

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Hotel Collins

other names/site number Collins Hotel, Collins Apartments, Marion Hotel, Hotel Marion, Hotel Grant, Grant Hotel, Arneson Apartments

2. Location

street & number 701-705-1/2 West Second Avenue (202-212 South Wall Street) [] not for publication

city or town Spokane [] vicinity

state Washington code WA county Spokane code 53 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 [X] 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 [X] meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

[] national [] statewide [X] local

Applicable National Register Criteria

[X] A [] B [X] C [] D

Signature of certifying official/Title Date

WASHINGTON STATE SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

[] entered in the National Register [] determined eligible for the National Register

[] determined not eligible for the National Register [] removed from the National Register

[] other (explain:)

Signature of the Keeper Date of Action

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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 |
| | | district |
| | | site |
| | | structure |
| | | object |
| 1 | 0 | Total |

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

Number of contributing resources previously listed in the National Register

Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

- DOMESTIC/Multiple dwelling
- COMMERCE/specialty store, restaurant
-
-
-
-
-

Current Functions
(Enter categories from instructions.)

- DOMESTIC/Multiple dwelling
- WORK IN PROGRESS
-
-
-
-
-

7. Description

Architectural Classification
(Enter categories from instructions.)

- LATE 19TH AND EARLY 20TH CENTURY
- AMERICAN MOVEMENTS/Commercial Style
-
-
-

Materials
(Enter categories from instructions.)

- foundation: STONE
- walls: BRICK
- METAL/cast iron
- roof: SYNTHETICS
- other: VINYL/windows

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Hotel Collins is a three-story, two-part block form building with a slight L-shaped plan. A small inset on the west property line provides a light well and rear doorways for first floor commercial spaces. A stone foundation supports the cast iron post and beam and the unreinforced brick masonry structure. There is an added metal fire escape at the south end of the building. Storefronts extend along the east and north facades. The building has a flat roof with perimeter parapets. Window openings have vinyl replacement sash with brick arches and sub-sills. A full basement provides mechanical and storage space. The first floor consists of commercial space. Apartments occupy the second and third floors. Vertical circulation consists of a central stairway (from South Wall Street) and a northwest stairway (from West Second Avenue) for apartment access, both of which are directly accessible from street level. The northwest stairway also provides roof access.

The floor layout is identical on both the second and third floors. Each floor has a main double loaded hallway, placed west of center, extending the length of the floor. A short east-to-west hallway connects to the northwest stairway. Along the east side of the main hallway, unit doorways are set back at the ends of short branch hallways. At the center of each floor, the open space from former shared men's and women's bathrooms remains west across the main hallway from the central stairwell.

Significant features include the exterior facades; stone, cast iron, and brick construction; original storefronts at the south end of the east facade; fenestration; flat roof with parapet; central and northwest stairways including wood newels, balusters, steps, stringers, and railings; central, connecting, and branch hallways; apartment unit layout; interior upper floor finishes that include Douglas fir flooring, tall wood base, wainscot cap, corner moldings, wood doorway and window casings, and plaster wall and ceiling finish. The building remains in good condition and retains a high level of architectural integrity. Original design, materials and workmanship remain evident throughout the building interior and exterior, reflective of the period of construction and conveying the original single room occupancy (SRO) function. The building remains in its original location. The front east and north facades, direct walk-up stairways, and second and third floor layouts convey the key aspects of original design, association, and feeling, communicating how and why the building was used.

Physical Description

The building faces north and east and occupies a corner tax lot enabling two street-facing facades. The rear west facade has a slight inset from the west property line which provides a light well, thus forming the building's slight L-shaped plan. West Second Avenue extends along the front north side of the property, with South Wall Street along the front east side. A paved alley runs along the rear south side between South Wall Street and South Post Street. The adjacent building (built 1920) at 707 West Second Avenue abuts the property's west side. Sidewalks extend along the north and east sides of the building. Small areaways, near the middle of the north and the east facades, extend below the sidewalk. Replacement steel framing supports the sidewalk at these locations.

The site's setting is within a narrow commercial strip located southwest of Spokane's central business

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district. The strip is bounded on the north and west by the railroad lines. North of the nominated property, the railroad lines lie between West Second and West First avenues. Interstate 90 defines the south edge. South of the nominated property, the interstate is generally between West Third and West Fourth avenues. This setting includes other similar residential and mixed-use buildings. There is a residential only apartment building (ca. 1908) across the street at 225 South Wall Street. There are several mixed-use (first floor commercial and upper story residential) buildings within a block of the nominated property. These include the apartments at 224 South Howard Street (ca. 1908), Metropole Apartments at 1781/2 South Howard Street (ca. 1901, Spokane Register listed), 608 West Second Avenue (ca. 1906), 174 South Howard Street (ca. 1923), the Boothe-McClintock Building at 165 South Post Street (ca. 1899, Spokane Register listed), and the Bump Block-Bellevue House-Hawthorne Hotel at 206 South Post Street (ca. 1890, Spokane and National Register listed).

A perimeter rubble basalt stone foundation supports the three-story cast iron and load-bearing brick masonry structure. Spread footings support the interior wood post and beam structure. Cast iron post and I-beam framing (manufactured by Union Iron Works, Spokane) comprises the first story structure along the building's east and north facades. There is a single cast iron column at the northeast corner. Load bearing brick masonry comprises the south, west, and upper stories of the east and north facades. South and west walls are common bond. East and north facades have an outer wythe of veneer brick over the inner common bonded brick. Decorative brick corbeling projects at the first to second story transition and forms a continuous sill for the second story windows. Brick corbeling also projects at the parapet on the east and north facades. Both have returns on the south alley facade at the southeast outer building corner. The north and east parapets have a frieze and projecting cornice. Added metal signage frames project at the southeast and northeast corners of the building. A metal fire escape installed in 1975 (based on building permit records and fire department inspection letters), extends off the rear alley facade.

The storefront system consists of cast iron posts that have tall pedestals with a tall recessed upper panel. The unfluted columns have a plain base and capital. The column spacing provides equal spacing of eight bays on the east façade, and three bays on the north facade. Wood posts and beams support the interior wood joist floor framing.

The building has a flat roof with perimeter parapet walls. A membrane system covers the roof and extends up the inner parapet face. Sheet metal coping extends along the top of the parapets. Multiple added mechanical and plumbing vents extend up through the roof. A hipped roof replacement skylight covers the third-floor light well at the central stairway. A plywood cover with a domed replacement skylight covers the former north lightwell that extended down to the second floor. Added mechanical systems extend up through this light well. A wood frame northwest stairway enclosure above the parapet is clad with the same roofing material. A flush panel replacement metal door on the south side provides interior access.

Fenestration consists of regularly spaced windows on each facade and storefronts along the east and north facades.

The front north and east facades each feature windows at the second and third stories. Second story openings each have a flat jack arch header comprised of white bricks with an extended height key and alternating brick heights along the top of the header. Third story openings each have the same header as the second story but with just an extended height key. Row lock, white brick lug sub-sills project at each opening with white brick corbels below the sub-sill at the outer edges of the masonry

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opening. Replacement vinyl 1:1 sashes are recessed within each masonry opening. Vinyl, square profile brick moldings extend along the jambs and soffit at each opening.

The rear south facade consists of a single first story window opening flanking the south entrance, with multiple second and third story windows. Openings have segmental arched, row lock brick headers. Row lock slip sub-sills project at each opening. Plywood infills the first story opening, which is also missing part of the brick sub-sill and wall below the opening. Within the upper story windows, replacement vinyl 1:1 sashes are recessed within each masonry opening. Vinyl, square profile brick moldings extend along the jambs and soffit at each opening.

The west facade consists of multiple windows (due to the light well along this facade). Sashes are wood four-light units. First through third story openings have segmental arched, row lock brick headers. Row lock slip sub-sills project at each opening. Plywood and mechanical vents infill the first story openings. Within the upper story windows, replacement vinyl 1:1 sashes are recessed within each masonry opening. Vinyl, square profile brick moldings extend along the jambs and soffit at each opening.

Commercial storefronts within each bay on the north and east facades consist of low bulkheads, display windows, entrances, and transoms. Wood bulkheads at the south three bays (212, 210, and 208 storefronts) have flat fields bordered by narrow top and bottom moldings. Horizontal panels within each bulkhead are defined by narrow raised moldings. Outer bulkhead corners have corner moldings. A thick, rectangular cross section sill extends along the top of the bulkheads below the display windows. Wood bulkheads at the 206 storefront have wood stiles and rails around panel with beveled edges leaving the center raised. Wide sills extend above these panels. Wood bulkheads at the north four bays on the east facade and the easternmost north facade bay have been rebuilt with wide raised moldings to create the panels and wide trim boards around each panel. The two west north facade bays have replacement stucco clad bulkheads.

The interior bulkhead faces mostly consist of flush plaster. The 206 entrance has raised wood panels matching those on the exterior. Display windows consist of plate glass and replacement insulated glazing units with wood stops and thin wood mullions having a raised center bead. A narrow wood transom bar extends across each bay, with six transom lights (four at the northeast corner storefront) separated by slender wood muntins. Transoms at the north facade are not visible due to previously added coverings. Recessed entrance enclosures occur at 212 and 210 South Wall Street and 701 and 705 West Second Avenue. Added light fixtures are mounted above each cast iron post on the east facade. Several transoms have been infilled.

Primary entrances consist of the storefront and apartment entrances and are listed below, starting with the north facade:

- 701 West Second Avenue: A commercial storefront entrance. The recessed northeast corner entrance; a replacement single unglazed metal door with a narrow transom. A concrete walkway leads to the doorway. The canted entrance sides consist of low replacement bulkheads with replacement stucco clad upper panels. Stucco covers the soffit and upper wall portions above the transom bars. A pendant light fixture provides illumination for the entrance.
- 703 West Second Avenue: A former commercial storefront entrance. Alterations infilled this former doorway with display windows, a low bulkhead without raised panels, and covered over

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former transoms.

- 705 West Second Avenue: A commercial storefront entrance. A recessed, canted entrance with a single replacement door. Temporary protection covers the entrance. Alterations reconfigured the bulkheads to match 703 and covered over former transoms.
- 705 1/2 West Second Avenue: An entrance to the upper floor apartments. A replacement single glazed metal door with a square upper light. The original paneled transom bar remains above the doorway, along with the original two-light wood transom. Narrow wood brick moldings wrap the exterior opening. Alterations installed temporary protection over the doorway and painted out the transom.
- 202 South Wall Street: A commercial storefront entrance. A replacement single unglazed metal door with a narrow transom.
- 204 South Wall Street: The main entrance to the upper floor apartments and a commercial storefront entrance. A replacement single glazed anodized aluminum door and two-light side light. A replacement fixed transom spans the doorway and side light.
- 206 South Wall Street: A commercial storefront entrance. Alterations infilled this former doorway with display windows and a low bulkhead.
- 208 South Wall Street: A commercial storefront entrance. Alterations infilled this former doorway with display windows and a low bulkhead.
- 210 South Wall Street: A commercial storefront entrance. A replacement single glazed anodized aluminum door and single light side light.
- 212 South Wall Street: A commercial storefront entrance. A recessed, canted entrance with a single glazed metal replacement door and a V-groove board soffit. Added T1-11 above an original baseboard is the exterior finish on the north side of the entrance. A concrete walkway leads to the doorway.

Secondary entrances consist of doorways from the alley and light well providing service access to commercial spaces.

- The alley entrance consists of a replacement unglazed metal door set in a replacement wood frame. Original wood brick moldings wrap around the doorway. The transom has been infilled. A concrete step transitions down to the alley. The masonry opening has a row lock brick segmental arch header.
- Service access entrances to commercial spaces consist of paneled wood doors with transoms. Some doors are glazed and others unglazed. Each masonry opening has a row lock brick segmental arch header. Transoms have all been infilled with mechanical ducting or solid fill. Glazing at doors has been replaced with wood sheeting. Most casings have been removed. An added wood frame enclosure at the south end of the light well consists of a single door with T1-11 clad infill above to limit unauthorized access to the light well space.

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Vertical Circulation

Circulation between floors within the building consist of two primary stairways, the central and northwest stairways.

- The central stairway provides access from the basement to the third floor. A direct walk-up flight, with intermediate landings, ascends from South Wall Street to the second floor. A quarter-turn stairway continues from the second to third floor. A quarter-turn stairway descends from the first floor to the basement. These flights of stairs are stacked above one another. The basement and first floor stairwells are enclosed with plaster finished walls. The second to third floor is open with paneled newels and an open baluster railing. Stringers match the baseboard design and treads and risers are wood. Round wood hand railings extend along both sides of the stairwells.
- The northwest stairway provides access from the first floor to the roof. A quarter-turn stairway with intermediate landings and winders at the upper direction change provides access from the West Second Avenue to the second floor. A direct flight ascends from the second to third floor. A quarter-turn flight with winders at the upper direction change provides access from the third floor to the roof. The lower flights from West Second Avenue to the second floor are placed along the building's outer west edge. The upper flights are offset west of and perpendicular to these, along the north side of the east to west hallway on each of the upper floors. These upper flights are stacked vertically. The first-floor stairwell is enclosed with plaster finished walls. The second floor, third floor, and roof access stairwells are open. Each has paneled newels, an open baluster railing, a circle end starting step, and a closed stringer.

Secondary connections between the first floor and basement include the following:

- Freight lift and short flight of stairs at the south end of the former 705 West Second Avenue space. Wood framing supports the freight lift, which has an elevator pit and cable pulley system for operation. The lift descends to a wood frame flooring area originally used for storage. Infill flooring closes off the framing above the lift and associated stairway.
- Direct flight of replacement wood stairs descending from the 212 South Wall Street commercial space to a basement storage area. Replacement wood stud and gypsum board finishes enclose the stairwell at the first-floor level. Ca. 1998 alterations relocated and rebuilt the stairway at this location.
- Two added direct flights of replacement wood stairs descending from the 202 South Wall Street commercial space to the basement. These are both open riser wood stairs. Flooring infill closes off the former openings at the first-floor level.

