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 **Dodson Building**

other names/site number Keane's Hotel & Bar, Griffin Hotel, Wallace Hotel, Fruci Building

2. Location

street & number 218-220 N. Bernard Street ☐ not for publication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 _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

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		**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

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling
COMMERCE/saloon, pool hall, restaurant

Current Functions
(Enter categories from instructions.)

COMMERCE/personal services
DOMESTIC/multiple dwelling (under construction)

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY:
Classical Revival

Materials
(Enter categories from instructions.)

foundation: STONE: Basalt; BRICK; CONCRETE
walls: BRICK, TERRA COTTA
roof: ASPHALT
other:

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.)

Built in 1909, the Dodson Building is a four-story commercial building located midblock on Bernard Street between Main Street and Spokane Falls Boulevard in east downtown Spokane. Facing west with an alley on its south side, the unreinforced brick building rests on a basalt rubble and brick basement. Buff brick in running bond clads the front façade which terminates in a prominent pressed tin entablature. Six symmetrically-arranged window bays define the upper three floors of the front façade; two storefront bays are at ground level. The detailing of the front façade wraps the southwest corner and includes the westerly bay of windows. At ground level, and unique to Spokane, two cast iron posts and beam frame the storefront bay. A slightly projecting triangular terra cotta pediment identifies the former hotel entrance in the northwest corner. Terra cotta belt and sill courses, sills and keystones, and articulated brick moldings and voussoirs frame the window openings and detail the façade. The projecting pressed tin entablature includes a dentil band and square flat brackets. Terra cotta tiles clad the top of the parapet wall behind which is a flat built-up tar roof. The building is well-maintained, in good condition, and retains its original location, design, materials, workmanship, and character--a crisply articulated building that incorporates classical architectural elements to embellish the façade detailing.

CURRENT APPEARANCE AND CONDITION

Site

Located in east downtown on a flat and level site, the building faces west along the east side of Bernard Street, with the south façade along a public alley that runs east-west between Bernard Street and Browne Street. With an address of 218-220 North Bernard Street, the building occupies lot 12, block 8 and ½ of vacated alley east of and adjacent. The lot, with vacated alley, is 114 feet west to east, and 48 feet in width; the building is 48 feet wide by 107 feet in length. With a main floor area of 5,136 square feet, the building occupies the front portion of a 5,397-square-foot-lot. Adjacent to the north and under the same but separate ownership is a two-story brick building constructed in 2000 to which the subject building is connected via a second-floor doorway. An asphalt parking lot is between this building and Spokane Falls Boulevard.

Surrounding land uses include a variety of commercial buildings and parking lots. Behind the Dodson building to the east and across a vacated alley is a 1906 two-story brick building that fronts to the north on Spokane Falls Boulevard. The building is used as a restaurant and was extensively remodeled in 2004. Asphalt parking lots and a 20-story concrete apartment building are east of the restaurant. Across the alley to the south is the four-story concrete panel and glass Spokane School District 81 headquarters building (1980); and to its east, fronting along Main Avenue, a one-story concrete office building. Parking lots are east of these buildings. The parking lots until the 1970s held brick hotels and storefronts that formed the lively street scene of the first half of the Twentieth century.

Across Bernard Street to the west is the 16-story concrete Davenport Grand Hotel, built 2015, that occupies the entire block. North of Spokane Falls Boulevard, the Spokane Convention Center occupies the area between Spokane Falls Boulevard and the Spokane River from Washington Street, east to Division Street.

Exterior of the Dodson Building

The four-story Dodson Building is characteristic of the three- and four-story single room occupancy hotels that lined the streets of the east downtown through the early 1970s. Built in 1909, the brick building rises from a basalt rubble and brick basement that extends beyond the first-floor foot print west beneath the sidewalk. A band of Prism glass within the sidewalk extends across the frontage of the building. The building is well-balanced and symmetrical in its upper floor window arrangement and is crisply detailed with brick patterning,

terra cotta elements, and pressed tin cornice. A subtle but notable detail is the in-stepped brick corners that extends from the ground floor terra cotta lintel course, through the first-floor sill course to the corbeled brick string course of the fourth floor window arches, through the pressed tin cornice, and terminates with the terra cotta coping course.

Likewise, the window openings are articulated by raised brick jamb and arch surrounds that step out about an inch from the façade plane, a subtle, but rich detail to the front façade and its extension around the southwest corner. The flat arches are composed of voussoired brick soldiers and tripartite keystones—pink terra cotta shields on a slightly projected brick field. The terra cotta keystone is raised slightly from the brick field, and drops below the arch line while projecting above the brick keystone. Finishing the detailing of the window openings are wide terra cotta lug sills that project from the façade plane and beyond the molded brick jambs.

The ground floor is composed of shopfront windows and pedimented hotel entry in the north corner. The storefront is divided into two bays, numbers 218 and 220, and an entry bay to the upper floors in the northwest corner (former entrance to hotel at 220-1/2 Bernard). The characteristic feature of the front façade, and unique to Spokane is the Union Ironworks steel frame—posts and beam--that distinguishes the front façade and wraps the southwest corner to include display window on the alley corner. Cast iron posts articulate the southwest corner and the division of the storefront into two equal segments and a steel I-beam spans the storefronts. Because of the hotel entry in the northwest corner, the northerly segment, No. 220, is not as wide as the southerly, No. 218. A steel beam at the window heads that extends from the southwest corner to the hotel entry supports the front façade. Likewise, a short beam segment heads the alley bay and supports the front façade corner return. Attached to the beam along the front are square plate brackets to which steel rods are anchored. The rods support a projecting steel I-beam canopy; four rods on the longer southerly segment and three rods on the northerly segment. The rod plates correspond to the mullions that divide the fixed glass transom windows—four on the south bay and three on the north bay. The square posts have a three-part base and terminate in a fluted capital shaft with triglyph and guttae and square molded capital. “Union Iron Works Spokane” is prominently displayed on the bases. Two of the posts, the corner, and the middle are cast iron. The north end of the steel beam runs behind the brick wall section of the hotel entrance. The east end of the short alley corner section terminates over a slightly projecting and black-painted brick pilaster at the juncture of the red brick of the south façade. A square base defines the width of the brick pilaster. A slightly wider capital—triglyph with four guttae—supports the end of the beam.

The steel beam window head supports a projecting terra cotta course composed of sixteen-inch terra cotta blocks with a half-round ribbed joint cap. Above this header course and the narrow six-course brick field which wraps the inset corner, is a terra cotta sill course. Two business signs are in the field above the respective business entries.

The storefronts were altered and the steel canopy was added in 1980. In that remodel the transom window configuration was retained unaltered. The storefront windows and doors, and bulkhead walls were replaced with square extruded aluminum frames, aluminum-framed glass panel doors with fixed glass transom. The southerly bay consists of a centered aluminum-framed glass panel door with fixed glass transom and glass panel sidelights, flanked on each side by glass panel storefront windows. The window divisions correspond to the divisions of the original transom window above the canopy. The northerly bay consists of a centered glass panel door with transom and flanking store front windows.

The articulation of the window openings of the second, third and fourth floors is completed by slightly projecting the brick jambs—alternating double headers and single stretcher--and arch composition. Additionally, the base and head of the jambs are extended beyond the jamb edge by a header width. The base and head are differentiated by using five brick courses on the base and seven courses on the head. The flat arch is composed of voussoired brick stretchers, and a tripartite keystone of brick and terra cotta. A single course of

two stretchers project slightly from the brick voussoirs and extend below the bottom and above the top of the arch. The terra cotta shield projects slightly from and above and below the flanking bricks.

The windows are bronzed aluminum frames set four inches into the opening without brick molds. The one-over-one sash varies between the second and third to fourth floors. The second-floor windows are divided horizontally by a narrow top rail of the lower section that is about half the size of the upper section. The third and fourth floor sash is divided horizontally in the middle and by a thicker top rail.

The third and fourth floor window openings differ slightly from the second-floor openings. First, each opening has a terra cotta sill that is jointed in three and four sections with a narrow square foot at the bottom near each end. The outside edge of the feet align with the outer foot of the brick jamb molding. The sills are four inches square and have an upper lip that is embedded in the brick wall. The four section sills are set below the two interior bays which are wider than the two paired outside bays. The other variance in detail is the addition of a shallow flat terra cotta table atop the keystone. The table, about two-inches thick, projects slightly beyond the front and sides of the terra cotta element of the keystone. Forming a line along the top of the terra cotta table is a double corbeled brick course that runs from corner to corner. The upper course aligns with the table, and the lower course joins the projected brick voussoir. The belt course and window pattern wraps the southwest corner and extends on the south façade to include the westerly bay before terminating.

Above the corbeled brick belt course is the flat brick field of the frieze and a pronounced pressed tin cornice (same color as the terra cotta) that terminates the wall. Nine courses are in the brick field between the belt course and molding delineating the bottom of the cornice: dentil band, block modillions with coffered soffit panels between; flat corona, and convex cymatium. FRUCI BUILDING in individual letters is centered within the frieze.

The top of the parapet wall is capped by terra cotta coping, with a half round rib at the joint.

The former hotel entry on the northwest corner is a triangular pediment with raking and horizontal cornices, dentils, and scroll brackets on the corners. A molded bracket, also terra cotta supports the scroll brackets. Terra cotta also forms the skewbacks and tripartite keystone of the segmental brick arch, and the blank frieze between the flat brick pilasters framing the entry. The pilasters rise from a compound concrete base that rises and insteps in three tiers. The original exterior door has been removed to form a niche in which a fountain has been placed. The original landing opening is filled-in with brick.

South Facade

The south façade faces south along a public alley. The façade is in two segments, the southwest corner which is a continuation of the buff brick cladding, pressed tin entablature, and detailing of the front that wraps around the corner to include one bay of windows (about 12 feet); and the plain flat red brick of the bulk of the façade. The first floor, from front to rear (west to east) contains the cast iron-and steel-framed storefront in the southwest corner, blank brick wall with bricked-in window opening, a bricked-in door/window opening, a solid slab pedestrian door, a brick pilaster supporting a 12-inch steel channel beam, brick wall section with louvered vent opening, and the rear section covered with T-111 plywood in which a contemporary six-panel metal panel door is set.

The second, third, and fourth floors are identical, with each floor containing ten window bays aligned over each other. The first column of bays from front (west) to rear (east) is beneath the return of the full front cornice. The window openings of this westerly bay are detailed identically to the front façade. The window openings of the second column are filled-in with brick. Aside from the eighth bay column which is filled in with brick, the remaining bays are open. The flat-arch window openings are framed with the brick jambs of the wall, voussiored brick soldiers, and three-segment terra cotta sills. Embedded in the brick wall flanking the upper and lower jambs of the window openings are metal hinge brackets that originally held fire shutters. As

described on the front façade, the sash is metal, 1-over-1-light, and replaced the original wood sash in ca. 1981. A fire escape is in front of the eighth and ninth bays. Above the fourth-floor windows is a pressed tin cornice course-- flat corona, and convex cymatium- that extends from the front cornice, wraps the southeast corner, and extends along the east facade to its northeast corner. The terra cotta coping continues along the top of the parapet wall.

East Facade

The first floor of the east (rear) façade has a single window opening (filled with plywood) and a steel slab pedestrian door near the center. Each of the second, third and fourth floors contain five window bays aligned over one another. The window openings of the southern column have been bricked-in since the mid-1980s. The four remaining columns of openings each contain a single fire-rated glass panel in a fixed metal frame**.**

The pressed tin cornice course which wraps around the south wall to the full cornice on the front facade is about 18 inches from the top of the wall. The parapet wall is capped by terra cotta tiles with a ribbed overlap joint.

North Facade

The north facade is a blank brick wall built as a party/firewall for a future building adjacent to the north that was never built. The first and second floors are covered by an adjacent two-story building constructed in the year 2000. The terra cotta parapet cap and edge of the front facade are the only features on the wall.

Interior of the Dodson Building

The interior of the building has an interior floor area of 23,760 square feet including the basement. Each of the first through fourth floors contains 5,136 square feet. With the exception of the original hotel stairs in the northwest corner and the light well in the north middle section, the building's interior has been totally gutted and rebuilt. Interior alterations began on the first floor in the mid-to-late-1950s when the Fruci family purchased the building to house their accounting business. The hotel on the second, third and fourth floors operated until 1974. Assessors records and building permits indicate that work on these floors began in the mid-1980s and continued through the 2000s. The most recent work began in late 2019 and involved in the gutting of the offices on the second through fourth floors. The interior, other than an existing elevator, stairs in the southeast corner, and the historic stairs in the northwest corner, which will be restored, has been stripped to brick walls, original ceilings/and exposed floor joists, and wood subfloor. The first remodel of the interior of the former upper floor hotel rooms resulted in the walls, ceilings and floors being striped to brick walls and floor joists, then rebuilt to an office configuration with carpet and tile floors, sheet rock and exposed brick walls, and acoustical tile ceilings.

The original open stairs that served the single room occupancy hotel, remain in place; and, other than some missing base trim and spindles, are in good condition. The stairs run from the original SRO entrance that remains in the northwest corner, to the second, third, and fourth floors. Molded wooden rails, turned spindles, recessed box newel posts, base moldings, recessed panel hallway landing bench, and corners dressed with recessed wood panels, present a well-detailed approach to the residential floors.

The first floor contains two bays, both of which have been modified over the years beginning in the mid-to-late-1950s. The southerly bay, No. 218 Bernard, is a salon and consists of a retail area in the front and clinical rooms along a hallway in the rear. Floors are tile and carpet, walls are sheetrock, and ceilings are sheetrock and acoustical tile. The northern bay, No. 220 Bernard, is an entry lobby in which an elevator and doors to the basement stairs, historic stairs to the upper floors, and rear portion of the building are located. The rear contains offices and storage.

The basement contains offices, mechanical and electrical equipment, and storage. Floors are concrete with areas of carpet. Walls are exposed basalt rubble and brick, and sheetrock. Ceilings are sheetrock or acoustical

tile. The basement extends westward beneath the sidewalk. A concrete block wall with two fixed glass windows and double steel slab doors along the front façade line separates the basement vault from the finished portion. The vault beneath the sidewalk is open with basalt rubble, brick, concrete, and concrete block walls, concrete floor, and concrete ceiling. Rusted steel I-beams support the ceiling/sidewalk. Within the ceiling is a band of prism glass that extends along the east edge of the sidewalk in front of the building.

Changes to the Exterior of the Building

The exterior of the building has changed little over that past years. Not withstanding the replacement of the original sash, the building retains good integrity of material, design, and detailing. In addition to the replacement of the window sash on the second, third, and fourth floors, the storefront configuration has been altered. The original cast iron and steel I-beam frame and transom windows remain in place. In the 1980s, the storefront windows and entries were modified. A steel awning was added by attaching to the steel I-beam window head ca. 2000. Some window openings have been filled in with brick along the south side (alley), and on the south façade.

Changes to the Interior of the Building

The changes to the interior are discussed above.

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.)

- [x] 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.
- [x] 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.)

