



Wharton Building
411 W 1st Avenue
Spokane Register of Historic Places Nomination
4/11/2024

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name: Wharton Building
And/Or Common Name: Wharton Building

2. Location

Street & Number: 411 W. 1st Avenue
City, State, Zip Code: Spokane, WA 99201
Parcel Number: 35191.2305

3. Classification

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

4. Owner of Property

Name: Wharton Lofts LLC
Street & Number: 502 W. Riverside Avenue
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: Chris@RenCorpRealty.com

5. Location of Legal Description

Courthouse, Registry of Deeds: Spokane County Courthouse
Street Number: 1116 West Broadway
City, State, Zip Code: Spokane, WA 99260
County: Spokane

6. Representation in Existing Surveys

Title: East Downtown Historic District National Register Nomination
Date: 2003 Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places criteria: Mark "x" 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 of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.
- 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.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: less than 1
Verbal Boundary Description: RAILROAD ADD L4B12
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jim Kolva
Organization: Jim Kolva Associates, LLC
Street, City, State, Zip Code: 115 South Adams Street, Suite 1
Telephone Number: 509-458-5517
E-mail Address: jim@jimkolvaassociates.com
Date Final Nomination Heard :

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: March 17, 2024

Date of Landmarks Commission Hearing: April 17, 2024

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: May 27, 2024

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

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

Fronting north on the south side of 1st Avenue, the three-story painted brick building is symmetrically arranged and divided into four bays. Constructed in 1901, the front façade of the building was modified in 1912 with the addition of the parapet pediment, with the Wharton name emblazoned on a panel within the stepped triangular pediment. The front façade was again revised when the first-floor storefront was reconfigured as a restaurant. Currently, the building is undergoing a renovation pursuant to a Part 2 Federal Historic Tax Credit application including the rebuilding of the ground floor façade to be more in keeping with the historic period of the building. Three brick piers divide the facade into two sections, each section with two window bays in the second and third floors. Between the piers is a corbeled projection that transitions to the pediment, which, in addition to the Wharton panel, is adorned with a row of rectangular recesses. Belt courses articulate the sills of second and third story windows. The building is topped by a flat built-up tar composition roof.



Figure 1: Wharton Building, 2024

The upper floor windows are original with four paired bays each. The second-floor windows are double hung, one over one wood with flat arches and keystones. Third floor windows are also paired double-hung within semicircular arches with keystones and a corbeled belt course at the springer line (with some modification to the wood sash).

DESCRIPTION OF PROPERTY – CURRENT CONDITION AND APPEARANCE

The three-story front façade faces north along 1st Avenue. Within the East Downtown National Historic District, the building is mid-block and bracketed by three-story brick buildings on either side: the three-story Oakley Building at 417 West 1st Avenue (1908) is adjacent to the west; and the three-story Golden West Hotel at 401-409 (1903) abuts the east side. A private alley forms the southern boundary with an asphalt parking lot between the alley and the BNSF railroad viaduct. Fifty-feet-wide, the building is 95 feet in depth on a trapezoidal lot of 50 feet wide by 106 feet on the west boundary and 100 feet on the east boundary. The land slopes down slightly to the north with the grade along First Avenue about 8 feet lower than that along the south end.

The symmetrical front façade is flat with no major projections. Three brick piers that project slightly and are supported by granite blocks divide the facade into two sections, each section with two window bays in the second and third floors.

The first-floor storefront was rebuilt in the late 1990s to accommodate a restaurant on which an historically incompatible façade was attached. The second and third floors were unaltered in earlier modifications. In a 2023 renovation, the first-floor façade was again removed and, this time, replaced by a storefront consistent with the historic period of the building. The removal of the 1990s storefront revealed the granite blocks on which the brick piers rested in support of the steel I-beam spanning the first floor. The front façade was also repainted.

The storefront is divided into four sections on each side of the central pier. Brick piers also define the corners. Removal of the 1990s storefront revealed Low recessed panel bulkhead walls, storefront windows and transom windows approximate the original façade of the building. The east section consists of a pedestrian door in the east end the provides access to the two floors above, three storefront windows divided by thick wood mullions and the transom consisting of four lights divided by wood mullions. The transoms extend to a steel I-beam that spans the facade. West of the central pier is a two-bay recessed approach landing with the sidewalls angling to a single door entry. Two vertical glass sidelights flank the door opening. Two glass storefront bays complete the façade.

Corbeled brick belt courses running from corner to corner articulate the sills of second and third story windows. The upper floor windows are original with four paired bays each — two in each of the sections created by the piers. The second-floor windows are double hung, one-over-one wood with voussoired flat arches and keystones. The third-floor windows are also paired double-hung wood but within semicircular arches with keystones and a corbeled belt course at the springer line. The arches are voussoired brick with an extrados of a single projecting soldier course. The sash within the arch itself is a grid of twenty-six ten-inch-square lights. The brick keystones of the third floors arches extend beyond the extrados to a three-course corbel that runs between the brick piers. The corbel extends to the wall plane established by the three piers and parapet wall. The parapet was modified in 1912 when Mrs. Marion C. Wharton, a widow who had just purchased the building, added the stepped low triangular pediment and added a panel with the letters “WHARTON BUILDING.” Flanking both sides of the panel is a series of eight square and rectangular recesses within the parapet wall. According to a 1903 photograph, the parapet wall ran straight across with the recesses in the wall segment now occupied by the panel.

The East Downtown Spokane district nomination assumes that the Wharton name in the pediment was to honor Samuel Wharton, the husband of Marion Wharton. He was deceased before she bought the building, and the naming of the Wharton may have been for herself. She had established herself as a prominent and astute businesswoman in her own right.

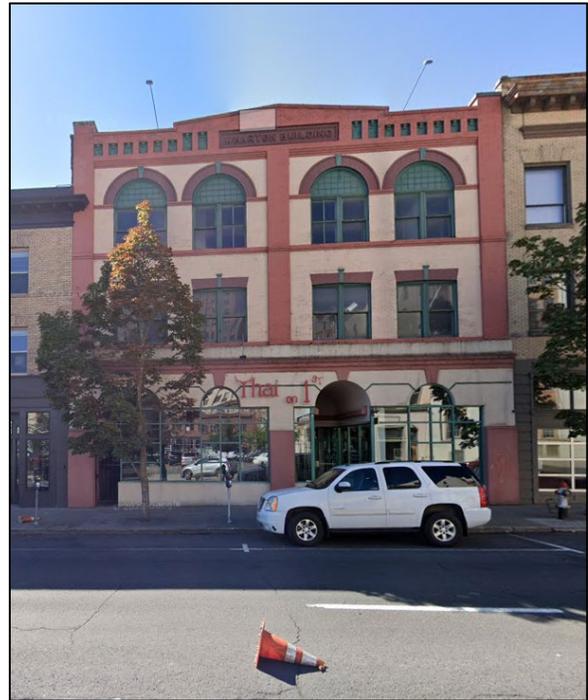


Figure 2: The Wharton Building prior to rehabilitation

East and West Façades

The west façade is adjacent to a three-story building thus has no exposed features. Likewise, a three-story building is adjacent to the east façade, but is slightly lower thus the upper portion of the Wharton's blank façade is visible.

Rear Façade

The rear façade is flat and divided into six bays, but is a mishmash of sheet metal vents, doors and windows. Wood sash windows and doors are badly deteriorated. Several brick courses above the third-floor window openings, a two-course brick belt course divides the top of the third floor and solid, plain



Figure 3: Rear elevation of the Wharton Building

parapet wall. It appears, that with a slightly different brick color, the parapet wall was increased in height, likely in the 1912 remodel.

The first floor is slightly below grade and is configured from west to east with a square sheet metal vent extending through a former window opening, a pedestrian door, two window openings--one boarded over and one glass block--a double-door pedestrian entry, and a single window opening also filled with glass block. Both ground floor entries are approached by concrete approach slab, and one concrete step down to a concrete landing flanked by concrete curb walls. The entry doors are double flat slab metal, framed by brick

jambos formed by the façade wall and a steel lintel that extends about eight inches beyond the opening. To the east of these doors is a window opening filled with a grid of glass blocks, three wide and four high.

To the west of the double doors is a low window framed in the brick façade wall with a brick header sill that projects slightly. Within the opening is a grid of glass blocks, three wide and four high topped with bricks to fill in the arch. The glass blocks replace the original sash which was framed by a segmental-arched opening of voussoired brick soldiers. West of this opening is a gas meter and a boarded window opening of the same size and configuration. Near the southwest corner is a door opening with flat slab metal door. Like the double doors, its entry landing is recessed below grade. The door is framed by the brick wall jambos and a segmental arch of brick soldier voussoirs.

The second and third floors are a mishmash of openings—segmental arched and flat arched doors and windows. Seven openings, six windows and a door are at the second-floor level. From east to west are three equally spaced window openings, two segmental arch openings flanking a flat arch opening. Slightly west of the building center line, is a flat arch door opening covered with plywood. West of the door are two flat arched windows and a segmental arch window. Between the two flat arched windows is a bricked-in segmental arch opening from which a corbeled brick ledge supports a terra cotta chimney elbow. All windows have slightly projecting brick header sills.

The third floor has six openings, five segmental arch windows and one flat arch exit door. The three easterly windows and the west window are aligned over the second-floor bays. A rusted steel fire escape platform and railings with a ladder to the roof front the fire exit door.