Basement

Interior layout consists of a central L-shaped space enclosed with rubble stone walls with general storage volumes extending to the north and south. The central stairway descends into the L-shaped space. The building's mechanical systems are located within the north portion and electrical systems in the south portion. The mechanical space has a concrete floor, with exposed soil in the remainder of the basement. Sections of added wood flooring are built out over the soil below the 212 South Wall Street and part of the 705 West Second commercial spaces. The foundation and floor structure are

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exposed throughout the basement. An added wood frame partition wall with horizontal board finishes separates the 212 South Wall Street storage area from the rest of the basement. Ducting and plumbing systems run throughout the basement below the first-floor framing.

First Floor

Interior layout consists of a central rectangular entrance lobby with commercial space volumes extending to the north and south. The central volume is defined by the central stairway and the structural column layout. Wood frame, plaster-finished walls enclose the central stairway's upper flight. Replacement gypsum board wood stud walls enclose the lower flight descending to the basement. A wood frame plaster finished wall extends along the half the length of the space's south side. The north commercial volume has added partial height offices (four) along the south end of the west wall. An added oriented strand board wood stud wall extends along the westernmost two storefronts at the north end of the space. The south commercial volume has restrooms in the southwest corner, enclosed with gypsum board finished wood stud walls. Matching walls enclose a small added staff and kitchenette space off the east side of the restrooms. A ramp descends from these spaces to the north.

Second Floor

Interior layout consists of a double-loaded main hallway, placed west of center, that extends the length of the floor. A short east-to-west hallway connects to the northwest stairway. Along the east side of the hallway, unit doorways are set back from the hallway. Short and narrow branch hallways between the units connect to the doorways from the main hallway. All but one of the hallways angle outward at the east end to create a small diamond-shaped foyer space at the two doorways. The hallway along the north side of the central stairway has a unit door at its west end and another at its east end, without a foyer space. Within the center of each floor, the open space from former shared men's and women's bathrooms remains west across the main hallway from the central stairwell. Hallway (main, connecting, and branch) finishes consist of Douglas fir flooring, painted plaster walls and ceiling, tall wood baseboards, and a wood wainscot cap. Doorways off the hallways have plinths, casings, and cornice moldings. Wood corner beads (to wainscot cap height) protect outer wall corners. An added electrical panel enclosure is on the north side of the hallway. Added surface-mounted metal conduit runs along the walls and ceiling. Added fluorescent lighting fixtures provide lighting.

Apartment units are deeper and wider on the east side of the floor. There are 22 units on the floor. The two east side units in the northeast corner are oriented towards the north facade rather than the west facade, due to the northwest stairway placement. East side units have a main front living space along the east windows, with a rear (west) bedroom and bathroom space along main hallway wall. West side units are a single studio volume without a bathroom. Unit finishes consist of Douglas fir flooring, painted plaster walls and ceiling, and tall wood baseboards. Doorways to the main and branch hallways have plinths, casings, fillet strip and header trim (without the cornice used on the hallway side). Some walls within units have exposed wood stud and brick masonry framing. Added flush-mounted ceiling lighting fixtures provide lighting. Added surface-mounted conduit extends along the ceilings and walls. Previous remodels infilled some doorways between units and installed sinks and vanities.

Interior finishes at the second and third story apartment and hallway windows consist of wood casings, stool, apron, and a header with a lower fillet and projecting cap molding.

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Third Floor

Interior layout matches the second floor. Finishes and alterations also match the second floor.

Alterations

The following includes known changes to the building:

- Undated, previous alterations had combined apartment units on the east side of the main hallway to create the larger one-bedroom units, conversion of units to an office and a commons area; and conversion of one unit on the west side of the main hallway to a shared laundry room. The east side conversions involved closing off of doorways to branch hallways and opening new doorways between units. By 1998 each floor had only 19 apartments compared to the 31 units on each floor originally.
- Ca. 1956, Kirishian Carpets owner Morton Hatch hired a builder to undertake interior alterations valued at \$2,500 at the 703–705 West Second Avenue commercial spaces (permit nos. 34574, B35098). The rebuilding of the storefronts at this location is attributed to this work, which was extant by 1971 based on a historic photograph.
- 1970, the Hide Out Tavern, operating out of the 701 West Second Avenue commercial space, installed (permit B75847) plywood, T1-11, wood shingles, and small fixed windows over the northeast corner entrance and over the storefronts (transoms, display windows and bulkheads) along West Second Avenue (easternmost bay) and South Wall Street (north four bays).
- 1971, based on a historic photograph, the storefront transoms along South Wall Street had been painted out.
- 1972, the Hide Out Tavern installed new bathrooms and a dishwasher (permit no. P-1117).
- 1972, owner John Burya had the transoms and hallway windows replaced with sheet rock per Fire Department requirements (permit no. B-2872).
- 1975, south fire escape installed. This fire escape was relocated from the American Legion Building, but the lower counterbalance stairway was not installed until 1984.
- 1982, owner John Ha installed three 40-gallon Rheem gas water heaters.
- 1983, the building was reroofed by G. & L. Roofing, Inc.
- 1984, owner John Ha installed a Cleaver Brooks model three steel boiler and 100 feet of 2-inch piping.
- 1993, the Spokane Kiwanis Charities, Inc. owned the building, which had 39 low-income apartment units with ground floor commercial spaces. The upper floor apartments were rehabilitated including new electrical, plumbing, floor covering, and painting work. The uncovering and reopening of storefronts and removal of paint at the other transoms is attributed to this work, based on observation of materials and the change in first floor functions. The installation of a drop ceiling in the second and third floor hallways, along with associated

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mechanical equipment and the painting of stained trim, is attributed to this work. A 1982 photograph showing a former resident in one of the hallways shows the former radiators, stained trim, and plaster ceiling as being extant at that time.

- 1998–2001, remodel of the first-floor commercial space to support program offices for SNAP (homeless assistance program). Construction of the four offices on the first floor and reconfiguring of the first floor layout. This work also included relocation and rebuilding of the first floor to basement stairway in the 212 South Wall Street commercial space; closing off of windows and doors along the light well at the first floor; and installing the metal framing at the areaways.
- 2004, remodeled the northeast, 701 West Second Avenue entrance.
- 2004 remodel of the front entrance for 212 South Wall Street.
- 2014 remodel of the first-floor office spaces for ongoing use by SNAP.
- 2015 reconfiguration of the reception, waiting, and office workstations for SNAP at the 212 South Wall Street commercial space. This work removed existing walls and relocated lighting. The first-floor southwest bathrooms and associated staff space, and enclosure of the stairway to the basement at this location, are attributed to this work based on materials and location.
- 2023, cleanup of the entire building, removing previously added first floor partitions from prior office functions, and removal of the former laundry and restrooms on the second and third floors.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1910

Significant Dates

1910

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Smith, Charles Harvey (architect)

Groshoff, George (builder)

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Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

Summary Statement

The Hotel Collins in Spokane, Washington, is historically significant at the local level under Criterion A in the area of Commerce for its direct association with the broad patterns of commercial development in downtown Spokane during the early part of the 20th century. The building was financed by local developer Daniel C. Collins, who completed the several other hotel projects in the city. The building is a well-executed example of a Single Room Occupancy (SRO) hotel and was constructed during a period when numerous SROs were built to house a rapidly expanding working-class population in the city.

The hotel is also significant under Criterion C in the area of Architecture as a representation of the SRO property type as defined in the Multiple Property Document, "Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910". The Hotel Collins was built to provide lodging for workers and retains the characteristics and registration requirements needed to convey its historic use as an SRO. According to the MPD, SROs are,

[U]nreinforced masonry structures of two or more stories, with commercial bays on the ground or street level, and the upper floors consisting primarily of single rooms without baths, with a limited number of rooms with baths.¹

The building, designed by local architect C. Harvey Smith, is located at the southwest corner of W Second Avenue and S Wall Street and originally had six ground-floor storefronts and 62 hotel rooms on the upper two floors.²

The hotel's period of significance begins and ends in 1910, the year the building was constructed.

Background Info

The Hotel Collins is located in the Central Business District of Spokane, WA. This neighborhood was established by the 1880s, but grew significantly with new, masonry development after the Great Fire of 1889 between 1890 and 1910.

Central Business District and the 1900s Building Boom

The area that is now known as the city of Spokane has been home to the Spokane Tribe of Indians, an Interior Salish speaking tribe, for thousands of years. The area's rivers, notably the Spokane River, were key to their way of life, providing both food and transportation. They lived in the upper Columbia Plateau, along the shores of the Spokane and Columbia rivers and their tributaries within a territory spanning approximately 3 million acres.³ The arrival of White Euro-Americans in the region profoundly impacted their lifeways, first as fur traders, then permanent settlers in the 1870s.

White Euro-Americans first establishing a sawmill and later a gristmill at the Spokane Falls followed

¹ Craig Holstine, "Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910," National Register of Historic Places Multiple Property Documentation, 1993, Section E, page 1, <https://npgallery.nps.gov/NRHP/GetAsset/fdabf127-daf0-4116-9773-1eb3a0abbf8f>.

² "Collins Block Nearly Finished," *The Spokane Chronicle*, December 27, 1910: 19.

³ "For Rent - New Hotel Building," *The Spokesman-Review*, October 14, 1910: 17.

³ Spokane Tribe of Indians Historic Preservation Office, "Spokane Tribal History," Spokane Tribe of Indians, accessed July 22, 2024, <https://www.spokanetribe.com/resources/dnr/preservation/history/>.

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by a general store. These early beginnings of a town attracted other settlers and soon the town became a key supply and distribution point for area mining, lumber, and agricultural operations. Other stores, saloons, hotels, banks, schools and churches followed. These contributed to a bustling commercial district and Spokane was incorporated in 1881 with a population of 1,000. A railroad connection via the Northern Pacific arrived in 1883, cementing Spokane's status as the financial center of the Inland Empire and additional goods poured into the city from area mines, timber stands, and farms.⁴

The downtown district of Spokane was originally constructed of wood-frame buildings. However a verrucous fire in 1889 fire gutted almost the entirety of the city's downtown core (32 blocks). Rebuilding efforts prioritized masonry materials and a significant building boom swept through downtown. Historian Linda Yeoman describes the efforts:

Plain no-frills brick masonry constructed single room occupancy hotels were quickly erected side-by-side along downtown streets to house the influx of immigrants and people who flocked to Spokane to find jobs. In contrast, other brick and stone buildings were designed and erected as prominent, high-style commercial/business blocks, upscale apartment buildings, and luxury hotels.⁵

With this building boom, workers - including laborers, carpenters, and other tradespeople - flooded the city as construction projects meant employment opportunities. Those workers needed housing and numerous lodging and boarding houses, and hotels (including SROs) were constructed. According to historian Craig Holstine, "Nearly all of the city's lodging facilities were lost in the Great Fire of 1889."⁶

The construction boom in the first decade of the 20th century, according to Holstine, also "accelerated property appreciation in the central building district, resulting in the sale to speculators of marginally profitable residential properties, chiefly boarding and lodging houses."⁷ Such history aligns with the increasing property value of the Hotel Collins property. Between 1900 and 1910, the number of lodging houses doubled over a ten year period, and the number of hotels doubled every five years. Although not all hotels catered to working class populations, most of the hotels were SROs.

Table 1. Lodging Options in the Spokane Central Business District, 1900-1910

| Year | No. of Lodging Houses | No. of Boarding Houses | No. of Hotels |
|------|-----------------------|------------------------|---------------|
| 1900 | 46 | 15 | 21 |
| 1905 | 37 | 14 | 56 |
| 1910 | 68 | Approximately 19 | 126 |

Despite the sheer volume of SROs built and used during the early 20th century, as a property type, they have experienced significant change since World War II. Many, along with apartment buildings, were renovated during the war as increased housing was needed for the defense industry workforce supporting nearby Fort Wright, Fairchild Air Force Base, Velox naval supply, Baxter Hospital, and the Mead and Trent Kaiser Aluminum Company plants. SROs, in particular, were modified to add bathrooms and connect single rooms to form multiple-room apartments. However, the Hotel Collins remained largely intact, and many rooms remained as studios with shared bathroom facilities down

⁴ Laura Arksey, "Spokane -- Thumbnail History," in *Historylink.Org*, September 4, 2005, <https://www.historylink.org/file/7462>.

⁵ Linda Yeoman, "Ridpath Hotel," National Register of Historic Places nomination, 2013, 9-10, <https://npgallery.nps.gov/NRHP/GetAsset/9f0bbd56-0e12-4cac-bac1-e50aa9bef7b8>.

⁶ Holstine, "Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910," Section E, Page 7.

⁷ Holstine, Section E, Page 12.

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the hall.

Further change came in the early 1970s with the preparation to host the 1974 world's fair. By that time many SROs, which had fallen into disrepair, in the central business district were leveled or else had closed. The MPD notes that a 1972 survey showed that at the height of SRO, 197 hotels, apartments, and other residences had once operated in the central business district. Of the 197 hotels, 44 had closed and an additional 38 had been demolished.⁸ A follow up survey in 1973 reported that 71 hotels and apartments (some likely SROs) had been demolished. However the Hotel Collins was spared, and today remains as one of the extant SROs within the central business district. It retained its SRO use under various ownership and management groups well into the 21st century.

