



Historic Property Report

Resource Name: Lincoln First Federal Savings & Loan - NW Blvd Branch

Property ID: 156390

Location



Address: 2215 W NORTHWEST BLVD, SPOKANE, WA 99205

Tax No/Parcel No: 25122.2801

Plat/Block/Lot: ALTA VISTA ADD PT OF L1TO5 B27 L1TO4 LESS BLVD ALL

Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R42E12

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1953	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Financial Institution

Historic Context:

Category
Commerce
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Whitehouse & Price
Builder	Hazen & Clark, Inc



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Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00088, , Assessors Data Project: Spokane Commercial	6/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	6/22/2017		

Photos



Front, northeast facade



Front, northeast facade



Front, northeast facade



Northeast and northwest facades



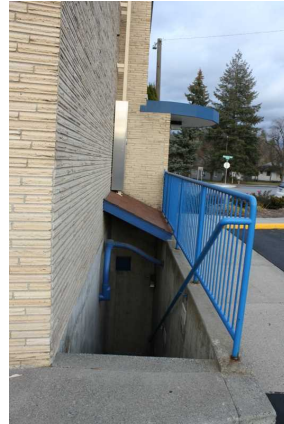
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Property ID: 156390



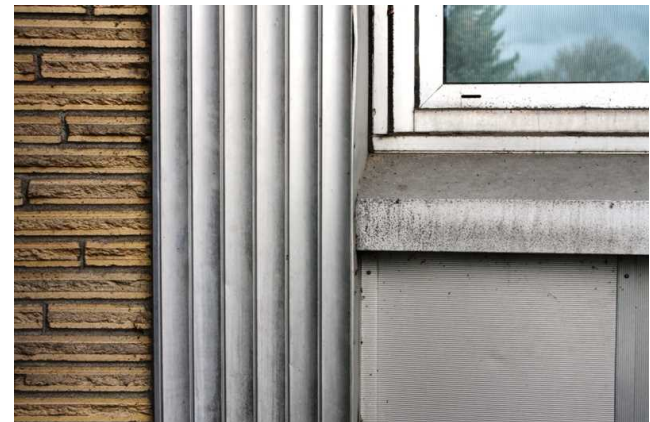
Drive-through window, southwest facade



Southeast side facade



Southeast side facade



Aluminum window frames and Roman brick



Northwest side facade



Rear, southwest facade

Historic Property Report

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Southeast and northeast facades



Interior view



Aluminum bas relief panel



Northwest and northeast facades

NW Blvd Branch

Inventory Details - 6/22/2017

Common name: Chase Bank
Date recorded: 6/22/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination



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Property ID: 156390

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Cladding	Brick - Roman
Plan	Hexagonal

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: History. Washington Water Power’s Northwest Blvd-Altamont streetcar line served Northwest Blvd in the days of the street railways. It traveled across the Monroe Street Bridge, and then north on Maple Street until it intersected with Northwest Blvd. The line terminated at Kiernan. Once the streetcars were no longer in service, automobile traffic dominated Northwest Blvd. In the post-war era, suburban residential development populated what were previously the outer suburbs, and businesses along Northwest Blvd became auto-oriented as well. What is now Chase bank is a good example of an auto-oriented business, with its eye-catching blade sign, meant to be seen at the speed of automobile travel, and its drive-through window.

That said, there was almost no commercial development in this section of Northwest Blvd until the mid-1950s. Sanborn Fire Insurance maps show that there was very sparse residential development in 1910. By 1950, there was a gas station at the corner of Meenach Drive and Northwest Blvd, where there is a small park today, and a cabinet shop east of the vacant site that would become the branch bank. By 1953, the date of the last available Sanborn map, there was slightly more commercial development, but the site that would become the bank that year was still vacant, and the right-of-way of Grace Avenue, just north of the subject site (where Shogren’s Auto Repair is today) was not yet vacated. The maps show that development of this outlying area did not begin in earnest until the mid-1950s, and that construction of the bank in 1953 revealed some faith in the future of this corridor as a vital commercial strip.

Lincoln First Federal Savings & Loan established its bank on W Northwest Blvd in 1953. It was intended to be a drive-in bank serving the automobile-driving public from the beginning. In 1977, the bank became Lincoln Mutual. In 1998, the bank was a Washington Mutual Savings Bank. The bank was taken over by JP Morgan Chase Bank, its current owner, about 2009.



