham Building's single-story west wing at 1722-1724 East Sprague Avenue as early as 1914 when work he contracted was permitted and recorded by Spokane Building Permit #36620 on March 16, 1914.¹⁴ The construction work included finishing the interior of the building's west wing with two rooms that could accommodate a mattress factory and showroom. A front door in the center of the north façade of the west wing opened to 1722 and 1724, and a back door at the south rear of the building led to a graveled parking lot.

Barrett's business grew and by 1923, the *Spokane Daily Chronicle* newspaper described Barrett's undertaking as a \$50,000 enterprise with 12,000 square feet of space, and praised his concern as "one of the most flourishing of the East Spokane industrial plants."¹⁵ Barrett stated, "Eighty percent of our output is overstuffed or upholstered furniture. We now employ seventeen men to the one helper I had four years ago. We expect to have thirty men on the payroll by September 1st... Most of the large stores of Spokane handle our product, and we ship throughout the Inland Empire. This year...the Barrett Manufacturing Company will throw its factory open to an open-house week, and we wish visitors to come and compare our sturdy well-made furniture."¹⁶



Better Homes Week
Is Visitors' Week at
The Barrett Manufacturing Co.

You are invited to visit our factory and see the high quality of material and care used in the manufacture of American Beauty upholstered furniture. This visit will be interesting and instructive, and you will be confident that this Spokane product compares favorably with similar lines made anywhere.

Take E. Sprague car.

Barrett Manufacturing Co.
Successors to
American Mattress and Furniture Company
Wholesale Only. E1724 Sprague Ave.

An open house invitation in the Spokane Daily Chronicle newspaper in May 1923.

¹⁴ Spokane Building Permit #36620, March 16, 1914

¹⁵ *Spokane Daily Chronicle*, May 1923

¹⁶ Ibid.

**Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING**

De Roy Barrett's mattress manufacturing and furniture upholstery business flourished during the 1920s, 1930s, and early 1940s. Romanticized reproduction versions of earlier period English Tudor, Queen Anne, and Early American Colonial-style furniture from the 1800s were popular, and were upholstered and sold at Barrett's show rooms in the Framingham Building. A wide variety of fabrics and colors were offered as well as newer coverings such as leather with a fine-grained, hand-buffed hide. To help customers, interior design ideas were offered as noted in the following newspaper article dated February 27, 1935:

HOME FURNISHINGS MUST FIT SCHEME

After the remainder of the house has been modernized, determine carefully whether the furniture fits into the new surroundings, says De Roy Barrett, president of the Barrett Manufacturing Company. If it does not, call upon our interior decorators and let them lay out a new furniture scheme for your home. We manufacture our own furniture, and can fill special design needs promptly. If the homeowner cannot afford new furniture, we are equipped to do the same thing to your furniture that you did to your house—modernize it.¹⁷

With a positive spin, Barrett offered the following summary, "We're making new styles of furniture...modern neo-classical designs are employed with new covers in pastel shades...lots of color is being used...the drab room is a thing of the past."¹⁸

In 1928, Framingham Building owner Charles McNab filed for a Spokane building permit to construct a single-story addition onto the rear of the Barrett Manufacturing Company plant's west wing at 1722-24 East Sprague Avenue (see map on page 11). The permit was accepted, Alloway & George Contractors in Spokane were hired, and the cost of the construction was estimated at \$5,500.¹⁹

The Spokane firm Alloway & George officially formed in 1913 when Robert Alloway partnered with Henry George. Both structural engineers, Alloway and George practiced as general contractors and structural engineers with offices in downtown Spokane, first in the Old National Bank Building and then in the Hutton Block. Alloway & George's prominence, abilities, and experience as structural engineers and general contractors was strong. One of their most prominent works was the construction of the award-winning City Ramp Garage in 1928—the same year they built and erected the one-story brick warehouse/shop addition onto the rear of the Framingham Building for the Barrett Manufacturing Company.²⁰ When Robert Alloway died in 1940, Henry George organized a new partnership with his sons in 1946 as Henry George & Sons. In addition to the City Ramp Garage, prominent construction accomplishments for which George is

¹⁷ *Spokane Daily Chronicle*, February 1935.

¹⁸ *Spokane Daily Chronicle*, August 1936.

¹⁹ Spokane Building Permit #31985, May 10, 1928.

²⁰ Yeomans, Linda. *City Ramp Garage, Spokane & National Historic Register Nominations*, 2012.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

credited include the Spokane Coliseum, the Joe Albi Veteran's Memorial Stadium, and St. John's Episcopal Cathedral (Harold Whitehouse, architect).

A 1910 Sanborn Fire Insurance Map, updated in 1928, pictured a floor plan of the brick single-story rear warehouse/shop addition built onto the south rear of the Framingham Building (see page 11). The warehouse/shop addition was constructed as factory space for the Barrett Manufacturing Company while merchandise showrooms and storage areas with mattresses and upholstered furniture were located in the north half of the Framingham Building at 1722-1724 East Sprague Avenue. Both the warehouse/shop with its mattress and furniture factory, and the storage space and show rooms in the Framingham Building's west wing were illuminated with natural light from windows and skylights.

In 1947, De Roy Barrett died suddenly at the zenith of his success in the mattress and furniture manufacturing business located in the Framingham Building. He came to Spokane in 1906 from Michigan, and lived in the city for more than 40 years. He was survived by his wife and daughter, Miss Frances Barrett, and his son, James Barrett, concert master for the Detroit Symphony Orchestra. The Barrett Manufacturing Company was terminated with the death of the company's founder, De Roy Barrett.

The Framingham Building from 1960 to 2021

By 1960 and after thirty-plus years of business, Neyland's drugstore had vacated the corner merchandise bay in the Framingham Building. Commercial space in 1722 was occupied by Mank & Son Plumbing and Heating, 1724 held Inland Sign & Silk Screen Products, and Acme TV & Electric leased 1726-28 East Sprague Avenue.