ARCHITECTURE
COMMERCE
SOCIAL HISTORY

Period of Significance

1909 - 1954

Significant Dates

1909 - construction
1914 – beginning of Greek ownership
1954 – purchase by Fruci

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Dow & Hubbell (Architects)

Narrative Statement of Significance

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

The Dodson Building in downtown Spokane, Washington is historically significant at the local level under Criteria A for its direct connection to the growth and development of downtown Spokane. As a multi-purpose building, the structure originally housed a saloon/ a pool hall, and a coffee house/restaurant as well as a hotel on the upper floors. Located in the heart of the "international district", the building also played a key role in the social and cultural lives of Spokane's Greek immigrant community (between about 1914 through 1954), albeit perhaps the darker side, as it was the site of various illicit activities for over 30+ years.

Although much of the physical setting of the "international district" of Spokane no longer remains, the nominated building's visage and lore (under the names: Griffin Hotel and Hotel Wallace) retains the story of the evolution of the Greek community in city. It is one of the only remaining buildings in downtown Spokane directly connected to the Greek community. The various establishments in the nominated building were managed, staffed, and later owned by Greeks who catered directly to their community.

The nominated building is also historically significant under Criteria C as an example of the work of master architect John K. Dow and his partner, Clarence Z. Hubbell. Together the firm designed prominent buildings in Spokane and the surrounding communities including the Hutton building (1907) and the Paulson Building (1908) in Spokane, and several buildings on the Washington State University campus in Pullman. The nominated building is the firms only remaining single room occupancy hotel design in Spokane.

The period of significance begins in 1909, the year the nominated building was completed, and ends in 1954, the year the building was purchased by its current owners.

Historical Context

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

However with the arrival of the Northern Pacific Railroad in 1881 the town was on the cusp of a boom. That same year the city was incorporated, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. The city quickly grew as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased exponentially from 3,500 to 20,000 people. Although suffering a set back by a massive fire on August 4, 1889, which destroyed approximately thirty-two blocks of the business district, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire also resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown. The Dodson Building is one such structure, completed in 1909.

When Spokane rebuilt the downtown after the fire, the business district spread east to Division Street and followed Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east and north of downtown core. IN many area frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants.

According to Architectural Historian Eugenia Woo (2003), Spokane's population continued to explode, growing from 36,848 in 1900, to 104,402 by 1910. She writes:

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

The nominated building was part of this growth and 1909 was a big year for the city. The local newspaper, The Spokesman-Review noted on June 17, 1909 that building permits for the first five months of the years totaled over $3.8 million. They listed 32 individual buildings as either under construction or to be started in 1909 with a total cost of $8 million. Buildings included: the Old National Bank; the Davenport Hotel; the Acme Portland Cement Plant; a packing plant for E.H, Stanton & Co.; the Spokane Club; the Washington Water Power Company; the W.E. Parsons Building; the Dry Goods Realty Building; buildings in the North Monroe district, new flats and apartment houses; and new dwellings (estimated at 2000 new homes at an average of $1100 each).

In its August 1, 1909 Sunday edition, *The Spokesman-Review* reported:

"BUILDING PERMITS GAIN 48.5 PER CENT
First Seven Months Up to Within $750,000 of Entire 1908 Total
YEAR TO DATE, $5,150,530
Number to Date Is 1969 Against 1807 for Same Period Last Year"

Building permits for the first seven months of 1909 are 48.6 per cent greater than for the first seven months of 1908 and are within $750,000 of the total for last year.

Already a total of $5,150,530 in permits has been taken out. While for all of last year the total was $5,927,548.

For the first seven months of last year the total permits amounted to $3,456,840. This year to date shows an increase of $1,684,690, or 48.6 per cent.

The number of permits issued the first seven months this year is 1969, as against 1807 for the same period last year, a gain of 162 permits, or 9 percent. The fact that the increase in cost is much greater than the increase in number of permits shows that more expensive and larger buildings are being erected this year.

July shows a substantial gain over July of last year. The total for the month just past is 211 permits, amounting to $683,110, while for July last year 182 permits were taken out at an estimated cost of $433,560. This is a gain of $149,440, or 15 per cent. Every month this year has made a substantial gain over the corresponding month last year.

Spokane was booming; workers were streaming into the city on the rails. To house the influx of newcomers, the downtown blocks surrounding the business core were being converted from wood frame dwellings to three-and four-story brick hotels with businesses on the street level and residences above. Many of these residential buildings were single room occupant hotels (or SROs). Most were built quickly and simply for the influx of workers coming into the city who would arrive when the work season ended from a variety of regional industries such as mining, lumber, and agriculture. These SROs were typically a single room in which the resident lived and slept. In some buildings, the rooms had a sink and closet, but in most all, the bathrooms with toilet and tub were down the hall. There were no cooking facilities, so the residents would frequent the restaurants, cafes, or saloons along the network of surrounding streets.

A majority of the SROs in Spokane were constructed between 1900 and 1910. The SRO Hotel is typically two to four stories in height with ground floor commercial/retail space and hotel rooms on the upper floors. The fifty or so rooms that lined the upper floors were often serviced by separate entrance on the main façade. A light well within the middle, or edge of the building provided light and ventilation for interior rooms.

These hotels and other housing options catered to the lower income, single working class, and often itinerant population of Spokane's society. In 1900, Polk Directories listed 21 boarding houses, 118 furnished rooms, 22 hotels and 46 lodging houses. However by 1910 when the population of Spokane soared to over 100,000 people, the number of accommodations jumped accordingly, with 97 Apartments; 39 Boarding Houses; 305 Furnished Rooms; 126 Hotels; and 68 Lodging Houses. A majority of these structures were located in the downtown core.

The Greek Community in Spokane

The influx of people coming to Spokane at the turn of the century varied greatly in ethnic background. While transitioning to the American way of life, each community often retained a sense of their culture through their social, religious and business life. Although there was not a specific "Greek Town" in Spokane, a dozen or more Greek restaurants, cafes, confectionaries, billiard parlors, and shoe shine shops, as well as Greek-operated hotels were clustered in the downtown area along Bernard Street, and Main and Riverside Avenues.

The area as a whole, often referred to as the "International District" of the city, was a distinct area just east of the downtown business core bracketed by three intercontinental railroad passenger stations. It was filled with single room occupancy hotels, bars, cafes, and restaurants. Jewish, Japanese and Chinese, Southern and northern Europeans all worked, lived, and played in the district. Jewish tailors, clothing stores, second hand and pawn shops proliferated along Main Avenue. Japanese and Chinese restaurants, bars, laundries, grocery stores, and tailors lined the alley ways. The Swedes and Norwegians, who came in from the woods, wintered at the SROs along Main and Riverside avenues. By 1910 (and especially after 1916 and Prohibition) this international area of the downtown became notorious as the home to Greek bootleggers and jointers, and Japanese and Chinese gambling dens, and houses of ill-repute.

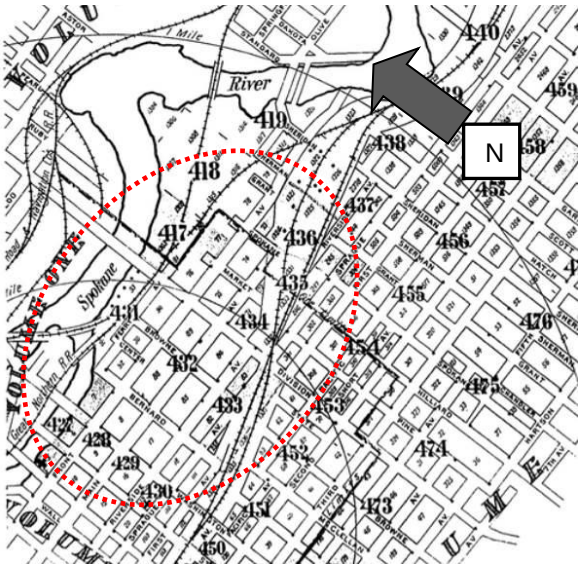

Figure 1 – 1910 Sanborn Map showing rough area of International District in red.

Evidence of a Greek community in Spokane dates back to at least 1889. Like immigrants from China and Japan, many of the early immigrants from Greece originally labored for the railroads before they were able to settle down and open their own businesses. By the turn-of-the-century, the Greek community began to establish roots in the city and became involved in civic affairs as they worked to integrate into American society. While not large in numbers (1910 census shows a concentration of 144 foreign born Greeks in Spokane) the community made a distinct impact on the growing city.

While still wanting to maintain their identity, United State citizenship was very important to the Greek community. Among the earliest efforts to become integrated into American society was the establishment of the Greek-American Educational Association in 1916. The *Spokane Daily Chronicle* announced on December 28, 1916: "**CAMPAIGN FOR CITIZENSHIP PLANNED BY SPOKANE GREEKS**." The newly incorporated and the colony of Greeks in Spokane were planning to start an educational campaign and will urge all Greeks of this section to become United States citizens-- to swear allegiance to Uncle Sam."

In 1920 that organization morphed into the Hellenic Club, organized by Thomas D. Lentgis, George Manos, Gust Pappas, Nick Karras, George Dalles, Gust Skufunis, A. Poulos, P. Thopoulos, Make Manos and Tom Kotouzes. *The Spokesman-Review* on February 28, 1921 reported on efforts of the club to "Foster Americanism and Good Citizenship." "More than 200 members of the Greek community of Spokane met in the chamber of commerce assembly room last night to hear the club's program outlined. Thomas Lentgis, president, told his audience that the Hellenic Club intends to foster Americanization and good citizenship, further education and promote good fellowship among the Greeks of Spokane. One of its most important undertakings will be to assist naturalization." Lentgis spoke partly in Greek. Mayor C.A. Fleming, Judge W.A. Huneke, and E.W. Robertson also made short addresses. Through their efforts many Greeks were taught the principles of Americanism and became US citizens.

Figure 2 – Hellenic Club of Spokane Seal, The Spokesman-Review, April 3, 1921

While the numbers of Greek born citizens in Spokane dropped to 125, it was estimated that more than 250 were employed in the surrounding communities. The community was generous and established their own church (the grand Greek Orthodox church) in 1932 and an even grandeur addition in 1948. Nick Grivas, proprietor of the Athens Café and later owner of the Dodson Building, was a key member of the fundraising committee, and had worked to raise $25,000 for the structure. By then reportedly the Hellenic community in the Spokane area numbered about 400 Greeks, 80 percent of whom were naturalized.

Proud of their American citizenship, the Greek community were also strong supporters of the war effort. During WWI, the *Spokesman-Review* reported on June 4, 1917 that "**SPOKANE GREEKS HELP RED CROSS"**. "Seventy Greeks, representing practically the entire colony in Spokane, passed in line before a desk las night, each one laying down his contribution to the American Red Cross. The contributions totaled $250 and it was announced that that sum was only the beginning of the work of the Greek Red Cross committee of Spokane." Tom Lentgis, meeting chairman expressed appreciation: "Now the time has come when the Greeks who are making their homes under the protection of the American laws and earning their living her can show their appreciation."

By 1920, U.S. census records noted 107 foreign-born Greeks in Spokane, down from the 1910 U.S. census. They lived in various locations across the city, however by the 1930s many began to congregate in the east downtown area of the city. The Dodson Building (by then named the Hotel Griffin) was one of the main centers of Greek life in Spokane, housing a hotel and the Athen's Café (coffee house) operated by the Grivas family.

The Grivas family of three brothers (Nick, Louis "Louis" and Alex) had emigrated from Crete, and were involved in the hotel and restaurant business in Spokane from the teens through the 1950s. Alex Grivas after operating restaurants, pool halls and bars in the nominated building was eventually able to buy the property from the estate of the original owner, George R. Dodson in 1944. His family had been operating the Athens Cafe in the Hotel Griffin since 1918 and continued to do so until 1954.

Figure 3 - Nick Grivas, chef of the Athens club, is shown here with one of the 18 lambs that will be cooked into "Camama" for the annual benefit. – Spokane Chronicle, Dec 5, 1935

Alex was also involved in the local Order of the AHEPAN (the American Hellenic Educational Progressive Association organization),

a fraternal organization founded in Georgia in 1922 to fight for civil rights and against discrimination, bigotry, and hatred felt at the hands of the Ku Klux Klan.

The group held their annual banquet at the Davenport Hotel, which often included prominent speakers. The *Spokane Daily Chronicle* reported on July 29, 1935 that the speakers included Gov. Clarence D. Martin, Mayor A. W. Burch, and Judge Charles H. Leavy who "Urged Civic Leadership." Alex was often involved in charity events by the group. *The Spokesman-Review* on February 27, 1937 announced that he had been elected to a special committee to help with an upcoming charity ball to support a sanatorium for tubercular American Greek citizens. His brother Nick was equally involved in the Greek community and was elected to the Hellenic Society board of trustees in December of 1936.

One of the biggest events of the Greek community in Spokane was their annual festival, held at the Trinity Greek Orthodox church. Nick Grivas, often helped with food prep to feed the 1,000+ visitors.

While Alex Grivas became a US citizen (June 11, 1938), he returned to Greece later in life and passed away there in the late 1950s. He had immigrated to the U.S. via France in 1910 and his birth name was Eleftherios Emanoel Grivakis. Nick remained in Spokane and died there on July 15, 1940 at the age of 58. Louis also remained in Spokane and passed away in 1951.

Although most of Spokane's Greeks, like the Grivas brothers, had become American citizens, many remained closely tied to their homeland as reported in *The Spokesman-Review* on January 1, 1941.

"Plan Course of Further Relief for Fighting Greeks"

> "Members of the Greek War Relief association and Spokane business men gathered at a luncheon at the Greek Orthodox church yesterday for a round table discussion concerning Spokane's contribution to the association. Pictured at the speakers' table…are: John Kakakes, Joel E. Ferris, chairman of the Greek War Relief committee; Judge James P. Dillard and Nick Karris. The young lady is Mary Grevas [sic], president of the Maids of Athens, whole organization did the serving for the association and the guests."

In March 1941, *The Spokesman-Review* covered the observation of Greek Freedom Day, a gathering of some 400 people to view the programs and hear the speeches. "Greek Americans from Spokane and the Inland Empire held a gala celebration yesterday at the Greek Orthodox church, observing the 120th anniversary of the declaration of Greek independence." Kellogg, Wallace, Soap Lake, Walla Walla, Coeur d'Alene and Lewiston were represented. A bit of history was given: The U.S. was the first country in the world to recognize the free state of Greece in 1830. Alex Grivas and Mike Manos were on the entertainment committee.

The story of the Greeks in Spokane parallels the experiences of Greek immigrants throughout the United States between 1910 and 1950. Their "coffee houses", pool halls, and restaurants were a focal point of the local Greek community, and the center of social life.

According to author Charles Moskos, gambling and bootlegging were two activities at which the Greek men engaged in while away on free time in downtown Spokane. Moskos writes (2004, p30):

> *"Early Greek immigrants in America, regardless of employment of location, were almost exclusively male. Prior to WWI about 90 percent of all of them were males. Some of the immigrants married American women, but many others never married at all. Still others had wives but left them in Greece … The Greek-American community in its early years was thus mainly a bachelor's community.*

The bachelor existence of the large majority of the Greek immigrants gave rise to a uniquely Greek-American institution—the kafenion or coffeehouse. Almost from the time of the first arrivals, an enterprising Greek would rent a space in a cheap location, install a few tables and chairs, purchase a dozen decks of playing cards, and serve sweets and thickly brewed coffee in the manner of the old country.

