

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

MAR 31 1993

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Whitten Block

other names/site number Hamer's

2. Location

street & number North 1 Post St. not for publication

city or town Spokane vicinity

state Washington code WA county Spokane code 063 zip code 99201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary Hansen 3/11/93
Signature of certifying official/Title Date

Washington State Office of Archaeology and Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

Patricia W. Andrews 5/14/93

The Whitten Block
Name of Property

Spokane County, WA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE:business, specialty store,
restaurant

DOMESTIC: multiple dwelling = apartment
building

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

COMMERCE/TRADE: restaurant, specialty
store

DOMESTIC: multiple dwelling = apartment
building

7. Description

Architectural Classification
(Enter categories from instructions)

Romanesque

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other CONCRETE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our 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 or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1889 - 1942

Significant Dates

1890

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Boardman, Lorenzo M.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Spokane City/County Hist. Pres. Office

The Whitten Block
Name of Property

Spokane County, WA
County and State

10. Geographical Data

Acreege of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>1</u> <u>1</u>	<u>4</u> <u>6</u> <u>8</u> <u>2</u> <u>6</u> <u>0</u>	<u>5</u> <u>2</u> <u>7</u> <u>8</u> <u>1</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Resurvey & Addition to Spokane Falls, Lot 12 Block 23

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Sally R. Reynolds

organization Consultant, Planning & Historic Pres. date October 12, 1992

street & number 7015 East 44th telephone (509) 448-2594

city or town Spokane state WA zip code 99223

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Joseph M. & Mary Z. Dinnison

street & number 6205 South Ferrall telephone N/A

city or town Spokane state WA zip code 99201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

**The Whitten Block
Spokane County, WA**

Description

Rising five stories high on the northwest corner of Post Street and Sprague Avenue, the Whitten Block faces the Peyton Annex to the east and the Davenport Hotel's restaurant wing to the south. Its restrained Romanesque Style was a preferred choice for the many commercial buildings that rose in Spokane's Central Business District after the Great Fire of 1889. Completed in November of 1890, it's exterior is brick, painted red, with corbelling above the windows and at the cornice, and stone accents. Rectangular in shape, the Whitten Block's primary elevation faces Post street, with four store front bays of equal size. Lending grace and distinction to its lines are the pilasters that separate the bays and rise to form arcades above fifth floor windows. The windows, grouped between the pilasters, receive a different design treatment at each level. Other than alterations to its surfaces and interior at street level, the Whitten Block is almost unchanged. Apartment units on the upper floors are remarkably intact. Its condition is good despite windows and interior surfaces in need of repair.

Located between Riverside Avenue and the Davenport Hotel, the Whitten Block sits in the heart of downtown Spokane in an area sprinkled with historic commercial architecture. It shares its west wall with the Miller Building, also an 1890 structure, notable for its buff-colored brickwork and its wide bands of foliated rinceau.

The Whitten Block's wood frame masonry construction rests on a below-grade rock foundation with a full basement. Ninety feet in length and fifty feet deep, the building has a primary facade that still retains its four original bays, although columns that separate the bays have been refaced with a beige brick. The columns, equally spaced, become pilasters at the second level and rise to form four shouldered arcades of equal size, just below the cornice. Contemporary treatment at street level includes bulkheads of concrete faced with buff brick and canopies extending from the facade above wood-framed plate glass windows. Exterior doors are of wood, with multiple panels.

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The Whitten Block
Spokane County, WA

Description (continued)

Windows are arranged in groups of three between the pilasters, with center windows of slightly larger proportions. The windows, all one over one sash, with stone sills and lintels, are deeply set below corbelled brick. At the second level, the windows have slipsills and plain lintels. Lintels above third floor windows have segmental arches. Fourth floor windows have sills that form a continuous belt course across the front and around the south elevation. The windows have transoms and plain lintels. Fifth floor windows are capped with semicircular arches. Corbelled brickwork supports the cornice. Ornamental wrought iron railings are set in the lower portion of several window openings. Centered on the primary facade, between arcading and corbelling, is the title stone, in cast concrete. Behind the cornice, the tar and compositon roof is flat.