In 1971, Spokane city directories listed the show room at 1722 E. Sprague Avenue occupied by Towne Glass Company, the bay at 1726 occupied by Interior Design Service Drapery Manufacturers, and 1730 at the corner of Sprague and Pittsburg occupied by the Quality Upholstery Company. The Framingham Building's two merchandise bays at 1724 and 1728 East Sprague Avenue remained vacant.

The 1980s ushered in occupancy changes within the Framingham Building. The bay at 1722 East Sprague Avenue continued to be leased by the Towne Glass Company. However, show room space in 1724, 1726, 1728, and 1730 was leased by a new tenant—Disabled American Veterans Club & Service Office, Spokane Chapter Six. The military veterans were men who had been involved in World War II in the 1940s and the Vietnam War in the 1960s-1970s. They resided in all of the second-floor Framingham Apartments addressed as 1724½ East Sprague Avenue.

By 1995, the Framingham Building was purchased by the Spokane Tormino family, and their business known as Tormino's Sash & Glass replaced the previous tenant at 1722 East Sprague Avenue. By this time, the building's remaining four display rooms/merchandise bays at 1724, 1726, 1728 and 1730 East Sprague Avenue and the second-floor Framingham Apartments were all occupied specifically by men from

**Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING**

Spokane’s Disabled American Veterans Club, and Spokane’s Veterans of Foreign Wars. After more than twenty consecutive years of residential occupancy, the military veterans vacated the property in 2005. At that time, a Vietnamese restaurant called The Vien Dong purchased the Framingham Building and operated the business for fourteen years in bays 1724-1730.²¹

In 2019, Steve Schmautz, a well-known Spokane contractor/developer bought the Framingham Building, and successfully repaired, rebuilt, and rehabilitated the property per the *United States Secretary of the Interior’s Guidelines for Rehabilitation*.²² Schmautz also owns two other historic properties just east of the Framingham Building in East Central Spokane—the Quality Garage at 1919 East Sprague Avenue and the Scarpelli Brothers Macaroni Factory at 2012 East Sprague Avenue. Both historic buildings were rehabilitated and listed on the Spokane Register of Historic Places, and both buildings are leased by successful business owners who offer a wide variety of antiques, collectibles, and decorative household goods for sale.²³

CONCLUSION

The Framingham Building is eligible for listing on the Spokane Register of Historic Places under Category A in the areas of significance known as community planning and development and commerce/trade/industry/manufacturing. Contributing to broad patterns of development in the East Sprague Avenue commercial hub of East Central Spokane, the Framingham Building is one of a group of eighteen commercial buildings constructed from 1902 to 1946 along East Sprague Avenue from Madelia Street east to Crestline Street. The building contributed greatly to the start and success of many commerce, trade, industry, and manufacturing concerns that located along East Sprague Avenue in East Central Spokane. The Framingham Building survives in very good condition as one of the best-preserved, historic two-story commercial structures in the commercial district.



1929 photo of a delivery truck owned by the Barrett Manufacturing Company

²¹ *Spokesman-Review*, October 2019

²² U.S. Department of the Interior, *National Register Bulletin #15*, 1995.

²³ *Spokane Historic Preservation Office*. Individual Spokane Historic Register Property Nominations.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

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Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

Newspapers (chronological order)

“First Lodging House in Union Park is Opened.” *The Spokane Press*, 6 March 1910

“Large Building for Union Park.” *Spokane Daily Chronicle*, 8 August 1910

“Framingham Apts.” *Spokane Daily Chronicle*, 1915

“To Rent—Framingham Hotel.” *Spokane Daily Chronicle*, 30 December 1915,
and 1 January 1916.

“Spokane Plant Grows Rapidly.” *Spokane Daily Chronicle*, 29 May 1923.

“The Barrett Manufacturing Company—Better Homes Week.” *Spokane Daily Chronicle*, 4 June 1923.

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July 1928.

“English Period Furniture Good.” *Spokane Daily Chronicle*, 6 October 1931.

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“Small Hotels Are In Demand.” *Spokesman-Review*, 11 December 1932.

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“Furniture Plant Increases Force.” *Spokane Daily Chronicle*, 15 October 1934.

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Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 1
NE corner facade of Framingham Building at East Sprague Avenue and
South Pittsburg Street in 2021



Photo 2
East façade of Framingham Building in 2021—the Framingham Building was built in
1910 as the two-story red brick building with the adjoining west single-story wing

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 3

2021 photo of east façade of Framingham Building’s main center entrance—notice the name plate at the top of the building that spells FRAMINGHAM



Photo 4

A 2021 view of the Framingham Building from the sidewalk corner at East Sprague Avenue and South Pittsburg Street, looking west

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 5

2021 photograph of the southeast rear corner of the two-story Framingham Building and the attached single-story brick warehouse



Photo 6

A 2021 photograph of the south rear elevation of the two-story brick Framingham Building, looking north across a graveled parking lot

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 7
A 2021 photograph of the interior of the warehouse, looking north



Photo 8
A 2021 photograph of the interior of the warehouse, looking west

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 9

A 2021 photograph of the interior north wall of the Framingham Building at the first floor, northeast corner of the building, looking north



Photo 10

A 2021 photograph of the first-floor interior, looking southeast

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 11

Looking north at the front entrance, first floor, in the Framingham Building (2021 photo)



Photo 12

A 2021 photograph of the first-floor hallway, looking south

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 13
Looking north at the first floor of the attached single-story building at the west elevation
of the Framingham Building

