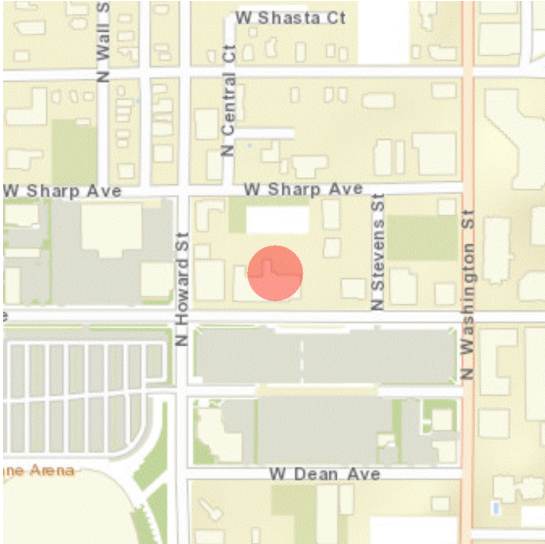


Historic Property Report

Resource Name: KXLY Broadcast Center

Property ID: 155159

Location



Address: 500 W BOONE, SPOKANE, WA 99201
Tax No/Parcel No: 35181.3518
Plat/Block/Lot: CROWDER'S ADD LTS 1-12 AND LTS 21-32 BLK 8 TOGET
Geographic Areas: Spokane County, SPOKANE NW Quadrangle, T25R43E

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1964	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Builder	Vern Johnson & Son
Architect	James & Hicks

Historic Property Report

Resource Name: KXLY Broadcast Center

Property ID: 155159

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	6/30/2017		

Photos



South and east facades



Front (south) facade



East side facade



East side facade and driveway



South facade, east end



Main entry, south facade



Entry sidewalk from east



Entry landscaping



Balcony at entry



Pool at entry, east end



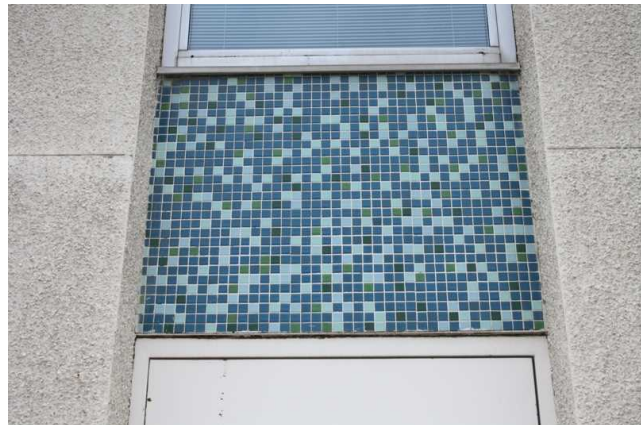
Pool at entry, west end



South facade, west end



Tile and glass panel



Tile detail



Equipment yard, northeast corner



Equipment yard, northwest corner



Northwest corner



Roof detail, south facade

Inventory Details - 6/30/2017

Common name: KXLY Broadcast Center

Date recorded: 6/30/2017

Field Recorder: Diana Painter

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Foundation	Stone
Plan	Irregular
Structural System	Masonry - Concrete Block
Cladding	Stucco
Roof Material	Asphalt/Composition - Built Up
Roof Type	Flat with Parapet
Form Type	Commercial

Styles:

Period	Style Details
Modern Movement	Modern



Historic Property Report

Resource Name: KXLY Broadcast Center

Property ID: 155159

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: sold KXLY-AM-TV to Northern Pacific Radio and Television Corporation” (Wikipedia). The station was historically a CBS affiliate but is an ABC affiliate today, a transition that occurred in 1976. Morgan Murphy bought the station in 1961. KXLY-TV is the only station in the Spokane market to broadcast from Mount Spokane, to the northeast of the city. It has a long history of being a media pioneer and was the first local television station to broadcast a network program in high definition – ABC Monday Night Football – in the fall of 1999 (KXLY.com).