The south elevation repeats the style of the east facade, with only slight variation in the placement of the pilasters and the window groupings. There are three arcades, the center one narrow, with single windows. The east arcade has double windows, separated by a pier, and the west arcade repeats the three-window grouping of the primary elevation. Originally without commercial storefronts, and only an unobtrusive doorway on the west end, the street level was altered early to provide a corner entry.

The north elevation shared a wall with an adjoining building when constructed, but has been faced with red brick trimmed with a row of corbelling. The finish is identical to the wall treatment on the west elevation of the Miller building, and the east elevation of the Germond Block, just west of the Miller Building.

The first floor interior was designed to accommodate up to four commercial spaces. There are two interior brick walls with arched openings; one separates the north half from the south half, and the other divides the north half into two equal spaces. Dividing the south half of the interior is a decorative beam supported by three cast iron

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The Whitten Block
Spokane County, WA

Description (continued)

Corinthian columns. Above a false ceiling, there are remnants of a pressed tin ceiling.

Upstairs apartments are accessed through the original entrance, just north of the facade's center column. From the second level to the top floor, the stairwell and stained-wood staircase are intact. Centered against the building's west wall, the stairwell is lighted by a skylight. Interior hallways have service style wainscotting, deep baseboards, and interior windows, all with the original wood-stain finish. Doorways and transoms are also original, with molded trim surrounds and corner rosettes. Apartment units have similar wood trim that is painted. Kitchen units have glass-front cupboards.

Once unfinished, with a partial dirt floor, the basement was remodeled in 1982 for restaurant space, and is currently occupied. The recycled walls and woodwork are stained dark, and resemble the style of the Whitten's existing upstairs interior. The remainder of the building is not currently in use.

Statement of Significance

Completed in 1890, the year after Spokane's Great Fire, the Whitten Block is historically significant for its role in Spokane's rise as a commercial and trade center. Tenants have comprised some of Spokane's earliest and best-known business enterprises. A legacy from Spokane's greatest building boom, the Whitten Block is architecturally important as one of a mere handful of buildings that survive from that era, and is unique even among this group because of its nearly original condition. It is Spokane's only remaining example of a commercial building designed by Lorenzo Boardman. The Whitten Block:

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Section number 8 Page 4

**The Whitten Block
Spokane County, WA**

Statement of Significance (continued)

Historical background: Following the arrival of the first permanent white settler in 1873, three principal historic events determined Spokane's destiny: the discovery of gold in the Coeur d'Alenes, the arrival of the railroads in the early 1880's, and the Great Fire of 1889.

In the first seven years after founding father James Nettle Glover purchased 160 acres on the Spokane River's edge, only a handful of settlers chose to take up permanent residence in Glover's townsite. Not until the 1880's began, with intended railroad routes identified, and the development of North Idaho's mineral wealth, did the City of Spokane attract potential residents in any number. The decade of the 1880's marked Spokane's first economic boom, and businessmen were just beginning to replace frame structures with more substantial brick and masonry business blocks when Spokane's thirty-two block core was destroyed by fire. The drought summer of 1889 gave rise to fires that leveled downtowns across the State; Seattle's in June, Ellensburg's in July, and Spokane's in August. What followed was a wave of immigration and growth as communities rebuilt. With the embers still smoldering, Spokane's businessmen surveyed the devastation and collectively agreed to seize the opportunity and rebuild a grander commercial core. In the aftermath of the fire, buildings rose as rapidly as supplies could be brought in. For Spokane, it introduced the City's era of greatest prosperity; what is today described as "The Age of Elegance".

Association with events: The lot on which the Whitten Block sits is located in the heart of downtown Spokane. It passed through the hands of the City's founder, as well as its most successful pioneer businessmen. Constructed in the post-fire building boom, the Whitten Block's commercial spaces have quartered a series of Spokane's leading commercial interests.

