

MAY 12 2000
HISTORIC PRESERVATION

Spokane Register of Historic Places Nomination Form

AMENDED

City/County Historic Preservation Office
Sixth Floor - City Hall
Spokane, Washington 99201-3337

RECEIVED

JUN 06 2000

CITY CLERK'S OFFICE
SPOKANE, WA

Type all entries--complete applicable sections.

1. Name of Property

historic name Bump Block, Bellevue House, Hawthorne Hotel
and/or common Carlyle Hotel

2. Location

street & number S. 206 Post
city or town Spokane or vicinity
state Washington county SPOKANE zip code 99201

3. Classification

Category of Property	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> private		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residence
	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: medical

4. Owner of Property

name Debbie Hood
street & number S. 206 Post Street
city or town Spokane or vicinity
state Washington county SPOKANE zip code 99201

5. Location of Legal Description

courthouse, registry of deeds, etc. Spokane County Courthouse
street & number 1116 W. Broadway
city or town Spokane state WA zip code 99201

6. Representation in Existing Surveys

title City of Spokane Historic Landmarks Survey
date 1979 ___ federal ___ state ___ county ☒ local
depository for survey records Spokane Historic Preservation Office
city, town Spokane state WA

7. Description

Architectural Classification
(Enter categories from instructions.)

Brick Commercial Style

Condition

☒ excellent

___ good

___ fair

___ deteriorated

___ ruins

___ unexposed

Check one

___ unaltered

☒ altered

Check one

☒ original site

___ moved date _____

Describe the present and original (if known) physical appearance.

See continuation sheet

8. Statement of Significance

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

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Period of Significance

Significant Dates

Architecture

1890-1950

1890,1909

Social History

Specific Dates

Builder/Architect

Rand and Dow, Preusse and Zittel

Statement of significance .

See Continuation Sheet

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

7. Narrative Description

Current Exterior and Interior Appearance

The Carlyle Hotel, located at the southwest corner of Second Avenue and Post Street, is a seven-story brick masonry structure with a basalt rubble foundation and a flat built-up roof. It exhibits characteristics of the Brick Commercial Style, distinguished as well by classically inspired elements such as the overhanging corona and modillion block of the cornice and the round-arched windows, with decorative keystones, of the third floor. The building, constructed in 1890, was significantly enlarged in 1909. At that time, the original 50 foot (fronting Second Avenue) by 100 foot footprint was expanded southward, along Post Street, by forty feet. Also, the height of the building was raised by three stories, which entailed removal of the original roof and construction of a new cornice. These additions were designed in such a way as to replicate the original exterior appearance of the lower four floors and, through the use of similar Brick Commercial design elements on the upper floors, to create a new but cohesive structure.

The primary elevations of the Carlyle Hotel are on the north and east, facing Second Avenue and Post Street respectively. These sides are veneered with a higher quality brownish red brick and are capped by the classical cornice. The primary elevations are further distinguish by the use of decorative brick work, ornamental window design, and the presence of storefronts. The secondary elevations, on the west and south sides, are characterized by the use of cheaper common red brick, the lack of a cornice, and simpler decor and window design. The south elevation faces an alley and the west elevation abuts and overlooks an adjacent one-story brick building. Within the last several years, an exterior, full-height elevator and stairwell shaft, with brick veneer, has been attached to the west side of the building. The flat roof of the hotel is bordered by flat and stepped brick parapets, with metal coping, on the secondary south and west sides, and by a metal cornice on the primary sides.

At the top of the east elevation of the Carlyle Hotel is the sheet metal corona and modillion block entablature of the cornice. Directly beneath the cornice is an arcade of brick pointed arches with corbel supports which runs the length of the east side. The rectangular windows of the seventh floor level are metal sash double-hung with sills of brick headers below and brick flat arches, with a slightly segmental curve, above. Sixth floor windows are identical to those above them except that the brick header sills are connected to form a stringcourse. Similar windows of the fifth floor are divided into double sets or singles by brick continuations of the wall pilasters of the lower floors. At the sill level of these windows the pilasters are marked by sandstone capstones that were part of the design of the 1890 structure. Fourth floor windows are metal sash double hung, like those above, but of a greater length. These windows have

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

7. Narrative Description (Continued)

placed to the west side, and a rectangular freight entry with a metal door. The level of the alley has apparently been raised at some point, for the upper sections of segmentally arched brick window openings, as well as part of the basalt foundation, are visible.