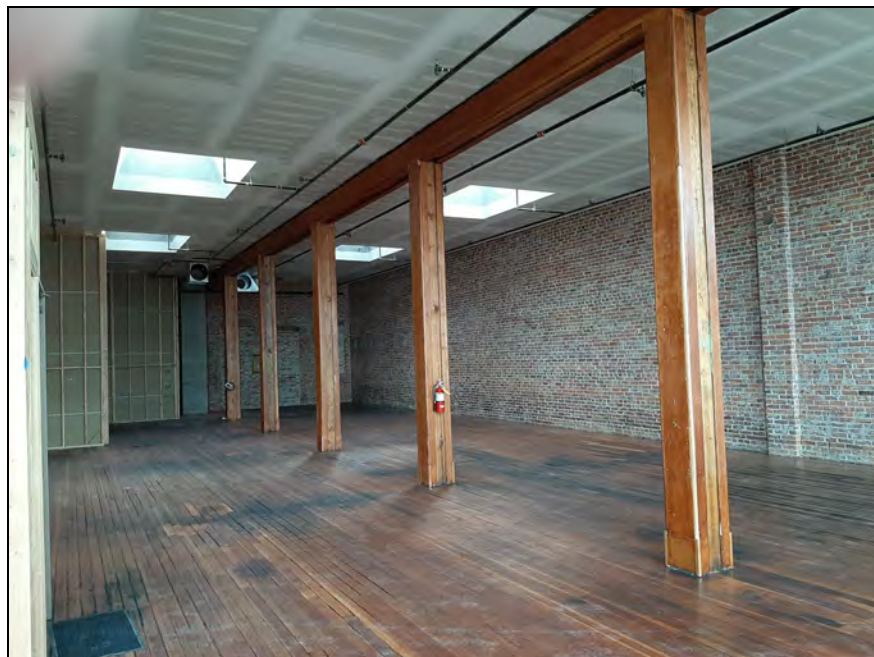


Photo 14
A 2021 photograph of the interior of the attached single-story building, looking south

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photos 15 and 16
2021 photographs of the center front staircase built between the 1st and 2nd floors

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photos 17 and 18
2021 photographs of the 2nd-floor staircase balustrade detail and interior hallways

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 19

2021 photograph of office in northeast corner of the second floor, looking northeast



Photo 20

2021 photo of a second-floor balcony, looking east

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Photo 21
Looking east in 2021 at an office wall and window on the second floor



Photo 22
Looking west in 2021 through the above-pictured office on the second floor

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

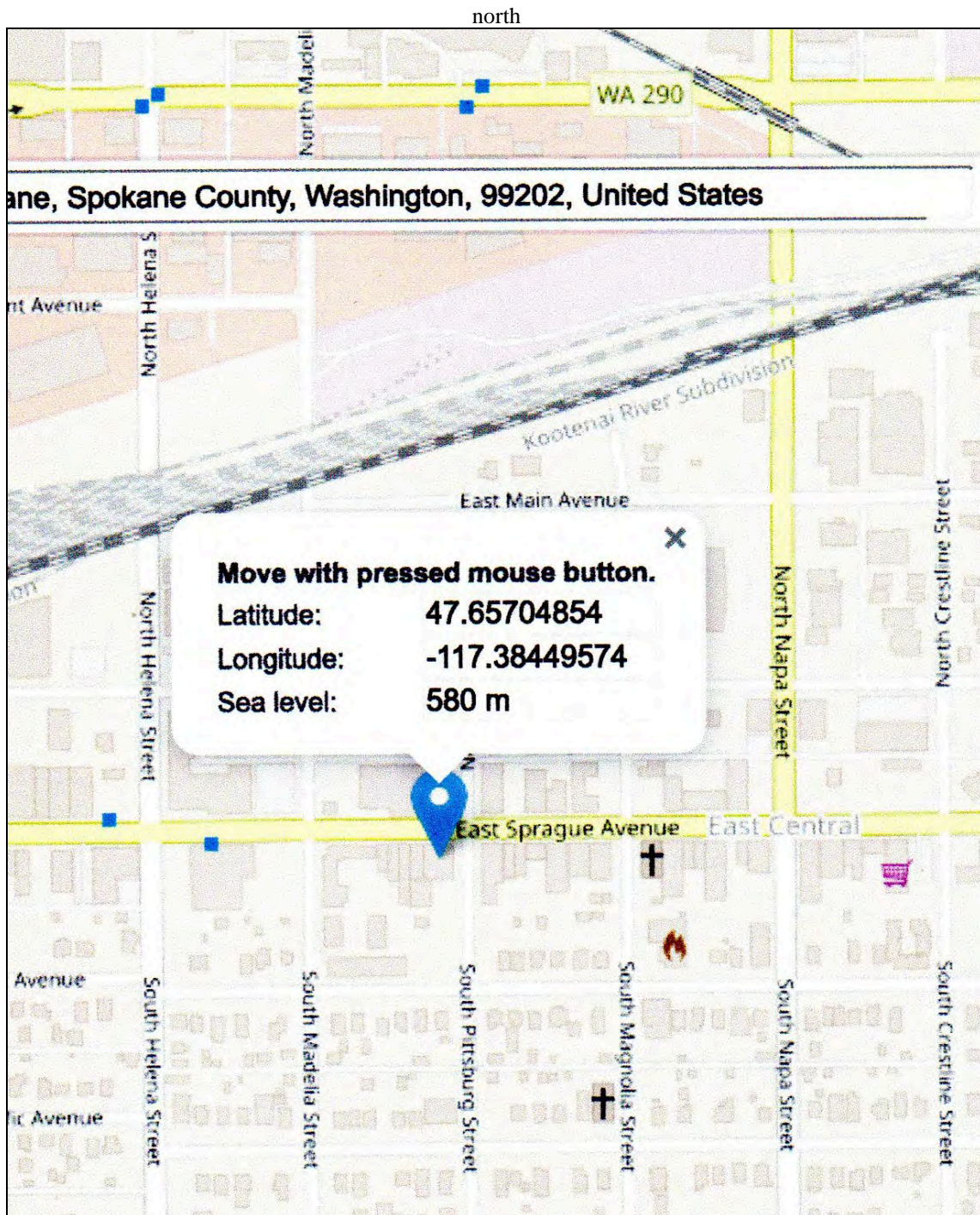


Photo 23
2021 photograph of the kitchen/break room on the second floor,
looking south into a lightwell