Glover's original townsite, platted in the early 1880's, by 1889 had a sizeable business core, centered on Riverside Avenue. The parcel that today contains the

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The Whitten Block
Spokane County, WA

Statement of Significance (continued)

Whitten Block was a portion of his holdings deeded to pioneer entrepreneurs J. J. Browne and A. M. Cannon in 1878. Leydford B. Whitten, a pioneer investor himself, purchased lot 12 of block 23, just south of Riverside Avenue, in 1882. With business expansion moving southward by early 1889, he erected a frame structure that housed four businesses, including a drug store. It was reduced to ashes in the fire.

Using insurance dollars, Whitten began rebuilding almost immediately. The pressure to provide accommodations for the many businesses temporarily housed in tents may have led to Louis Davenport's use of the Whitten Block while it was still apparently under construction. Louis Davenport had arrived in Spokane only a few months earlier, opening his first Spokane restaurant on Howard Street. Days after the fire, he reopened behind today's Spokesman Review building, moving within weeks to the Whitten Block. Within a year, he was in his own newly erected building, just south of the Whitten, in what was to eventually become the Mission style Davenport Restaurant we know today, the forerunner, and then adjunct of his world-famous hotel. Davenport continued to live in a second floor apartment at the Whitten until 1893 when he moved above his restaurant.

When Louis Davenport moved out, the Crescent, one of Spokane's best-known dry goods stores, moved into the south half of the newly-completed Whitten, remaining there until 1893. Other early commercial tenants included W. S. Hoyt's Flower Shop, the Spokane Shoe Store, and Whitten's Candy Store, which later became the Pohlman-Kipp Confectionery and then the popular Palm Confectionery. From 1921 to 1957, the Chicago-Milwaukee-St. Paul Railroad offices occupied the south half of the main floor. Other tenants have included a music store, tailor shop, jewelry store and cigar stand. More recently, the Klothes Kloset, and then Hamer's, two of Spokane's leading mens clothing stores, were located here.

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The Whitten Block
Spokane County, WA

Statement of Significance (continued)

Architectural significance: The last standing example of Lorenzo M. Boardman's contribution to Spokane's commercial architecture, the Whitten Block illustrates the Romanesque Revival Style he leaned toward. Of the few buildings that remain from the immediate post-fire era, it is perhaps the most intact.

One of Spokane's earliest and most respected architects, Lorenzo Boardman is listed in the 1889 City Directory with only seven others. A year later, the number of architectural firms had more than doubled, and their staffs had swelled, as professionals from the midwest and east took up residency to fill design demands for dozens of new buildings. Boardman, like several of his contemporaries, emulated the commercial styles that were currently popular in such cities as Chicago and Minneapolis. The greatest concentration of new buildings rose on Riverside Avenue, and their character reflected a spectrum of styles from late Victorian to the emerging Chicago School genre. Only a few remain to suggest the diversity that once stood: the Great Eastern Block (Peyton Annex) to the east is Richardsonian Romanesque; the Miller Block, immediately west, has its striking Sullinanesque panels; the Spokesman-Review building, its Victorian tower. The Whitten Block's stately Romanesque Revival appearance creates a contrast and at the same time suggests the more disciplined commercial styles to come.

A native of Pennsylvania, Boardman came to Spokane when he was in his mid-fifties. He practiced only a decade in Spokane before his death in 1897 of Bright's Disease, nonetheless he was responsible for a number of prominent structures. He did the Windsor Block, one of the first buildings to be completed after the fire. Removed in 1913 for railroad expansion, it was located on Howard at the entrance to Riverfront Park. He also designed the five story Traders Block, predecessor of the Spokane and Eastern building, once located on the southwest corner of Howard and Riverside; and the Temple Court, another 1890 structure, for the northwest corner of Riverside and Washington. It was destroyed by fire in 1973. Other

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The Whitten Block
Spokane County, WA

Statement of Significance (continued)

major buildings included the Ross Block and, in 1896, Spokane's fruit fair building. He was employed by the State of Washington, and among his institutional designs in that capacity was the Medical Lake Hospital Building. It is the only other Spokane area building he designed that remains standing today. Financially established, he also held mining interests and served as president of the Ben Lummon Mining company of the Methow Valley.