Storefronts: At the street level, on the east and north elevations, are several storefronts and entries. These include, from south to north, the Empire Dance Shop, at the south end of the east elevation along Post Street, a boarded-over storefront, the hotel lobby entrance and marquis, and a grocery store occupying the south end of the building along Second Avenue. The original hotel entry is located just west of the grocery store space. This is a high brick framed opening with a brick semi-circular arch. The opening has been boarded over and the original interior stairway that once led to the second floor has been removed.

The exterior of the storefront currently occupied by the Empire Dance Shop has been altered. The old iron storefront frame, however, remains intact. Such structures were commonly used for storefronts in early Spokane. They usually consisted of iron pilasters, resembling two-dimensional columns, which delineated the fenestration of the display windows and, sometimes, the doors. These posts were surmounted by a horizontal iron beam which was attached to the building wall by metal anchor bolts. Often, the outside ends of the bolts were disguised by the attachment of metal ornaments which usually took the form of rosettes. In this case, the iron pilasters resemble plain columns with simple decorative capitals and bases. The upper cross-beam is attached to the building wall by anchor bolts with decorative rosettes. At the bases of the iron pilasters, words reveal the identity of the manufacturer: "Union Iron Wks Spokane." The metal-framed picture windows that occupy the spaces between the iron frames are of recent origin. The recessed entry configuration remains intact, however. Although the metal-and-glass door and flanking windows are newer, the wedge-shaped floor of the recessed entry space retains its old ceramic tile surface, consisting of one-inch square and round tiles, mostly white but trimmed with red and green. Above and below the display windows, the wall surfaces have been covered with stucco panels with wood trim detail. The upper panels cover what was probably, at one time, a space for glass transoms. The interior of the Empire Dance Shop storefront has been altered, with the installation of wall partitions and built-in store furnishings. This space retains important historical elements, however. These include old wood plank flooring, high ceilings covered with decorative pressed tin panels, and a half-floor mezzanine clad in wood soffit. The mezzanine is accessed by a wood stairway featuring square balusters and newels.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

7. Narrative Description (Continued)

Directly north of the Empire Dance Shop is a storefront that has been largely covered with particle-board panels. This situation, which obscures most of the storefront features, appears to be temporary. An old iron storefront frame cross-member, with rosettes, is visible above. A glass display window space has been partially filled with a wood door and frame. The old central entry space appears to be only slightly recessed. One corner of the flanking window configuration is visible to the right of this space. The area above the display windows, where glass transoms would have once been situated, is covered with wood.

To the north of this boarded-over storefront is the substantial marquis framing the entry and lobby windows of the Carlyle Hotel. The marquis is a one-level-high glazed terra cotta structure incorporating a classical column-like pilaster and entablature motif. In some ways, this marquis mimics the appearance of the adjacent iron storefront frames. It is built of cast terra cotta structural blocks. At the top of the four pilasters are decorative capitals featuring central cartouches. The simple entablature above has a plain frieze and is covered with a short pent roof clad with mission-style ceramic tiles. The newer glass doors, located at the south end of the marquis, and the display windows of the hotel lobby are framed with metal but retain some of their historical appearance through the retention of glass transoms.

A brick wall, with two square windows, occupies the space between the hotel entry marquis and the storefront on the south side of the building. The windows have sandstone sills and lintels. This wall, and the windows, are part of the original 1890 construction. An exterior concrete stairwell, allowing access to the basement, is situated below this space. A small grocery store, the Carlyle Minit Mart, currently occupies the southern street-level end of the Carlyle Hotel building. This storefront occupies most of the south side, facing Second Avenue, and wraps partly around the east side, where the entry door is currently located. Fenestration is delineated by an iron storefront frame similar to that of the Empire Dance Shop, with pilasters supporting cross-beams with rosettes. The corner pilaster is especially substantial and identifies the manufacturer, with words embossed on the base, as "Union Iron Works Spokane, Wash." All fenestration of this store consists of newer metal-framed glass. Although the current entry to the grocery store faces Post Street, earlier entries faced Second Avenue. The rectangular spaces above and below the display windows are covered by stucco panels with wood trim details, similar to that of the Empire Dance Shop. The interior of the store has been extensively altered with wood partitions and store furnishings. The store interior has been expanded westward into the space once occupied by the original stairway entrance to the hotel. Formerly, this area contained three, and later two, separate stores. Historical structural elements that remain are the high ceilings, covered with panels of decorative pressed tin, and several interesting floor surfaces, including terrazzo, hexagonal white tile, and geometrically arranged colored tile.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