Daniel (D. C.) Collins

The hotel was developed by prominent Spokane businessman, Daniel C. Collins. Collins was born in Dunmanway, County Cork, Ireland, on August 7, 1868.⁹ He immigrated to the United States as a young man and arrived in Spokane in 1884. He soon became involved in real estate development, particularly after the Great Fire of 1889 that burned much of downtown. During the 1889 fire, he served as a volunteer firefighter and continued as a professional firefighter for a number of years, rising to the rank of captain with the Spokane Fire Department.¹⁰ In 1891, he became a U.S. citizen.¹¹ He married Anna (Annie) Burke, also an Irish immigrant, in 1892.¹² Although the 1900 census records state that Anna did not immigrate to the United States until 1899, her obituary says she arrived in Spokane Falls at the age of 16 (ca.1887). Together they had three children: Ellen, Marie, and Daniel, Jr.¹³

By the early 1900s, Collins had shifted his career away from firefighting to real estate investment. Newspaper accounts note from the late 1890s and into the 1900s show a steady increase in Collins' acquisition of a variety of investment properties and forays into property management.¹⁴ Among the earliest was the leasing and management of the upper stories of a four-story building at the southwest corner of Howard and Front streets for use as a lodging house - called the Pioneer Hotel.¹⁵ By the time of his death in 1933, he owned a number of properties in Spokane, including the Palace Hotel (1906), the Kenneth Hotel (c.1906), the Hotel Collins (1910), the St. Helens Apartments (1910), and the Browne Street Flats (1909). He had also developed a hotel on Washington Street in 1906 as an investment property, working with architect C. Harvey Smith,¹⁶

In addition to his professional work, Collins was known for his athletic skill as an amateur boxer, even serving as a boxing instructor at Gonzaga University. He was a member of the Elks' club, Knights of Columbus, and St. Augustine's Catholic Church.

⁸ Holstine, Section E, Page 16.

⁹ "Daniel Collins Taken by Death," *The Spokane Chronicle*, July 19, 1933: 3.

¹⁰ *Spokane City Directory*, vol. IV (Spokane, WA: R. L. Polk & Co., Publishers, 1893), 247. City directories also list him as a pipeman and foreman.

¹¹ "A Busy Day," *The Spokane Chronicle*, August 12, 1891.

¹² "Mrs. A. Collins Funeral Monday," *The Spokesman-Review*, December 20, 1936: 14.

¹³ United States of America, Bureau of the Census, "Thirteenth Census of the United States, 1910" (Washington, D.C.: National Archives and Records Administration, 1910), [Ancestry.com](https://www.ancestry.com). Spokane, Spokane County, Washington, Enumeration District no. 201, Sheets 3A and 3B.

¹⁴ "Building Permits," *The Spokane Chronicle*, October 21, 1903: 10; "Invests in South Park," *The Spokane Chronicle*, January 23, 1907: 13; "D. C. Collins Buys," *The Spokesman-Review*, December 15, 1904: 8.

¹⁵ "Building Nearing Completion on Corner of Howard and Front," *The Spokane Chronicle*, November 18, 1899: 7.

¹⁶ "One More Hotel Is to Be Built at Once," *The Spokane Chronicle*, January 13, 1906: 1.

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Hotel Collins

Built in 1910, the Hotel Collins operated as a Single Room Occupancy (SRO) hotel in downtown Spokane, under various management, well into the 2000s.

The site of the hotel had previously been known as the Drumheller Site and had sold a number of times in the preceding decades. D.M. Drumheller had acquired the property and built a residence on it by 1885,¹⁷ but then sold it to Clara Price for \$5,500 in 1888.¹⁸ The property was then sold again in 1889 for \$16,500 before A. S. Jerard purchased it in June 1909 for \$37,500. Jerard quickly flipped the property selling it to a Union Trust Company client for \$45,000.¹⁹ Ten days later, Collins purchased the property for \$50,000. An article in *The Spokesman-Review* announcing the sale commented on the value of property in the area, stating,

The sale to Mr. Collins is another evidence of the sensational progress made by Second [A]venue property during the year, that section of the city having been unusually active, being on the market almost weekly during 1909. Building construction has followed a number of sales and the indications are that before the year closes Second avenue will be thickly dotted with substantial buildings, representing an expenditure of from \$25,000 to \$100,000 in each case.²⁰

That newspaper coverage also indicated that Collins already had plans for the site when he purchased it. He had been working with local architect C. Harvey Smith to build a 4-story building at the site for a cost of \$60,000. At the time, Collins was benefiting from a buyout on another property he owned. His Place Hotel on Washington Street was purchased through a \$80,000 settlement with the Milwaukee Railroad who needed the site to construct a railroad line.

By April 1910, Collins' plans for the site had solidified and *The Spokesman-Review* printed the architects sketch of a slightly scaled back 3-story building at the site. Collins noted that the building would start with 3-stories and that an additional two stories would be added later.²¹ The plans were outlined as follows,

The brick to be used in the structure will be pressed brick, and for the present a temporary cornice will be used. A terra cotta cornice will be used when the two additional stories are built.²²

Construction costs for the new building were estimated at \$70,000. The building was planned to have six storefronts with two floors of hotel rooms above containing 62 units. Advertised features for the forthcoming building included hot and cold water taps in each room, and two separate stairways. Newspaper coverage also indicated that the former Drumheller residence on the site had been removed and excavation for the new structure was underway.²³ Collins hired local contractor George Groshoff to complete the building.²⁴

By August 1910, construction of the building's construction was well underway. A photograph of the building's shell appearing in *The Spokane Chronicle*. It noted that "the demand for additional room in Spokane's business district" would likely facilitate the construction of the upper floors.²⁵ Such buildout

¹⁷ "Morsels," *The Spokane Evening Review*, August 11, 1885: page 3, column 2.

¹⁸ "Drumheller Site Sells for \$50,000," *The Spokesman-Review*, February 8, 1910: 8.

¹⁹ Ibid.

²⁰ Ibid.

²¹ "St. Helen to Have \$11,000 Addition," *The Spokesman-Review*, February 19, 1910: 10. Although the headline only mentions the St. Helen's building, the article discusses both buildings under development by Collins in early 1910 (St. Helen's and the Hotel Collins).

²² "Modern Building on Landmark Site," *The Spokesman-Review*, April 3, 1910.

²³ "Modern Building on Landmark Site," *The Spokesman-Review*, April 3, 1910.

²⁴ "Rushing Work on Collins Building," *The Spokane Chronicle*, September 10, 1910.

²⁵ "Three-Story Building on Second Avenue to Be Completed This Fall," *The Spokane Chronicle*, August 23, 1910.

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never occurred.

Advertisements to rent out rooms and storefronts in the new building began to appear in newspapers by October 1910. The building was most likely completed in late December 1910 and opened with little fanfare. Rates were listed as \$2.50–\$5.00 a week. By 1915, advertisements in the local papers declared the “Hotel Collins” newly furnished and remodeled and was under new management.

Despite some interior changes, the building still exhibits much of its original hallway and room configuration on the upper floors. Where changes have occurred, the original configuration remains evident. The primary interior change has been the reduction in the number of individual rooms as units were modified over the years in alignment with trends in lower income housing. Although not a requirement under the MPD, the Hotel Collins building also retains much of its storefront character, including its distinctive original inset entrances at 212 and 210 South Wall Street and the cast iron column and inset placement of the corner storefront (previously rebuilt) at West Second Avenue and South Wall Street.

OWNERSHIP

Collins owned the nominated property from the time he purchased it in 1910 until his death in 1933. After he died, ownership of the building passed to his wife, Anna Collins. After she died in 1936, her estate eventually sold the property to E. A. Houston of Montana in 1938.²⁶ When Houston purchased the hotel, it was listed as having 58 rooms, and he became its operator.²⁷

Over the years the building was bought and sold a variety of times. By 1968 the real estate firm Galland & Hagood, Inc. is listed as the owner. They sold the property to Richard and Lucille G. Eoff in 1968 for \$50,000.²⁸ The Eoffs then sold the property to Anthony B. and Monica Arneson for \$72,000 in 1971.²⁹

By 1974 the hotel had a new owner, John S. Burya and Mary Burya, who sold the building to Pacific National Capital Company. At the time the building was included as part of a larger sale with two other parcels for \$260,000.³⁰ Then in 1979, John and Min Ha purchased the building for \$235,000.

In 1991, Spokane Kiwanis Charities purchased the property for \$380,000. By then the units had been whittled down to 37-units, all fully leased. With plans to renovate the building, they offered rents ranging from \$110 to \$150 per month. The Kiwanis then sold the building to Spokane Neighborhood Action Programs (later known as Spokane Neighborhood Action Partners). The current owner, Steve and Tresa Schmautz (alongside the Schmautz Family LLC) acquired the property from the nonprofit organization in 2023.

OCCUPANCY

The building has two distinct categories of occupancy history—the commercial tenants that operated out of the ground floor storefronts and the residents who rented the SRO rooms on the upper floors.

²⁶ “City Briefs,” *The Spokane Press*, February 18, 1938; “Mrs. A. Collins Funeral Monday,” *The Spokesman-Review*, December 20, 1936: 14.

²⁷ “Montanan Buys Hotel,” *The Spokesman-Review*, February 19, 1938: 6.

²⁸ Galland & Hagood, Inc., to Richard and Lucille Eoff, “Real Estate Contract” (December 20, 1968), Spokane County Assessor.

²⁹ Richard Eoff and Lucille Eoff to Anthony B. Arneson and Monica B. Arneson, “Sale Agreement | Escrow No. 13406” (January 15, 1971), Vol 200, Pages 1309, Spokane County Assessor.

³⁰ Burya, John S. and Mary, to Pacific National Capital Company, “Real Estate Contract: 7407110281” (June 15, 1974), Vol 200, Pages 1301-1306, Spokane County Assessor.

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Residential

As the building functioned historically as an SRO, which catered to a working class, and often itinerant, population, leases were frequently shorter time, with rooms available to rent by the day and even week. While this is not a complete occupancy history of the building, this summary identifies general demographic information of who lived in the SRO at the time of each census between 1920 and 1950.³¹ The number of residents listed does not necessarily indicate the number of rooms within the hotel, rather just which rooms were occupied and were available when the census taker visited the building. Census sheets are included in the additional documentation section of this nomination. Over the years, the hotel has been known as Hotel Collins/Collins Hotel (1910-1920, 1934-ca. 1970, 1991-present), Hotel Marion (1920-1926),³² Hotel Grant/Grant Hotel (1927-1933), Collins Hotel (1934-ca. 1970), and Arneson Apartments.

The 1920 Census lists 34 individuals living in the hotel, with 31 listed at 206 South Wall Street and 3 at 208 South Wall Street. All residents were White with 21 men and 13 women. Over three-quarters of the residents were single (including those widowed and divorced), with the rest married. The age of the residents ranged from 19 to 66, with most in their 20s and 30s. One exception was May Carp, the 14-year-old daughter of Samuel and Ida Carp who were listed at 208 South Wall Street. A Jewish Russian immigrant family, the Carps owned their own tailor shop. While most residents were born in the United States, there were several, in addition to the Carps, that were immigrants. Places of origin include Germany, England, Norway, and Italy. Residents were primarily part of the working class and represented a broad range of occupations and industries. They worked in local shops (e.g., bakeries, retail), restaurants, industry (e.g., railroad), sales, and agricultural labor.³³

The 1930 Census lists 56 individuals living in the hotel. All residents were White and the majority of them were male (43) with only 13 women living in the building. Nearly 80 percent of the building's occupants were single (including divorced or widowed). The ages of the residents ranged from 19 to 69, with most in their 20s, 30s, and 40s. Once exception was Genevieve Cochran, the 16-year-old daughter of George and Edythe Cochran. Most residents were born in the United States with a few born in other countries, including England, Canada, Italy, and Greece. Residents primarily had working class occupations and there were a range of industries represented within the building, including trades, sales, restaurant work, bookkeeping, service (e.g., barbers), and labor (with no specific industry listed).³⁴

The 1940 Census lists 48 individuals living in the hotel. Of the 48 listed, 43 were lodgers and 5 were guests. All residents were White and roughly split between men (25) and women (23). Most were single (including widowed and divorced), with a few married; three married couples lived in the building. The age of residents ranged from 20 to 75, with most in their 20s, 30s, or early 40s. All lodgers were born in the United States. Two of the five guests were born outside of the United States (Norway and Canada). All residents were part of the working class, with restaurant work the number

³¹ Census records with personal information are released 72 years after they are collected and, thus, are only available through 1950 at the time of this nomination.

³² The building is referred to as both the Marion Hotel and Hotel Marion in newspaper references between 1921 and 1926.

³³ United States of America, Bureau of the Census, "Fourteenth Census of the United States, 1920" (Washington, D.C.: National Archives and Records Administration, 1920), [Ancestry.com](https://www.ancestry.com). Spokane, Spokane County, Enumeration District No. 190, Sheets 1B and 2A.

³⁴ United States of America, Bureau of the Census, "Fifteenth Census of the United States, 1930" (Washington, D.C.: National Archives and Records Administration, 1930), [Ancestry.com](https://www.ancestry.com). Spokane, Spokane County, Enumeration District No. 32-86, Sheets 8A and 8B.

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one industry listed.³⁵

The 1950 Census lists 62 individuals living in the hotel. Niles Giliger and his wife, Janice, are listed as the manager of the hotel. Together with their widowed daughter, Dorothy J. Brennan, they occupied rooms 7, 8, 9, and 10 in the building. All residents were White. There was a notable increase in male residents in this census records, with 48 men living in the hotel compared to only 14 women. Most residents were single (including widowed, divorced, and separated) with only a few married. The age of residents ranged from 23 to 75. All but four lodgers were born in the United States, with two from Greece, one from Russia, and one from Yugoslavia. All residents were mostly part of the working class, with a broad range of industries listed, included restaurants, service work, transportation (drivers), sales, and the trades (e.g., plumbing, auto mechanics). There were a few white-collar employees living in the building, including one high school English teacher and two stenographers (all women). There were also several older residents who were retired or unemployed.³⁶

Commercial

The following commercial occupancy summary stems from newspaper articles, building permits, and Pok City Directories. Reverse directories in the Polk City Directories start in 1929. The north facade of the building along West Second Avenue historically had three storefronts: 701, 703, and 705. The east facade of the building along South Wall Street historically had five storefronts: 202, 206, 208, 210, and 212. The 204 South Wall Street address was largely associated with the hotel use on the upper floors, although 206 South Wall Street was also used on occasion.