Photo 24
2021 photograph of restroom on second floor, looking west through the lightwell

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



Framingham Building
East 1722 Sprague Avenue
Spokane, WA 99202

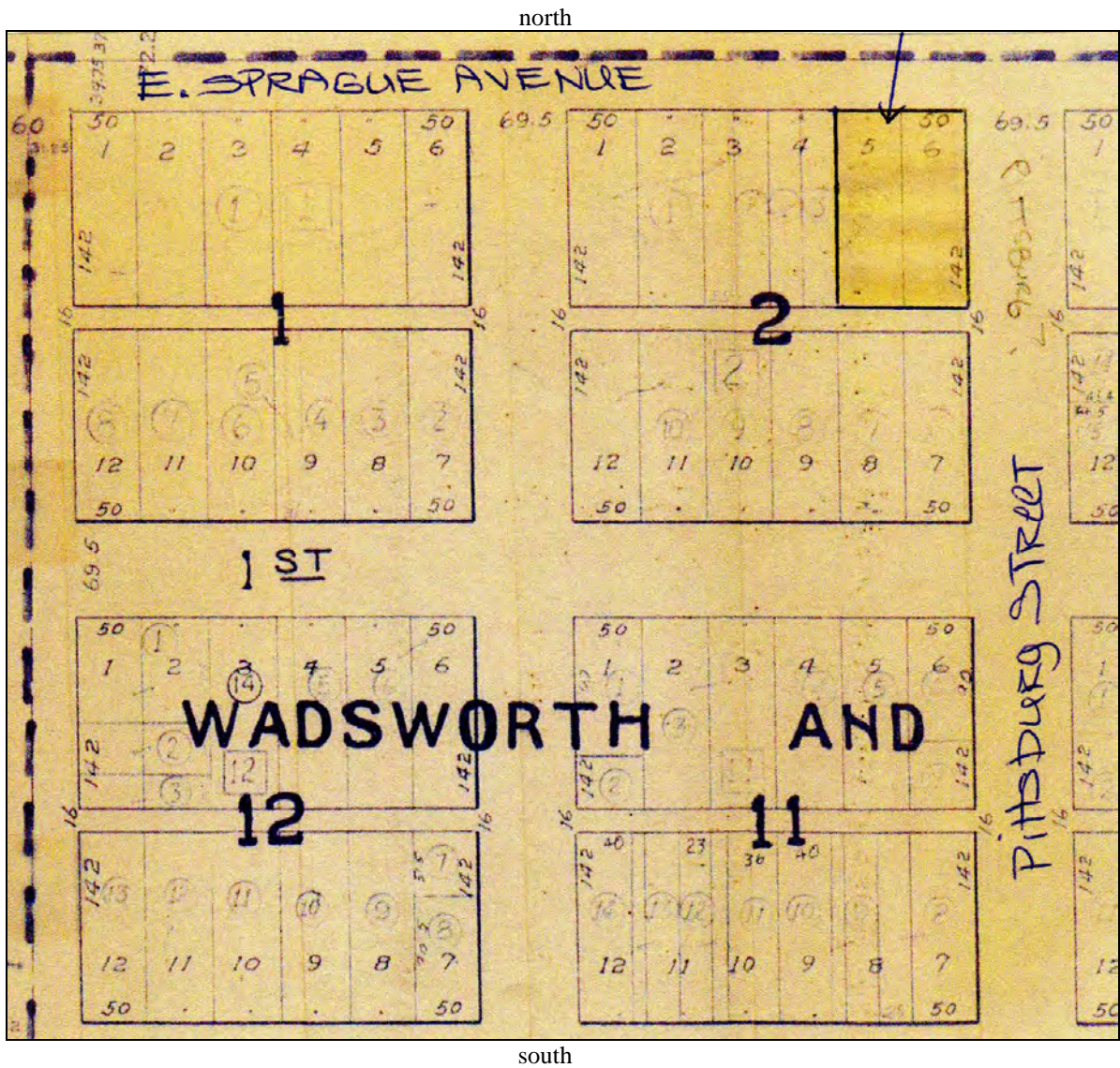
Source: Google Maps 2021

Rough draft August 22, 2021