Historic Property Report

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Architectural Context. The Lincoln First Federal Savings & Loan building is unlike many small-scale professional office and commercial buildings of the post-war era, in that it incorporates traditional features and finishes as well as modern features. This no doubt reflects Whitehouse & Price's long history of designing 20th century buildings of all types and styles. The features that affiliate the building with modern commercial architecture is the forward thrust of the building, its prominent blade sign, and the Roman brick cladding and aluminum-frame windows and accents. Features that recall earlier styles – WPA-era buildings for example – include the symmetry of the structure, the bas relief aluminum panels, and the fluted aluminum pilasters. The building skin is smooth, accented by decorative artwork. This is in contrast to other commercial buildings of the era that rely on the textures and colors of the materials themselves to add visual interest, and reinforce the composition of the structure. This is a complex building that spans two eras successfully. That fact that it has not been changed to any great degree, despite being a relatively small office building, is a testament to its design quality.

Architects Whitehouse & Price. Fellow Cornell University graduates Harold C. Whitehouse and Ernest V. Price formed Whitehouse & Price in Spokane in 1913. The firm stayed in operation for the next 51 years, until Price retired in 1964. One of the region's pre-eminent architectural practices, Whitehouse & Price designed more than 2,400 commissions throughout the northwest—though it's perhaps best known for Whitehouse's majestic Cathedral of St. John the Evangelist on Spokane's South Hill, which took 32 years to complete. The breadth of the firm's projects is impressive, ranging from the mimetic literalism of the Benewah Milk Bottle to Eastern State Hospital, and includes hundreds of homes in Spokane alone. In addition, a number of notable Spokane architects got their start at Whitehouse & Price.

Born in Somerville, Massachusetts in 1884, Harold C. Whitehouse arrived in Spokane in 1907 after a stint as a draftsman (with no formal architectural training) with Fox, Jenney and Osle in Boston. He formed a partnership with George Keith in 1908, then left Spokane to enter the architectural program at Cornell in 1911, during which time he undertook a study tour of Europe with H. E. Phelps. Whitehouse returned to Spokane two years later, where he spent the remainder of his career. He was named a fellow of the AIA in 1959, and died in 1974.

Ernest V. Price was born in Jamestown, New York in 1881. After earning a Bachelor of Architecture degree from Cornell in 1904, he worked as a draftsman for Baldwin and Pennington in Baltimore; Hale & Rogers in New York City; and Purdy & Henderson in Havana, Cuba. Price's principal contributions to the firm he founded with Harold Whitehouse include the Spokane Coliseum (1954), several community hospitals, and buildings on the University of Idaho and Washington State University campuses. Price died in Spokane in 1975.

Whitehouse & Price designed numerous banks for Lincoln First Federal Savings & Loan, from the main downtown building to branch offices in the outlying areas of Spokane, to branches in the towns surrounding Spokane, such as Colfax and Spokane Valley. Most of

their work for the bank occurred in the 1950s and 1960s. Research identified the Northwest Blvd branch as their earliest branch bank.



Historic Property Report

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Builder Hazen & Clark. The builders for the Lincoln First Federal Savings & Loan were Hazen & Clark. Hazen & Clark were established in 1931 in Spokane and served the community for 60 years before being bought out by Leone & Keeble in 1992. The firm was highly respected and worked on some of the most high profile projects in eastern Washington, as well as Spokane.

Physical description:

Location and Setting. The Lincoln First Federal Savings & Loan building (Chase bank today) is located on the south side of W Northwest Blvd, about two miles northwest of the Monroe Street Bridge in the Audubon neighborhood in northwest Spokane. To the immediate northwest of the property is Meenach Drive, which dips down and crosses the Spokane River, to become W Fort George Wright Drive. West Northwest Blvd is a busy arterial that extends from N Monroe Street to E Wellesley Avenue, where it becomes N Assembly Street before joining Hwy 291. The street is populated by commercial businesses, including numerous restaurants. Audubon Elementary is about six blocks to the southeast and Audubon Park is about six blocks to the northwest. Beyond the commercial strip, the neighborhood is primarily residential. The bank occupies an irregular, .43-acre lot that is largely triangular in shape, the long side of the triangle paralleling W Northwest Blvd. The bank fronts on the street, overlooking the boulevard. An entry drive is located at the corner of W Grace Avenue and W Northwest Blvd and exits at the opposite end of the parcel, about 275 feet to the southeast. The drive circles around the back of the building, where customers can drive through the drive-through window or park along the periphery of the lot. A storage shed is located in the southwest corner of the parcel. An alley marks the southern boundary.

Materials. The Lincoln First Federal bank is clad in blond Roman brick veneer in an intricate running bond pattern. Windows and doors have aluminum frames. Decorative panels on the building are also aluminum. The building has a metal coping and metal eave overhang on the front façade. The foundation is concrete and the roof is built-up.