The rear façade will be modified pursuant to the Part 2 of the Federal Historic Tax Credit program. In that application, the ground floor and second floors will be revised and two windows (one on 2nd and 3rd floors) will be added to the now blank exposed east wall of the building. To allow more light into the residential units of the second floor, the existing windows will be expanded by cutting and removing the brick below the sills to floor level.

Interior

The building has no basement, but the foundation walls consist of basalt rubble and brick walls.

The first floor was completely altered in the late 1990s remodel with the removal of the original store bay partitions and the construction of a restaurant on the ground floor and splitting the mezzanine with restaurant utility spaces on the west side and office and living quarters on the east side. In the current remodel (2023), the restaurant and portions of the mezzanine have been gutted and the space will be reconfigured per future tenant needs. The main entry from 1st Avenue is slightly offset to the west side of the center column of the building.

The second and third floors are accessed by a single door glass-panel door in the northeast corner to a straight run of wood steps running south to the second floor. The second floor contains several small rooms, including restrooms, within the south end; and a large assembly hall in the northern two-thirds. A corridor along the east wall provides access to the stairs which run north to the northeast corner, opposite the stairs to the second floor. The stairs open to a vestibule with a single door in the west wall to a reception area, including restrooms, along the north wall, and a large meeting hall to the south.

The third-floor meeting hall is open with boxed beams with decorative moldings spanning the room onto engaged posts along the west and east walls. Most of the original base molding and post and beam molding is intact. Wood floors are exposed but cupped from water damage. Roof leaks in the south end have caused extensive water damage to floors, ceiling and moldings.

As with the ground floor, and again pursuant to the Part 2 of the Federal Historic Tax Credit program, the second and third floors will be gutted and reconfigured into eight apartment units on each floor. In conjunction with this retrofit, the stairs between the second and third floors will be reversed from mid-floor to northeast corner, to mid-floor to south.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Constructed in 1901, the building was modified in 1912 with the extension of the parapet and pediment of the front facade by its new owner, Mrs. Marion C. Wharton, a widow and real estate investor, who had the Wharton name emblazoned on a panel within the stepped triangular pediment. A 1903 photo in the Spokane Polk Directory (p.168) depicts the building prior to the addition of the stepped pediment.

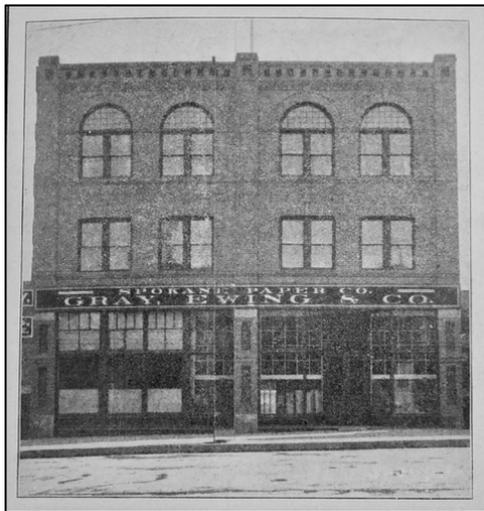


Figure 4: Monaghan Building. 1903 Polk Directory. p. 169



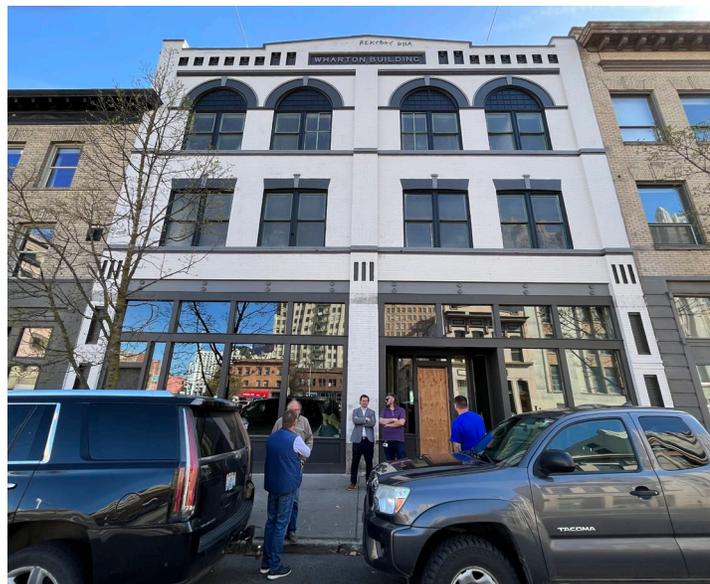
Figure 5: Wharton Building. The Spokesman-Review. 1918



Figure 6: Wharton Building 2022

The first floor was altered in the late 1990s with the original storefronts removed and replaced by contemporary commercial front with four semi-circular-arch bays aligned below the second and third widow floor bays. From east to west is a narrow flat arch door opening that provides access to the second and third floors; two semi-circular arch bays with an eight-panel grid within the arches and sidelights; a semi-circular arch recessed entry bay with double glass panel doors, and a semi-circular-arch window bay configured similarly to the easterly bays. The corner piers, middle pier, a low bulkhead wall, keystones, and a low relief cornice frame the openings. The first-floor detailing was clad with stucco.

The 1997 ground floor façade was removed in 2023 and rebuilt in accordance with a National Park Service Historic Tax Credit project. The new façade, while not attempting to duplicate the original façade, is consistent with the typical commercial storefront of the period. The new façade is wood with a recessed panel bulkhead wall, wood-frame storefront windows and entry doors, and fixed glass transoms. The storefront is divided into four bays on each side of the center column and includes the main entry door on the west side of the column, and a single-door entry in the east corner to the upper floors.



The Wharton Building, 2024

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance:</i>	A – Broad Patterns of Spokane History C – Architecture
<i>Significant Dates:</i>	1901, 1999, 2023-24
<i>Period of Significance:</i>	1901-1968
<i>Architect:</i>	A.E. Saunders
<i>Building Developer:</i>	James Monaghan
<i>Building Contractor:</i>	J.H. Clemmens

SUMMARY STATEMENT

Significant under Category A – Broad Patterns of Spokane History

The 1901 Wharton Building is listed as a contributing structure in Spokane's East Downtown Historic District. Constructed during downtown Spokane's most significant growth period, 1900 to 1910 when the city's population surged from 36,848 in 1900 to 104,402 by 1910, the building retains good integrity of location, design, materials, workmanship, and association. The Wharton Building meets the characteristics of the building types and uses included and described within that district.

The three-story brick structure was built in 1901 by Spokane pioneer, real estate investor, capitalist and civic leader, James Monaghan. Monaghan had arrived in the Spokane area in the 1850s and established a trading post in Spokane in 1882. He was a freeholder in drafting the city's articles of incorporation in 1891 and was chosen as a city commissioner. In 1901 he enlisted Spokane architect A.E. Saunders to design a fine commercial building on 1st Avenue.

The building retains significant integrity as a vernacular commercial building within the interior of an intact block of commercial buildings of the same era. According to the East Downtown District nomination: "The south side of the 400 block of W. First Avenue also reflects the typical streetscape of downtown Spokane during its building boom decade of 1900-1910. The commercial vernacular buildings and SROs (Golden West Hotel, Transient Hotel, Stewart Building) in the district are typical in their characteristics and scale (two to three stories; brick with decorative parapet or cornice and double-hung wood windows) and most retain a high level of integrity. The various uses reflect the diversity of businesses in the area—print shop, paper company, blacksmith shop, furniture store, taverns, and a heating and plumbing company among others." General characteristics of these buildings include unreinforced masonry construction, stepped parapets, patterned brickwork and corbeled parapets and courses. Exhibiting similar construction as its neighbors, the interior configuration differed in that, unlike its neighbors, it did not include residences above the commercial first floor. As opposed to single room occupancy hotels which typified the downtown, the second and third floors contained open meeting halls that were used for fraternal lodge halls such as the Moose and Elks, a union hall, the Spokane public museum, and dance halls.

Significant under Category C – Architecture

The three-story painted brick building is a good example in the downtown of a mid-block vernacular commercial building. With commercial use on the ground floor and meeting halls on the second and third floors, the building's function was somewhat different than its neighboring single room occupancy hotels. Its basalt rubble and brick foundation, symmetrical brick façade, voussoired flat-arched and round-arched window bays, decorative brick belt courses, keystones and cornice, are characteristic commercial building features of the first decade of the 20th century. The first floor historically incompatible storefront was added in the late 1990s to accommodate a restaurant. The second and third floors remained unaltered. In

a 2023 renovation, the first-floor façade was again removed and, this time, replaced by a storefront facade consistent with the historic period of the building.

Arthur E. Saunders, architect, was born in England, moved to California and formed a practice in Santa Cruz. He practiced in California for twelve years before moving to Spokane in 1897 and opening an independent practice. Local newspapers claimed he was responsible for many of the city's splendid structures and they were "monuments to his skill, taste, and ability." They noted that he was "one of the ablest men in our town, [engaged in] the greatest and most enduring of the arts." He is credited with 30 houses in Spokane and designed the Lincoln Hotel (NRHP), A.C. Billings store, and Harrington State Bank in Harrington. He moved to Boulder, Colorado in 1904 and designed several notable projects over his twenty-year practice.

Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993); thus, the Spokane historic context discussion to follow is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the coming of the railroad.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor, between the two alleys bracketing the tracks. In the blocks north of that warehouse district and the Northern Pacific railroad depot were shops and two-to-three-story residential hotels, or SROs. These hotel blocks ran along Riverside and Sprague avenues, and the cross streets between Washington and Browne streets as they melded with the office and retail district.

According to Historian Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 1910.

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

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

East Downtown National Historic District

According to the nomination (Woo, 2003), the period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot and ends in 1953, the fifty-year date set for eligibility for the National Register. Approximately two-thirds of the existing buildings in the district were built in the first decade of the 20th century during Spokane's biggest era of economic and population growth. According to the nomination:

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

Although built in the era of and bracketed by SROs, a specific type of working-class housing that was developed to house the itinerant workers who came to Spokane, the building was never intended for residential use. The building meets most all of the exterior characteristics of the SRO, but instead, the second and third floors were open and used as lodge halls or dance halls. Most of the SRO building types were constructed between 1900 and 1910 to meet the housing demand the itinerant workers created. The SRO in Spokane was typically two to four stories in height with ground floor commercial/retail space and hotel rooms on the upper floors.

Buildings within the district vary in use but generally fall in the following categories: transportation; commercial; industrial; and single room occupancy hotels (SROs). The diversity of businesses allowed for a community to live and thrive in downtown. The Wharton was somewhat unique in that the upper floors were left open to function as lodge halls to accommodate early Spokane fraternal organizations. But they were not built specifically for a single organization and accommodated several groups including the Moose, Elks, the City Museum, union hall, Ramp dance hall, American Legion, and USO.

Development of the Wharton Block

The Wharton Building is in the block bounded by 1st Avenue on the north, Washington Street on the east, the BNSF Railroad viaduct on the south and Stevens Street on the west, Block 12, Railroad Addition. The block is trapezoidal 300 feet along 1st Avenue, 275 feet along Stevens Street, 311 feet along the

BNSF viaduct, and 195 feet along Washington Street. Consequently, lot 5, the subject lot, at 90 feet, has less depth than in the typical downtown lot. The block also includes the 14-foot east-west Railroad Alley Avenue alley (now private) that runs between Washington and Stevens streets.

The 1889 and 1891 Sanborn Fire Insurance Maps indicate that the site was a portion of a larger parcel occupied by a wood frame dwelling that fronted on 1st Avenue and two smaller wood frame sheds along the south edge of the site, facing E. Railroad Avenue. The lot fronted on both 1st and Railroad avenues. The remainder of the block had wood frame buildings--a dwelling, a livery, and at the west end, an agricultural implement warehouse, and agricultural implements shed.

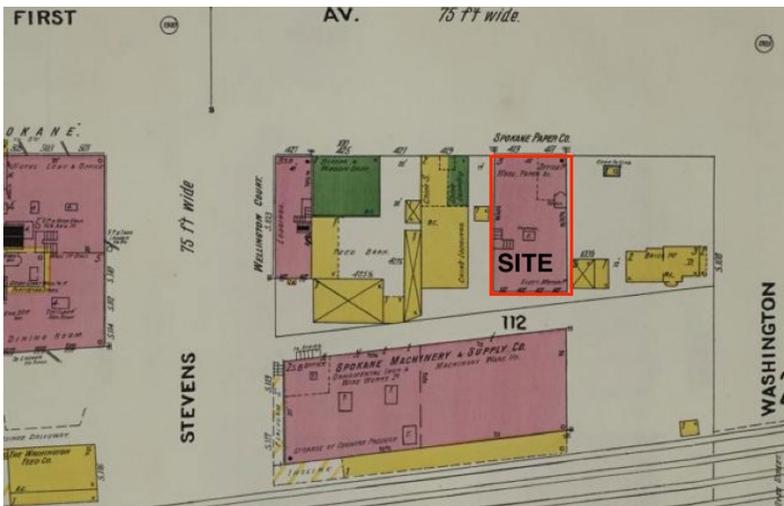


Figure 7: 1902 Sanborn map showing the block with "Spokane Paper Co."

In 1902, the Wharton building is depicted on the map in its mid-block location as the Spokane Paper Co. The west end of the block contains a second brick building labeled the Wellington Court (Hotel Aberdeen SRHP). Between and at the east end are wood frame buildings listed as stable, barn and dwelling. Portions of two buildings between the two brick buildings were denoted as fire resistive. Between Railroad Avenue and the Northern Pacific tracks was the brick Spokane Machinery & Supply Co. with a wooden loading platform along the rail spur.

The 1910 Sanborn shows the complete transformation of the block. Only one dwelling remained, a brick house behind (south side) the three-story brick adjacent to the east of the Wharton (Golden West Hotel). The remainder of the block was occupied by brick store fronts, mostly SROs, from two to four stories in height. To the south, the brick warehouse building, now a wholesale grocery warehouse, remained between Railroad Avenue and the railroad tracks.

The 1952 Sanborn shows the same buildings as 1910 with the removal of the brick house behind the northeast corner building.

411-415 West First Avenue, building history

The three-story brick building was built by Spokane pioneer, real estate investor, Irish immigrant, capitalist and transportation entrepreneur, James Monaghan in 1901. Monaghan had arrived in the northwest in the late 1850s, operated a ferry and built a bridge across the Spokane River, settled in the Chewelah-Colville area, and moved back to Fort Spokane in 1882 to become a post trader. Moving into the town of Spokane Falls, Monaghan was a freeholder in drafting the articles of incorporation for Spokane and elected city commissioner in 1891.

The *Spokane Chronicle* reported in its December 19, 1899 edition that James Monaghan had purchased the entire interest in Granite and Post Office blocks from Edward and Mary O'Shea. The year before, he and the O'Sheas had purchased the buildings from the receiver of the Washington Savings Bank. The value of the transaction was thought to be nearly \$100,000.

The building that would become the Wharton building was built by James Monaghan as first reported in *The Spokesman-Review Twice Weekly* under “**Spokane News.**”

James Monaghan will at once commence the erection of a three-story and basement business block on the south side of First avenue between Stevens and Washington streets. The building will be used exclusively by Gray, Ewing & Co. who are arranging for a 10-year lease. With the paving of First avenue it has become a business thoroughfare. In the past year three brick blocks have been erected on the avenue in this vicinity and more are expected to follow soon.

As reported by the *Spokane Chronicle* on October 11, 1900, a “**Three-Story Brick Block,**” the city board of public works issued a building permit to James Monaghan for the erection of a new brick building. Monaghan’s building was one of many that were highlighted by *The Spokesman-Review* on November 9, 1900. “**Cost of \$700,000,**” touted the article. “Twenty Business and Public Buildings This Year.” These new buildings included two “immense” structures of F. Lewis Clark, two school buildings, Elks’ Hall, streetcar barns, breweries and various business enterprises. Clark, from his gleanings at the mines, was building the Spokane Club and Empire State building. Heiber Brewing was rising on Second, the Elks Club at Front and Post, Webster and Holmes schools, an addition to the Peyton building, Hotel Spokane, Powell, Roberts & Finley wholesale grocers, Henco brewery, several additions; and six additional two- and three-story brick buildings, including another Monaghan three-story brick building between Adams and Jefferson on Sprague. On November 19, 1900, James Monaghan received a permit for the address 411 West 1st Avenue to connect to city water.



Figure 8: James Monaghan
(Odessarecord.com)

“**Clemmens Is To Build It**” reported the *Spokane Chronicle* on October 9, 1900. He was awarded the contract to build the \$10,000 brick block for James Monaghan to be erected on First Avenue, between Washington and Stevens, on the south side of the street. Architect A.E. Saunders had designed the fine three-story brick building. The contract called for the building to be turned over to the owner January 15, 1901. As described by the article, the building would be three stories high with a cellar.

While the ground in front will be on a level with the entrance, in the rear it will be midway between the first and second floors, or perhaps a little nearer the second. This will enable freight to be unloaded from the cars while they are on the track onto the second floor and from there it can be transported to any part of the building. There is a frontage on First avenue of 50 feet and the structure will be 95 feet deep. The building has been leased to Gray, Ewing & Co. The company will use the top floor for making paper bags and other paper articles.

The building was completed by J.H. Clemmens in 1901 and opened with the Gray, Ewing & Co, a wholesaler and seller of paper products including bags, tablets, inks, printers’ stationery and school supplies that occupied the entire ground floor under a ten-year lease. Gray and Ewing would outgrow the space and relocate in 1908.

“Worth A Fortune,” reported *The Spokesman-Review* on October 13, 1901. **“Business Blocks That Cost Thousands Spring Up Over The City” “Business Center Goes South” “New Blocks Are Being Constructed Along Sprague and First Avenue—Where they Lie”**

Sprague and First avenues were the hot spots of Spokane real estate, new buildings were filling the block fronts between Washington and Jefferson streets.

Some of the largest business houses in the city are finding their homes now along First and Sprague avenues, and these two streets are developing into business centers that promise soon to be important factors in the highways of the city’s commerce.

The cost of the improvements on the two avenues has not been less that \$300,000. Nine fine new buildings have been constructed within the past two years, or are now in the course of construction in the territory.