Though sometimes frowned upon by established Greeks who saw the coffeehouse as a place for idlers and gamblers it was the kafenion where Greek men could find surcease from this strange land.

There was, however, one illegal activity which was recurrent among the Greek immigrants-gambling. For many a coffeehouse owner, the margin of survival rested on the tips he garnered from the gamblers who frequented his premises. The Greek propensity to wager on games of chance was in part a carryover of habits from the old country, where gambling was common and legal, and in part an outcome of the virtually all-male makeup of the early Greek settlements in America."

The nominated Dodson Building recalls some of the reoccurring exploits at the dens (the coffee houses—of gambling and drinking) and illuminates the darker side of Greek community in Spokane.

Chronology of the Dodson Building

The first recorded sale at the nominated lot was from real estate agent Andrew S. Crowder to George R. Dodson on September 16, 1889 just a month after the great fire. Dodson would soon become the most prominent jeweler in the city who also invested heavily in real estate holdings in the downtown. Sanborn maps show a wood frame dwelling on the lot had survived the fire. In fact, several dwellings escaped the fire and occupied the remainder of the block as well as the lots on the west side of Bernard Street. To the northwest was a catholic school and church, and to the south were several commercial buildings. Across the alley to the south the Spokane Livery was soon to be constructed (1890).

On August 1, 1898 George Dodson completed his acquisition of the entire Lot 12 by buying a half interest in the lot from Isaac M. Cornthwait. By then a small brick building, occupying only the southwest corner of the lot, had been added to the west side of the existing wood-frame dwelling. Another ten years passed before Dodson decided to development the lot fully.

Investor George R. Dodson was born in Decatur, Illinois on March 14, 1861, and apprenticed as a jeweler. He arrived in Spokane Falls on June 27, 1887 and formed a partnership with jeweler Daniel Wetzel. They opened a storefront in the Hyde Building. After losing their shop in the great fire of 1889, their partnership dissolved and Dodson moved to the Mohawk Building at 517 W. Riverside. Again, fire would destroy Dodson's jewelry business when the Mohawk Building was burned in 1914. Dodson, who by then owned the building, engaged John K. Dow to design the new Mohawk Building. Dow had previously designed a building (the nominated structure) for Dodson. After a temporary move, the Dodson's Jewelry would reside in the new building for another seventy-five years. Dodson suffered a stroke in 1925, endured poor health, and passed away from a heart attack in 1927. Family members continued the family jewelry store which remained in business in downtown Spokane until 2019.

Dodson had actually dabbled in real estate investments since his arrival to the city, buying and selling lots. The nominated building was most likely his first construction project however. *The Spokesman-Review* on September 9, 1908 announced:

"GEORGE R. DODSON PLANS BUILDING"

George R. Dodson of George R. Dodson & Co., jewelers, is having plans drawn for a three-story building to be erected on the east side of Bernard street between Main and Front avenues. The building will cost about $35,000. It will be just across the alley north from the cold storage plant of E.H. Stanton & Co.

Mr. Dodson owns lot 12, block 8, Havermale's addition, at this location. It is 50x107 feet and the building will fully occupy it. There is an alley on the south and also the east, making light on three sides.

The building will be of pressed brick and will have a full basement. There will be four storerooms on the first floor and the second and third floors will be subdivided into 40 rooms for lodging house purposes. Part of the rooms will have baths and all will have hot and cold water. The building will be heated by steam. Work will start on construction as soon as the plans are completed, which will be within the next few days.

Apparently, the new building was solely an investment since neither Dodson's business nor his residence would be associated with the building. Dodson owned and operated his own jewelry store at 517 Riverside in the Mohawk Block where he would maintain his business for the next eighty+ years.

While initial construction got off to a quick start, progress on the building was delayed by a strike by the steamfitters union. On February 16, 1909, *The Spokane Chronicle* reported that. "Steamfitters have been called off the job by their local union, there being no grievances against the Griffith company. The contracts for the plumbing were let by Georg R. Dodson, the owner, and John K. Dow, the architect of the building."

Upon completion of the 4-story building in 1909, it served as a mixed use property. Three businesses occupied the ground floor and upstairs served as a hotel. The rear of the building functioned as a cold storage unit operated by E.H. Stanton, whom had a butcher and packing shop across the alley to the south.

Newly Furnished. Modern
Rates Reasonable
KEAN'S HOTEL AND BAR
220 Bernard Street
I invite all my old friends to call on me in these new quarters.
Frank Kean, Prop.

Figure 4 - The Spokane Press, Oct 28, 1909

Dodson leased a majority of the building to Frank P. Keane who had been operating a saloon at 130 Howard Street. Keane opened the Keane Hotel & Bar and by October 1909 was advertising in local newspapers: "I invite all my old friends to call on me in these new quarters. Frank Kean, Prop." By May 1910, Keane had secured a liquor permit from the city council – one of 25 licenses approved by the Spokane city council that session.

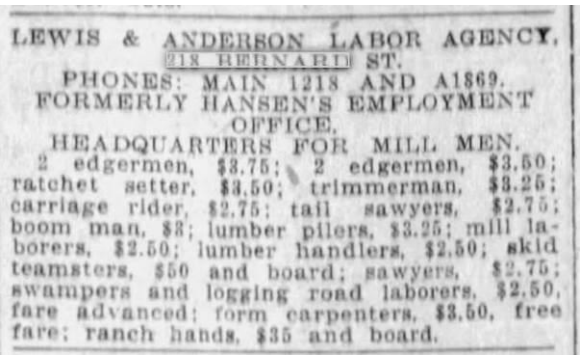
LEWIS & ANDERSON LABOR AGENCY,
218 BERNARD ST.
PHONES: MAIN 1218 AND A1869.
FORMERLY HANSEN'S EMPLOYMENT OFFICE.
HEADQUARTERS FOR MILL MEN.
2 edgermen, $3.75; 2 edgermen, $3.50; ratchet setter, $3.50; trimmerman, $3.25; carriage rider, $2.75; tail sawyers, $2.75; boom man, $3; lumber pilers, $3.25; mill laborers, $2.50; lumber handlers, $2.50; skid teamsters, $50 and board; sawyers, $2.75; swampers and logging road laborers, $2.50, fare advanced; form carpenters, $3.50, free fare; ranch hands, $35 and board.

Figure 5 - The Spokesman Review, May 4, 1913

The other storefront was initially proposed to house a cigar and confectionary shop as noted in a March 1910 advertisement in *The Spokesman-Review* seeking "Girls Wanted for Cigar Store and Confectionery" however the store opened to the north in an adjacent building and that space was rented by Hansen's Employment Office (later called Lewis & Anderson Labor Agency).

The hotel on the second, third and fourth floors was run by Frank P. Keane and his wife, Elizabeth "Mary". According to census records in 1910 the hotel was home to nine lodgers aged from 20 to 31, 7 males and 2 females, all single. The residents were from across the USA, Finland, Greece, Italy, and Russia and engaged in a variety of jobs: merchant, contortionist, machinist, carpenter, restaurant cooks, saloon bartender, and a chamber maid.

Upon opening business went well for Keane, however quickly the property and its various tenants were connected to several nefarious events over the next 30 years. Among the first was in 1911 when the *Spokane Daily Chronicle* reported on November 20 that at the Keane Hotel:

> **ITALIAN CONSULAR AGENT IS MISSING**
>
> R.R. Cassigoll, Italian consular agent, is the latest to be listed in the port of missing men, according to allegations made today by his creditors, who secured the appointment of F. E. Langford as permanent receiver for Cassigoll's wine business.
>
> It is alleged that Cassigoll has vanished, and his wife, Constance, has made a written affidavit that he is not with the state of Washington.
>
> Besides his diplomatic activities the consul conducted a place at 218 Bernard Street, at which there is yet a large stock of liquors. His debts are placed at something over $1,200 in the receivership proceedings, while assets are said to be valued at considerably less.

On April 29, 1912, Mary Keane ran afoul of the law when she was arrested by two Spokane police officers who confiscated a quantity of beer and whiskey. She was fined $25+ costs in a court after pleading guilty to the charge of selling liquor on Sunday in the hotel. The next day, it was reported that the saloon license of Frank Keane may be revoked as recommended by Commissioner of Public Safety Z.E. Hayden. Hayden made the following charges against Keane: "Selling beer and whisky on Sunday in the hotel over his saloon; refusing to stop bottling beer in the basement of the saloon, which has no bottling license; refusal to keep locked, on order of the commissioner, a door connecting the saloon with a stairway leading to the hotel above." In a court hearing charges of perjury, false evidence and a frame-up, as well as denials of guilt were tendered by Keane. He "strenuously denied practically every statement of the two witnesses when he took the stand and sought to show the evidence was entirely false and a frame-up resulting from a desire of Gains and Sarach to "get even" with him following a row in which a woman figured, and as a result of which the woman and the two witnesses, he said, were ejected from the hotel." Results of the hearing are unknown.

Keane Hotel becomes the Griffin Hotel — Connection to Greek community established

In 1915 the hotel came under new management and was renamed the Griffin Hotel. Manager George Marinakos also operating a restaurant at N220 Bernard storefront. Marinakos, a native of Greece, was the first Greek associated with the nominated building.

As a new business owner, Marinakos quickly ran into some challenges when it was announced that as of the first day of January 1916, liquor sales in the local restaurants and saloons would seize under statewide Initiative Number Three. The *Spokane Daily Chronicle* reported than in preparation for this event, and "anticipating a demand for low priced lunch establishments in the Main and Trent Avenue districts ..., members of the realty firm of George N. Barnes & Co. have completed plans for opening a 5-cent soup house at N220 Bernard street." In conjunction with the city police, the Salvation Army, with its barracks and hotel just around the corner on Main Avenue, planned to give away 1,000 soup checks in hope that this would replace the 5-cent lunches now served in saloons. Reportedly besides getting a "big bowl of thick soup" patrons would get paper napkins and all the crackers and bread they wanted. Five or six soups would be prepared by "an expert soup maker … just secured to the east."

Indeed, the idea was even touted in the next day's issue of the *Spokane Daily Chronicle* editorial.

> **"BEST OF SOCIAL BENEFACTIONS THAT WHICH PAYS ITS OWN WAY."**
>
> "The announcement of the opening of a 5-cent "soup kitchen" in Spokane after the first of the year is worth favorable comment. "Some may argue that the need of such an institution would indicate an expectation of less prosperous conditions because of prohibition. That does not follow. What is true is that the saloon has furnished a sort of refuge for a class of men near the brink of down-and-out condition and has enabled some to exist for a time at a very small sum. The fact that a large proportion of these

men have been reduced to that condition by the saloon will not help the argument. A soup kitchen may prove a boon for that class of saloon patrons." … [more]

Eager to get their last legal drink, crowds flocked to the international district of the downtown. *The Spokesman Review*'s banner headline for the first day of 1916 announced the end of an era: **CROWDS STORM SALOONS FOR LAST DRINK, SUPPLY FAILS AS DRY ERA DAWNS**. They reported that "When the whistles began to blow at midnight probably not more than a dozen saloons south of Main avenue were still in operation, …" Of the 16 saloons still open in the latter part of the evening, six were planning to keep open their quarters after January 1 as tobacco and soft drink emporiums. While legally the restaurant at the Dodson Building seized to be called a bar, it was long suspected as a place where you could illegally acquire alcohol.

Instead the various business located at 218 and 220 N Bernard Street were called a variety of things including restaurants and Greek coffee houses. Beginning 1916, the N218 Bernard storefront, was classified in the Polk Directories under the heading of "Soft Drinks," called Grara & Pappas (1917) with Adam Mendis as proprietor.

The storefront at N220 Bernard Street was listed in the *Spokesman-Review* classified ads on January 1st, 1916 as the Chicago Soup House. Advertisements noted that "1000 MEN WANTED TO EAT SOUP AT the Chicago Soup House, N220 Bernard St. Open today at 10 a.m., clean, wholesome and nourishing. 5 cents for a large bowl." Oddly enough the "5-Cent Soup Kitchen" was never referenced in the Polk directories.

Despite the outlawing of the sale of alcohol, criminal activity continued in the International District of the city. A little disharmony within the Greek community was reported by the *Spokane Daily Chronicle* on May 3, 1917.

"WHEN GREEK MEETS GREEK IN SPOKANE GRIEF RUNS WILD"

A late evening dispute that started in the Bernard area was settled in police court when W.H. Christie was found not guilty of assaulting Andrew Poledors, a countryman. A verbal dispute turned to "a fistic encounter there which was continued further down Bernard street and knives and chairs and other weapons were introduced." "Christie said he was besieged by 159 Greeks in a coffee house until nearly midnight and finally had to be rescued by two policemen."

In February 1919, *The Spokesman-Review* reported:

NAB 25 GREEKS IN BERNARD RAID

Twenty-five Greeks were held at bay and arrested yesterday afternoon by Detectives Edwards and Alderson. The officers were on Bernard street when their attention was directed to the arrival of a large number of men and their disappearance in the rear of a Greek coffee house with an unpronounceable name at N220 Bernard street.

On the appearance of the officers a "lookout" in front of the store gave a cry of alarm in Greek, which caused the officers to rush to the room in the rear. There they allege they found a large table on which there was a dice box with two crap dice and a dollar in change. The men were arrested on charges of gambling and a call sent for the patrol wagon. While awaiting the arrival of the wagon Jim Kandis, a waiter in the place, is alleged by Officer Edwards to have tried to arouse the men to rebel and "chase the bulls." For this he was placed under arrest on a charge of disorderly conduct.

H. Martin, one of the alleged gamblers, is said by officers to have made an effort to escape as he was being led to the patrol wagon, but he was seized before he had gone 10 feet. Two trips by the patrol wagon were required to haul the men to police headquarters.

In March, *The Spokesman-Review* continued to report more troubles at the Griffin Hotel.

"ROBBED AND BEATEN, HE SAYS."

"Alleging that he was fleeced out of $100 in a gambling game at N218 Bernard street, and that he afterward was beaten up when he protested, Ellis Crethos, a Greek laborer, appealed to the police yesterday evening for assistance. Mike Manos, a waiter, and Jim Pandes, laborer, both Greeks, were arrested by Detectives Mitchell and Mason on a charge of disorderly conduct. Crethos was sent to the emergency hospital to have his injuries dressed after which he was detained on a charge of disorderly conduct to insure his appearance as a witness."

A couple of days later, the *Review* would report

"GREEK VS. GREEK IN COURT."

It was Greek against Greek yesterday afternoon in police court, when Justice Will undertook to get at the bottom of the trouble that led to the arrest of Mike Manos and Jim Pandes, Greeks, charged with assaulting Ellis Crethos, a countryman.

Crethos first said that he lost $100 gambling, then made it $60. After being further questioned, said that he had played in the game at N218 Bernard street, where the trouble occurred, for five or six years and lost his money at the rate of "two-bits and six-bits at a time." He charged that Jim Pandes is the "bouncer" for the place and threw him out after he protested his losses. The court held that the witness was badly confused in his testimony and ordered the defendants discharged.

Justice moved quickly according to the *Spokane Daily Chronicle* of October 21, 1919: "Eight Greeks, arrested at N218 Bernard Saturday, on charges of being where gambling is conducted were found not guilty in police court Monday."