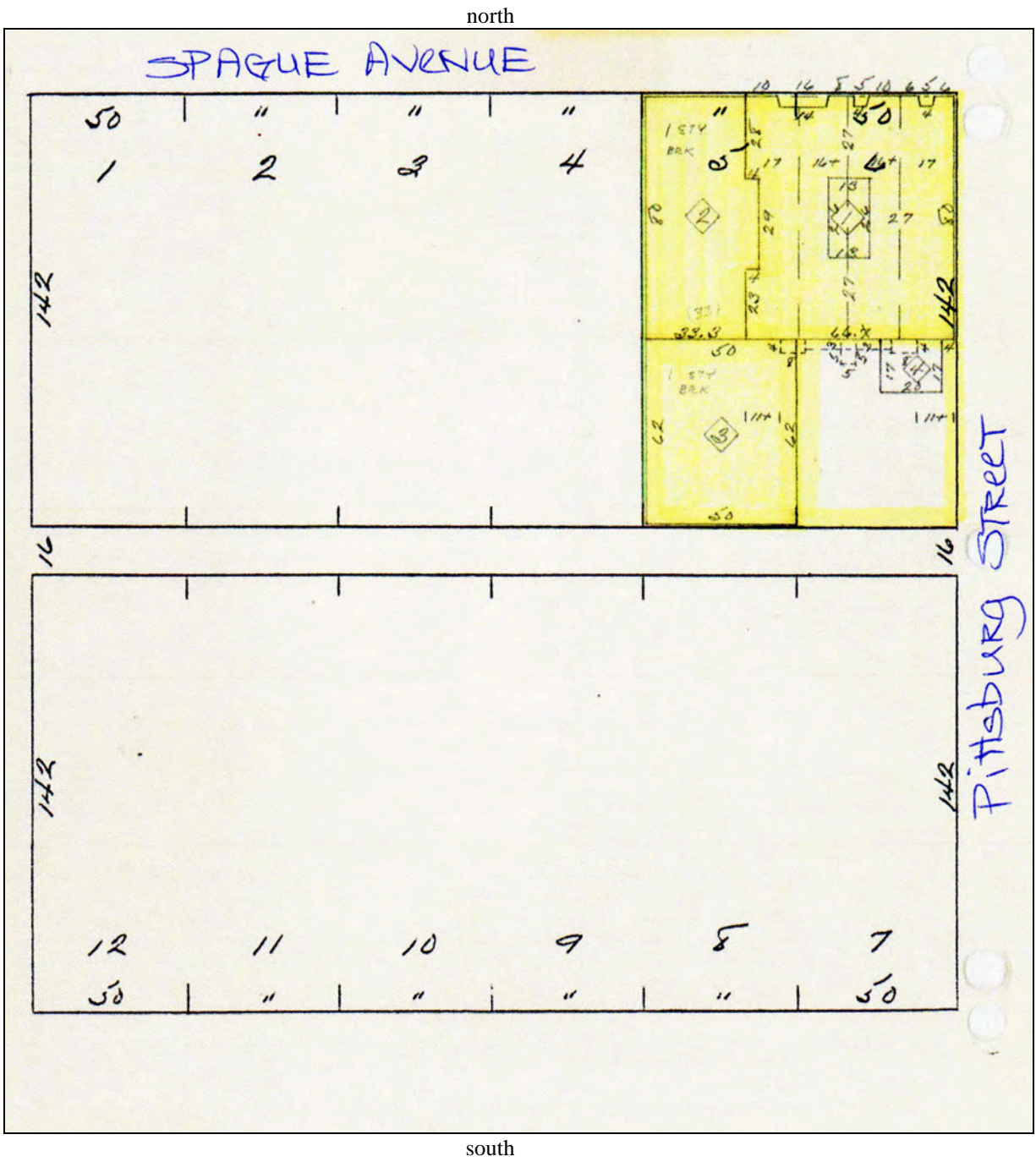
Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

FRAMINGHAM BUILDING
East 1722 Sprague Avenue

Wadsworth & McDonald Addition, Block 2, Lots 5 and 6



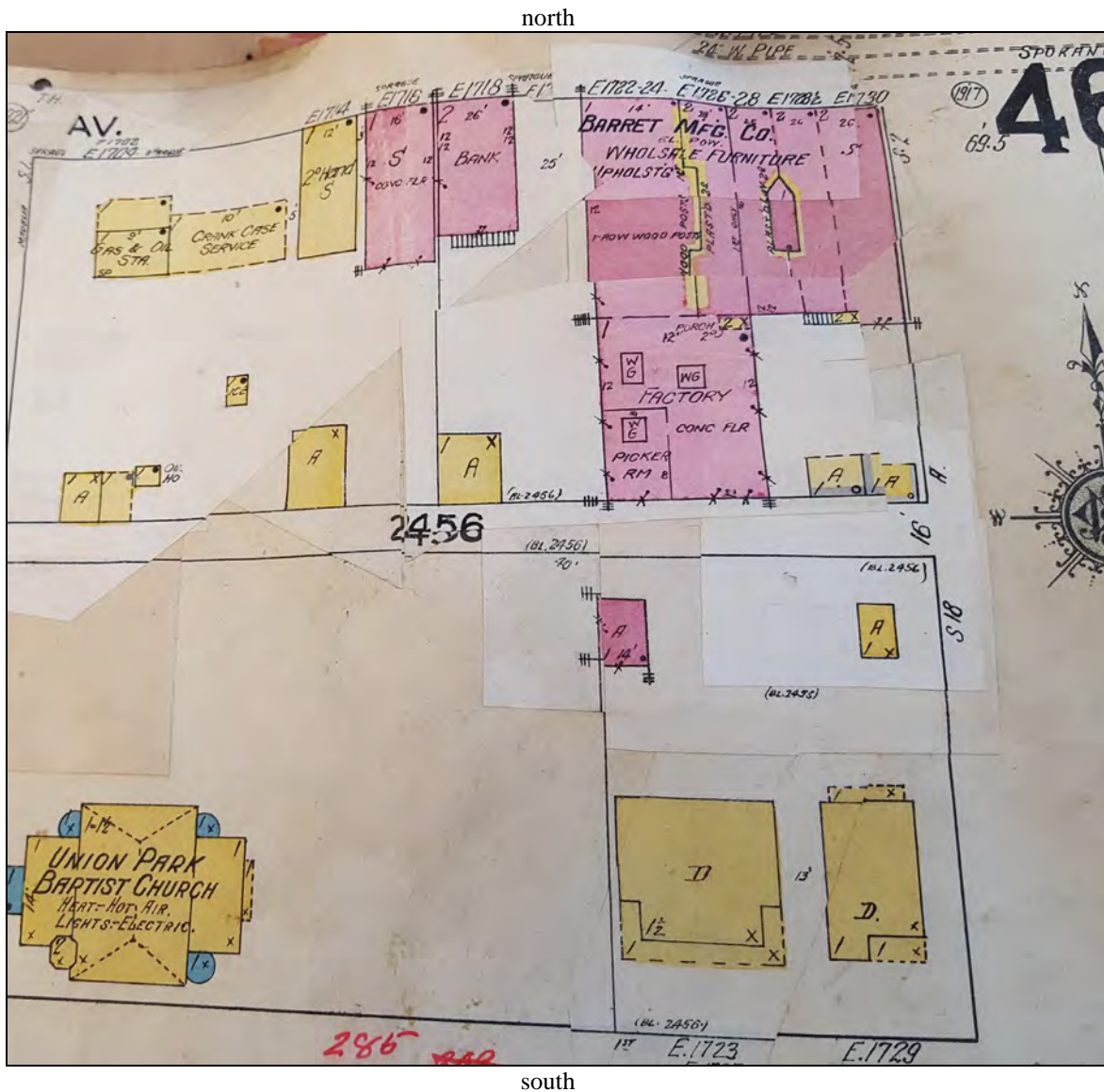
Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