The first known occupant of the **701 West Second Avenue** storefront was a grocery store, operated by Charles Eden between 1917 and 1926 and then operated as LaFace and LaFace grocery beginning in 1927. By 1935 the business also included LaFace Confectionary. The grocery was operated by Carmen and Joseph La Face. One of the members had previously worked as a confectioner in 1924 at Laface & Bombino at 802 West Second Avenue, just a block to the west, before Carmen and Joseph opened their grocery ca. 1927. From 1936 through 1938, three years after prohibition ended in Washington State, the business was listed as both a grocery store and a beer parlor. Between 1939 and 1945, Joseph LaFace operated a restaurant and beer and wine parlor from the space. Shorty's Tavern then operated from the storefront between 1947 and 1960, followed by the Hide Out Tavern between 1970 and 1986. Then in 1997, SNAP (Washington Supplemental Nutrition Assistance Program) moved into building and remodeled the commercial spaces for office use and a senior meals program.

The first known occupant of the **703 West Second Avenue** storefront was a restaurant in 1921, known as the McLeod and Dordon. Then in 1927, M.J. Badner, a tire dealer and repairer operated from this space. A tire store continued in the building until 1931, becoming the W. S. Melcher Tire Store, owned by Walter S. and Myrtle M. Melcher, in 1928. The Second Avenue location was their second store. In 1921 it was listed as Melcher Manufacturing Company. The space was listed as vacant between 1932 and 1936. Between 1937 and 1943, the Melcher Manufacturing Company operated from the space making rubber goods, sharing the space with Full Circle Retread Shop. In 1954, the space was combined with the 705 storefront.

³⁵ United States of America, Bureau of the Census, "Sixteenth Census of the United States, 1940" (Washington, D.C.: National Archives and Records Administration, 1940), [Ancestry.com](https://www.ancestry.com). Spokane, Spokane County, Enumeration District No. 41-90, Sheets 81A and 81B.

³⁶ United States Department of Commerce. Bureau of the Census, "Seventeenth Census of the United States, 1950" (Washington, D.C.: National Archives, 1950), [Ancestry.com](https://www.ancestry.com). Spokane, Spokane County, Enumeration District No. 41-160, Sheets 1 and 2.

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The first known occupant of the **705 West Second Avenue** storefront was the Neilson Company in 1914, followed by the Hiline Tire Shop in 1918. The storefront shifted to restaurant use by 1923, with Thomas Keane running a restaurant in the space. The restaurant operators shifted over the years, with Robert Masse in 1924, Clarence E. and Emma R. Skelton in 1925, and Frank Grovenor (a resident of the hotel upstairs) in 1928. Ideal Café opened in the space in 1930, then the Maple Café in 1931, and then it was relisted as the Ideal Café between 1932 and 1933. Between 1940 and 1954, the Davis Electric Company operated from the space. They started with electric motors, expanded to Delco-Lights (generators and associated battery systems for electric lighting), and lighting systems, and by the 1950s were doing commercial refrigeration. By 1954 the business had expanded into the 703 West Second Avenue space as well. Then in 1956, a new long-term tenant moved into the combined 703-705 storefront, Kirishian Carpets. Onnig S. Kirishian operated the business and sold oriental rugs and carpets.³⁷

The first known occupant of the **202 South Wall Street** storefront was Ted Olson, who ran a barbershop in the space between 1931 and 1941. The space continued to operate as a barbershop for decades with William H. Glassford operating it between 1942 and 1943 and then it branded as Bill's Shop between 1945 and 1960.

The first known occupant of the **206 South Wall Street** storefront was D.C. Collins' real estate office in 1911. The space was vacant for a number of years, with the Fifer Brothers operating a business from the space in 1932. In 1936 it turned into a commercial laundry business, operating under various business names: American-French Hand Laundry (1936), Collins Cleaners (1937), and Wall Street Cleaners (1938). Independent Paper Company, a wholesale paper company, moved into the space in 1939 and stayed until 1943. A range of businesses operated from the space in subsequent years, including Kreshel and Owes, a floor coverings business (1945), R. A. Hunt Advertising Company (1947-49), Ekholm Sign Company (1952), and Rawleigh Products (1958-59).

The first known occupant of **208 South Wall Street** was Spokane Typesetting, which operated out of the space between 1930 and 1950. Then the Armstrong Mailing Service was listed at the address between 1952 and 1960. By 1954 the company was listed as the Armstrong-Hamilton Mailing and Advertising. By 1958 the company was listed as just the Hamilton Mailing and Printing company.

The first known occupant of the **210 South Wall Street** storefront was the Brown and Tooke stationery business between 1918 and 1919. They were loose leaf specialists, and provided office supplies, wedding stationery, and engraving and embossing services. The business was listed as Brown Printing Company between 1924 and 1931. A variety of businesses operated from the space in subsequent years, including Wall Street Electric company, providing electric supplies operated from the space (1937), Curtiss Insulating Company and the Johns-Manville Sales Corporation (1938-49), Dante B. Tye Insurance Company (1952-56), Beneficial Life Insurance Company and Merton D. Cook (1956), Wall Street Cleaners (1959), Spot Beauty Shop (1966), and Don Firshing (1978).

The first known occupant of the **212 South Wall Street** storefront was Century Press, owned by Frank V. Brown, between 1913 and 1916. Then John Bonhan and Company was in the space in 1919, followed by C. E. Modesitt in 1920. Harry R. Kendall ran a bottler's supply business in the storefront between 1925 and 1929. A long-term tenant moved into the space in 1929, Diamond Glass

³⁷ Although Kirishian Carpets no longer operates out of the nominated building, it is a legacy business in Spokane, started by Onnig Kirishian, an Armenian immigrant, in 1950 and operated by his son, Richard at 220 E Second Avenue. Michael Guilfoil, "Oriental Rug Business Remains Staple among Spokane Retailers," *The Spokesman-Review*, October 27, 2013, <https://www.spokesman.com/stories/2013/oct/27/imported-comfort/>.

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Company (glaziers), which stayed until 1960. The Clean-O-Mat Company was then listed at the address in 1971.

ARCHITECTURAL CONTEXT

The building was designed by noted Spokane-based architect C. Harvey Smith and constructed by prominent builder George Groshoff.

Charles (C.) Harvey Smith, Architect³⁸

Charles Harvey Smith - known professionally as C. Harvey Smith - was born in Ottawa, Kansas, on May 7, 1868, to parents Hugh Andrew Smith and Rosalind (Minor) Smith. He grew up in Bethany, Illinois, and briefly worked for his building contractor father after he finished high school. By the late 1880s he had moved to Spokane, though, and worked as a carpenter. He married his wife, Laura Walker, ca. 1889, and they had six children: Russell, Eva, (Rosa) Gretchen, Hugh, Estella, and Ada.³⁹ By 1903 he advertised his services as an architect, aligning with the period of intense rebuilding for the central business district. He formed a brief partnership with W. W. Hyslop, then with James S. Arnot, before moving into independent practice by 1907.

Smith's work was prolific in Spokane and the surrounding region, even in neighboring Idaho. He designed numerous residential projects in Spokane as well as larger-scale commissions like the Hotel Collins, Stanton Block, and Foulner Apartments. Other projects included high schools in Chewelah, WA; Mullen, ID; and Post Falls, ID; along with the county courthouse in Twin Falls, Idaho. He died in 1942 at the age of 74.⁴⁰ Smith designed several of D. C. Collins' investment properties. In addition to the Hotel Collins, Smith designed the Browne Street Flats (1906), the Palace Hotel (1906), and an addition to the St. Helen's Apartments (1910).

George Groshoff, Contractor

General contractor George Groshoff primarily specialized in brick construction and help build numerous public and private buildings scattered across the Inland Northwest. Born in Fort Wayne, Indiana in October of 1865, Groshoff arrived in Spokane in 1889 via St. Paul, Minnesota. He started his career building residences, including his own, in the Peaceful Valley neighborhood of Spokane (1604, 1607 & 1608 West Main Avenue).⁴¹ After the Great Fire of 1889 the need for masonry construction propelled his career. Among his early know projects area the Spokesman-Review Building (1891) and the Spokane County Courthouse (1895). After starting his own firm he built an addition to the Northern Pacific Freight Depot (1901), an Annex to the Smith & Co Undertaker Factory (1903), Washington Cracker Co. addition (1904), the Armory (1906), Sacred Heart Hospital, Our Lady of Lourdes Cathedral (1907), the Colonial and Del Rey buildings, Groshoff Apartments (1909), and addition to the J.R. Wilson Apartments (1910), the Hotel Collins, Cheney High School (1912); the city garage (1915), Lind Training School (1912), and the North Monroe Branch Library (1915). Outside of the city he built projects in Oakesdale, Harrington, Grandview, and Pullman. Outside of the state he

³⁸ Michael Houser, "C. Harvey Smith," Washington State Department of Archaeology & Historic Preservation (DAHP), October 2011, <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-c-harvey-smith>.

³⁹ United States of America, Bureau of the Census, "Twelfth Census of the United States, 1900" (Washington, D.C.: National Archives and Records Administration, 1900), [Ancestry.com](https://www.ancestry.com). Spokane, Spokane County, Washington, Enumeration District No. 68, Sheet 2B; "Charles Harvey Smith (1868–1942)," Family Search, accessed July 23, 2024, <https://www.familysearch.org/tree/person/details/LW5B-X6V>.

⁴⁰ "Hold Harvey Smith Funeral Today," *The Spokesman-Review*, May 16, 1942: 6.

⁴¹ National Register-listed Peaceful Valley Historic District.

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had projects in Sandpoint, Cottonville, and St Marries, Idaho.

Groshoff and this wife, Catherine, had two children: George P., Jr., and Lawrence J.. In 1903 he ran an unsuccessful bid for city council on the Democratic ticket. Groshoff Sr. passed away in Spokane at the age of 56 in 1921.

SROs as a Property Type

According to the MPD, "Single room occupancy hotels were, for many years after the turn of the century, one of the most common building types in Spokane's CBD [Central Business District]."⁴² SROs were typically unreinforced masonry buildings, usually with red or buff bricks, and commonly ranged in height from 3-5 stories. Built to provide affordable housing for a variety of individuals, SROs featured a stairway from street-level at the front of the building to provide direct access to the lodging on the upper stories. Often the first floors were often reserved for secondary commercial businesses.

There was typically a small waiting area or a manager's office at the top of the stairs at the second floor level. Hallways run the length of an SRO's street-fronting facade and some SROs may have additional or connecting hallways if the building is on a corner lot (like the Hotel Collins). Many had lightwells to provide more daylighting to the rooms which were open into the hallways. Additional light was allowed into the rooms via transoms above the doors which also provide additional ventilation.

Most SROs provided single rooms for lease, but a few had some multiple-room units. They typically did not have private baths, but instead were served by shared facilities on each floor. However, some SROs, like the Hotel Collins, provided sinks with hot and cold running water in each room. The single rooms did not have a kitchen, instead residents would eat at the restaurants within the commercial district within a short walk of the hotel. A limited amount of furniture was included with the unit, usually a bed and a wardrobe or armoire.

In *Living Downtown: The History of Residential Hotels*, author Paul Groth outlines the nuanced history of SROs in contrast to other residential hotels. SROs differed from palace hotels and mid-priced hotels, which catered to the upper and middle classes, respectively, but also from the lodging and boarding houses that were much smaller and were often located in someone's home. SROs, often over generalized as homes to itinerant workers or single men working blue collar jobs, provided affordable housing for temporary or low-income workers, but also others seeking to live downtown or find freedom not available in shared housing.⁴³ The Hotel Collins reflects the range of individuals who chose to live in SROs as the occupancy history demonstrates the hotel housed multiple generations, both men and women, with a variety of occupations.

As outlined in the MPD, SROs were once a prolific property type constructed in Spokane during the late 19th and early 20th centuries. Other SROs still extant in Spokane of similar design and size include the Alger-Bristol Hotel (210 W Sprague Avenue, 1904) the Globe Hotel (204 N Division Street, 1908), and the National Hotel (201 W Riverside Avenue, 1905). All are 3-story brick buildings situated on corner lots with decorative brickwork around window openings, varying levels of cornice ornamentation, and an angled corner storefront. Other extant SROs in downtown Spokane are mid-block examples and vary in height from 2-5 stories. The Hotel Collins is an extant and largely intact example of the SRO property type in Spokane and retains the necessary registration requirements as

⁴² Holstine, "Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910," Section F, Page 18.

⁴³ Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*. (Berkeley, CA: University of California Press, 1994), 8.

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required by the MPD.

CONCLUSION

The Hotel Collins is eligible for listing on the National Register of Historic Places (NRHP) under Criterion A for its association with early SROs in the Spokane Central Business District and the rapid development of downtown and the surrounding city and the need for increased housing options for the growing workforce. The property operated as an SRO for much of its history. It satisfies the requirements as established in the MPD, including a largely intact upper floor configuration, exterior architectural detailing, fenestration patterns, and intact direct walk-up stairways, and some storefronts. The alterations that have occurred (i.e., infilling upper floor transoms, removal of some original partition walls; adding some doors; changes to ground floor interior spaces; and window and storefront changes) are to be expected on this building type and, according to the MPD, do not affect eligibility.

Hotel Collins
Name of Property

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9. Major Bibliographical References

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- . "Building Nearing Completion on Corner of Howard and Front." November 18, 1899: 7.
- . "Building Permits." October 21, 1903: 10.
- . "Collins Block Nearly Finished." December 27, 1910.
- . "Daniel Collins Taken by Death." July 19, 1933.
- . "Invests in South Park." January 23, 1907: 13.
- . "New Three-Story Apartment House." February 18, 1910.
- . "One More Hotel Is to Be Built at Once." January 13, 1906: 1.
- . "Rushing Work on Collins Building." September 10, 1910.
- . "Three-Story Building on Second Avenue to Be Completed This Fall." August 23, 1910.
- . "Pioneer Builder Called by Death." October 21, 1921.
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_____. "Purchases Collins Hotel." January 13, 1907.