The article lists the four-story Gandy Block, the Spokane Theater, Felix Block, Graham Block, five-story Frank Hogan Block, Ridpath Block, Jennings Block, Diamond Carriage, and the Gray & Ewing Company’s block on 1st avenue also completed by James Monaghan nearly eight months before.

In 1909, the building was purchased by Mrs. Marion C. Wharton, the recent widow of real estate and mining investor, Samuel Wharton. Mrs. Wharton, a wealthy real estate investor in her own right, paid \$50,000 (\$1.6 million in 2022) for the building and three years later, in 1912, hired architect J.K. Dow and contractor J.B. Sweatt to make \$8,000 in alterations to accommodate the Elks Lodge. During that remodel, the Wharton name was placed in a raised letter panel in the stepped pediment of the front façade.

Mrs. Wharton had been the subject of an October 27, 1907 article by *The Spokesman-Review* (see left), **“Woman Amasses Riches in Real Estate.”** The article, which included a photo of Mrs. Wharton, told of her recent sale of the Blackwell townsite in Spirit Lake in Idaho.

“The Story of Washington Woman” might be the fitting title for some highly interesting memoirs where Mrs. S.M. Wharton of 710 Superior street inclined to write an autobiography. Mrs. Wharton has recently sold more than \$50,000 worth of land at Spirit Lake Idaho.

Such a story would speak volumes for the boundless opportunities which await woman, no less than mere man, when she seeks to carve out a fortune on her own initiative in the Pacific northwest wonderland of effort. What Mrs. Wharton has accomplished is typical of the success which surely awaits the able, aggressive woman who, from either choice or necessity, pursues the paths of commercial conquest in the Inland Empire. Mrs. Wharton glories in the name of business woman. With her the magic name of business is one to conjure by. She loves to watch the big play of events and to actively participate in them. It is in the natural resources of a developing country that she has found her field of action. ...

Mining and real estate are the two branches of business which Mrs. Wharton has managed to drive tandem to a fortune.

Acting in conjunction with her husband soon after their arrival in Washington from Texas 18 years ago, she first amassed a competency in mining operations. With rare business acumen, one mining deal led to another until today Mrs. Wharton is a third owner of the famous Reco mine at Sandon, Slocum district, British Columbia, and one-half owner of the Calhoun mine in Georgia, the oldest gold mine in the United States.

...

While she was dabbling in mines Mrs. Wharton has not been indifferent to the great opportunities which real estate has offered in a growing country.

As long as a decade ago, her prophetic business instinct prompted her to invest in timber land miles away from Spokane, although the business wiseacres informed her that she was throwing her money away. Confident that time would follow as surely as the night the day when the fertile valleys of the Inland Empire would sustain a dense population, she from time to time added to her holdings.

Fortune in Realty Investment

That explains how it came to pass that when public interest began to center a short time since about charming Spirit Lake and that empire builder, F.A. Blackwell, began to look for a townsite thereabouts, it was discovered that Mrs. Wharton held title to 3000 acres of the choicest lake front and timber land property, include just what he wanted. So Mr. Blackwell and Mrs. Wharton began to dicker. The upshot of it was that Mr. Blackwell, acting in concert with the Panhandle Lumber company, bought a part of his townsite from Mrs. Wharton. Including this big sale and others, Mrs. Wharton has sold more than 2000 acres since October 1, for which she has received more than \$50,000.

While she has been equally successful in her mining ventures, Mrs. Wharton's advice to other ambitious women is: "Stick to real estate; drop mining." [article continues]

For a two-year period from 1912 to 1914, the Moose Lodge No. 873 held its functions in the building until moving to a new hall on Sprague Avenue.

In spite of the Wharton name on the building, Mrs. Wharton held it for only one more year until selling it in a three-cornered deal. *The Spokesman-Review* reported on December 13, 1913. "**Three Big Realty Deals in One Day.**" In the deal, Mrs. Wharton sold her building to Mr. J.K. Smith who sold his home on Rockwood Boulevard to attorney Will G. Graves, who, in turn, sold his house to Mrs. Wharton for her investment portfolio.

Mrs. M.C. Wharton, widow of S.M. Wharton, sold to J.K. Smith, grain dealer, property on First avenue, known as the Wharton Block for \$60,000. This is described as lot 4, block 12, Railroad addition. The lot measures 50 feet on First avenue on the south side between Stevens and Washington streets. It is 100 feet deep.

Building Recently Remodeled

The building, a three-story brick structure, was recently remodeled and a new heating plant installed. The lower floor is devoted to two store rooms and long term leases are pending for both. The second floor is used for lodge rooms and the third is a dancing academy. Mr. Smith bought the property for investment purposes.

An announcement was made in the February 4, 1914 *Spokesman-Review* that “**Elks Will Lease Wharton Building**” for a two-year term. They would lease the entire building per a lease with the new owner, J.K. Smith. According to the description, stores occupied the first floor, a commodious club room on the second floor and a large lodge room on the third floor, well fitted with retiring and paraphernalia rooms, vestibules and other conveniences. The Elks planned to reconstruct the second floor to have a banquet hall, a reading room and other smaller rooms for club purposes.

Additionally, in 1912 and 1913 electrical permits were issued to the Moose Lodge #683.

The *Spokane Chronicle* caught up with Mrs. Wharton in an article of April 19, 1914:

“She Likes Spokane Mrs. Wharton Says.”

“I never have seen a city that looked more like business than Spokane does right now,” today stated Mrs. Marion C. Wharton, N712 Superior street. Mrs. Wharton returned Tuesday from a tour of three months through eastern states. “I have lived in Spokane 24 years and never saw it looking more prosperous,” she said. “I do not know any city where a person could better afford to invest every dollar he has.”

“**Pioneer Resident Succumbs.**” The death of long time Spokane resident, Mrs. Marion C. Wharton, was reported by the June 16, 1915 issue of *The Spokesman Review*. She had suffered from Bright’s disease and in the previous year had visited medical specialists in the east and middle west but found little relief. She was remembered as being an astute investor in real estate, particularly Spirit Lake which at one time was almost entirely owned by her and her late husband.

The following year, the original builder of the Wharton Building, James Monaghan passed away. A banner headline that announced, “**James Monaghan, Inland Empire Veteran, Dead,**” topped the front page of the *Spokane Chronicle* edition of January 12, 1916. “Life of One of Spokane’s Earliest Pioneers and Leaders is Ended.” “Was Notable Figure in the City’s History and Father of Nation’s Hero.” [Monaghan’s biography follows]

The Elks remained in the Wharton until 1920. On October 29, 1921, *The Spokesman-Review* reported that R. T. Daniel “**Acquires Wharton Building.**”

The Wharton Building at 411-13 First avenue, formerly the Elks Lodge home, had been purchased by R.T. Daniel from Justus K. Smith for an amount around \$30,000. Daniel, of Dallas, Texas was a former resident of Spokane and owned 11 other business blocks in Spokane, including the recently purchased Stewart building, also on First avenue.

The article mentioned that the museum of the Eastern Washington Historical Society was upstairs and the Mason-Ehrman Cigar company was on the ground floor.

(Apparently, the R.T. Daniel estate owned the building into the 1950s and 1960s. An article of June 11, 1949 in *The Spokesman-Review* reported Daniels death and “squelched rumors that some of the late millionaire’s 11 downtown office and hotel buildings here would be sold, Mr. Farrell, estate administrator, reported remodeling plans for some of the buildings will go ahead as scheduled.” Among those properties was the Wharton Building. [Mr. Wharton’s heirs as of 2023 continued to own real estate in Spokane, of which land beneath the Parkade is included.] Mr. Daniel was quite wealthy: “His entire estate in Tulsa, Miami, Dallas, Oklahoma City and Spokane was estimated at \$30,000,000 at the time of his death.” [3.8 billion in 2023 dollars])

Following the Elks, the City Museum (Eastern Washington State Historical Society) moved from the Crescent building in September 1921 to occupy the second and third floors of the Wharton building. The museum remained in the building until October 1925 when it moved to its longtime home in the Grace Campbell House in Browne’s Addition. After a period of vacancy in the late 1920s, in 1929, the upstairs space became home to a dance hall, known as the Ramp Dance, in reference to the City Ramp Garage, built across the street in 1928. The Ramp Dance operated until mid-1931, with a notice in the *Spokane Chronicle* on July 23, 1931, that the socialist party would give a dance to raise money to later establish a soup kitchen.

The ground floor commercial spaces were occupied during the 1930s by a wholesale cigar company and Howard Lanahan's tile and building material business. Lanahan's company and its successors, Parsons & Weller and Danzel & Weller continued to occupy the space at 411 until 1960. Number 415 housed a beauty supply company, before J.T. Hollingworth Blue Print Co., later Abadan's, moved into the space in 1952, remaining to 1981, eventually expanding to occupy the space at 411 as well.

After the demise of Ramp Dance, the upstairs briefly housed the Greek-American Social Club in the early 1940s. A building permit was issued in August 1945 to the American Legion Hall for alterations and partitions. In 1953 to 1960, the U.S.O. club received electrical permits for 411½.

On September 24, 1956 Abadan printers received a building permit to remodel the store front, change the window, door and reface with brick and cement-asbestos board with a value of \$2,100 for a print shop.

October 29, 1963, John Heber [sic], owner, received a building permit to lower the ceiling in the hallway, panel the stairway and change the exterior wood door to a glass door for the U.S.O. March 3, 1969, the R.T. Daniel Trust was granted a building permit to convert club rooms to a dance hall.