7. Narrative Description (Continued)

Hotel Lobby and Interior: The lobby of the Carlyle Hotel is accessed through a metal and glass door that is situated in the northernmost opening of the exterior terra cotta marquis. The front desk alcove is approached by a short hallway. To the left, this space opens into the two-level lobby and common room. This rectangular area features high beamed ceilings with painted wood trim, a central, square wood support column, and terrazzo floors. The east side is faced by the picture and transom windows of the exterior marquis. At the center of the west end of the lobby is a stairway with marble rails and newels, and terrazzo steps. A newer metal handrail has been installed down the center of the stairway. These steps access an interior gallery, bordered by wood railings with cutout wood balusters. This gallery is situated along the west end of the lobby and part of the north side. There are several wood doors in this gallery space, one of which opens to an enclosed stairway leading to the third floor. There are three remarkable metal pendulum light fixtures suspended from the ceiling of the lobby. One of these features an old decorative milk-glass globe with a metal tassel at the end. The hallway and bathroom floors of the upper levels are terrazzo except on the upper two floors where they have either been removed or the floors were always wood plank. A winding interior staircase features terrazzo steps, wood railings and newels, and spindle-work wood balusters. The hall and room spaces of the upper floors have been extensively altered and have suffered from deterioration, especially of the original doors, many of which have been replaced. Most of the original door moldings, however, remain, featuring the common bull's-eye motif at the corners. On most of the floors, the original door and room configuration has been retained. The upper two floors, however, have largely been gutted. Most of the wood frame wall studs remain, however, preserving the original room configuration to some degree. One notable thing about the interior of the Carlyle Hotel is that there is no light and ventilation well. This is due to the narrow nature of the building's construction, allowing most interior rooms access to exterior windows. The basement spaces of the building are delineated into room and passages by rock and brick walls. Utility facilities, such as the furnace, are visible. Also present in the basement is the old cage-style elevator car and the operating machinery, which were probably installed in 1909. Perhaps the most interesting space of the basement level is the laundry room. Remarkable features of this area are the terrazzo-style floors, incorporating round tiles, and the pressed tin decorative panels of the ceiling.

Alterations: The Carlyle Hotel has undergone extensive alterations since the construction of the original building in 1890. Not all of these changes can be easily dated accurately. The most significant renovation, of course, was the 1909 lengthening of the building by about 40 feet to the south and the addition of three more stories above the original four. Although much of the upper-floor architectural decor and fenestration of the old structure was retained at that time, and even mimicked in the design of the new additions, the product of the expansion effort was a more imposing building. The most obvious

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

7. Narrative Description (Continued)

change was the new metal overhanging cornice. The storefront areas may also have been altered in 1909; the expansion to the south required the addition of new street level space. Prior to the 1909 renovation, the first floor level appears to have been used to house only one business enterprise. Not until afterwards, apparently, was the space divided to serve as individual storefronts offering a variety of goods and services. The 1910 Sanborn Insurance Map indicates that at that time there were five storefronts in the building, three facing Second Avenue and two facing Post Street.