_____. "Drumheller Site Sells for \$50,000." February 8, 1910.

_____. "Hold Harvey Smith Funeral Today." May 16, 1942.

_____. "Modern Building on Landmark Site." April 3, 1910.

_____. "D.C. Collins Convalescent." March 31, 1928.

_____. "Montanan Buys Hotel." February 19, 1938.

_____. "Mrs. A. Collins Funeral Monday." December 20, 1936.

_____. "St. Helen to Have \$11,000 Addition." February 19, 1910.

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<https://npgallery.nps.gov/NRHP/GetAsset/9f0bbd56-0e12-4cac-bac1-e50aa9bef7b8>.

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 # _____

____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office

____ Other State agency

____ Federal agency

____ Local government

____ University

Other

Name of repository: Spokane Public Library

Historic Resources Survey Number (if assigned): 715061

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10. Geographical Data

Acreeage of Property Less than 1 acre

(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|-------------|-------------|-------------|---|-------------|-------------|-------------|
| 1 | <u> </u> | <u> </u> | <u> </u> | 3 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u> </u> | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

| | | | | | |
|---|-------------------|---------------------|---|-------------|-------------|
| 1 | <u>47.6542030</u> | <u>-117.4222883</u> | 3 | <u> </u> | <u> </u> |
| | Latitude | Longitude | | Latitude | Longitude |
| 2 | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> |
| | Latitude | Longitude | | Latitude | Longitude |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is located in the SE ¼ of the NE ¼ of the NW ¼ of Section 19 Township 25 North, Range 23 East in Spokane County, Washington, and legally described as Lot 5 of Block 34 of the plat of the Railroad Addition, City of Spokane, Washington recorded January 20, 1881, volume "D" of Plats, page 82, Records of Spokane County, State of Washington. It is otherwise identified as tax lot 35192.2204.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the building that has historically been built, owned, and operated as the Hotel Collins and that maintains historic integrity.

11. Form Prepared By

name/title Katie Pratt, Co-founder, and Spencer Howard, Co-founder (Edited by DAHP Staff)

organization Northwest Vernacular, Inc. date January 21, 2024

street & number P.O. Box 456 telephone 360.813.0772

city or town Bremerton state WA zip code 98337

e-mail katie@nwvhp.com

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Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

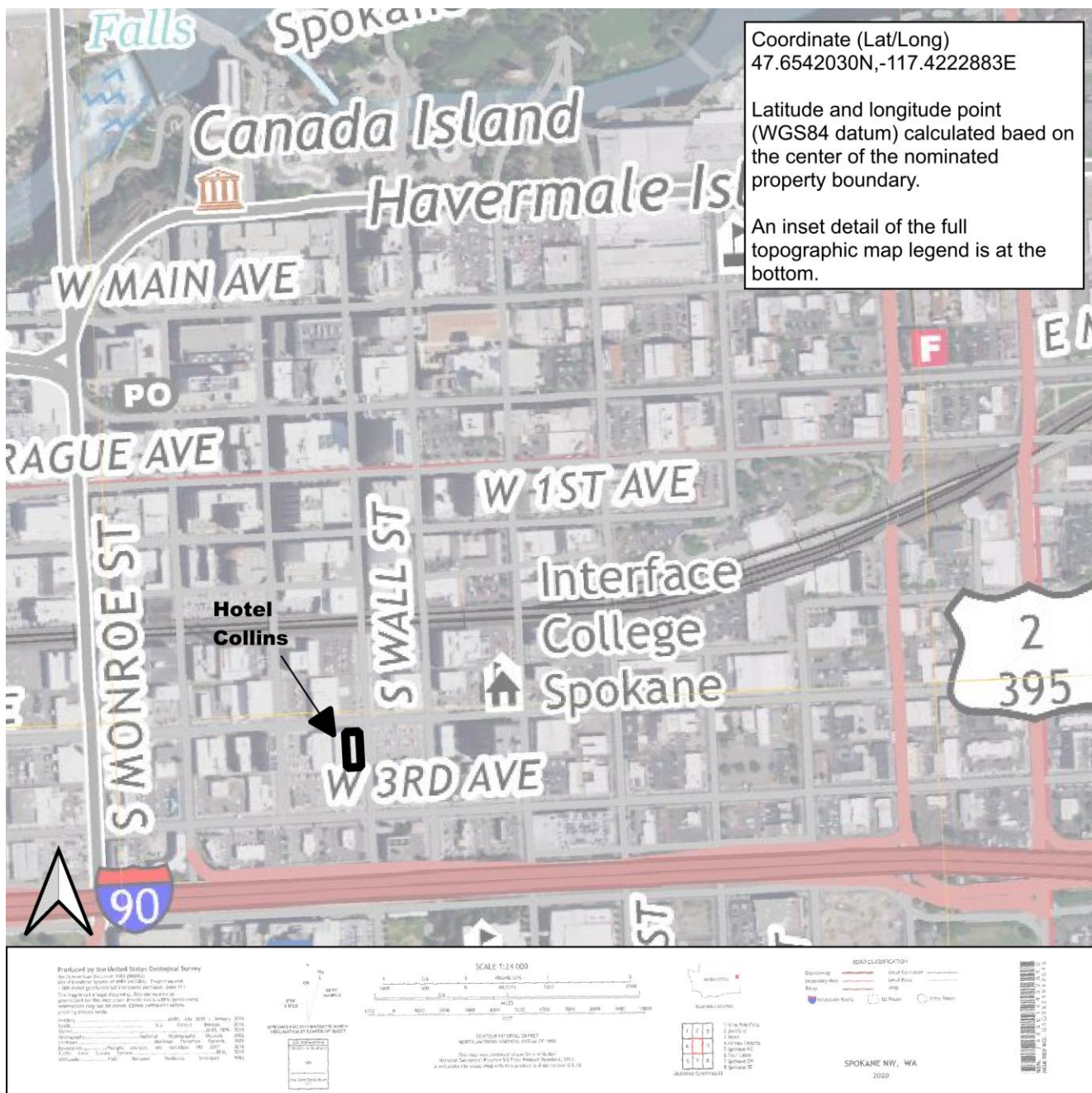


Fig. 1. USGS Topographic Map.

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Fig. 2. Parcel Map

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TOWN PLAT
 -OF-
RAILROAD ADDITION
Spokane Falls.

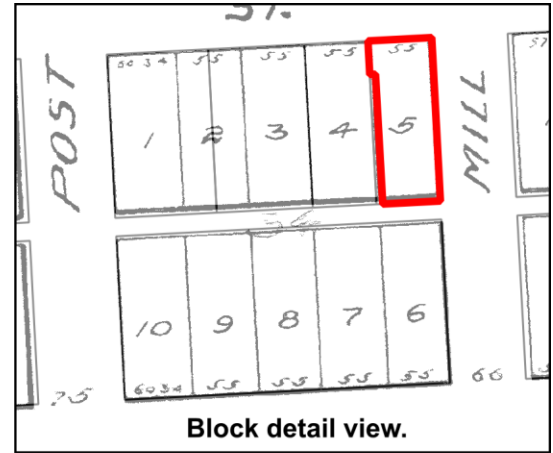



Fig. 3. Plat Map

 Hotel Collins building footprint

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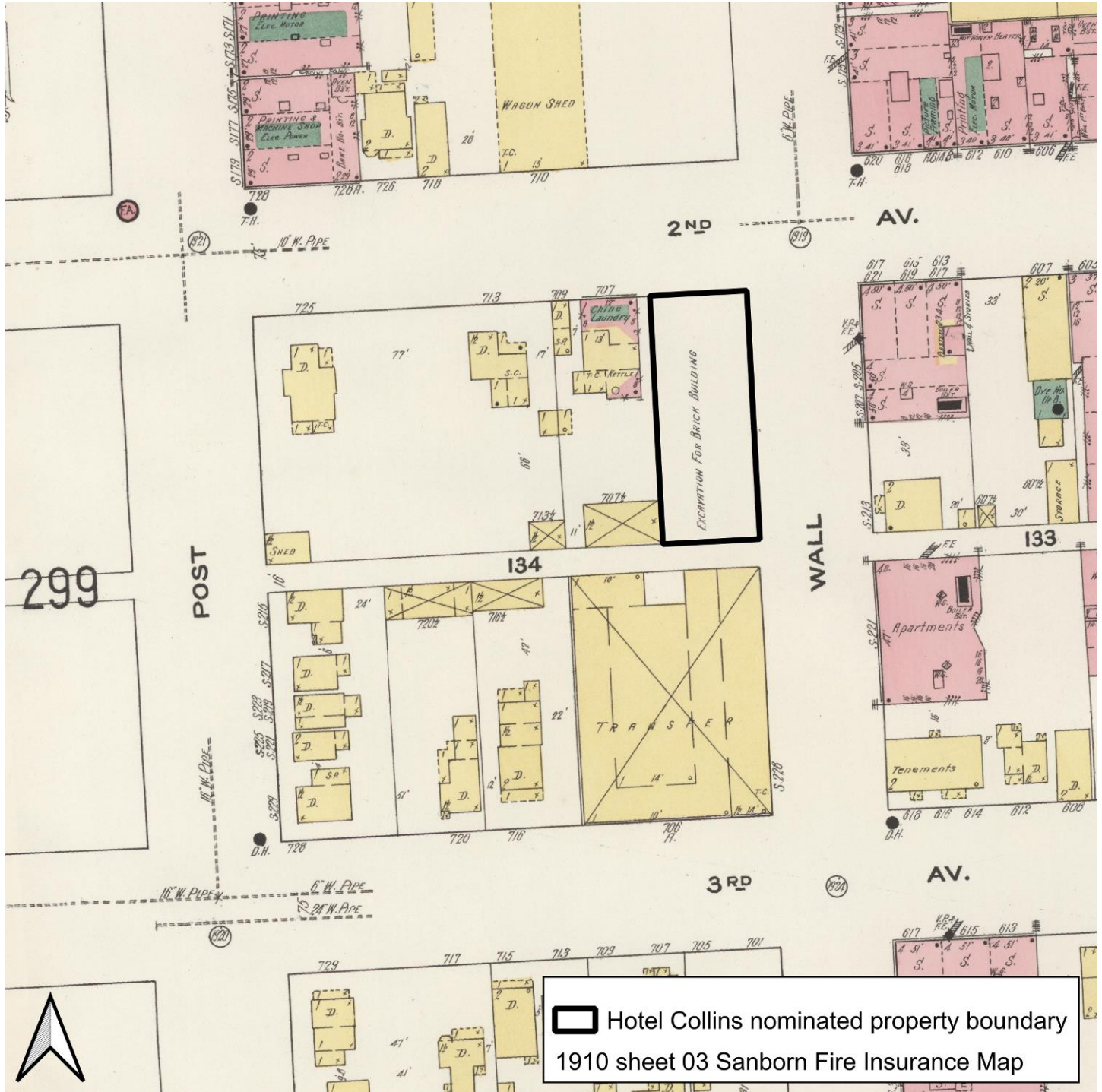


Fig. 4. 1910 Sanborn Fire Insurance Map

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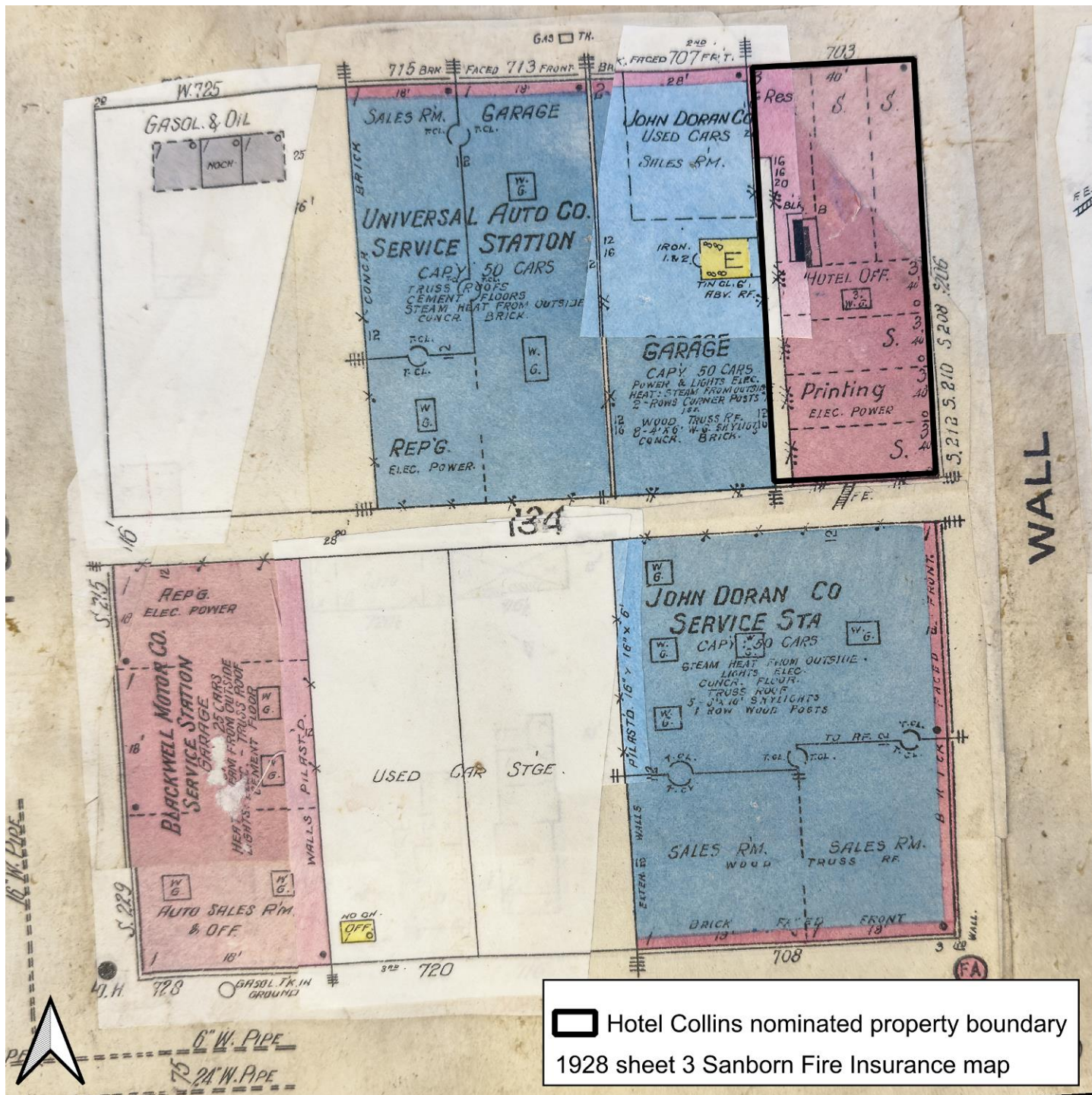