One of the accused men, Michael Manos, took over operations of the N218 restaurant in 1920. By then several other Greek coffee houses had been established on Bernard Street including the Acropolis Restaurant at 209; the Marathon at 215; and the Salonika Café at 221. In the block to the south, at N118 Bernard, was the Dozes and Theros café. Additional Greek restaurants and soft drink parlors were also located in the block to the west along West Main Street.

While the Griffin Hotel was still advertised regularly in the local papers, touted for its "near depots" location—between three major rail stations [Northern Pacific, Union Station, and Great Northern], it continued to be the location of numerous gambling raids and arrests.

The year 1920 opened with the *Spokane Daily* reporting on January 26th:

WEIR LEADS RAID ON COFFEE HOUSE

Headed by Chief of Police Weir, police officers raided a Greek coffee house, N218 Bernard street, and arrested 10 Greeks on gambling charges.

Chief Weir rushed past the sentry and as the latter called out a warning, broke into the room, followed by the other officers. Cards and money flew in every direction, it is said.

James Douglas, proprietor, is charged with conducting a gambling game. These are charged with being in a place where gambling is conduction. Alex Graves [sic], Stell Jordan, Nick Koeas, Chris Makos, Tony George, George Pappas, Jim Leoses, Gust Pappas, and Harry Kalias. Douglas was released under bond of $250, and Groves, $100, and the others under bonds of $25 each.

Two months later on March 24th, *The Spokesman-Review* reported: "**MAN CAUGHT IN RAID HAD $1000**" "Police Arrest Twelve in Greek Coffee House on Bernard. The police raided a Greek coffee house at N218 Bernard last night at 11 o'clock and arrested 12 Greeks and two Americans. With the exception of two Greeks

who were charged with conducting a gambling game, all were booked as being in a place where gambling was conducted, and furnished bail of $25 each for their appearance in police court this afternoon. The alleged gamekeepers were released on $100 bond."

On March 26, 1920, the *Spokane Daily Chronicle* reported: "**GREEKS CAUGHT IN RAID FINED**" "Thirteen of the 14 Greeks arrested last Tuesday when police raided a coffee house at N218 Bernard were fined $10 and costs each in police court Friday when found guilty of being in a place where gambling is conducted. George Spels was found not guilty of a similar charge."

The drama of the raid continued into April when the *Spokesman-Review* on April 3, 1920: "**POOL ROOM MEN ARRESTED**." "Mike Manos and James Danlos, proprietors of a Greek pool rooms were arrested on a warrant yesterday charging them with permitting gambling in their placed of business at N218 Bernard street. The men were ordered to appear at the station some time ago to answer this charge aver the police. Failing to keep their promise to appear, a warrant for their arrest was issued yesterday and they are held in default of $100 bonds."

Despite the tightened policing in the area, the *Spokane Daily Chronicle* reported just a week before Christmas in 1920, fifteen men were arrested at two different places, forfeited gambling bonds of $25 each in police court. The Greek coffee house at N220 Bernard was the site of one of the gambling operations where ten men were arrested, and eight of whom were Greek.

By this time the ethnic makeup of the lodgers at hotel began to change. U.S. Census of 1920 indicates that 40 lodgers were living at N220-1/2 Bernard. Only four were females; two of those were married and living with their husbands. Ages ranged from 26 to 63. The rest of the lodgers consisted of seven Swedes, four Norwegians, one Greek, two Bulgarians, one Finn, three Danes, two Irishmen, two Englishmen, one Canadian, and one Armenian, and the rest from throughout the USA. Sixteen of those who immigrated arrived in predominantly between 1907 and 1914. Those lodged therein were employed in the following work: teamster, laborer woods/sawmill (14), laborer farmer, hotel and restaurant (4), housewife, railroad (3), tiemaker, grocery packer, railroad carpenter, merchant, miner, saleslady, barber, molder at foundry, and billiard hall owner.

One of the storefront also changed hands during this time. In an advertisement in the February 17, 1922 edition of the *Spokane Daily Chronicle*, the O.K. Trading Company announced a reopening sale at is new location, at N218 Bernard. Kosaku Okada, was the proprietor.

Regardless of the changes in rental rooms at the hotel, illegal activity continued in the Greek area of the city and all around the Dodson Building. Other Greek business in the area included a restaurant at N224 Bernard run by Nick Kostules; a restaurant at 220 N Bernard operated by Jason Doulas; and the Victory Hotel and Athens Café at 319 W Sprague Ave run by Nick Grivas.

In December 1921, the *Spokesman-Review* reported the on-going interaction of Spokane police and the local Greek community:

TWO ARREST 35 INSTEAD OF 34

Count Error and Honesty of Men Explains Success of Raid on Greek Coffee House

ONE SHOT STOPS CROWD

Bullet Through "Soup Screen" Prevents Escape of Audience—Three are Held

A police record was set Saturday night when Detectives Chet Edwards and Tom Mitchell raided a Greek coffee house at W328-1/2 Main Avenue. Arrested 34 men and arrived at the police station with 35 prisoners. But that was through the influence of T.J. Lentgis, owner of the Buckley cafe. And the honor of the arrested met that the record was achieved.

According to the officers, when they arrived at the coffee house, where they suspected there was gambling, a man at the door cried out something in Greek and there was a rush for the rear door, led by an old fellow with a large nose and a prominent mustache.

Bullet Clips Man's "Soup Screen".

"There was just two of us and on the way to prevent the escape," said Chet Edwards. "So I called out for them to stop and then fired, aiming at the fellow's noise. My aim wasn't good, I guess, for all I did was clip a lock of that mustache. They were lined up behind him like so many tenpins, and when the bullet whizzed through that fellows soup screen he bent backward and knocked down the man behind him and rest followed until the bunch was a kicking mass on the floor."

Just as the two officers were debating how they were to transport the men to the station and had decided to call the patrol and an emergency force of police, Mr. Lentgis happened in.

"You don't need a patrol for these boys," he said. "Count them, Chet and I'll see that everyone reached the station."

Imposing Dan Phelan Heads Parade.

Emergency Officer Dan Phelan had appeared on the scene from the police station, and with his imposing bulk to head the parade the procession started for the station. They filled the office space and when Turkish cigarettes made their appearance, Sergeant Pierson was forced to take stern measures. Under the threat of a booking for every man that smoked the lights went out.

With the arrival of the two detectives following their young army, the second count was taken, and it was found that Lentgis had delivered one more man than the contract called for.

"This is about the best I ever saw in many a year of police work," declared Tom Mitchell, congratulating Lentgis. "You can be proud of those boys."

On September 1, 1922, the *Spokane Daily Chronicle* carried on its banner:

"ARREST THIRTY-ONE IN BOOZE ROUND UP"
"BIGGEST RAIDS EVER PULLED OFF IN SPOKANE AND EAST WASHINGTON"

The raids included 31 establishments, and arrests were made in 24 places—many of the arrests were repeat offenders whose names were listed in the lengthy article. Most of these places were in the east downtown and surrounded the Griffin Hotel, which was not one of the establishments raided. Addresses on First, Riverside, Sprague, Main, Trent, with several on Bernard Street including N117, N210, N223, but the N218 and N220 addresses of the Griffin Hotel were not listed.

On *Spokane Daily Chronicle* on December 15, 1923 reported that:

BLOODSHED MARKS CRAP GAME RAID
Greeks Fail in Dash for Liberty When Detective Fires His Gun

Shooting, bloodshed and excitement in general featured a raid on a crap game in the Arcade confectionery store, 421 Main, last night. Detective Edwards was responsible for the fusillade while several gentlemen hailing from Greece shed the blood in the eagerness to quit the game. Detectives Hudson and Keenan collaborated with Edwards in supplying the excitement.

Edwards started things by breaking the window in the rear of the shop and firing his gun.

[… as it turns out, in "A mad scramble for the front door, which was glass, John Stanos, 30, Victory hotel, was cut by broken glass from the front door—the detective had fired blanks so the wound to the wrist was not from a bullet.]

Twenty-three were booked on charges of gambling and were slated to appear in police court this morning or forfeit their $15 bonds.

Most likely the lack of arrests at the nominated site were due uniformed police officers being posted outside of the Griffin Hotel for an indefinite time.

However once the police let their guard down, illegal activity eventually returned to the Dodson Building. The *Spokane Daily Chronicle* reported on August 5, 1924 that "Burglars broke into the O.K. Trading Company's store at N218 Bernard Street last night and stole $11.90 from the cash register. Greek businessman Michael Manos operated a billiard parlor/soft drink establishment next store at 220 N. Bernard.

Soon trouble surfaced again at the Griffin Hotel. The *Spokesman-Review* reported on March 1925:

"Nab Greeks on Booze Charge"

"Jim Rafas. 32, and Tom Panagos, 28, Greeks, were arrested last night at the Griffin Hotel, N220-1/2 Bernard, and jailed on charges of liquor in possession with intent to sell after Rafas was seen coming out of a storeroom in which four pints of moonshine were found. Three gallons, several booze jugs and suitcases were seized in another room. Rafas also was charged with vagrancy. Bonds were set at $500 each."

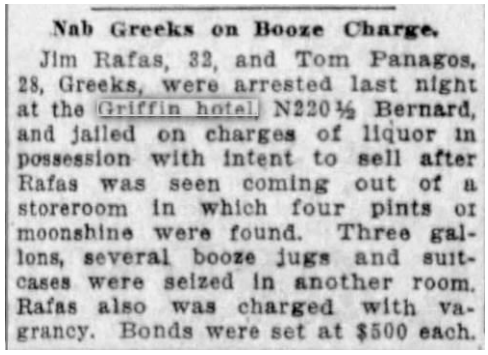
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Figure 6 - The Spokesman Review, March 18, 1925

Proprietor K. Odako of the O.K. Trading Company also got in trouble during the Prohibition era. The *Spokane Daily Chronicle* reported on March 22, 1926, that Odako (of N218 Bernard), had pleaded guilty to possession of liquor and was fined in United States Judge J. Stanley Webster's court this afternoon. Okado admitted possession of 17-1/2 gallons of moonshine on March 11 in the O.K. Trading Company. He said that he had taken the liquor in on a $150 grocery bill, but was still fined $300.

Entertainment of a different sort stirred the Greek coffee shops when "CRAB-HOLD" John Kilonis, a Greek wrestler from Boston, was visiting Spokane. Reportedly he stopped by the billiard hall in 1926. According to the *Spokane Daily Chronicle* of April 29, 1926, "Great was the rejoicing today at the coffee shop, N220 Bernard street, for John Kilonis, big breezy John from Boston, was expected to call around tonight to see his Greek friends." "…The ancient Greeks took up wrestling many centuries ago, and their descendants are still red hot on the subject. So, when a Greek exponent of the grappling art such as John Kilonis or Nick Bozinis come to town a considerable stir is created down around Main avenue, where the people of Hellas are wont to assemble. ---John is a wrestler with "his usual assortment of tricks."

In November 1926, the *Chronicle* reported yet another gambling raid at N220 Bernard:

"NAB NINE IN RAID"

"In a raid on the Kappenian pool hall, N220 Bernard, this afternoon, Detectives Hunt and Self seized gambling devices and arrested nine men. … "John Pappas, said to be the proprietor, was charged with conducting a gambling game and was released on $50 bond." (6 of 9 were Greeks)

On May 5th, 1929 the *Spokane Daily Chronicle* continued to report on the on-going troubles of the Greek businesses and the Griffin Hotel:

"PAIR SENTENCED ON DRY CHARGES."

George Psarus, alleged bottle man for the Arcade grocery, at 328 Main, was found guilty liquor in possession and fined $1000 and costs with suspended jail sentence of 15 day. Mike Panagos, proprietor of the Griffin hotel, N220-1/2 Bernard, was found guilty of possessing liquor and was fined $1000 and costs. One pint was found concealed among pack sacks near the office and a dozen pints in another room.

Again in August, the Griffin Hotel was one of three Greek operated hotels in liquor trouble:

"DRY SQUAD RAIDS 3 HOTELS HERE"

"Six Men Arrested – Bondsmen Rush to Rescue." "Six men were arrested by federal prohibition agents, United States deputy marshals and police detectives Wednesday in the Central hotel, W317-1/2 Main; the Griffin hotel, N220-1/2 Bernard, and the Rainbow hotel, N210-1/2 Howard, and were locked up in the country jail on charges of possession and sale of liquor and maintaining a nuisance. …These arrested at the Griffin hotel were Mike Panagos, proprietor, and Chris Ganonsis; in the Central hotel, George Nikols; Tom Karose and Time Prasulus; and in the Rainbow hotel, John Fagan. … Ten pints and four half pints of liquor were found in a suitcase at the Griffin hotel …"

Finally in November 1929, the city council had had its fill with the Griffin and the *Spokane Daily Chronicle* on the 16th announced that the city would: "REVOKE LICENSE, GRIFFIN HOTEL." "A hotel license held by Mike Panagos for the Griffin Hotel, N220-1/2 Bernard, was revoked by the city council today on the grounds that he had been convicted of liquor violations in the hotel. The record showed he had been arrested May 1 for having liquor in possession and on May 7 was fined $1000 and costs."

However by November 27, the *Spokane Daily Chronicle* reported that the city council in its seemingly futile efforts to close down the establishments regularly violating the liquor laws ran into legal trouble themselves and were forced to grant another license.

"FIND NEW BAR TO DRINK DIVES"

Legal delay, the well-known tool of criminals "stalling for time," may be brought into play by the city council as a means of checking the reopening of hotels and bars where licenses have been revoked for liquor law violations, if a suggestion by Corporation Counsel Geraghty is given effect.

While the city council is powerless to refuse licenses to purchasers of hotels and soft drink bars where liquor violations have been caused former licenses to be revoked, the commissioners may so delay the granting of new licenses as seriously to embarrass the offenders.

Griffin Gets License

This was the suggestion of Mr. Geraghty when Mayor Funk objected to granting a license for the Griffin Hotel, N220-1/2 Bernard, where numerous liquor violations have occurred. After some discussion, the license was granted to Tom Bacos who submitted a sales contract from Mike Panagos, previously proprietor.

"Revoking these licenses doesn't mean much," said Mayor Funk. "Some tool or relative obtains a new one and if there is nothing against his or her record, we have no choice but to grant one. The Griffin hotel really should be padlocked…"

The same day a new license was granted the *Spokane Chronicle* reported that a resident of the Griffin Hotel had pleaded guilty to having one gallon, twelve pints and five half pints of moonshine in Room 34, and was fined $250 and given 15 days in jail.