The storefronts have retained their iron exterior framework, and as a result still exhibit much of their original display window panel configuration. The windows and doors have been replaced, however, with new materials and, in some cases, original entry openings have been reconfigured. Multiple storefront entries on Second Avenue have been replaced by windows, and a round-arched window that once faced Post Street was rebuilt to contain the entry to the store area at the south end of the building. Until 1925, when the hotel's address was changed from Second Avenue to Post Street, the hotel probably occupied only the upper floors of the building. Prior to this, stair access to the hotel was gained through the round-arched entry that is still visible on the west end of the south elevation. This entry was originally distinguished by a decorative marquis, of unknown composition, and a canopy. Bolts and holes that are currently visible in the brick around this entry likely denote where this structure was attached to the wall of the building. A 1950 article in the *Spokesman-Review*, the local newspaper, indicates that the marquis had previously been moved to the Post Street side of the hotel. It is probably safe to assume that this was done in 1925, when the hotel's address changed. The same newspaper article reports that the original marquis was removed in 1950. It is again safe to assume, therefore, that the current terra cotta marquis was built in about 1950. It was installed in a section of wall that originally contained a blank brick wall, facing Post Street, with four square windows. The north section of this wall, as well as two of the windows, remain. Another original round-arched entry facing Post Street has been replaced, perhaps when the new marquis was built. Later renovations to the storefronts of the Carlyle Hotel led to the removal of original glass transoms and refurbishing of the panels above and below the display windows. The original interior store spaces have been altered as well. The three store interiors of the north end have been consolidated into one. The only store interior occupying its original space is that of the south end of the building. A small store interior space between the south storefront and the hotel lobby has been converted to a food preparation area and the storefront boarded over. The first floor lobby of the Carlyle Hotel did not exist in 1910, one year after the major expansion of the building. It was likely built in about 1925, when the address of the hotel was changed.

Many of the alterations discussed above are themselves historic. More recent alterations of the Carlyle Hotel include further refinishing of store interiors and remodeling of some lobby sections and portions

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

7. Narrative Description (Continued)

of the upper residential rooms and halls. In about 1980, the window frames of the upper floors of the hotel were replaced with thermally efficient steel sash double-hung windows. The original wood sash double-hung windows had deteriorated and were not considered to be adequate protection for hotel occupants. This represents a major departure from the original materials used in construction of the Carlyle Hotel. There are, however, two mitigating factors concerning these new windows. First, the metal frames of the windows are near replicas of the original wood sash frames and were designed to fit into the same fenestration template as the previous frames. Thus, they could be easily replaced with more authentic wood sash frames. Secondly, the exterior appearance of the Otis Hotel is practically unaffected by the presence of the new windows. The most recent alterations to the building, occurring in the last few years, involved construction of the elevator/stairwell shaft attached to the building's western exterior and the removal of room partition walls on the upper two floors. The elevator shaft represents a significant departure from the historic appearance of the building, but it was deemed necessary to provide a safe and adequate exit from the hotel. The narrow and confined nature of the building precludes the construction of a similar facility within the original walls. To mitigate the visual effects of this addition, it was clad with reddish brick to blend with the background of the hotel walls and it was placed on a secondary elevation where it would not detract from the appearance of the primary elevations of the building.

8. Narrative Statement of Significance

Historical Context

The Carlyle Hotel building was constructed in 1890 for use as a business space, on the first floor, and as a Single Room Occupancy hotel on the upper floors. The original structure was 50 feet wide (facing Second Avenue), 100 feet long, and four stories high. In 1909, the building was lengthened by about 40 feet, and three more floors were added. Also, at that time, storefronts were presumably installed at the street level. The lobby of the hotel was probably not built until at least 1925, when the entry address of the hotel was changed from Second Avenue to Post Street.

Construction of the 1890 building, among the first of the new brick structures built following the devastating fire of 1889, was the result of a business deal involving Eugene A. Routhe and Gile O. Bump. For many years, the building was known as the Bump Block. While Mr. Routhe was a prominent local business man and real estate broker, Mr. Bump was a carriage manufacturer and an unlikely candidate to have one of Spokane's business blocks named after him. Prior to the construction of the hotel in 1890, the property on which the building is located was purchased from the Northern Pacific Railroad by the

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

8. Narrative Statement of Significance (Continued)

First Baptist Church, of which Gile Bump was the secretary. On December 31, 1889, the church sold the property to Eugene Routhe who, for undetermined reasons, sold the property to Gile Bump the very same day. The deal may not have been a very wise one for Mr. Bump. Real estate title records indicate that the property, and the newly constructed building, were returned in 1893, through the issuance of a sheriff's certificate, to the church. Following the general economic collapse of that year, the Northwest and Pacific Hypotheekbank foreclosed on the property in 1894. The bank maintained title to the building until selling it to Spokane businessman John Hieber in 1908. It was Mr. Hieber who financed the expansion of the Carlyle Hotel which took place in 1909. As for Eugene Routhe and Gile Bump, they apparently were ruined by the economic depression that followed 1893, neither of them achieving any kind of financial prominence in their later years. Mr. Bump returned to carriage building and subsequently spent his latter years working as a constable for city hall and at the county courthouse. Mr. Routhe afterwards became a U.S. customs agent. He later dabbled in real estate, mining, and even worked as an accountant before disappearing from the scene. He does not seem to have ever recouped his former elevated financial position.