Fig. 5. 1928 Sanborn Fire Insurance Map

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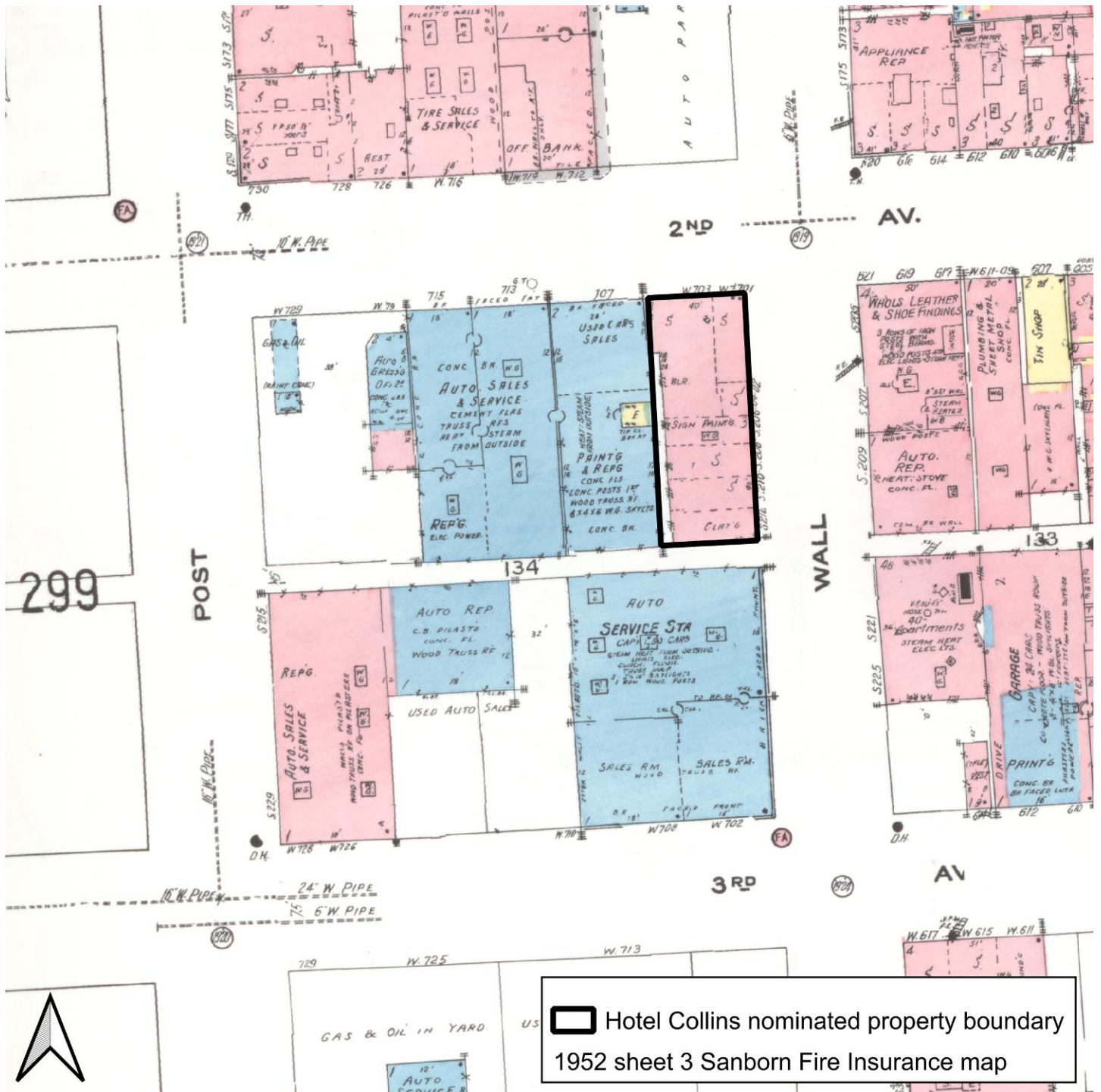


Fig. 6. 1952 Sanborn Fire Insurance Map

Hotel Collins nominated property boundary
 1952 sheet 3 Sanborn Fire Insurance map

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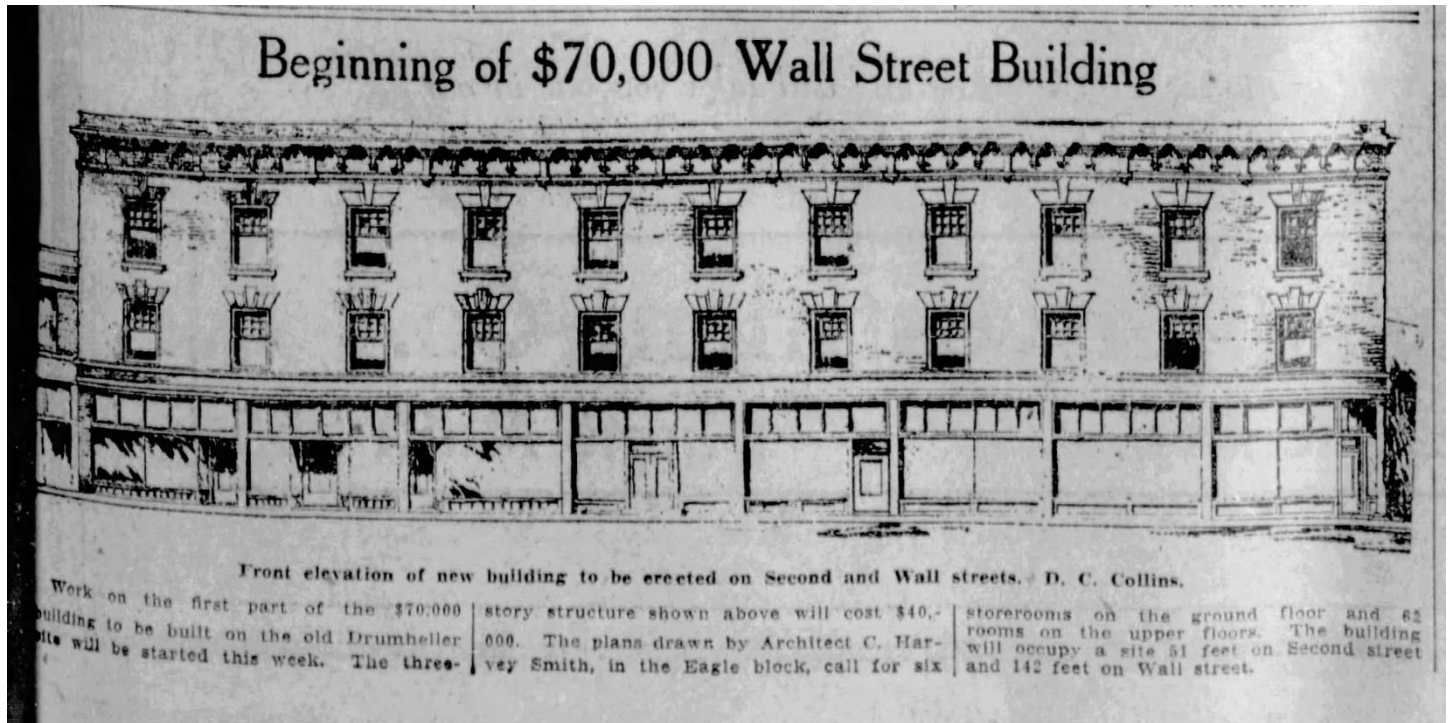


Fig. 7. Drawing of the Hotel Collins. *Spokane Chronicle*, October 12, 1910, 15.



Fig. 8. Photograph of the Hotel Collins. *Spokane Chronicle*, August 23, 1910, 17.

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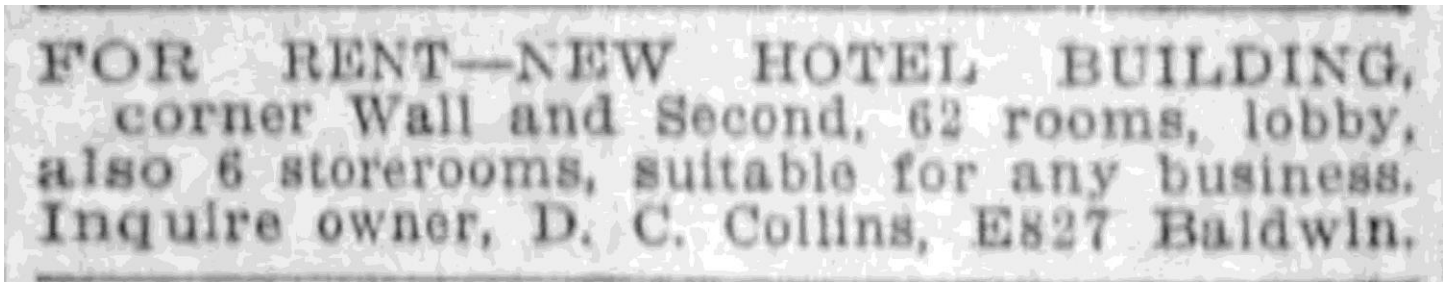


Fig. 9. Newspaper advertisement for the Hotel Collins. *The Spokane Review*, October 12, 1910, 15.



Daniel C. Collins.

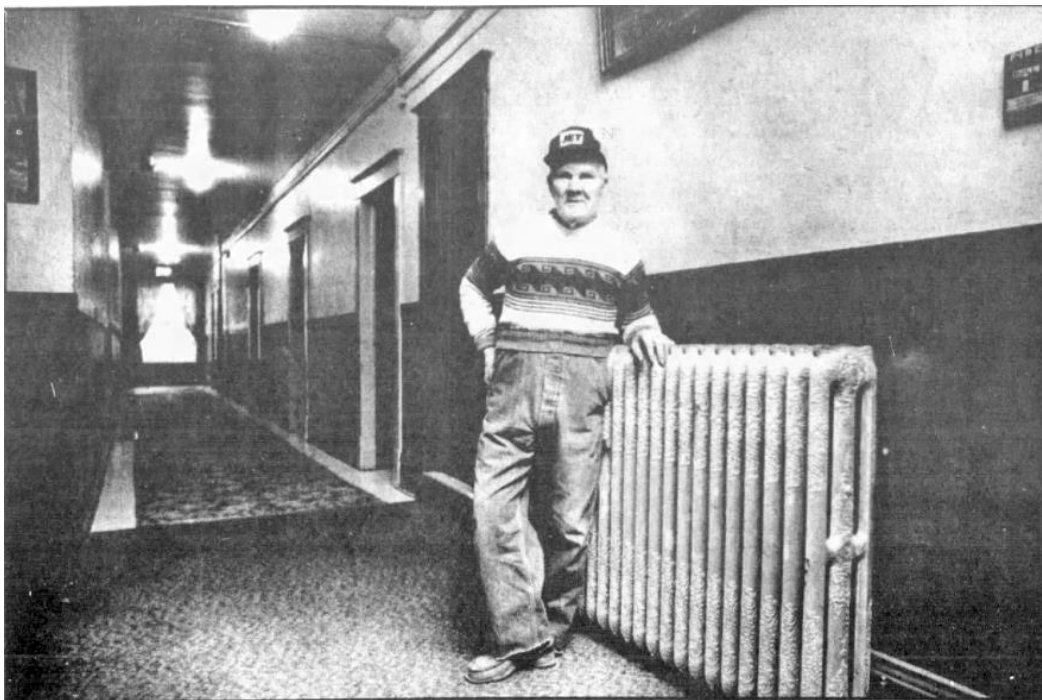
Fig. 10. Photograph of Daniel Collins. *Spokane Chronicle*, July 21, 1933, 3.

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Fig. 11. 1971 northeast corner view. Northwest Museum Arts + Culture, image L87-1.151-71, also published in *The Spokesman Review*, January 24, 1971, 24.



Former mental patient Mac Raymond is another resident of the Collins Hotel, Second and Wall.

JIMI LOTT Of The Chronicle

Fig. 12. 1982 interior hallway view of Hotel Collins. *Spokane Chronicle*, March 2, 1982, 6.

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Comparable SRO'S within the City of Spokane



Fig. 13. Alger-Bristol Hotel (1904), 210 W Sprague Avenue, Spokane. Individually listed to the NRHP under the SRO MPD and as a contributing property in the East Downtown Historic District. Courtesy of Google StreetView.



Fig. 14. Globe Hotel (1908), 204 N Division Street, Spokane. Individually listed to the NRHP under the SRO MPD and as a contributing property in the East Downtown Historic District. Courtesy of Google StreetView.