FRAMINGHAM BUILDING
 East 1722 Sprague Avenue

Source: Spokane County Assessor Records

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

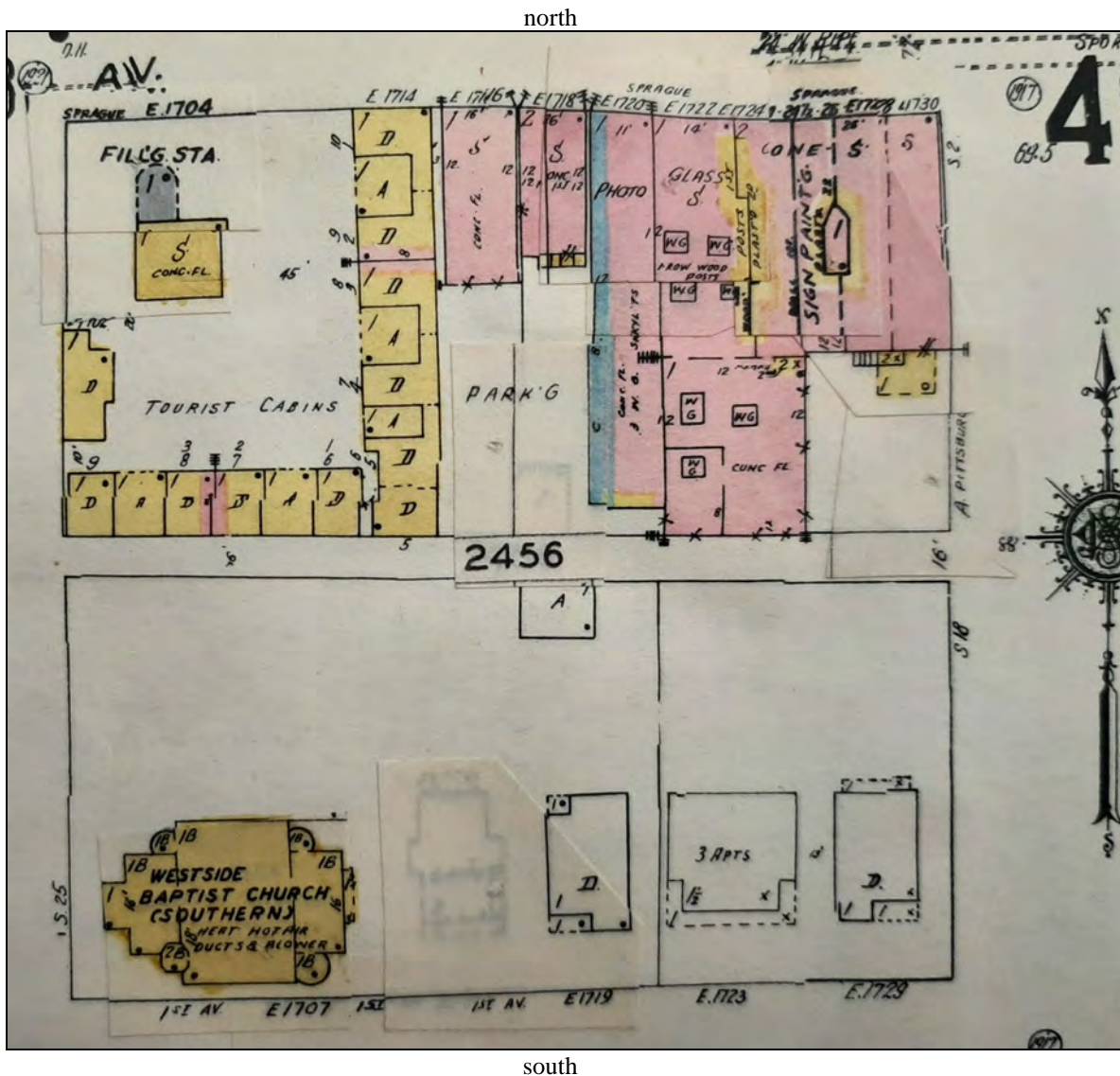


FRAMINGHAM BUILDING
East 1722 Sprague Avenue

This 1910 map shows the property as pink, which denotes brick construction. It names the property's concern as the Barrett Manufacturing Company of mattresses, wholesale furniture and upholstery, and pictures a single-story brick factory warehouse attached to the building's south rear elevation. The Framingham Building includes addresses 1722-1730 East Sprague Avenue.

Source: 1910 Sanborn Fire Insurance Map

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



FRAMINGHAM BUILDING
East 1722 Sprague Avenue

This 1933 Sanborn Fire Insurance Map pictures the Framingham Building with addresses at 1722-1730 East Sprague Avenue. It indicates the Barrett Manufacturing Company has vacated the building, and has been replaced by a glass company and a sign-painting company on the first floor. The map pictures a small temporary single-story wood-frame enclosure attached to the southeast rear of the Framingham Building.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



FRAMINGHAM BUILDING
1722 East Sprague Avenue

1914 photograph of East Sprague Avenue, looking west

At the left-hand margin of the photograph, the Framingham Building is pictured with signage attached to the building that advertises “ice cream soda,” “Burns Pure Ice Cream and Candy,” and “dry goods.”

A sandwich board sign in front of the building’s northeast corner at the sidewalk advertises “lunch, bakery, and cigars” available inside the building.

Source: Northwest Museum of Arts and Culture (MAC), Spokane, WA.
Photo L87-361.379A.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



FRAMINGHAM BUILDING
1722 East Sprague Avenue

1923 Photograph

Notice the curved sign that spells FRAMINGHAM APTS immediately located above the first-floor arched front entrance on the north façade of the building. The front doors open to stairs that rise to the second floor apartments.