1930 Census Illustrates International Flavor of the East Downtown

By the 1930s it was clear that the Dodson Building and the surrounding neighborhood was one of the roughest places in the city. It still had a rich international flavor. U.S. Census records indicate that the block immediately surrounding the Dodson was filled with single room occupancy hotels which housed predominantly single male "lodgers." For the most part these single men were short term residents and were laborers, many listed as "general" laborers, but also in lumbering or as lumberjacks, mines, and the railroads. Greeks, Swedes, Serbs, and Canadians made up a bulk of the east downtown SRO residents. Foreign born Greeks in Spokane city totaled 144 persons, 93% of which were males. At the Griffin Hotel, N 220-1/2 Bernard of the 29 persons enumerated 12 were Greek immigrants, with 1 from Ukraine, 1 from Armenia, and 1 from Serbia. In the same block the lodgings at W203-1/2 Trent counted 9 of 14 from "Jugo Slavia;" and at W215

Trent, 20 Greeks (all single, all laborers) and 9 Polish of the 43 lodgers. Finally, at W235-1/2 Main 17 of 18 lodgers were from Croatia, single men who worked as laborers in lumber and timber, railroad, and mines (arrived from 1903-1913). The other major component of the east downtown was the Asian population. Spokane's Chinatown was nearby centered on the Trent Alley, just across Bernard Street in the mid-block to the west and was another hotspot for unlawful activities.

The *Spokane Daily Chronicle* on May 29, 1930 reported a "**CHINESE GAMBLING DEN**" across Bernard street. "Swooping down on a Chinese gambling den at N207 Bernard, a squad of police detectives this afternoon arrested 34 whites and Chinese and seized a large amount of gambling paraphernalia." "… The building was cleverly outfitted with trick doors, concealed exits and peepholes. …"

The Bernard street neighborhood in the 1930s continued to be the focus of trouble for the city. The *Spokane Daily Chronicle*, on July 3, 1930. "**BILLIARD CUES BASH IN HEADS.**" "Lumberjack Languishes in Hospital After Fiery Fray in Poolroom." Suffering from a fractured skull, Lumberjack Albert Hanson, 50, was spending time in the hospital as a result of a morning brawl in a poolroom at N210 Bernard. A poolroom quarrel "reached a climax when both seized billiard cues and waged a pitched battle." With two deep cuts on his head, Hansen left the poolroom and went to the lobby of the Griffin Hotel, N220-1/2 Bernard. Men in the hotel called the emergency hospital. Hanson was first booked for drunkenness, but when attendants discovered the skull fracture he was sent to the hospital.

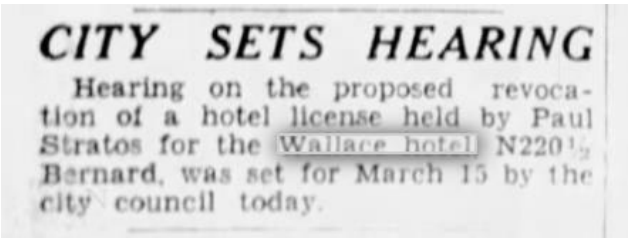
The year 1931 (January 4th) opened with raids by the police, sheriff's office and federal prohibition agents, who armed with warrants, descended on the Griffin Hotel, N220 Bernard. Three men who had been arrested on several other occasions were placed in the county jail. Five days later on January 7, 1931, the *Spokane Daily Chronicle* reported on the funeral services for Kosaku Okada, a resident of N218 Bernard, and proprietor of the O.K. Trading Company which was a onetime business tenant of the Griffin Hotel building. Okada, age 36, was shot and killed December 26 at his store W331 Main. His widow, Sena and Kay Hirata, a bystander, victims in the same shooting, were recovering. Jimmy Takehara, another Japanese, was held in the city jail awaiting trial on a first-degree murder charge.

On April 25, 1931, the neighborhood was the site of a major sweep by liquor agents, but somehow the Griffin Hotel escaped the search. The *Spokane Daily Chronicle* reported "Federal agents, aided by police and deputy sheriffs, swooped down last night on 10 alleged liquor resorts in the Main and Trent avenue district, making nearly a score of arrests." A couple of Greeks were arrested in the group. Hotels include: Premo apartments, Lorraine Hotel (380 First); New Washington (403 First); Leland Hotel (W221 Riverside); Northwestern hotel (333-1/2 Trent); Idaho Hotel (234 Main); Swanson Hotel (Main, same block as Wallace); Garden Hotel; and the Ritz Hotel. Apparently, the owners of these hotels had been sent registered letters about the nuisances in their property. "Agent Miller testified that he had bought both drinks and pints from both F.S. Munson and Edna Stone, a rather buxom lady in the Ritz Hotel W5-1/2 Main. She posted $1000 bond, but Munson went to jail, the only one to do so.

It didn't take long for agents to catch up with malicious activity at the Griffin Hotel. In November, as reported by the *Spokane Daily Chronicle* on November 26, 1931. "Charged with bootlegging, Charles Pierce, 21, and Knez Zivko, 38, were arrested early this morning at the Griffin Hotel, N220-1/2 Bernard, by Patrolmen Reily, Rummer and Frese. The officers averred they caught the men in the act of delivering suitcases of liquor at the hotel. Seven suitcases were seized in a Chrysler sedan used by the men.

In late 1931, the Griffin Hotel was renamed the Wallace Hotel. Despite the name change, problems at the site continued to fester with a federal raid of the hotel in October of 1931. Then on March 1st, 1932 Alex Grivas was arrested at the Wallace and was fined $1. He was given 30 days in jail for sale and possession of liquor. Then on March 14th, liquor arrests at the Wallace made the news again. "MAKE TWO BOOZE ARRESTS." Said to have had moonshine at the Wallace Hotel, N220-1/2 Bernard, A. Bogosian, 46, Greek, was arrested Saturday night for liquor in possession with intent to sell.

With the passage of the 21st Amendment in February 1933, the repeal of Prohibition became official. However official liquor licenses were not granted to sell beer and wine in Spokane until 1934. In April 1934, along with 191 other establishments in Spokane, Dam Driotsas and Nick Grivas were granted a license to sell beer and wine at the Athens Café which by then had moved to the Dodson Building into the storefront at N 218 Bernard. The *Spokane Daily Chronicle* reported on April 23rd, "Spokane can buy its beer or wine at 192 places today. That many have been licensed by the state of Washington, under one or more of four plans for disbursement." Among those in the Greek community received licenses were A. Argyrakis and P. G. Gulusis, Pythagoras Grocery and Fruit Store, at W326 Main; Sam Driotsas and Nick Grivas, Athens Café, N218 Bernard; Nick Dukich, Langham Beer Parlor, at 301 Main; Canstantine G. Kassavetis, Green River Beer Parlor, W318-1/2 Main; George Pappas, George's Coney Island Restaurant, at 514 Sprague.


CITY SETS HEARING

Hearing on the proposed revocation of a hotel license held by Paul Stratos for the Wallace hotel N220½ Bernard, was set for March 15 by the city council today.

Figure 7 - The Spokane Chronicle, March 8, 1932

Per U.S. Census records in 1940 indicate that Alex Grivas (Nick Grivas' brother), lived at the Wallace Hotel, along with 25 other lodgers, eight of which were of Greek decent. All were single and most were laborers in logging camps, the railroads and restaurants. When Nick Grivas passed away in July 1940, Alex and the rest of the family took over running of the Athens Café with the help of Paul Stratos.

Trouble at the Athens Café still continued. In April 1942 it was reported that "State and city officers yesterday, armed with justice court warrants, arrested four alleged bootleggers and booked them at police headquarters, where bonds in each case were set at $250." Among them was Paul Stratos of the Athens café, charged with liquor in possession with intent to sell and selling liquor by the drink, respectively.

In March 1943, the *Spokane Daily Chronicle* reported Paul Stratos, 51 merchant, N218 Bernard was being charged with liquor in possession with intent to sell. Stratos was again arrested November 6 at the Athens café, and later convicted in police court on charges of having liquor in possession with intent to sell. He forfeited a $250 bond when he failed to appear in superior court for trial of his appeal from the police court conviction."

Reportedly Alice Sellars served as manager of the Wallace Hotel in 1943, but by 1945 and thereafter until closing in 1974, it was operated and managed by several persons of Japanese descent. These include Mrs. Toshiko Kondo (1945-46), Masayuki Okazaki (1947-1949), and Tom Hitomi (1950-1974). Reports indicate that Hitomi purchased the hotel operations from Okazaki in November 1949, but the building itself remained under ownership of Alex Grivas. He had purchased the building for $25,000 from the estate of George R. Dodson through the Old National Bank of Spokane as Trustee on December 9, 1944.

Japanese management of the hotel was spurred by a rapid increase in the Japanese population of Spokane during WWII. Spokane was out of the "evacuation" zone during the war, and the Japanese population of around 250 at the onset of the war, climbed to 2,500 by the end of the war. During this time many who flocked to the community settled in the east downtown district. Historian Rose Krause noted that "Along with other foreign-born residents, Japanese businesses and living areas were concentrated in what has been referred to as an "international district" bounded by Front (Trent) [now Spokane Falls Boulevard], Howard, Riverside, and Bernard streets." Within the area, Japanese owned and operated hotels, which, for example, increased from about half a dozen at the onset of the war to 23 in 1946. In addition to hotels and lodgings, restaurants, hand laundries, bakeries, barbers, a drug store, pool halls and grocery stores were concentrated in this area (Krause, 2006) The Japanese community bracketed, and spread into Trent Alley (Chinese Alley) that ran east-west between Bernard and Howard streets, and Trent and Main avenues.

Despite the shift in ethnic makeup, gambling continued in the neighborhood. On August 8, 1947, the *Spokane Daily Chronicle* reported that "Fifteen men and two women were arrested in a gambling raid at the rear of the Svea café, N119 Bernard at 1:30 this morning, police reported. Yum Emato, 42, N221 Bernard, was charged with conducting the game and was released on $450 bond. All of those nabbed in the raid were Japanese and resided locally: Trent Alley, Empire Hotel, Clark hotel, Wallace Hotel, Clem Hotel, Ohio hotel—all in the neighborhood."

The operation of the Athens Café, however, still resided in the hands of the Grivas family, with Alex Grivas as proprietor. As described by *The Spokesman-Review* in a March 14, 1950 article, the remodeled Athens Restaurant combines "Greek, modern styling."

OLD, NEW MIXED IN CAFÉ DESIGN

San Francisco may have its Chinatown, New York may have its Greenwich Village, but if it's the Parthenon or the Acropolis you're looking for, you'll have to come to Spokane.

Both of these ancient Greek buildings are subjects of murals in Spokane's newest restaurant, the Athens cafe, N218 Bernard, which is celebrating its opening. Owned by George Spillos and managed by Alex Grivas, the Athens has a décor all of its own—arrived at by mixing liberal portions of classical Greek art and modern architecture.

One of City's Oldest

While it is Spokane's newest café building, the Athens is one of the city's oldest cafes. Mr. Spillos said the Athens has been in business, at the same location, since 1916. However, it has been closed for several months while being completely remodeled. Now a bar has been added, and a cocktail lounge and banquet room open out from the bar at the rear of the café.

Art and architecture aren't the only Greek things at the Athens. Diples lovers will find their favorite honey confection prominently displayed on the menus, along with dolmathes and other dishes with an Aegean flavor. On the liquid side, there are such concoctions as Metaxa, Retsina, and other strictly Greek modifications of grape juice.

Both Mr. Grivas and Mr. Spillos are well-known in Spokane and have lived here for more than three decades.

By January 1951, the Athens Café was advertising "Famous Grecian Dinners," with Wally Goetz, manager. Wally Goetz was married to Mary, the daughter of Louis and Garfelia Grivas, and grandson of the colorful "Dutch Jake" Goetz, an early Greek Spokane barkeep and hotel owner. Despite the remodel, in November, Goetz's business struggled and they petitioned for bankruptcy with liabilities of $980, and assets less than $500.

In February 1953, an advertisement announced: "Athens Café" would reopen under new management with Harry Psaltas. Later that month, Alex Grivas by quit claim deed, on February 19, 1953, conveyed his interest in the lot and building to Garfelia Grivas, his sister-in-law.

The nominated building left the Grivas family in 1954. Garfeila sold the Dodson Building to Roger and Marian Fruci for an amount of $35,000 on June 15, 1954. Later that year, in October 1954, Roger Fruci received a building permit to alter the café portion of the building to accountant's offices. The apartments remained until the mid-1970s.

Architect - Dow & Hubble

To design the building Dodson hired the local architectural firm of Dow & Hubble. Architect John K. Dow reportedly came to Spokane in 1889 to help rebuild Spokane after its great fire of the same year. He became one of Spokane's most influential architects over his almost 50-year practice in the city working alone and with a various partners over the years.

Dow was born in Gaylord, Minnesota in September 21, 1861 and although his architectural training is unknown, he evidenced a strong command of his craft, and soon received important commissions in Spokane. He first established a practice with Loren L. Rand and together they designed the Tidball Block (1889) and the Bump Block (Carlyle Hotel), and the Bennett Block in 1890. Dow and Rand parted ways after two short years, both opening independent practices in 1892.

Dow's early designs include several buildings for the State Normal School (1895) in Cheney; the Burton Building (1899) in Colfax; the Lincoln County Courthouse (1897) in Davenport; Empire State Building in Spokane (1900), the Spokane Club-Legion Building (1901); an apartment building for Dr. Joseph Gandy (1903, razed), the Masonic Temple (1905, with L.L. Rand) in Spokane; and the Coollidge-Rising House (1906).

In 1907, Dow promoted his long-time associate, Clarence Z. Hubbell, to partner. Hubbell was born in Onarga, Illinois on August 13, 1869. He was raised in the Chicago area and received his formal architectural education at the Art Institute of Chicago. After working in several offices in Chicago, Hubbell migrated to Spokane, arriving in 1900.

Together the firm of Dow & Hubble received many high profile commissions in the city including the Hutton Building (1907); Grace Baptist Church (1908); the Paulsen Building (1908); the Fred Phair House (1908); McEachran House (1909); and the nominated Dodson Building (1909). In Pullman they designed the Library, Assembly Hall, and Heating Plant for Washington State College, and several buildings at Eastern State Hospital in Medical Lake.

For reasons unknown, in 1910 Hubbell left Dow and opened his own independent practice. Dow continued on his own. Projects during this time by Hubbell include the R.B. Patterson House (1911) in Spokane; Moscow High School (1912) in Moscow, Idaho; and the three story addition to the Hutton Building (1910). In 1912 Hubble formed a partnership with Calgary architect W.E. Kelley. Known projects include a $200,000 factory building in Kennewick for the Western Fruit Products Company. By 1917 Hubble was again on his own and remained in practice in Spokane until 1919. US Census data indicates that by 1920 Hubble was residing in Royal Oak, Michigan. Hubbell passed away in New York in 1953.

Dow's projects included another building for George Dodson (the Mohawk building -1915, razed), the Landsdowne house and Paulsen house (both 1912), the nine-story McLeod building (1915) in Edmonton, Alberta, and the Powell-Sanders warehouse (1921) in Wenatchee. In perhaps his last project in Spokane, Dow, partnered with William Wells to design the 1932 art deco Rogers High School in northeast Spokane. Dow wrapped up his career in Spokane and moved to Seattle in 1935. He passed away in Kent, Washington on June 2, 1961. (Houser, 2012)

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--. "Ahepan Banquet To Be Tonight." 7/29/1935. P11:2.
--. "Prepares Feast For Fifteen Hundred." 12/5/1935. P12/3-4
--. "Hellenic Society Selects Officers." 12/24/1936. P6:6-7.