Fig. 15. National Hotel (1905), 201 W Riverside Avenue, Spokane. Listed to the NRHP as a contributing property in the East Downtown Historic District. Courtesy of Google StreetView.

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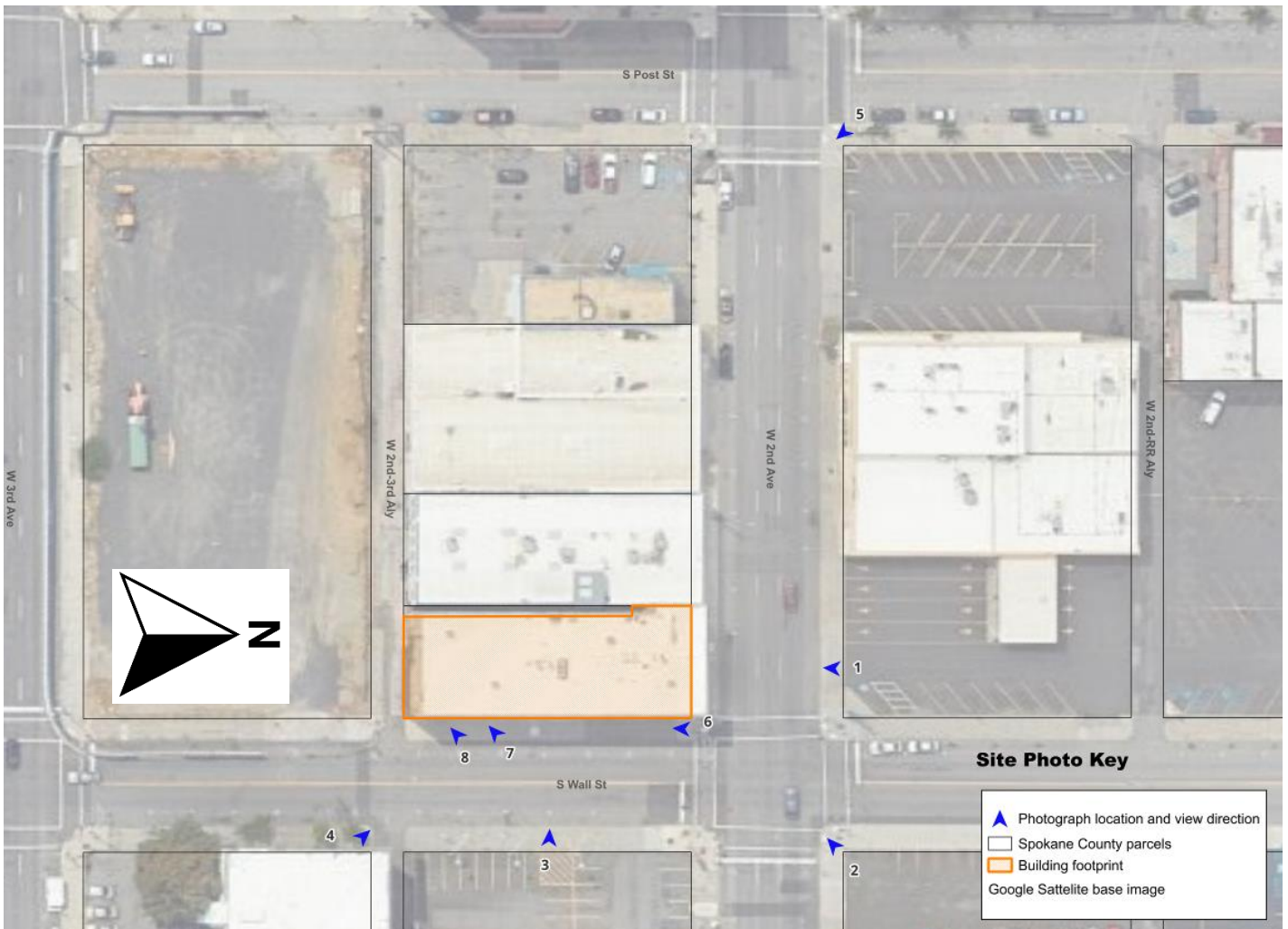
Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hotel Collins
City or Vicinity: Spokane
County: Spokane **State:** WA

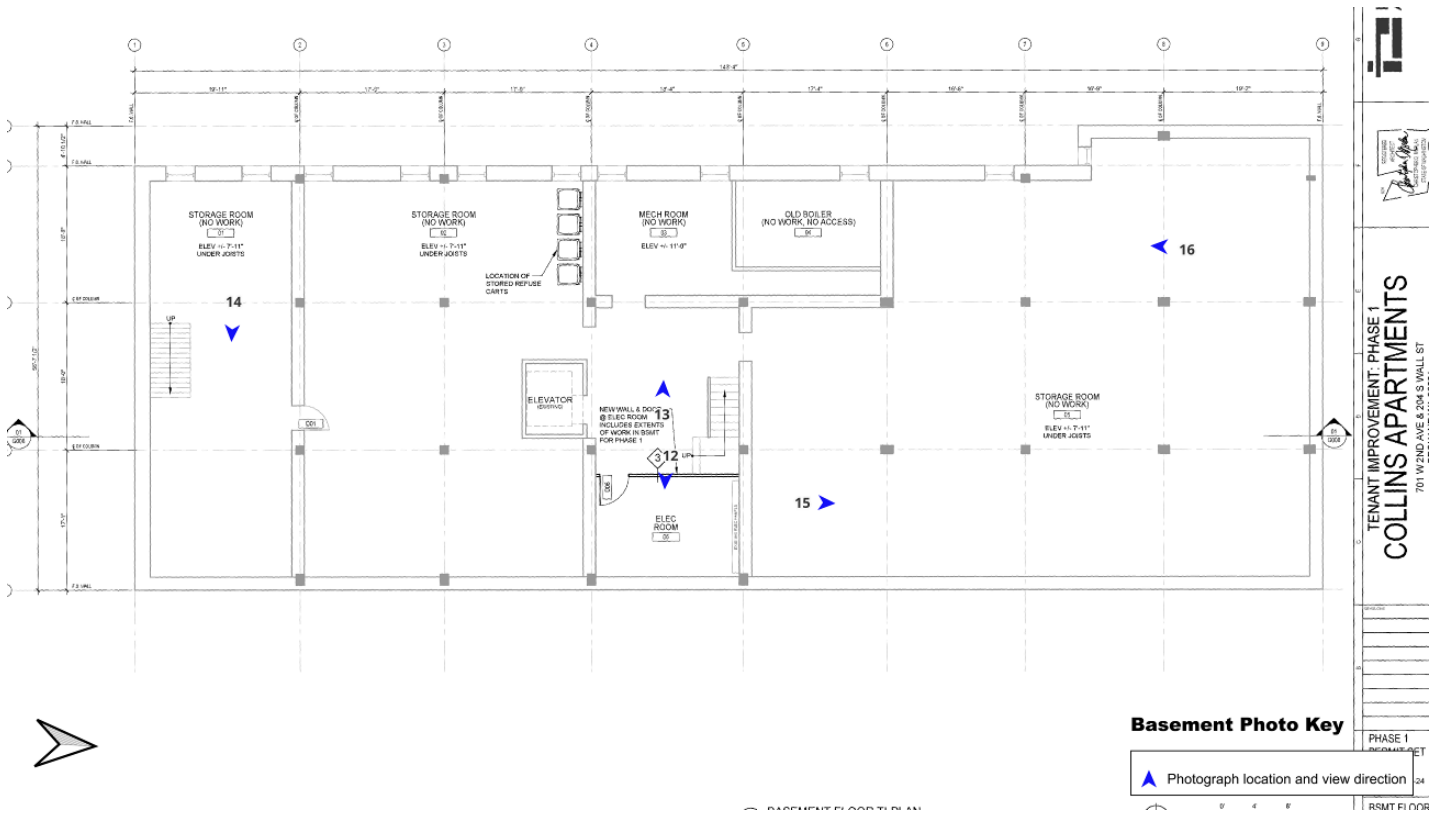
Photographer: Spencer Howard
Date Photographed: June 24, 2024

Photograph Keys:

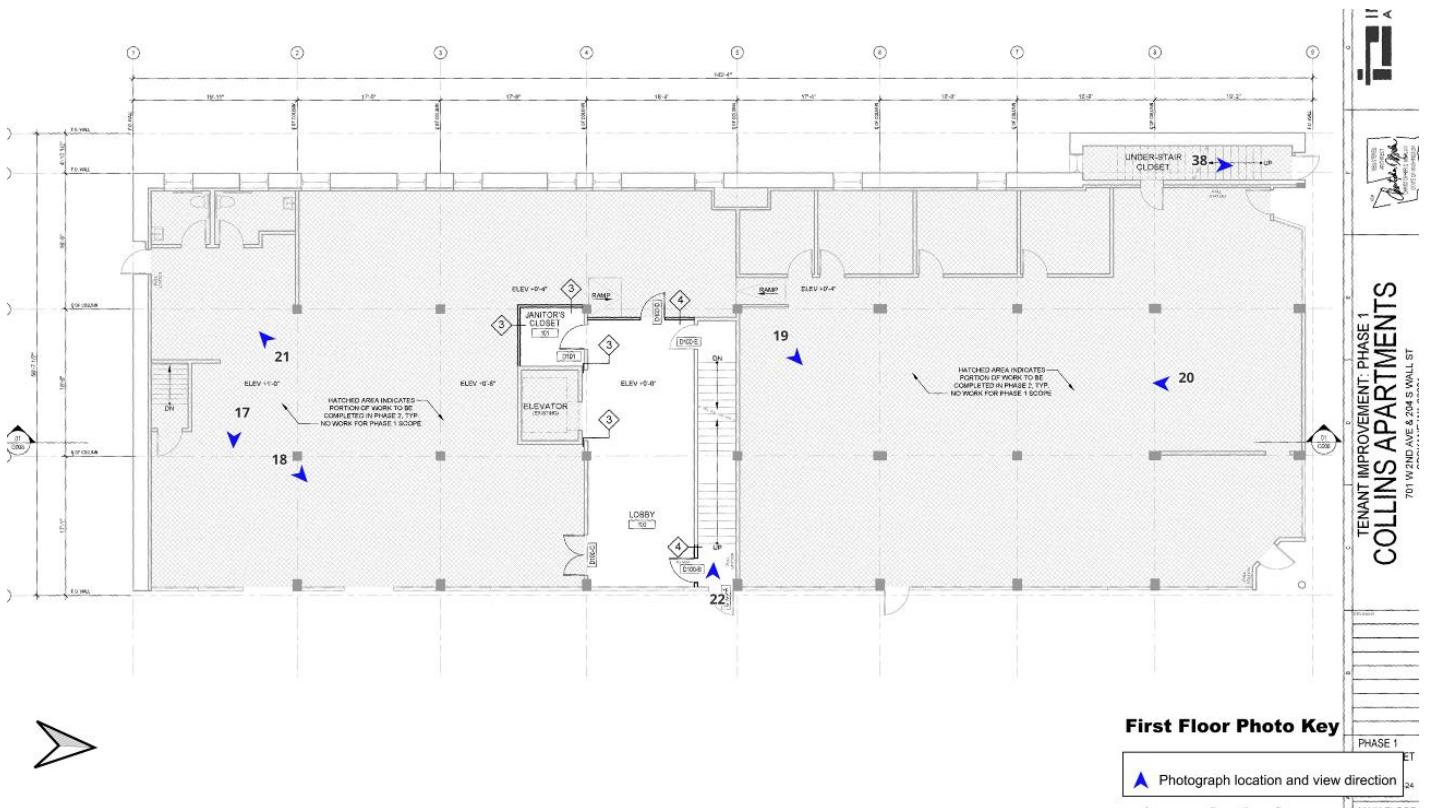


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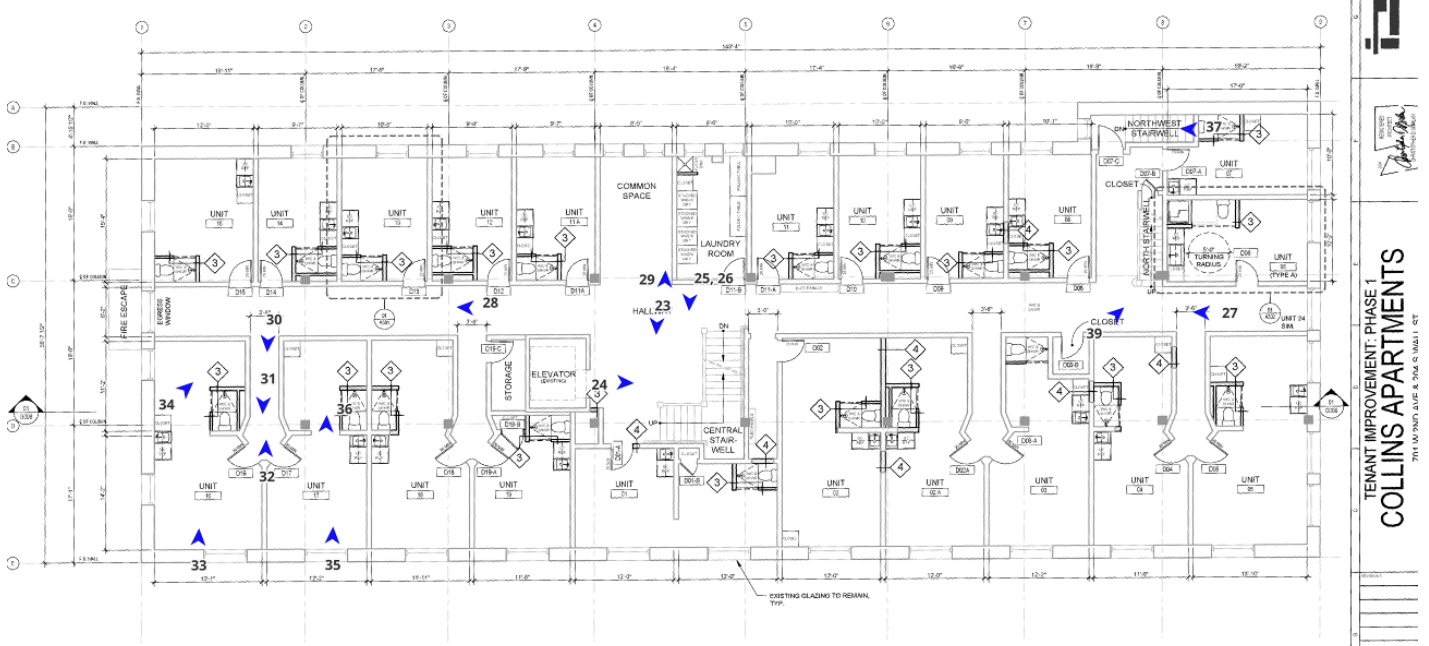
Basement Photograph Key