On February 29, 1972 building permit for interior alterations to alter second floor to a beauty parlor. This was followed on September 25, 1973 by issuance of a Certificate of Occupancy (C of O) for Karate School on 2nd floor, and another C of O for a Karate School on July 5, 1978 for 411-1/2 First.

Dean Gilbert, a long-time Spokane book dealer, moved into the shop at 411 in 1981 and entertained book lovers until he was forced to move in 1994 after the building owner refused to renew his lease. After a 39-year career, Gilbert, the proprietor of Inland Book Store would retire and the business would move with a new owner to the Atrium building. Thai Imports followed Gilbert into the space with a building permit issued in September 1994 for a commercial building remodel for an antique shop.

On December 15, 1997 a building permit was issued for restaurant remodel followed on December 18, 1997 by an application for a liquor permit for Thai on First at 411 West First. The restaurant remodel changed the interior of the ground floor and a complete transformation of the ground floor façade. The

restaurant operated until closing in 2021, and the second and third floors had been vacant for several years.

Building Owner/Developer – James Monaghan - (1839 -1916)

James Monaghan was born in Belturbet, Ireland, on September 22, 1839 to John and Mary Ann Monaghan. Orphaned at the age of three, he lived with his maternal grandparents until the age of 17, then crossed the Atlantic to New York and resided with his physician brother. In 1858 he continued west, crossing the isthmus of Panama and sailing to Vancouver on the Columbia. He began his employment on sailboats the steamboat Colonel Wright, moved to operation of a ferry crossing the Spokane River about 21 miles below the current city of Spokane.

As stated by Durham in his history of Spokane: “James Monaghan inseparably interwoven with the history of Spokane is the name James Monaghan, who from the time that he first arrived here in frontier days down to the present time has left his impress upon the substantial development and upbuilding of the western empire.”

In 1865 he built a bridge over the Spokane River, later called the La Pray bridge. During this time he also planted the first apple tree in Spokane County. He was married while living in Walla Walla in 1871, moved to what is now Chewelah, purchased land and traveled with the Indians and ultimately founded the town. He moved to Colville in 1873, became a merchant a, received a contract to handling the mails, and was involved in public affairs.

Monaghan became the post trader of Fort Spokane which had been established in 1882. In his association with C. B. King who had established a store at Fort Sherman on Lake Coeur d’Alene and founded the town of that name. With the discovery of the mines in 1883, he was associated with investors to put the first steamers on lake Coeur d’Alene. He and partners also built a wagon road to serve the mining camps and made the original survey for an electric road from Coeur d’Alene to Spokane and sold his interest to D.C. Corbin in 1886.

He was one of the organizers of the corporation which in 1888 began the building of the Spokane Falls & Northern Railway, having the line surveyed the following year, after which Mr. Monaghan sold his interest to Mr. Corbin. He was also one of the original owners of the Cariboo Gold Mines in British Columbia, personally superintending the work and was president of the company until 1898, when he sold his stock. The financial panic of 1893 caused him severe losses but with indomitable courage and energy he has recovered from these and is today one of the substantial citizens of Spokane, where in financial circles he is well known as a director of the Union Trust Company and also of the Traders National Bank.

He had married Margaret McCool of Walla Walla in 1871 with whom he parented six children, one of who was killed in the service of his county in the South Pacific. Monaghan passed away in his Spokane home on January 12, 1916. (*Durham, N.W. Vol 2 by The S.J. Clarke Publishing Company Spokane:1912*)

Architect – Arthur Saunders – 1860 – 1935 *(By Michael Houser, Washington State Architectural Historian - Feb 2019, Department of Archaeology and Historic Preservation)*

Born in England on April 14, 1860, Spokane architect Arthur Edward Saunders reportedly apprenticed in the building trades before immigrating to the United States in 1885. He had also taken a course in the “science of construction” at the art school in South Kensington. At the age of 25, seeking new adventures, Saunders moved to California and formed an architectural practice with Daniel A. Damkroeger in Santa Cruz. Together they designed a high school in Soquel (1889), a suburb of Santa Cruz; and the Visalia Railroad Company Depot (1893) and High School (1896) in Visalia. While the partnership lasted for a few short years, Saunders remained in California for twelve years. While there he met and married California native Carrie Gould in 1896.

In 1897, for reasons unknown, the family moved to Spokane, where Saunders opened his own independent architectural practice. ...Local newspapers claimed he was responsible for many of the cities splendid structures and they were “monuments to his skill, taste, and ability.” They noted that he was “one of the ablest men in our town, [engaged in] the greatest and most enduring of the arts.”

While some publications note that he designed about 30 homes in Spokane, the exact locations of these dwellings are unknown at this time. Known projects include the Florence Crittenton Home for Unwed Mothers (1903); a rental house for C.J. Fauling (1901, W. 5th Ave. & S. Oak St.); the A.A. Barnett House (1904 SRHP, 902 W. Augusta); the Wilson Apartments (S. 309 Wall); and the Lincoln Hotel in Harrington (1902, NRHP), the Harrington State Bank (1901), and a store for A.C. Billings all in Harrington. At least one of his designs was featured in Keith Magazine on home building (Jan. 1910).

Saunders and the family left Spokane and moved to Boulder, Colorado in 1904. Shortly thereafter he formed a partnership with Charles H. Wright. However, by 1907 they had parted ways and Saunders continued with an independent practice. Over the next 20+ years Saunders made a significant impact on the community of Boulder designing a variety of buildings in multiple architectural styles. Notable projects include the Grill Mansion (1905); the Christian Church (c.1915); and the Randall-Hickman House (1918).

After his first wife, Carrie, passed away, Saunders remarried in 1917 at the age of 56. His second wife, Alda Ann Barnes (27 years his junior) was also a widower and had a young 10-year-old daughter, Katie Mae.

Polk Directories indicated that Saunders continued to practice until death on October 29, 1930. He is buried at the Green Mountain Cemetery in Boulder. His son, Arthur Gould Saunders, was longtime draftsman in a variety of architectural firms but never became a licensed architect.

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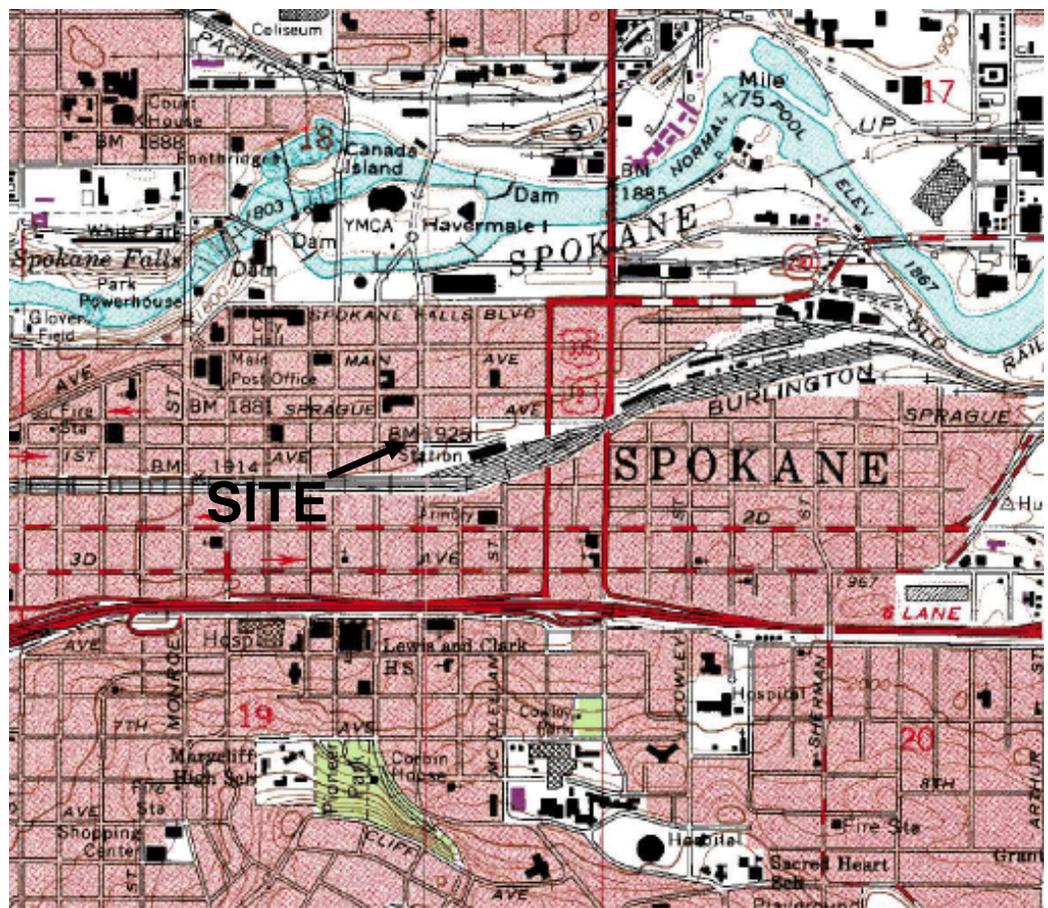
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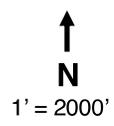