Notice the FRAMINGHAM appellation above the front entrance at the top of the second floor that indicates the name of the building. The adjoining west one-story storefront advertises the Barrett Furniture Company.

Banner Drug Company was located in the northeast corner of the building.

Source: Northwest Museum of Arts and Culture (MAC), Spokane, WA.
Photo L90-145.

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING



**BARRETT MANUFACTURING COMPANY'S
DELIVERY TRUCK**

1929 Photo

Barrett Manufacturing Company was located in the Framingham Building at 1722-1724 East Sprague Avenue at the time the above-photo was taken in 1929.

Source: Northwest Museum of Arts and Culture (MAC), Spokane, WA.
Photo L87-1.40759-29

FIRST LODGING HOUSE IN UNION PARK IS OPENED

Upper Floors of New Fram- ingham Building Made Into Apartments.

Union Park's first real apartment and lodging house, the need of which has been many times asserted in the last few years, is ready for occupancy. It is to be known as the Mecca housekeeping apartments, and takes in the whole upper floor of the new Framingham building, at the southwest corner of Pittsburg street and Sprague avenue. Mrs. H. A. Clark is to conduct the place.

This building has just been completed, and is one of the best in the east end of the city, being steam heated and modern throughout. It is understood that about one-half of the upper floor will be arranged in single rooms, to be conducted after the style of an ordinary lodging house, while the remainder will be fitted for general housekeeping apartments.

"First Lodging House in Union Park is Opened." *The Spokane Press*, 6 March 1910

LARGE BUILDING FOR UNION PARK

Wife of Former Spokane
Druggist Owns Attractive
Structure on E. Sprague.

While nearly every section of the city is taking on an attitude of prosperity through the construction of various new buildings, Union Park, the thrifty little East End business district, is not being overlooked. In addition to a new apartment, machine shops, warehouses and mill, a new workingman's flat and a variety of up-to-date residences, Union Park has been given another substantial new business block.

This is the Framingham, at the southwest corner of Pittsburg street and East Sprague avenue. The Framingham was recently completed at a cost of between \$25,000 and \$26,000, by Mrs. Isabelle McNab, wife of Charles McNab, the former well-known Spokane druggist.

Is Attractive Building.

Having a frontage of 100 feet on Sprague avenue and a depth of 80 feet on Pittsburg street, the Framingham has greatly improved the appearance of this section of the city. The upper floors of the place are already occupied by a neatly arranged lodging house, with hot and cold water and heated with steam, while a prosperous candy factory and shop takes up the basement and first floor at the corner. A cafe has been opened in the one-story portion of the building at the west.

Through its lodging quarters on the second floor this building has filled a long-standing demand for hotel facilities in the East End, as this is practically the first large lodging house that has been opened in Union Park. Mrs. McNab is at the present time in Mukilteo, Wash., near Everett, where herself and husband have resided much of the time since Mr. McNab's retirement from the drug business here.

"Large Building for Union Park." *Spokane Daily Chronicle*, 8 August 1910

Spokane City/County Register of Historic Places Nomination
FRAMINGHAM BUILDING

FRAMINGHAM APTS.—2-ROOM APART-
ment, gas range, large closet, pantry, \$13,
including lights; heat, hot and cold water,
linen, dishes, bath, phone. Also sleeping
rooms \$6 a month. E1724½ Sprague. High.
704.

“FRAMINGHAM APTS—2-Room Apartment.”
Spokane Daily Chronicle, 28 Sept 1915

FRAMINGHAM APTS.—2 LARGE FRONT
rooms, pantry, closet, private bath and toi-
let; completely furnished, including heat,
light, telephone, linen; \$17 a month. E1724½
Sprague. High. 704.

“FRAMINGHAM APTS—2 Large Front Rooms.”
Spokane Daily Chronicle, 5 October 1915

SPOKANE PLANT GROWS RAPIDLY

Local Exhibitions Lack
Goods Manufactured in
Inland Empire.

Starting with a space of 1000 square feet about four years ago, the American Mattress & Feather company of Spokane has a real furniture factory now at E1124 Sprague with a floor space of 12,000 square feet, it was stated today by D. R. Barrett, president and manager.

The concern, which was originally capitalized at \$5000, is now a \$50,000 concern, and reorganized and known as the Barrett Manufacturing company. It is one of the most flourishing of the East Spokane industrial plants.

"We specialize on upholstered furniture now, although we make some mattresses," said Mr. Barrett. "Eighty per cent of our output is overstuffed or upholstered furniture.

"From the small space in the old Falls View block on Bridge avenue, off of Monroe street, we moved to N1211 Ruby street. After two years we moved to our present location on East Sprague. We now employ 17 men, in comparison to the one helper which I had four years ago. We expect to have 30 men on the payroll by September 1.

"Most of the large stores of Spokane handle our product, and we ship throughout the Inland Empire. However, we can put out a better produce for the price charged the local merchants by the eastern manufacturers, and where we now have only 10 per cent of the upholstered furniture business, we should have 90 per cent.

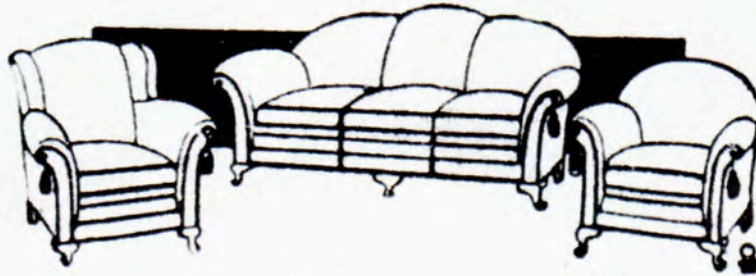
"Last year, during 'Better Homes' week, there was not a stick of Spokane made furniture in any of the houses on exhibition. Furniture was not the only thing of Spokane manufacture which was not shown.