--. “Two Are Granted Citizenship Papers.” 6/11/1938. P3:3
--. “Frank B. Keane” (Death Notice). 10/26/1939.
--. “Nick Grivas” (Death Notice). 7/15/1940. P29:6.
--. “Grivas Rites Set Tomorrow.” 7/19/1940. P3.
--. “FROM THE RECORDS” “New Suits Filed In Superior Court.” 8/30/1941. P5:2.
--. “Spokane Greeks Are Investing In United States War Bonds” (Photo Caption). 5/25/1942. P16:2-4
--. “Bond Forfeited In Liquor Cases.“ 3/25/1943.
--. “SKIPS $250 BOND ON LIQUOR COUNT.” 12/8/1943. P17.
--. “19 ARE NABBED IN GAMBLING RAIDS.” 8/8/1947. P1:7.
--. “Native Land Is Revised By Proxy By Myrtle Gaylord.” 7/28/1950. P5:3.
--. Famous Grecian Dinners” (Advertisement). 1/31/1951. P15:3.
--. Athens Café” “Reopens—New Management.” (Advertisement). 2/11/1953. P32
--. “Service Due Mrs. Grivas.” 9/9/1959. P5:5.

The Spokesman-Review. Various articles 1900 to 1960.
--. “Some Apartment Houses Now Being Erected.” 6/27/1909. Section IV. p1:1 (full page of photos)
--. “George R. Dodson Plans Building.” 9/9/1909. P8:7.
--. “1000 Men Wanted to Eat Soup.” 1/1/1916. P10.
--. “Spokane Greeks Help Red Cross.” 6/4/1917. P1:3.
--. “Nab 25 Greeks In Bernard Raid.” 2/20/1919. P6:6
--. “Robbed And Beaten, He Says.” 3/6/1919. P6:6.
--. Greek Vs. Greek In Court.” 3/7/1919. P6:2.
--. “Man Caught In Raid Had $1000.” 3/24/1920. P7:7.
--. “Pool Room Men Arrested.” 4/3/1920. P8.
--. “More Than 200 Greeks Meet.” 2/28/1921. P5.
--. “Two Arrest 35 Instead Of 34.--. ” 12/19/1921. P11:1.
--. “Nab Greeks On Booze Charge.” 3/18/1925 . P10:5
--. “Hotel Owners Had Fair Warning Of Booze Raids On Their Places.” 4/26/1931.
--. “Rum Kings Win U.S. Court Ire.” 3/1/1932. P6:1.
--. “Greek Church To Be Artistic.” 10/12/1932. P6:3.
--. “Greek Groups Dedicate Church.” 12/16/1932. P6:5.
--. “305 City Eating Places Scored.” 12/31/1933. P8:1.
--. “Ccc Men Eat In A Big Way.” 8/22/1935. P6:2.
--. “Order Of Ahepa. Mount Olympus Chapter.” 2/14/1937. P28:1.
--. “Judge Give Dodson Income To Family.” 7/2/1937. P22.
--. “Plan Course Of Further Relief For Fighting Greeks” (Photo Caption). 1/5/1941. P10:1-5.
--. “Greeks Observe Freedom’s Day.” 3/31/1941. P6:1.
--. “Officials Nab Four Alleged Bootleggers.” 4/10/1942. P20:3.
--. “Old, New Mixed In Café Design.” 3/14/1950. P12:1
--. “Grivas, Lazarus (Louie)” (Death Notice). /28/1951. P29:6.
--. “Petition In Bankruptcy.” 10/18/1951. P17.

U.S. Census Records. http://familysearch.org . 1910, 1920, 1930, 1940.

Woo, Eugenia. Vermilion. East Downtown Historic District. NR of Historic Places Nomination. 23 April 2003.

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:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Less than 1
(Do not include previously listed resource acreage.)

UTM References ____NAD 1927 or ____NAD 1983

(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	468798	5278353	3			
2				4			

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1			3		
2			4		

Verbal Boundary Description (Describe the boundaries of the property.)
The subject property is Havermale Addition, Lot 12, Block 8 & W/2 of vacated alley east of and adjacent. It is otherwise known as Parcel number: 35184.0611

Boundary Justification (Explain why the boundaries were selected.)
The boundaries encompass the parcel legally described by the Spokane County Assessor's office and include the building and vacated alley.

11. Form Prepared By

name/title Jim Kolva (Edited by DAHP Staff)
organization Jim Kolva Associates date July 2020
street & number 115 South Adams Street, Suite 1 telephone 509-458-5517
city or town Spokane state WA zip code 99201
e-mail jim@jimkolvaassociates.com

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.

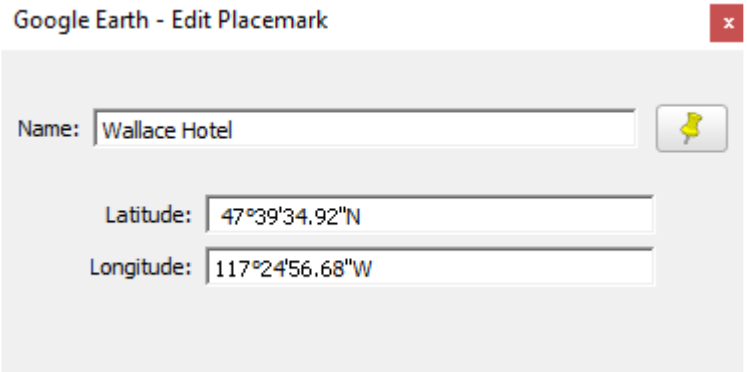
  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

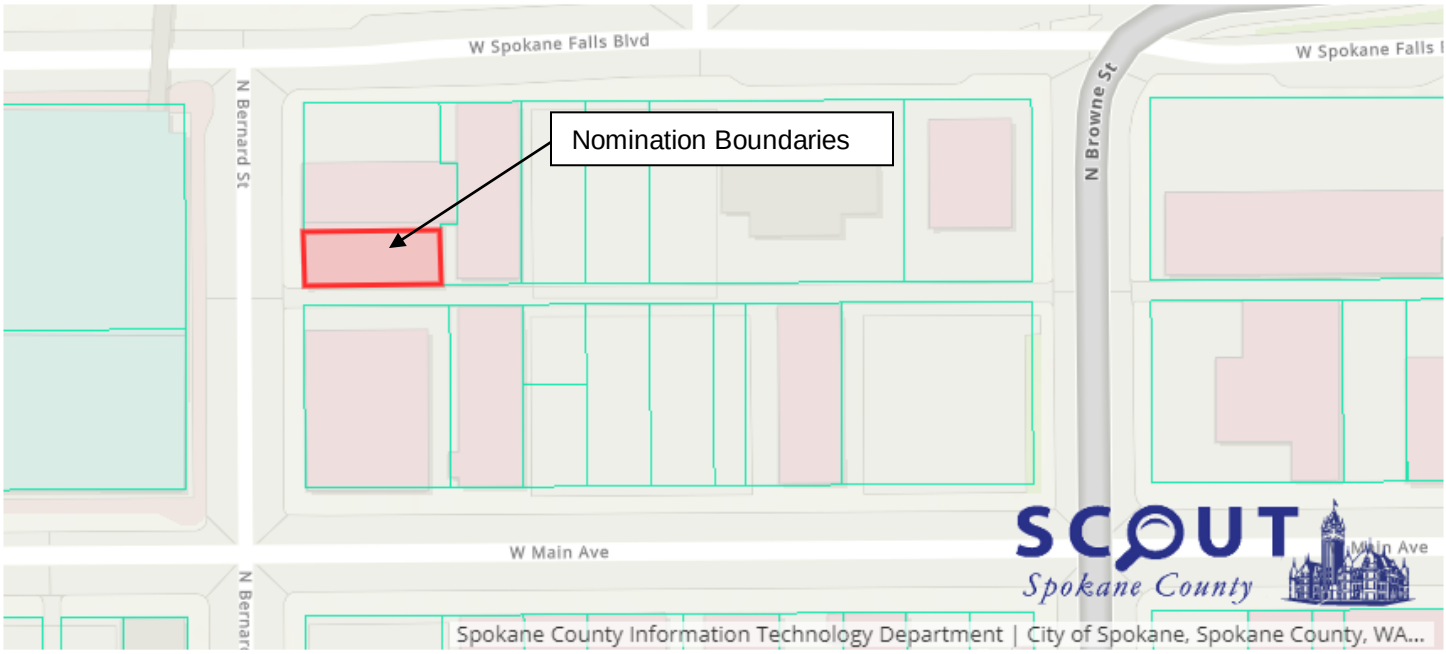
- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