One of Spokane's earliest businessmen and real estate investors, Leydford B. Whitten was born November 15, 1850, in Roanoke, Virginia. After receiving his education and training as a carpenter there, he migrated west in the late 1870's, stopping first in the Dalles, Oregon. He arrived in Spokane in January of 1880, and purchased a homestead in what is today the Lidgerwood area, north of Gonzaga. He also bought a business site in downtown Spokane and opened a carpentry shop. He retired from the carpentry trade in 1885 as his real estate holdings expanded. With property on Front Street (today Spokane Falls Boulevard), and Howard and Mill Streets, farm holdings, and mining interests, he turned full time to the management of his business investments. In November of 1888, he married Georgia Ballou. They had four children. He died in 1927, leaving his substantial estate to his sons.

Georgia Ballou, arriving in the Northwest in the early 1880's, was one of Spokane's earliest female physicians. From a prominent and well-educated family, she grew up in Ohio, and after briefly teaching school, earned a degree from the Women's Medical College of Philadelphia. She retired from the practice of medicine after her marriage to Leydford Whitten, and the birth of their children, although she took a refresher course around 1900 and briefly considered returning to active medical practice. She and Leydford Whitten divorced in 1903, and Georgia assumed ownership of the Whitten Block and their home at Sixth and Madison on Spokane's South Hill. Georgia continued to manage the Whitten apartments. Of Leydford and Georgia Whitten's four children, three survived

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The Whitten Block
Spokane County, WA

Statement of Significance (continued)

childhood. Tragically, their two sons were institutionalized for emotional illness as adults. Paul, the oldest, suffering from alcoholism, shot and killed an employee of his mother's. Lester, a graduate of Harvard, became dysfunctional after serving in World War I. Georgia Whitten led a secluded life until her death in 1950. Her sons inherited her estate, including the Whitten Block, under guardianship. It remained in their ownership until their deaths in 1958 and 1966.

Bibliography

- Durham, N. W. Spokane and the Inland Empire. Spokane, 1912
Edwards, J. Illustrated History of Spokane Co. Spokane, 1900
Hyslop, Robert. Building Blocks
Polk, R. L. City Directories. Spokane
Eastern Washington State Historical Society. Photographic Collection
Pioneer Title Company. Tract Books
Sanborn Fire Insurance Maps. 1888-1925
Spokesman Review. Selected articles, 1889 -1966
Spokane Public Library, Northwest Room. Vertical Files.

Verbal Boundary Description: Resurvey and Addition to Spokane Falls, Lot 12, Block 23.

Boundary Justification: The nominated property includes the entire parcel historically associated with the Whitten Block.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 1

The Whitten Block
Spokane County, WA

Photographs, black/white

Photographer: Sally R. Reynolds
Date of Photos: September 1992
Original negatives: Spokane City/County Historic
Preservation Office

Photograph and #

- 1 East (primary) and south elevations, looking northwest
- 2 South elevation, looking north
- 3 Doorway, east elevation, looking west
- 4 Post Street streetscape, looking north
- 5 Sprague Avenue streetscape, looking east
- 6 Post Street streetscape, looking south
- 7 First floor interior, looking northwest
- 8 First floor interior, looking northeast
- 9 Sprague Avenue streetscape, looking west
- 10 East elevation, street level, looking west
- 11 Second floor, se corner apartment, looking west
- 12 Second floor hallway, looking northeast
- 13 Second floor hallway, looking south
- 14 Second floor, se corner apartment, looking east
- 15 Third floor, se corner apartment, looking east
- 16 Fourth floor, se corner apartment, looking east
- 17 Stairwell from third floor, looking east
- 18 Fifth floor, looking east
- 19 Fifth floor, looking north
- 20 Fifth floor, skylight