First Floor Photograph Key

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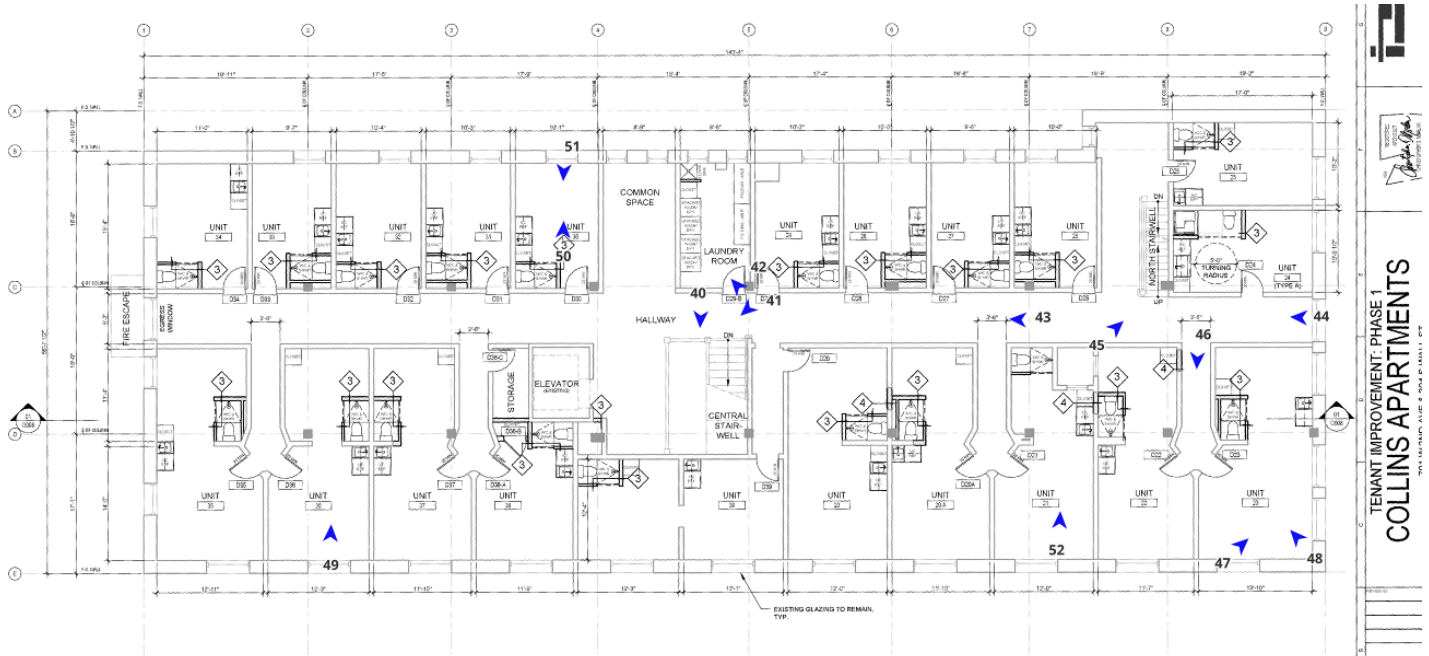


Second Floor Photograph Key

Second Floor Photo Key PHASE 1 PERMIT SET

▲ Photograph location and view direction

01 SECOND FLOOR TI PLAN



Third Floor Photograph Key

Third Floor Photo Key PHASE 1 PERMIT SET

▲ Photograph location and view direction

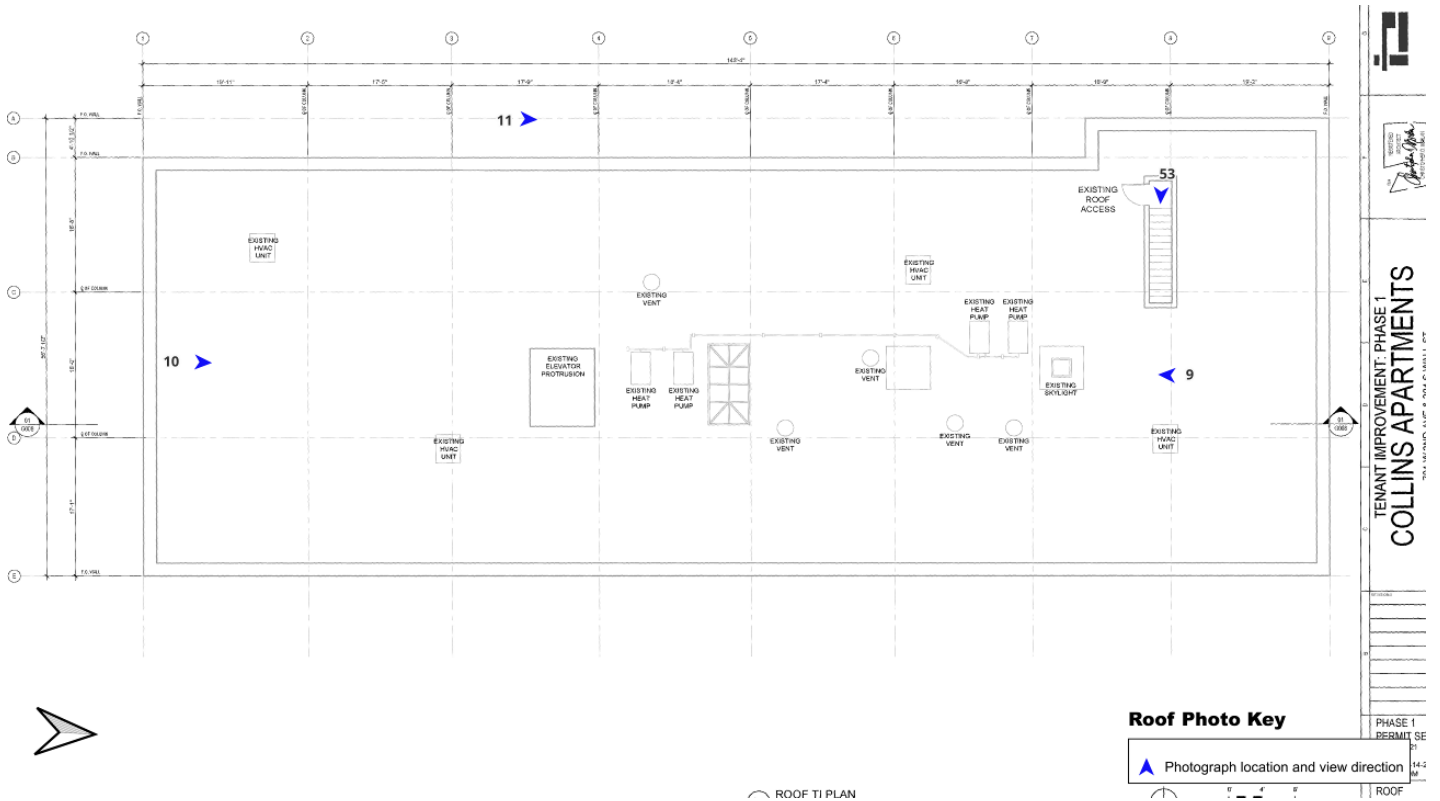
02 THIRD FLOOR TI PLAN

TENANT IMPROVEMENT: PHASE 1
COLLINS APARTMENTS
 711 W. MAIN, SUITE A, SPOKANE, WA 99201

TENANT IMPROVEMENT: PHASE 1
COLLINS APARTMENTS
 711 W. MAIN, SUITE A, SPOKANE, WA 99201

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Roof Photograph Key

Description of Photographs and number:



WA_Spokane County_Hotel Collins_0001. Exterior, front, north facade (West Second Avenue).

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WA_Spokane County_Hotel Collins_0002. Exterior, northeast corner, intersection of South Wall Street and West Second Avenue.



WA_Spokane County_Hotel Collins_0003. Exterior, front east facade, South Wall Street.

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WA_Spokane County_Hotel Collins_0004. Exterior, southeast corner.



WA_Spokane County_Hotel Collins_0005. Exterior, west facade.

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WA_Spokane County_Hotel Collins_0006. Exterior, storefronts along South Wall Street, looking south.



WA_Spokane County_Hotel Collins_0007. Exterior, east facade storefronts, looking south.

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WA_Spokane County_Hotel Collins_0008. Exterior, 212 South Wall Street entrance.



WA_Spokane County_Hotel Collins_0009. Roof, looking south.

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WA_Spokane County_Hotel Collins_0010. Roof, looking north.



WA_Spokane County_Hotel Collins_0011. Roof, light well, looking north.

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WA_Spokane County_Hotel Collins_0012. Basement, electrical space, looking northeast, with the areaway space in the background, right of the electrical panels.



WA_Spokane County_Hotel Collins_0013. Basement, looking west towards the boiler room doorway.

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WA_Spokane County_Hotel Collins_0014. Basement, below the 212 South Wall Street commercial space, looking east.



WA_Spokane County_Hotel Collins_0015. Basement, looking north.

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WA_Spokane County_Hotel Collins_0016. Basement, looking south.



WA_Spokane County_Hotel Collins_0017. First floor, looking east within the 212 South Wall Street space.

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WA_Spokane County_Hotel Collins_0018. First floor, looking east within the 210 South Wall Street space.



WA_Spokane County_Hotel Collins_0019. First floor, looking north east towards the storefronts.

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WA_Spokane County_Hotel Collins_0020. First floor, looking south.



WA_Spokane County_Hotel Collins_0021. First floor, looking southeast towards the alley entrance (left doorway) and the two bathrooms (right doorways).

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WA_Spokane County_Hotel Collins_0022. First floor, central stairway, looking up from the 204 South Wall Street entrance.



WA_Spokane County_Hotel Collins_0023. Second floor, central stairwell, looking east.

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WA_Spokane County_Hotel Collins_0024. Second floor, central stairwell, looking north.



WA_Spokane County_Hotel Collins_0025. Second floor, central stairwell, looking east.

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WA_Spokane County_Hotel Collins_0026. Second floor, central stairwell, looking east and up.



WA_Spokane County_Hotel Collins_0027. Second floor, main hallway, looking south.

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WA_Spokane County_Hotel Collins_0028. Second floor, main hallway, looking south.



WA_Spokane County_Hotel Collins_0029. Second floor, looking west within the former shared restroom and laundry space.

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WA_Spokane County_Hotel Collins_0030. Second floor, typical branch hallway extending east of the main hallway.



WA_Spokane County_Hotel Collins_0031. Second floor, typical branch hallway showing the angled vestibule at the unit doorways, looking east.

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WA_Spokane County_Hotel Collins_0032. Second floor, typical branch hallway, looking west towards the main hallway.



WA_Spokane County_Hotel Collins_0033. Second floor, southeast corner unit, looking west.

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WA_Spokane County_Hotel Collins_0034. Second floor, southeast corner unit, looking northwest.



WA_Spokane County_Hotel Collins_0035. Second floor, east side unit, looking west.

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WA_Spokane County_Hotel Collins_0036. Second floor, east side unit, looking west.



WA_Spokane County_Hotel Collins_0037. Second floor, northwest stairwell, looking up from the intermediate landing.

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WA_Spokane County_Hotel Collins_0038. Second floor, northwest stairwell, down up from the intermediate landing at the 705-1/2 West Second Avenue entrance.



WA_Spokane County_Hotel Collins_0039. Second floor, northwest stairway, looking northwest.

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WA_Spokane County_Hotel Collins_0040. Third floor, central stairwell, looking east and down.



WA_Spokane County_Hotel Collins_0041. Third floor, central stairwell, looking southeast.

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WA_Spokane County_Hotel Collins_0042. Third floor, looking southwest through the former shared bathroom space.



WA_Spokane County_Hotel Collins_0043. Third floor, main hallway, looking south.

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WA_Spokane County_Hotel Collins_0044. Third floor, main hallway, looking south.



WA_Spokane County_Hotel Collins_0045. Third floor, northwest stairway, looking northwest.

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WA_Spokane County_Hotel Collins_0046. Third floor, east branch hallway, looking east.



WA_Spokane County_Hotel Collins_0047. Third floor, northeast corner unit, looking northwest.

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WA_Spokane County_Hotel Collins_0048. Third floor, northeast corner unit, looking southwest.



WA_Spokane County_Hotel Collins_0049. Third floor, east unit, looking west.

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WA_Spokane County_Hotel Collins_0050. Third floor, west unit, looking west.



WA_Spokane County_Hotel Collins_0051. Third floor, west unit, looking east.

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WA_Spokane County_Hotel Collins_0052. Third floor east unit, looking west.



WA_Spokane County_Hotel Collins_0053. Roof, stairway down to the third floor.

Hotel Collins
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Property Owner: (Complete this item at the request of the SHPO or FPO.)

name SDS Realty, Inc., Attn: Steve Schmautz
street & number 108 North Washington Street telephone 509.939.6260
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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.