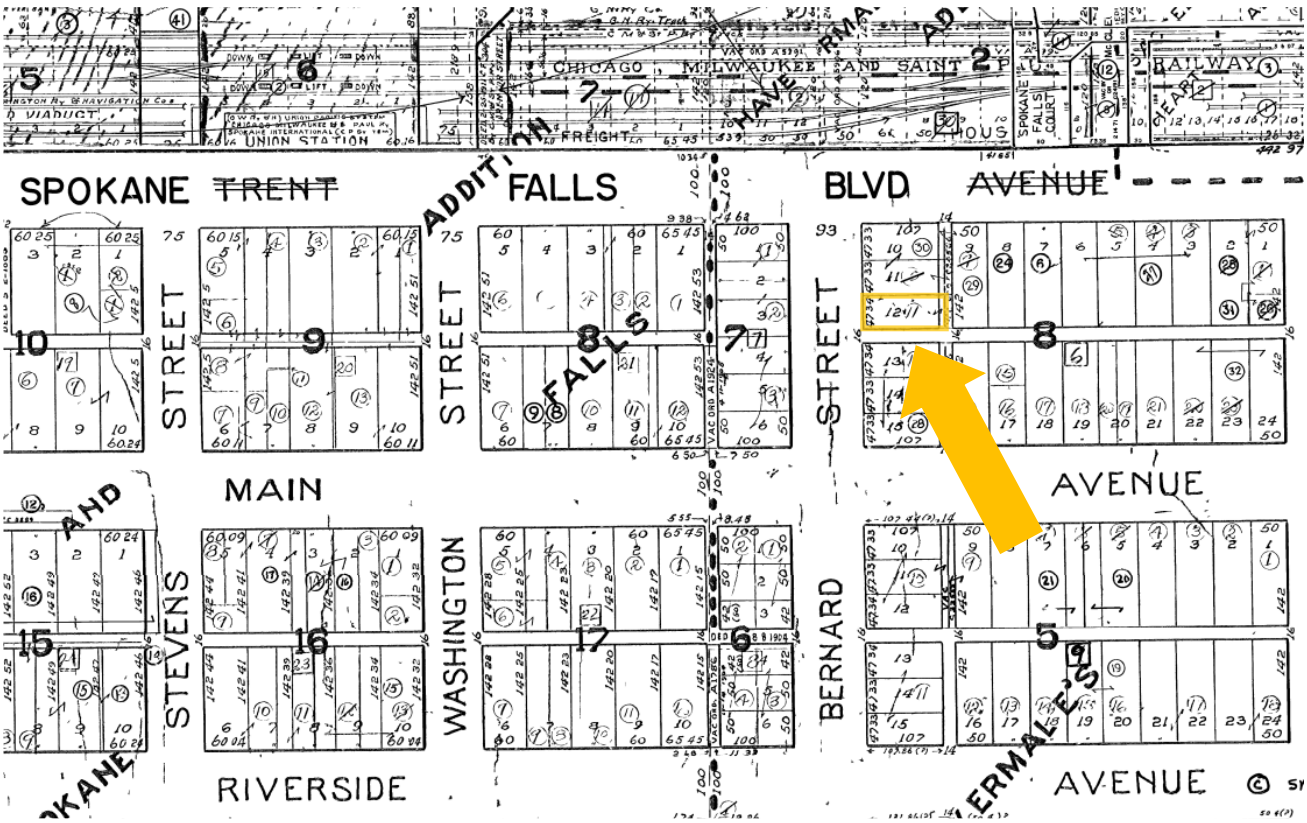
Google Earth Map

Wallace Hotel
218 N. Bernard Street, Spokane, WA

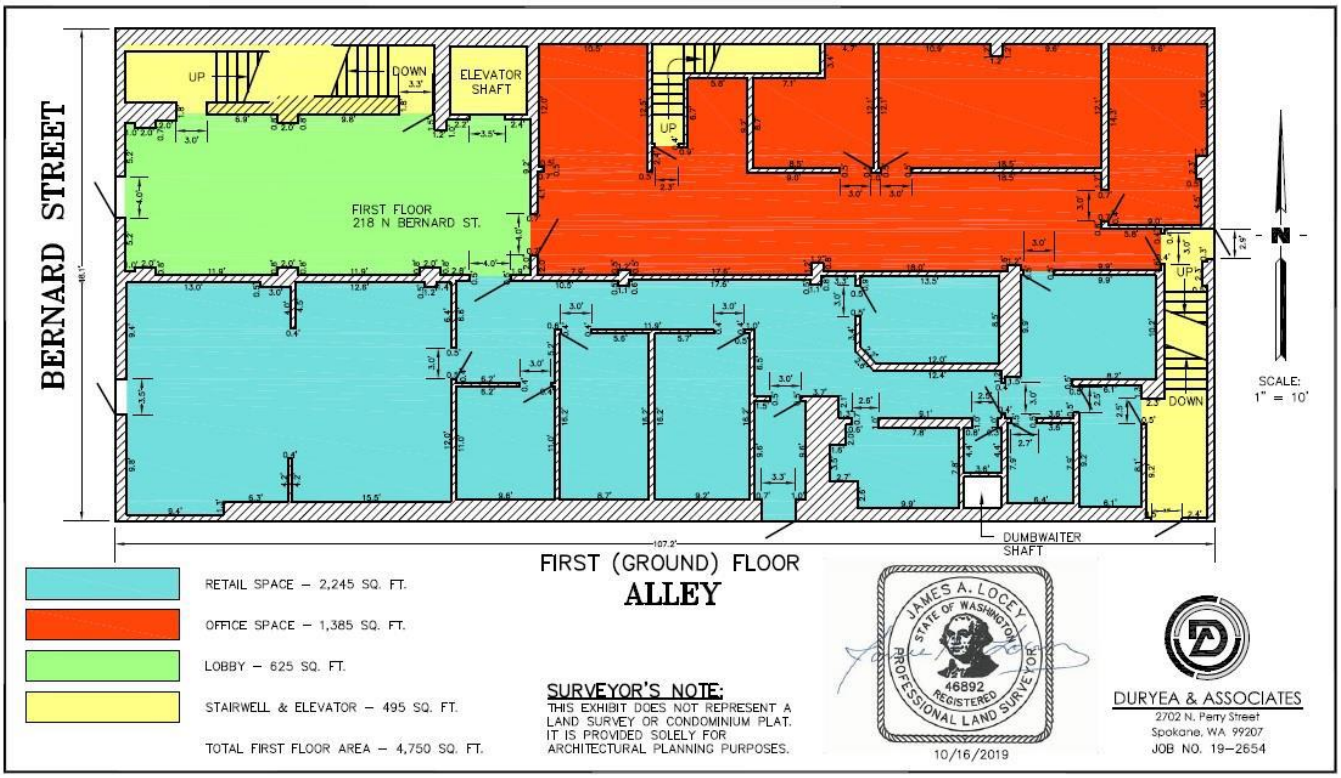




2019 Spokane County Assessor Map
Wallace Hotel property highlighted in red
Source: Spokane County Tax Assessor Records

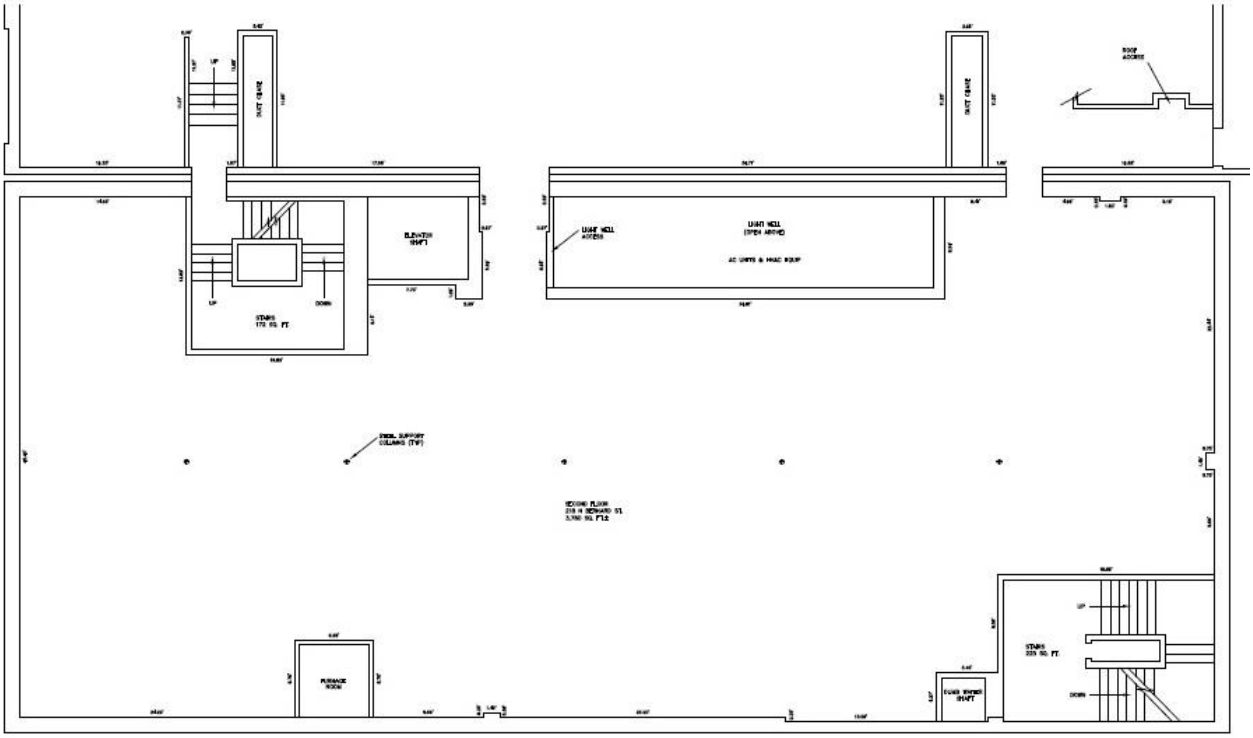


Havermale's Addition Plat Map
218 N. Bernard Street
Lot 11 & 12, Block 8
Source: Spokane County Tax Assessor Records



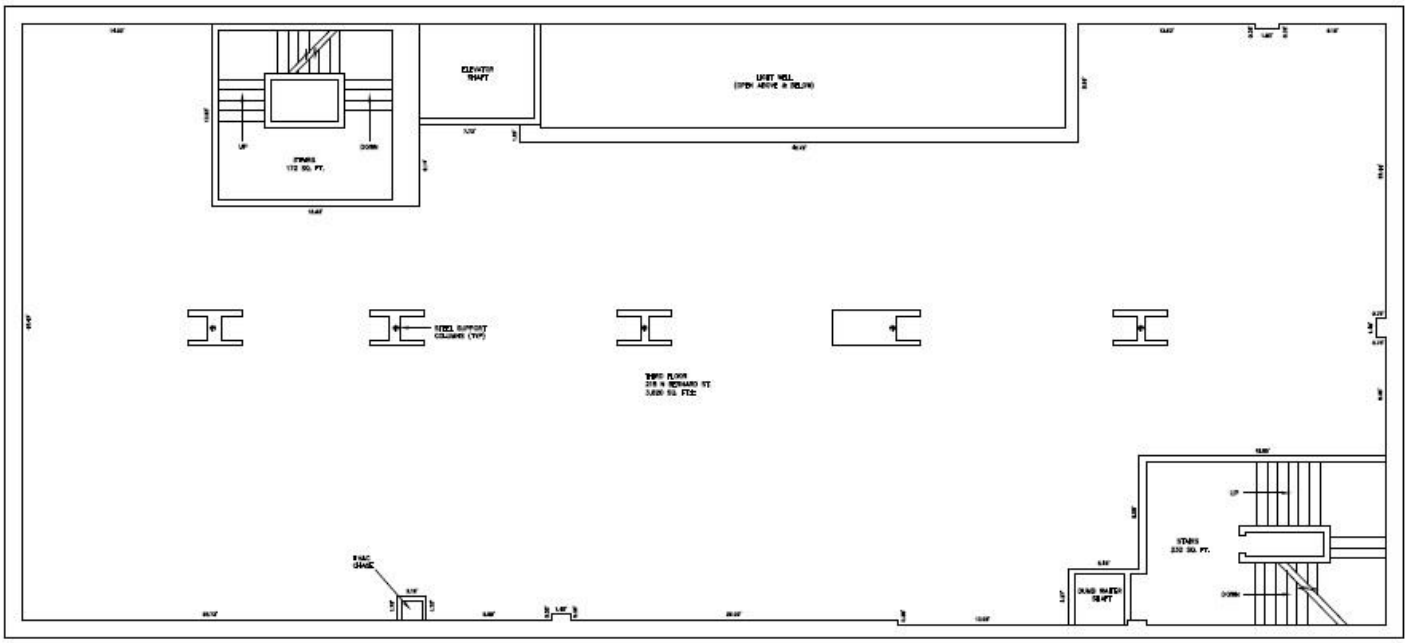
2019 As-Built Floor Plan

First (Ground) Floor
218 N. Bernard Street, Spokane, WA



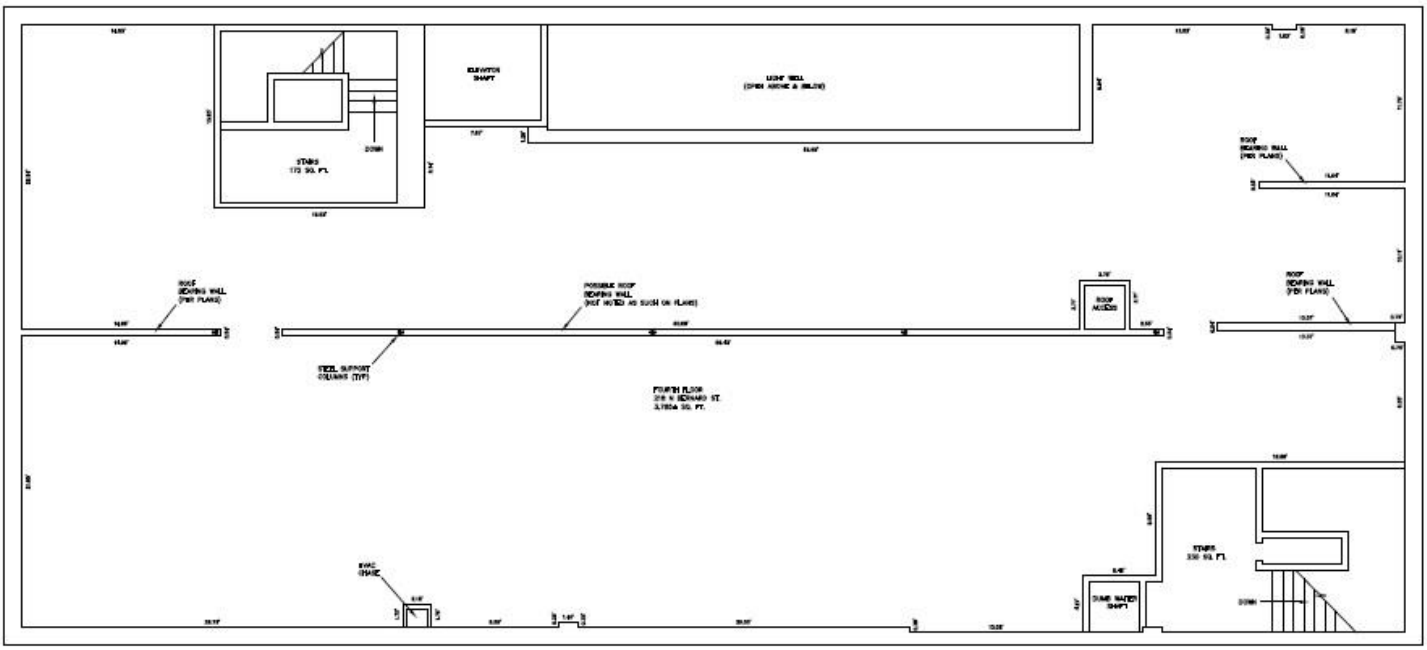
2019 As-Built Floor Plan

Second Floor
218 N. Bernard Street, Spokane, WA



THIRD FLOOR

2019 As-Built Floor Plan
Third Floor
218 N. Bernard Street, Spokane, WA



FOURTH FLOOR

2019 As-Built Floor Plan
Fourth Floor
218 N. Bernard Street, Spokane, WA

A 1926 photograph of O.K. Trading Company storefront and proprietor, Kasaku Okada, at 218 N. Bernard Street looking northeast
Source: Northwest Museum of Arts & Culture, archive photo L-87-1.31136-26

A 1926 photograph of O.K. Trading Company storefront and proprietor, Kasaku Okada,
Source: Northwest Museum of Arts & Culture, archive photo L-87-1.31136-26

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

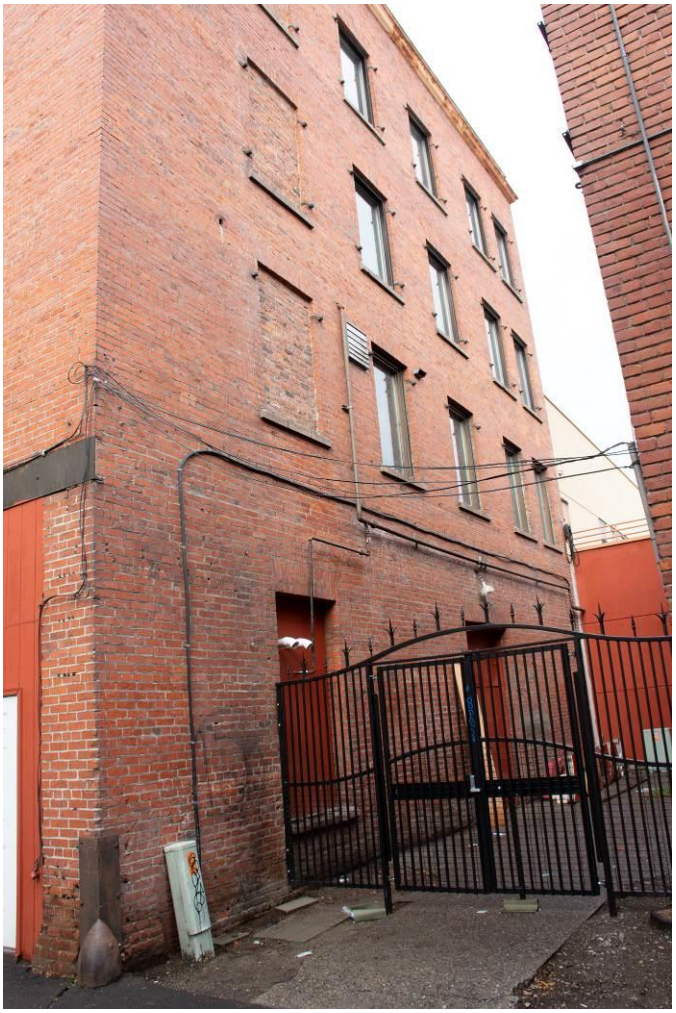
Name of Property: Dodson Building
City or Vicinity: Spokane
County: Spokane **State:** WA

Photographer: Jim Kolva, 115 South Adams Street, Spokane, WA 99201
Date Photographed: 12/2019 and 1/2020
Description of Photograph(s) and number:

01 of 26. Southwest corner of Building-west and south facades, looking northeast

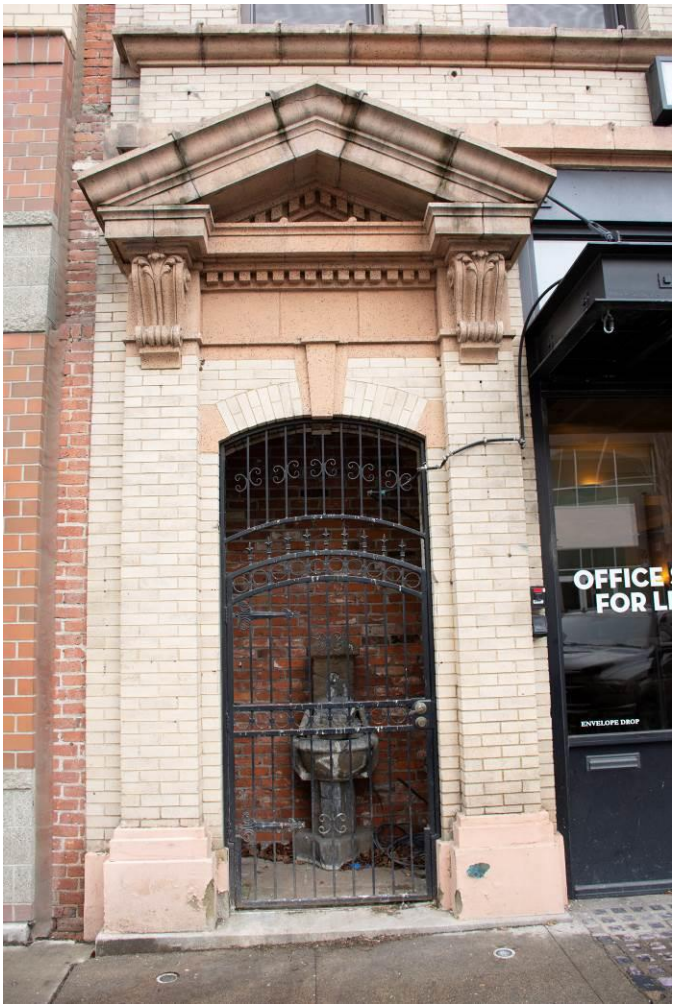
02 of 26. Front Facade, looking east

03 of 26. Southeast Corner-east façade, looking west along alley



04 of 26. Rear (east) facade, looking north

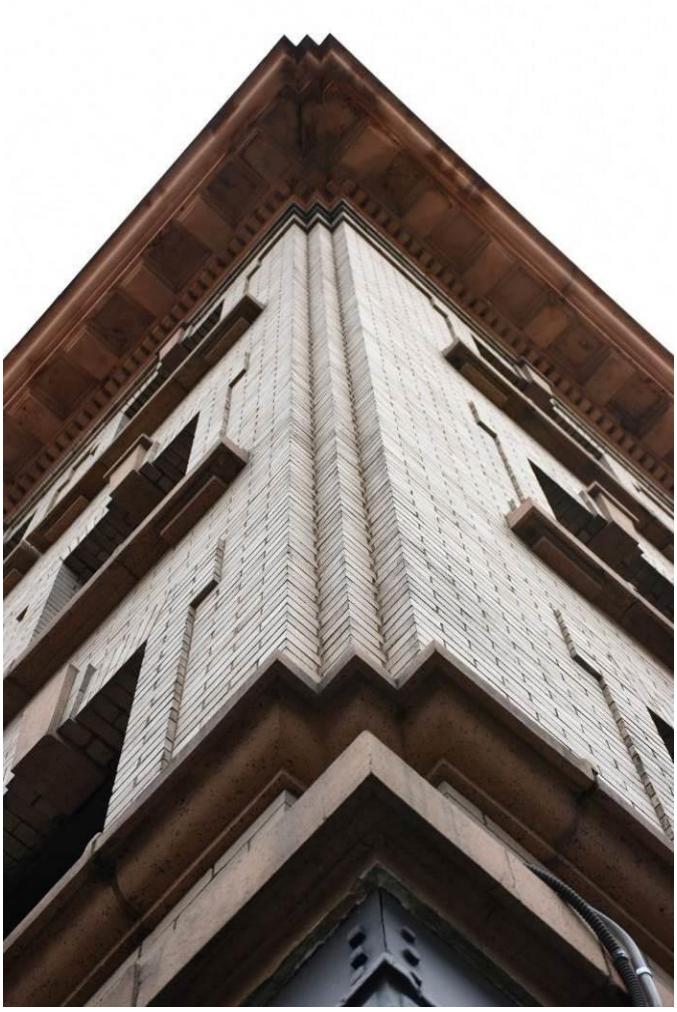
05 of 26. South Facade-Southwest corner detail showing cornice return and windows, looking north