When KXLY was about to begin television broadcasting in Spokane in December 1952, it was anticipated that Bing Crosby – who was visiting his home in Hayden Lake at the time – would make a personal TV appearance, but he instead returned to Hollywood after visiting family and the president of Gonzaga University to discuss funding for a new library (Spokesman-Review, December 16, 1952).

Architectural Context. The KXLY Broadcast Center exemplifies several qualities seen in Modern commercial buildings. There are several important ideas about contemporary commercial and institutional design in the post-war era that fall under the general classification of “Modern.” These qualities are found in many post-war structures, regardless of style, and reflect the underlying values of Modernism. One is the three-dimensional arrangement of forms as part of the architectural expression of the building. Another idea is the importance of the two-dimensional composition on any one surface as a design feature. This composition is typically asymmetrical and does not, as in traditional architecture, serve primarily to emphasize the building form. It is a design feature that may express the interior functions of the building. As an aesthetic device, it can also facilitate a three-dimensional “reading” of the building form by drawing the eye around the corner to the next building plane.

A third Modern idea is that the pattern, texture, color, reflectivity, and other visual aspects of the building materials are also decorative features. As in many post-war styles, they take the place of traditional architectural detailing to embellish the building. The juxtaposition of polished granite and highly textured and patterned stone, or the repetition of simple metal frames and pattern of small ceramic tiles, or the tinted glass and colored metal panels seen in many post-war buildings are the “decoration.” They express or represent the building’s function, its structure, and its aesthetics, and speak to new possibilities in materials and construction in the post-war era.

Architects. Architects for the KXLY Broadcast Center were James & Hicks. Willis Edward James was born in Worley, Idaho on July 30, 1921. After serving as a corporal in the Army from 1942-1946, he graduated from the University of Idaho in 1949 with a BS in architecture, after which he joined G. A. Pehrson & Associates, where he worked until 1953. He was employed briefly by Kenneth P. Norrie & Associates before forming his own firm in 1953.



Historic Property Report

Resource Name: KXLY Broadcast Center

Property ID: 155159

Born December 17, 1924 in Butte, Montana, Ernest Matthew Hicks served as a captain in the U.S. Army Air Force from 1943 to 1946, then enrolled for two years at the Montana State School of Mines. He then transferred to Montana State College (now University), where he earned a BS in architectural engineering in 1950. After working as a draftsman for various firms, Hicks established his own practice, until he and James formed a partnership in 1957. Principal works of James & Hicks, Architects include the Stardust Motel, Wallace, Idaho (1959); the University of Idaho College of Mines (1960, with Culler Gale Martell); the Men's Dorm at U of I (1960); Pacific Heights Elementary School, Spokane (1960); Shadle Shopping Center, Spokane (1961); the North Idaho Junior College Complex, Coeur d'Alene (1963); the YWCA building, Spokane (1963); Selkirk High School, Lone, Washington (1963); the Northshore Motel in Coeur d'Alene (1965); and the headquarters for American Sign & Indicator (1968). James died on May 30, 1997; Hicks on August 29, 2008.

Physical description:

Location and Setting. The KXLY Broadcast Center is located in the heart of an area immediately north of Riverfront Park, the site of Expo '74, and is dominated by cultural and sports/recreational uses. As a result, there are also many restaurants, several hotels, and extensive parking lots in the area. There are also a number of social service agencies and commercial uses. South of KXLY is the Spokane Civic Theatre. To the southwest is the Spokane Arena. Also in the neighborhood are the YMCA, Camp Reed (related to the YMCA), Spokane Indians Youth Baseball, Aging and Long Term Care of Eastern Washington, and the Boy Scouts of America building. KXLY overlooks Boone Avenue, a major east-west arterial, a transit center on the south side of Boone Avenue, and a very large parking lot that extends from Howard Street to Washington Street. To the east of

KXLY is a small building housing the KXLY Broadcast Center Marketing and Research Services. To the west is a building housing Nexus Inland NW, a social service agency, and Lilac Services for the Blind. To the immediate north of the Broadcast Center is the equipment yard and a parking lot.