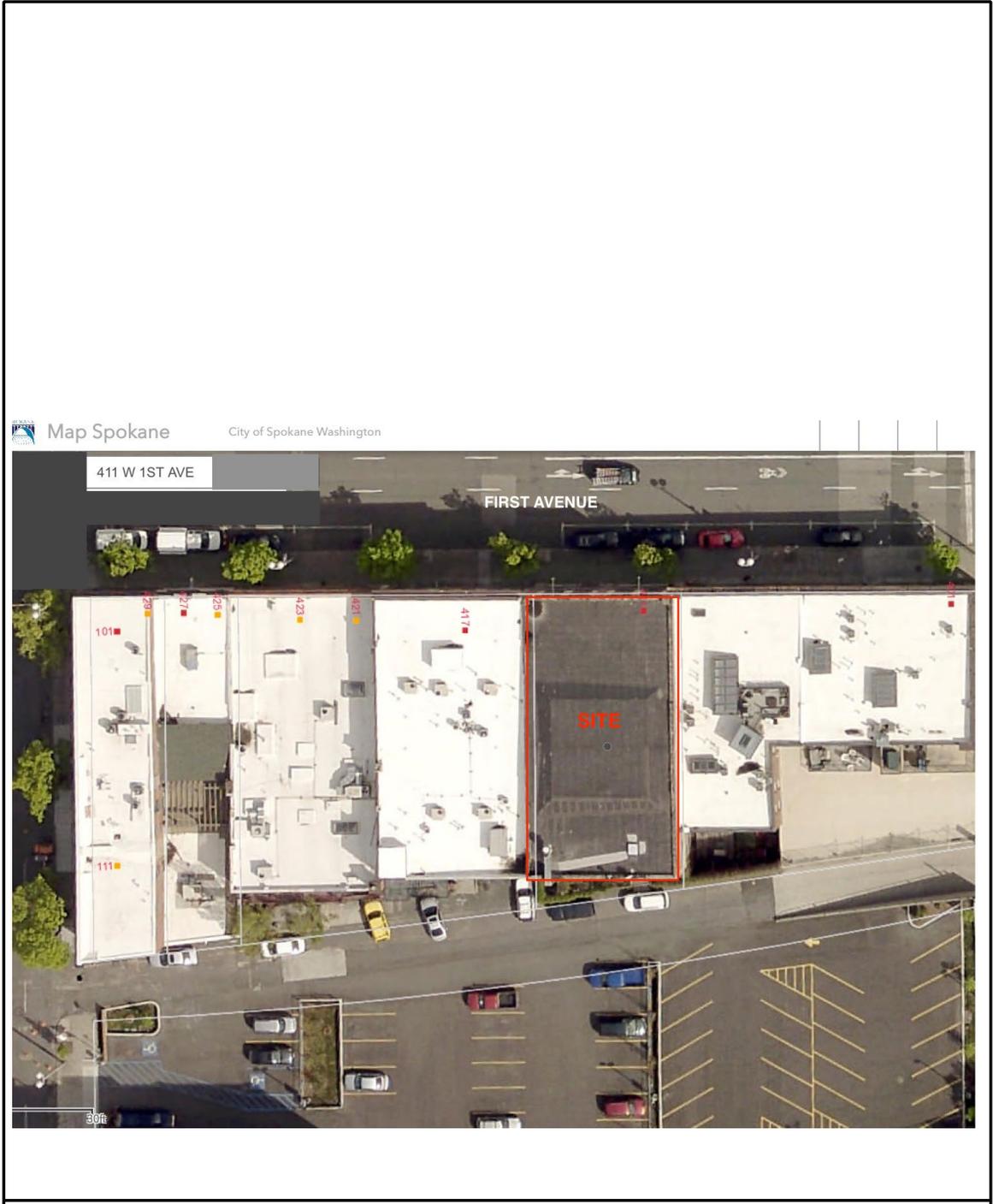
ASSESSOR FIELD FILE SKETCH



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

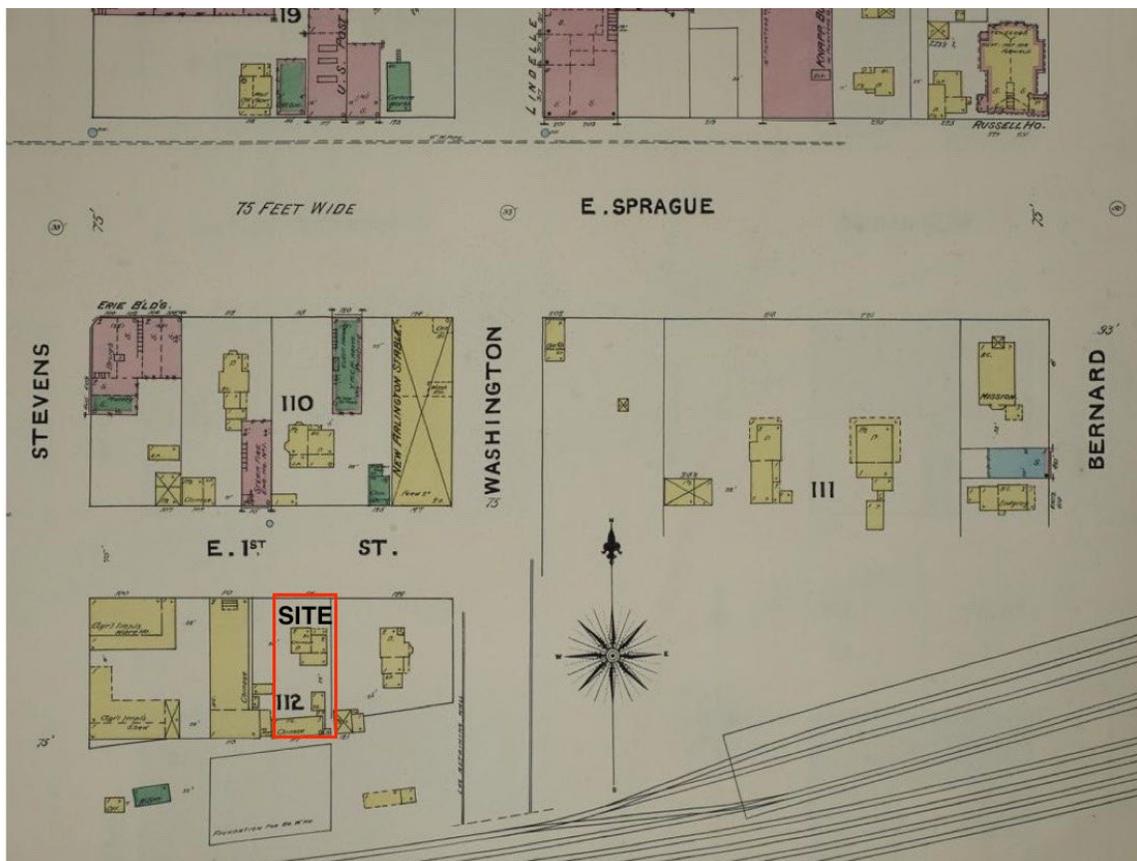
**411 WEST 1st AVENUE
SITE LOCATION**



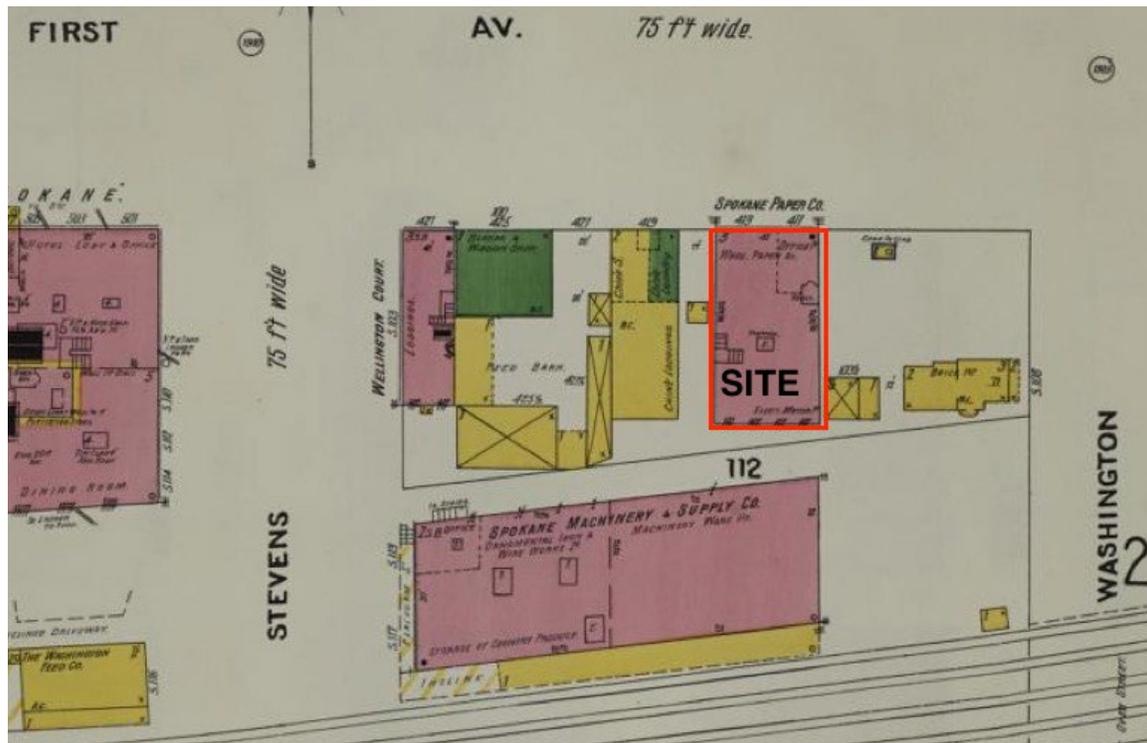


**411 - 415 WEST 1st AVENUE
SITE AERIAL**

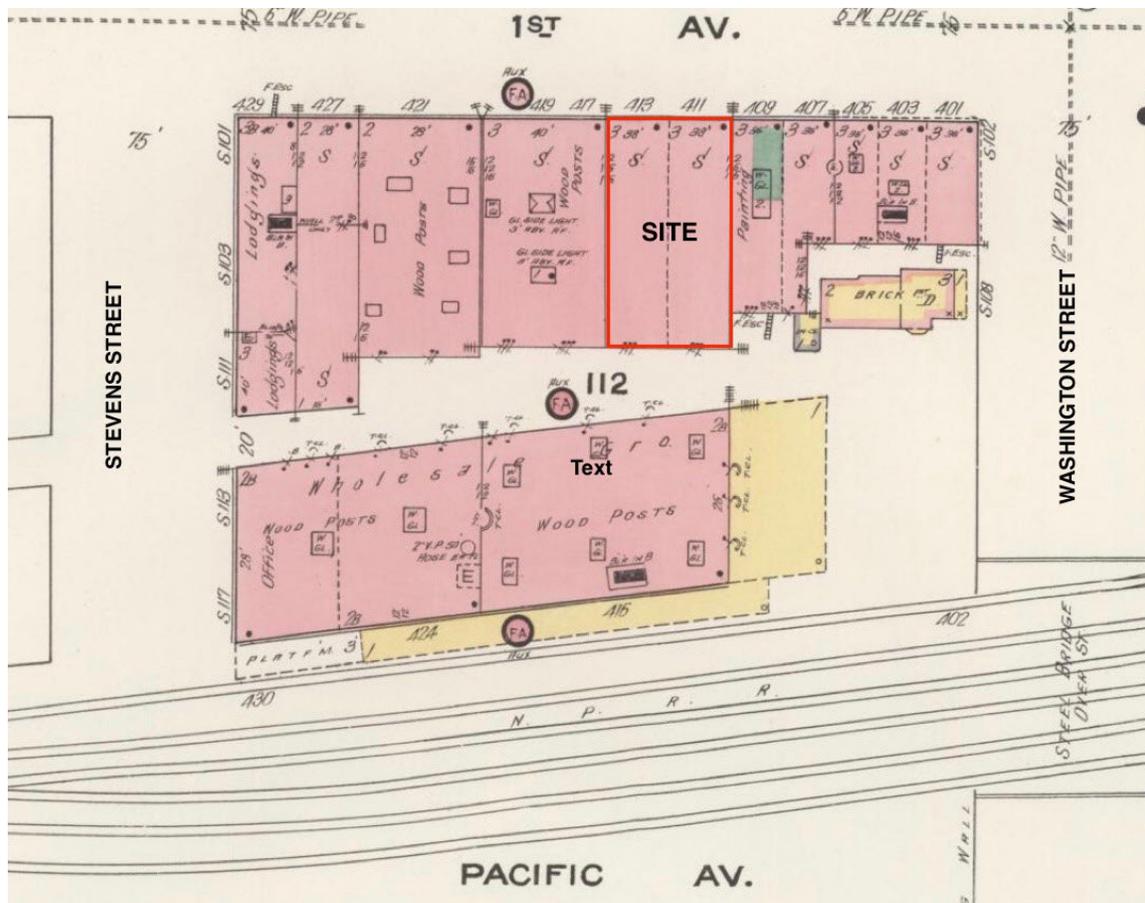




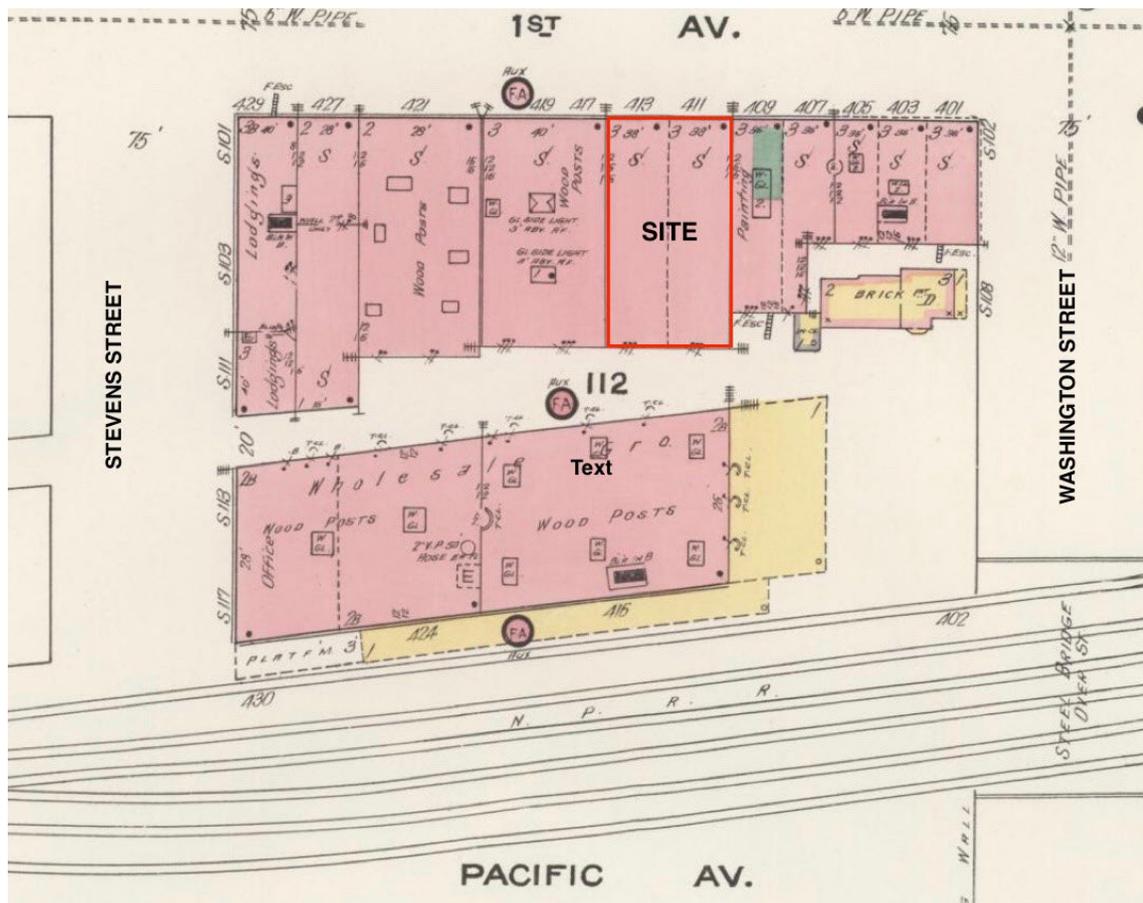
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1910-1952 - sheet 450 Sanborn Fire Insurance Map from Spokane, Spokane County, Washington.
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1. Context Along First Avenue, looking southwest from Washington Street



2. Context Along First Avenue, looking southeast from Stevens Street



3. Front Facade, northwest corner, looking southeast



4. Front Facade, looking south



5. Front Facade - third story windows and parapet pediment, looking south



6. Front Facade - first and second floor, looking south



7. Context of rear facade along private alley, looking northeast



8. Context along private alley looking west



9. Context of rear facades, looking northwest



10. Context of rear facades, looking northeast



11. Rear-north facade, looking north



12. Rear facade - detail of windows & doors, looking north

#1. Front Main Entry vestibule, looking south



#2. Entry to reception area, looking east



#3. First floor - northeast corner, looking south across dining area, stairs to office/living area