06 of 26. Front Facade- former SRO hotel entrance, looking east

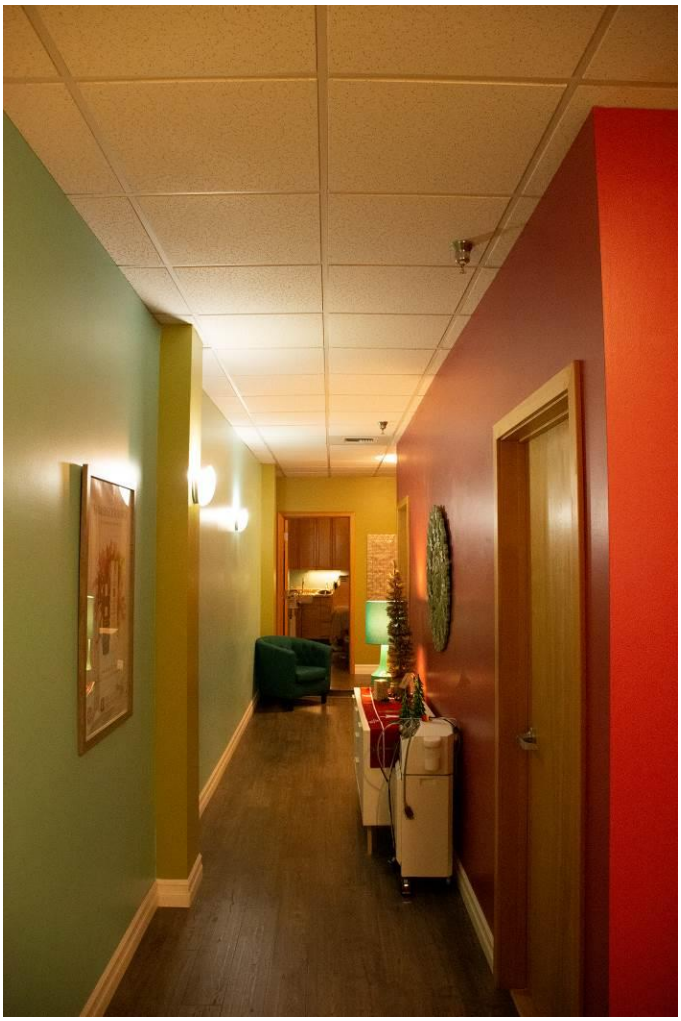
07 of 26. Front Facade, former SRO hotel entry and storefronts, looking south

08 of 26. Front Facade, window details, looking east



09 of 26. Southwest corner details, looking up northeast corner

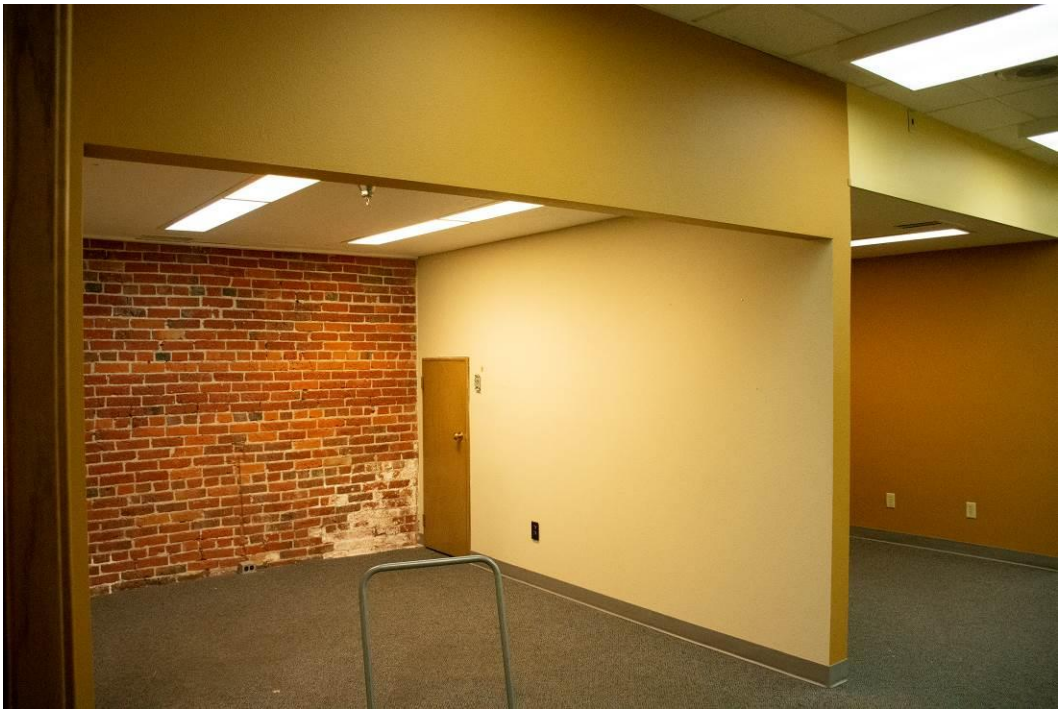
10 of 26. 1st Floor - South Bay Retail Space, looking east



11 of 26. 1st Floor - South Bay Space, looking east toward treatment rooms

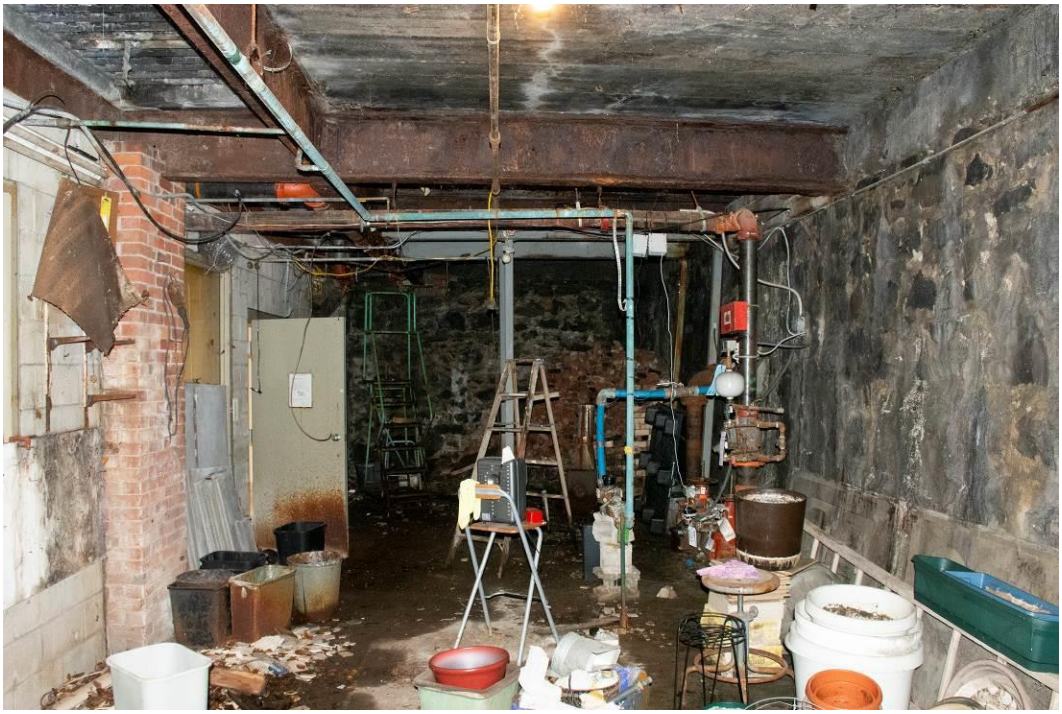
12 of 26. 1st Floor-north bay entry lobby, looking east

13 of 26. 1st Floor-north bay, looking east toward offices



14 of 26. 1st Floor-north bay, looking northeast at typical offices

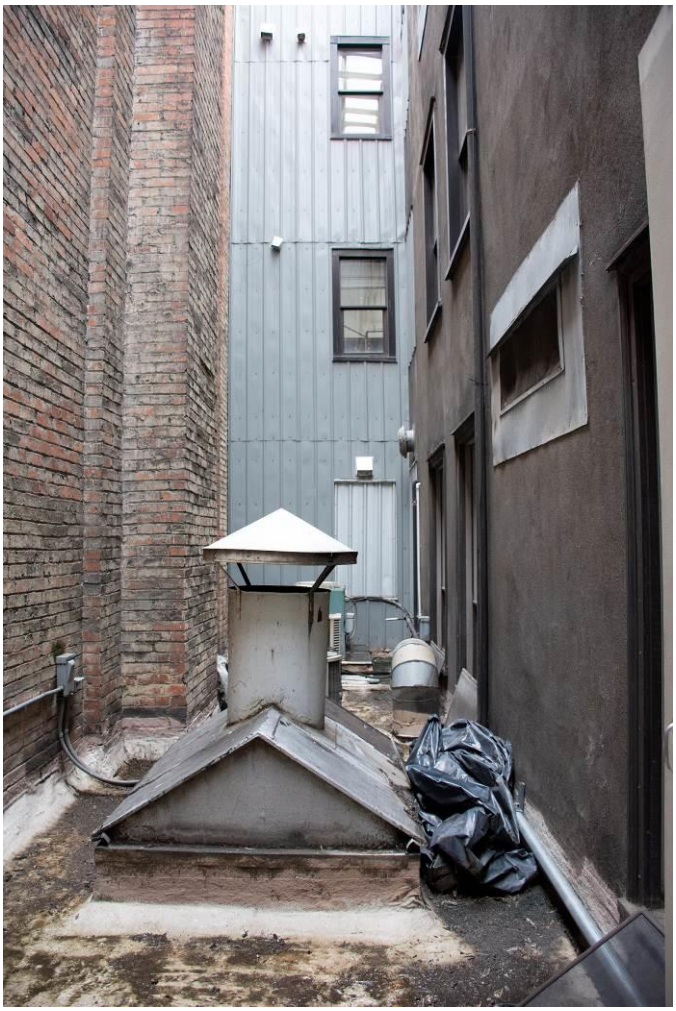
15 of 26. Basement, typical offices



16 of 26. Basement, looking west toward sidewalk vault

17 of 26. 2nd Floor-looking north at northwest stairwell (original stairs)

18 of 26. 2nd Floor, looking east from front to rear

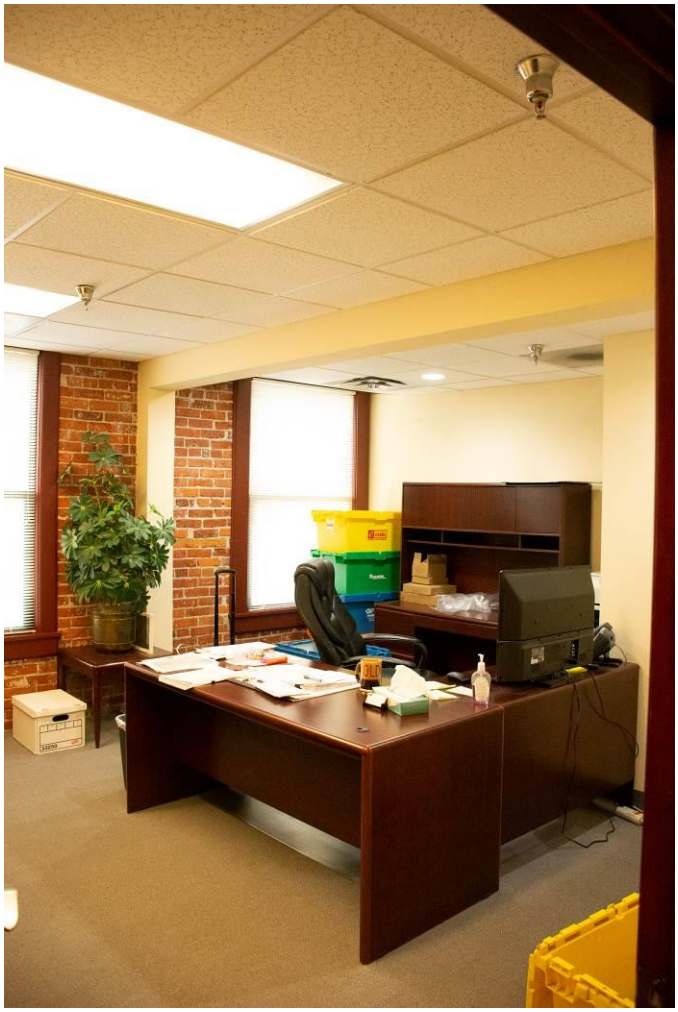


19 of 26. 2nd Floor-lightwell, looking east

20 of 26. 2nd Floor-Steel post and beam along center axis, looking north

21 of 26. 3rd Floor-looking northeast toward stairwell & elevator

22 of 26. 4th Floor-looking east along central hallway



23 of 26. 4th Floor-typical office, looking southwest

24 of 26. Original Stairs, 2nd floor landing bench

25 of 26. Original Stairs-3rd floor landing

DODSON BUILDING
Name of Property

SPOKANE, WA
County and State

26 of 26. Original Stairs-looking west down to 1st floor

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

name Roger Fruci, Fruci Family LLC

street & number 23 East High Drive telephone 509-879-5340

city or town Spokane state WA zip code 99203

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.