Massing and design. The Lincoln First Federal Savings & Loan building is one story with a basement and a flat roof. The footprint of the building is a polygon that bows at an angle on the front (northeast) and rear (southwest) facades. A slight eave overhang is located on the front façade; the remaining facades display a short parapet finished in a metal coping. A tall, broad brick-clad blade sign marks the middle of the building at the front, dividing the façade into two equally sized bays. The front of the building is close to and parallels W Northwest Blvd. The main entries to the building are on the northwest and southeast side facades; the drive-through is located toward the north side of the rear, southwest façade. The site is formally landscaped along the frontage with W Northwest Blvd and at the entrance to the ATM, with Pacific Northwest-oriented plantings and basalt rock accents. A sidewalk extends along the entrance facades and curves to meet the W Northwest Blvd sidewalk. The Modern office building was designed by the venerable Spokane firm of Whitehouse & Price and constructed by noted Spokane builders Hazen & Clark in 1953.

Front, northeast façade. The front façade of the Lincoln First Federal Savings & Loan fronts directly onto W Northwest Blvd. This façade is slightly angled, with the central point, marked by the large blade sign, being closer to the street than the two bays to either side. The façade is symmetrical. Each half is characterized by a bank of three, tall, two-over-two-light windows in aluminum frames, above a bulkhead of aluminum panels and artwork. The blade sign, which extends from the grade to well above the flat roof of



Historic Property Report

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the building, projects into the front yard. The banks of windows are enframed with pilasters of fluted aluminum. Beyond these pilasters, the wall is finished in blond Roman brick. Below the banks of windows are the windows that light the basement level; there is a large window well on each side to facilitate this. Historically these windows consisted of three, two-over-two-light windows separated by brick pilasters. Today these windows are not highly visible, as there are juniper shrubs growing in front of them, but they appear to be of the same design as they were historically. Surmounting the upper windows is a solid panel of dark blue, which matches the asymmetrical eave overhang in color. Above the roofline is the broad brick blade sign, on which the word "Chase" is mounted, with the bank's logo. Historically, this feature also functioned as a chimney for a small fireplace within the building, and displayed the words "Lincoln Savings" in free-standing script. Today there is a flag pole mounted on the front of the blade, as there was historically.

Northwest side façade. The northwest side of the building is assumed to be the main entry, as this is where the cars enter the parcel and where the ATM machine is located. To the left is a small projecting main entry bay. The door here is aluminum frame with full-height glass, flanked by one-over-one-light sidelights. Above is a solid transom. The door is slightly recessed; brick-clad pilasters project to the plane of the bay, enframing this entry. Above is a rounded solid canopy. Above the canopy a sign with free-standing letters spells out "Chase", with the bank's logo. This entry is accessed via two broad concrete steps. In the foreground, to the right is a bed of rounded stones and basalt columns. To the right of the entry, near the corner, is a modern ATM machine under a smoked glass enclosure. This is also embellished by the bank's logo.

Rear, southwest façade. The rear of the building is very plain. It is clad in Roman brick. On the north side of this angled face is a horizontally oriented window in an aluminum frame, likely part of the drive-up window function. To the south is the drive-up window under a canopy. The canopy is separated from the parking area by a brick wall. A bed of rounded stones and several basalt columns of graduated heights are located on the parking lot side of the wall. There are no other features on this façade.

Southeast side façade. A secondary entry is located on the southeast end of the building. To the west of the entry is a steep concrete aggregate stair with 18 steps to the basement level. It is enclosed at the upper level with a tubular metal rail with narrow metal balusters, painted blue. The entry to the right of the stair, symmetrical with the entry on the northwest façade, is very similar in appearance, but without the signage. Here the planting beds on the front of the building are visible to the right.

Changes over time. There are few known changes to the parcel on which the bank sits. The shed on the parcel was constructed in 1954. The overall configuration of the site is the same, although the landscaping is new. A canopy was installed about 1977. The ATM was installed in 1998, and in 2009 the Chase sign was added. Historic photos from 1954 show that the front windows once consisted of three large vertically oriented lights each, separated by thin mullions. Today these same windows have two-over-two lights in place of the single light, and relatively wide aluminum frames. The metal railing at the top of the stairs now meets code, whereas the previous relatively open metal rail with Union Jack style balusters would not meet today's codes. Despite these changes, the building retains its most significant character-defining features and the changes do not detract from its integrity.



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Bibliography:

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"Architect Harold Whitehouse Dies," Spokane Daily Chronicle, September 26, 1974.

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Sanborn Fire Insurance maps, <http://sanborn.umi.com.ezproxy.spl.org:2048/>, accessed January 2017.

Washington Brick & Lime Company [Advertisement], Pacific Architect & Builder, October 1955.

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Inventory Details - 6/1/2011

Common name:

Date recorded: 6/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 25122.2801

SHPO Determination



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Detail Information

Characteristics:

Category	Item
Form Type	Commercial
Foundation	Concrete - Poured
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Cladding	Brick - Roman
Plan	Hexagonal

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington’s State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 2215 W Northwest Boulevard, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1953 and is a commercial financial institution. The commercial building is a 1-story structure.

Bibliography: Featured in WA Brick & Lime Co. Ad in Oct 1955 issue of Pacific Architect & Builder