"This year, following the 'Better Homes' week, the Barrett Manufacturing company will throw its factory open for an 'open house' week and we wish visitors to come and compare our sturdy, well made furniture with what they saw of east-

ern manufacture in the exhibition houses. 'Spokane Made Merits Your Trade.'"

F. S. Barrett, real estate dealer, a brother, is secretary of the furniture concern.

"Spokane Plant Grows Rapidly."
Spokane Daily Chronicle, 29 May 1923



Better Homes Week

Is Visitors' Week at

The Barrett Manufacturing Co.

You are invited to visit our factory and see the high quality of material and care used in the manufacture of American Beauty upholstered furniture. This visit will be interesting and instructive, and you will be confident that **this** Spokane product compares favorably with similar lines made anywhere.

Take E. Sprague car.

Barrett Manufacturing Co.

Successors to
American Mattress and Furniture Company
Wholesale Only. **E1724 Sprague Ave.**

“Barrett Manufacturing Company—Better Homes Week.”
Spokane Daily Chronicle, 4 June 1923

Attention, Dealers!!

You Are Cordially Invited to Visit
and Inspect Our

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ture markets of the
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“Barrett Upholstered Furniture Manufacturing Company Advertisement.”
Spokane Daily Chronicle, 25 July 1928

SMALL HOTELS ARE IN DEMAND

The Sheldon, With 50 Rooms,
Has Been Leased to Win-
ifred Bevan.

MUSSELMAN GETS SUN

Elizabeth Albright Will Operate
the Framingham, Which Has 12
Two-Room Apartments.

A demand for second-class hotel property has developed within the last 10 days in Spokane, which is the cause of much surprise in realty circles, Russell R. Rogers, manager of the rental and leasing department of Rogers & Rogers, said yesterday. "It appears to be one of those peculiar quirks of a developing realty market which the economists can not readily analyze, although a number of reasons are advanced," he said.

Mr. Rogers reported the following leases:

The Sheldon hotel at N221½ Post, three-story brick building with 50 rooms, to Winifred Bevan, to whom the furnishings of the hotel were sold. She plans redecoration, grouping of rooms into suites and the installation of gas ranges. Mrs. Bevan formerly operated the LaRose hotel on Second.

The Sun hotel, W419 Trent, a three-story brick with 20 rooms, has been leased to O. E. Musselman. He operates the Lea hotel next door.

The Framingham, E1724 Sprague, a two-story brick structure, has been leased to Elizabeth Albright. There are 12 two-room apartments.

The Safeway Stores, Inc., is continuing the operation of a Piggly Wiggly store at N221 Post since the expiration of a three-year lease last month, Mr. Rogers stated.

"Small Hotels Are in Demand."
Spokesman-Review, 11 December 1932

CALL ON SPOKANE FOR FURNITURE

Growing Attention Through-
out Inland Empire Noted
by Barrett Mfg. Co.

The development and expansion of the Barrett Manufacturing company constitute a series of progressive chapters with growing attention being directed upon the furniture manufacturing industry here from all points in the Inland Empire.

An interior decoration service, whereby engineering skill maps out living room furniture made to order in tune with the environment of a country has proven a big feature of their operations, said DeRoy Barrett, president-manager of the company.

Fits in With FHA.

"We send our experts into a home and from their years of experience the proper taste and blending so delightful to the housewife are attained in the appointments," he added.

"This method assures the height of individuality, and we have found it to fit in well with the better housing program. Business last year was 25 per cent ahead of any year in the last half decade, and thus far it is forging ahead at the same general increased gait. The outlook is particularly encouraging," said President Barrett.

Increased Range Shown.

"Our shipments are finding an increasing range. Last week we shipped a living room set of furniture to Missoula, Mont., Boise, Idaho, and southeastern Oregon points also are calling on us," he added. "An increasing demand from cities within a radius of 100 miles is noted."

The Barrett company started in Spokane 17 years ago with a force of two. Now the staff is ranging from 14 to 25, and in addition to its factory maintains a downtown retail store.

"Call on Spokane for Furniture." *Spokesman-Review*, 12 May 1935

FURNITURE HAS BRIGHTER TONE

Furniture is helping to brighten that corner where you are, according to the Barrett Manufacturing company, Spokane makers of furniture and mattresses.

"We're making new styles of furniture this month," DeRoy Barrett, president-manager of the firm, said today. "Modern, neo-classic designs are employed, with new covers in pastel shades. Lots of color is being used; the drab room is a thing of the past."

Business Increase.

"We have noticed an increase of business, and we have more people employed this year than last. The increase from the rural districts has been a surprise. With farmers getting more for their products, they're buying more freely than in the past."

"Nor is this true of those in the country areas alone! Everyone seems to be getting out the old furniture from the attics and basements and having it reupholstered," the manufacturer said.

"Furniture Has Brighter Tone." *Spokane Daily Chronicle*, 19 August 1936

DE ROY BARRETT TAKEN BY DEATH

(See other obituaries, page 15.)

De Roy Barrett, resident of Spokane for 40 years and owner and founder of the Barrett Manufacturing company, died here last night after an illness of several months. His home was at E318 Thirtieth.

He was a brother of F. S. Barrett, pioneer Spokane realtor.

Among other survivors are his wife and a daughter, Miss Frances Barrett, at home; and a son, James Barrett, of Detroit.

Mr. Barrett was an elder in the Manito Presbyterian church.

Funeral services will be at 3 p. m. Sunday from the Manito Presbyterian church, with the Rev. Evert Top officiating. The body then will be sent by the Hazen & Jaeger's to Milford, Mich., for burial. The family requested that no flowers be sent for the church services in Spoakne.

“De Roy Barrett Taken by Death.”
Spokane Daily Chronicle, 25 July 1947



“Former Vien Dong Restaurant to be Renovated.”
Spokesman-Review, 13 October 2019