#4. Looking south at south wall and back bar from mid-dining area

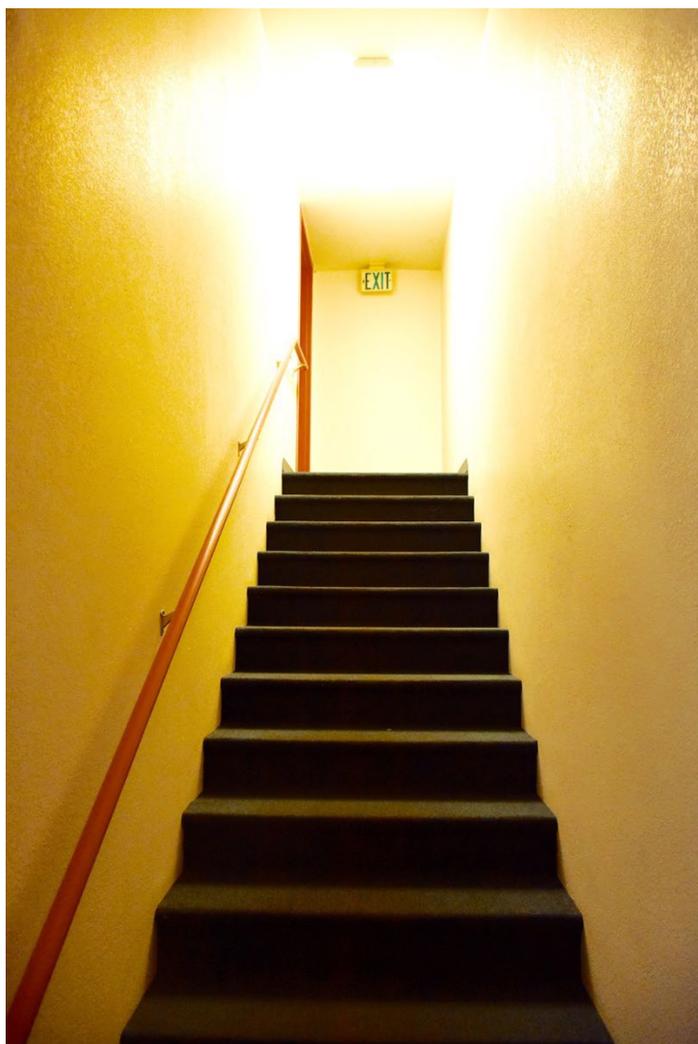


#5. Kitchen, looking east



#6. Restaurant – restroom

#7. Restaurant - stairs to mezzanine level - looking west



#8. Restaurant restroom

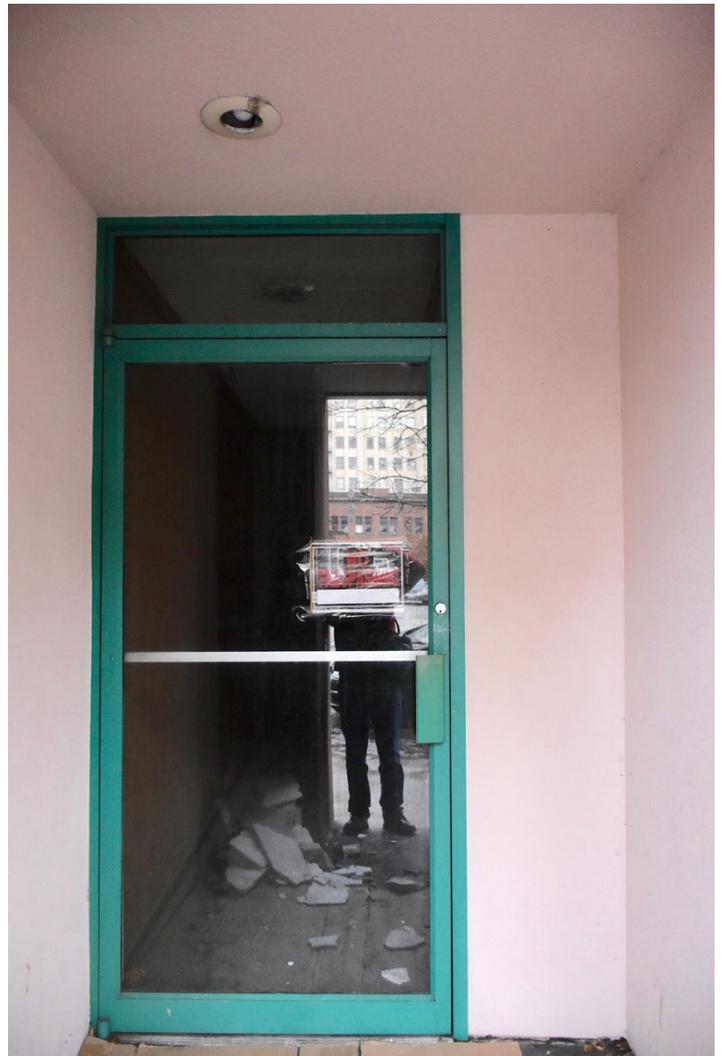


#9. Mezzanine - east side living area/bedroom, looking south



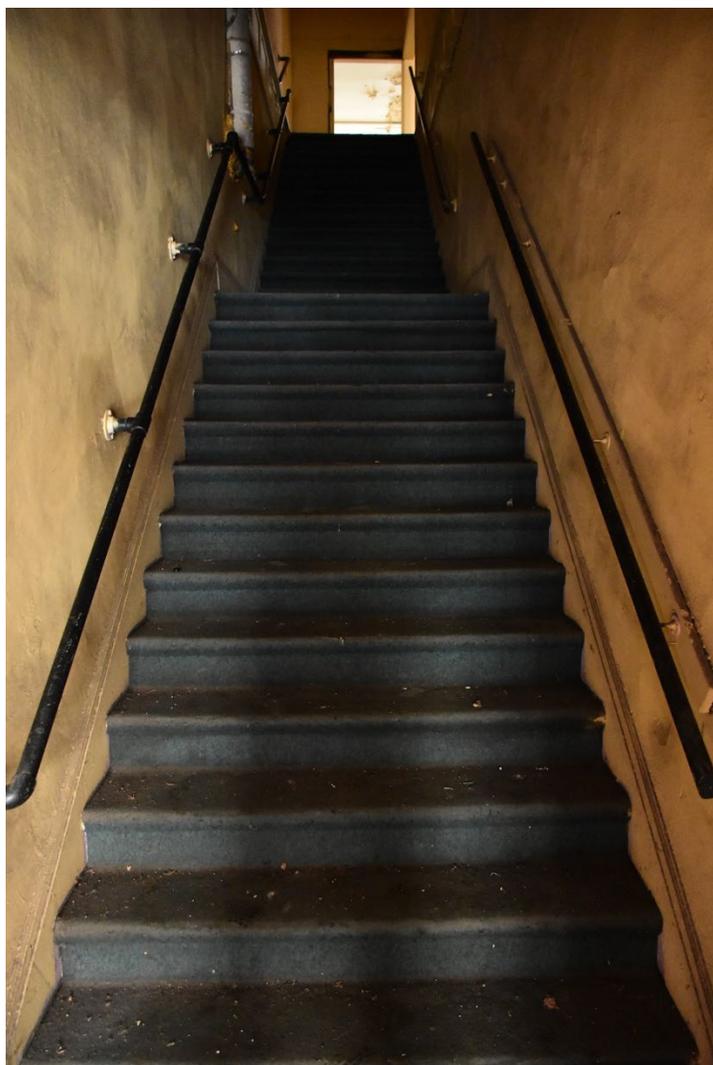
#10. Mezzanine - east side living area/bedroom, looking north

#11. Front entry to second and third floors - looking south



#12. Front entry door, looking south

#13. Stairs from ground level to second floor, looking south



#14. Stairs from second floor to ground floor entry, looking north



#15. Second floor stair lobby, looking southwest at door to south rooms and portal to lodge hall



#16. Second floor-southeast corner room, looking south



#17. Second floor - south room, looking west from room in southeast corner



#18. Second floor - lodge hall looking north from south room



#19. Second floor - typical men's restroom, looking west



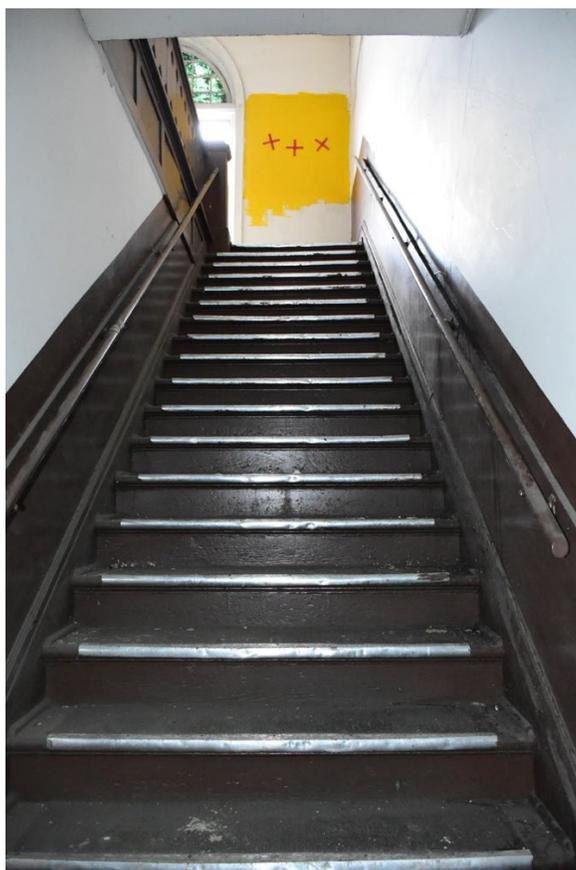
#20. Second floor - lodge hall, looking west along north wall



#21. Second floor - lodge hall, looking southeast at east wall



#22. Second floor - lodge hall, looking south along west hall



#23. Stairs from second to third floor, looking north



#24. Stairs down from third to second floor



#25. Third floor - foyer, looking west from stair lobby along north wall



#26. Third floor - lodge hall east wall, looking south from stair lobby



#27. Third floor - lodge hall, looking south from foyer



#28. Third floor - lodge hall, looking north



#29. Third floor -north wall, restrooms on west, stair lobby on east

#30. Third floor restroom-sink, northwest corner



#31. Third floor restroom-toilet, northwest corner