Materials. The KXLY Broadcast Center is a concrete block building, according to the 1964 building permit records. The building is clad in panels with a pebble dash finish or stucco. Decorative features include panels of ceramic tiles. Windows and doors have aluminum frames and stairs and fountains are concrete. The metal rail which encloses the winding stair to the main entry has vertical balusters and is finished in a dark color that contrasts with the concrete stairs. The base of the building is clad in volcanic stone, which blends in with the rock outcropping on which the building is sited. A newer portion of the building on the west side is clad in brick and split-face concrete block with a metal screen above that screens rooftop equipment. Projecting enframed window bays are finished in sheet metal. Two of the building projections on the rear façade that house back-of-house functions appear to be clad in T1-11. The foundation is assumed to be concrete and the roof is built-up.

Massing and design. The one- and two-story KXLY Broadcast Center has an irregular footprint and flat roofs with parapets. An exception is the crenellated feature over the main entry ensemble. Another exception is the wedge-shaped feature that displays an American flag, in addition to housing what is assumed to be rooftop equipment at about the center of the front, south façade. Additional rooftop communication equipment is located on the roof, in addition to the equipment yard in the northeast corner of the site. The building is located in the southwest corner of its 1.56-acre site and faces south, overlooking Boone Avenue.



Historic Property Report

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The approximately 23,000-square-foot building was constructed in at least three stages. The eastern portion is the original portion of the building. Interior alterations were undertaken in 1974. A removal and second-level addition, as well as a new garage, was constructed in 1982. The interior was remodeled at this time as well. In 1988 a fire that began on the roof damaged interior equipment, but did not affect the building. Another addition, likely the westerly portion of the building, was undertaken in 1998. The front of the building is located close to the front property line. An entrance drive and small parking area is located to the east. The rear parking area and equipment yard is accessed by a driveway off Howard Street. The Modern office building was designed by James & Hicks and constructed by Vernon Johnson & Son in 1964. The first major addition was designed by Willis Ed James Associates (1982) and the third major addition was designed by ALSC Architects (1998). A fire on June 13, 1988, which primarily damaged equipment and recordings, prompted a remodel at that time.

Changes over time. Permit records and site observation indicate two major additions to the building. The first major addition was designed by Willis Ed James Associates (1982) and the third major addition was designed by ALSC Architects (1998).

Landscape and site design. The front of the KXLY Broadcast Center is located close to the south property line. An entrance drive and small parking area is located to the east. The rear parking area and equipment yard is accessed by a driveway off Howard Street. The landscaping for the site is an integral feature on the public side of the building, and consists primarily of a water feature and Pacific Northwest native plant materials planted in the rock outcropping at the base of the building.

Bibliography:

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The AIA Historic Directory of American Architects, 1956, 1962, 1970, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/What's%20here.aspx>, accessed December 2016.

City of Spokane, Pre-1993 Permit Archive, <https://my.spokanecity.org/permits/archive/>, accessed January 2017.

City of Spokane, <https://aca.spokanepermits.org/CitizenAccess/default.aspx>, accessed 2017.

"Crosby Plans to Come to City," Spokesman-Review, December 16, 1952, accessed August 2017.

"Damage at KXLY nears \$1 million," Spokesman-Review, June 22, 1988.

"KXLY-TV," Wikipedia, <https://en.wikipedia.org/wiki/KXLY-TV>, accessed August 2017.

Washington State Commercial Architecture, Commercial Architecture Context Statement (1940-1975). Prepared for Department of Archaeology + Historic Preservation, Olympia, Washington. Prepared by Artifacts Historic Preservation, Tacoma, Washington. March 2016.



Historic Property Report

Resource Name: KXLY Broadcast Center

Property ID: 155159

Inventory Details - 6/1/2011

Common name:

Date recorded: 6/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35181.3518

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Commercial

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 500 W Boone, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1964 and is a commercial professional building. The commercial building is a 2-story structure.