The 1890 building was designed by prominent local architects Loren L. Rand and John K. Dow, who are discussed below. Some accounts suggest that the business space below the hotel was occupied by a carriage repository owned by the partners Routhe and Bump. This is unlikely, however, as there is no evidence that the hotel building ever contained any vehicle entry bays. Possibly, the carriage business was located, for a short time, in a two-story brick building adjacent to and west of the Carlyle Hotel. This structure was owned by Gile Bump for a brief period. Sanborn Fire Insurance maps indicate that in 1890 this building contained a restaurant and a carriage business. Subsequently, it was briefly the location of the Northwestern Business College. This building seems to have been demolished shortly after 1910 and replaced with a one-story brick structure that for many years served as an automotive service and repair facility.

When the Carlyle Hotel building first opened for business in 1890, the upper portion was called the Bellevue House Hotel, offering furnished rooms, while the first floor was used as a store of some kind. At that time, buildings which offered furnished rooms were common along Second Avenue, including the nearby Windsor Hotel, Nicolett Hotel, and the Ross Block. In 1902, the hotel was briefly called the Bump Block Lodging House, with Mrs. S.B. Bayley as the proprietor. Following this, the hotel was called the Hawthorne Hotel, operating under various proprietors, including Kate Hoffman and Fred Kaiser, until 1909, when the name was changed to the Hotel Carlyle. This appellation is the one found

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

8. Narrative Statement of Significance (Continued)

on the three painted signs that are still visible on the structure walls. During the 1920s, the name was changed to the Carlyle Hotel, which the hotel has retained ever since.

As stated above, prior to 1909, the first floor level of the Carlyle Hotel building was used to accommodate a single business enterprise. One of the primary occupants of this space during the early years was the Hazelwood Creamery, a company which prepared and stored dairy products. The following advertisement is displayed in a 1905 city directory: "Hazelwood Co. LTD. Manufacturers of and Dealers in Butter, Eggs, Cheese, Cream, Ice Cream, Milk, Buttermilk." The company offices were located at the north end of the building, the ice cream factory and churn room in the center, and the cold storage at the south end. The Hazelwood Creamery operated in the building from 1902 until about 1908, just before the renovation of the structure.

As described above, in 1909 the Carlyle Hotel was significantly restructured. In July of 1908, the Northwest and Pacific Hypotheekbank sold the building to John G.F. Hieber, a local real estate investor and vice-president of the Inland Brewing and Malting Company. Mr. Hieber financed the expansion of the hotel, likely to accommodate the booming demand for single occupancy rooms in Spokane. It was probably during the 1909 renovation that the first floor level was divided into several separate storefront areas. The entrance to the hotel itself likely remained on Post Street until about 1925, when the address was changed from Second Avenue to Post Street. The opening of the newly refurbished hotel was prominently advertised in the Spokane city directory of 1909, where this notice appears: "The Hotel Carlyle, European, Corner Second Avenue and Post Street, Two Blocks South of Davenport's Restaurant, Phone Main 4994. A fine new hotel, located in the choicest part of the city, 150 rooms, all first class and strictly modern. Phone and elevator service all night. We cater to both transient and regular guests. Daily rates \$1.00 to \$3.00. Weekly rates \$5.00 to \$15.00. Our Motto Is: 'To Provide Comfort.' Ready April 1st, 1909, Geo. F. Carr, Proprietor."

In 1910, owner John Hieber leased the Carlyle Hotel to Thomas J. Tracy and J.H. McLennan. The new proprietors retained M.A. Newton as manager, a position he had held since the hotel and re-opened. As part of the deal, \$18,000 was paid for the furniture inside the hotel, an indication of the overhead expenses necessary when offering furnished rooms. In 1926, the Carlyle Hotel was sold to the Washington Trust Bank, which subsequently sold the building to the Old National Bank. It was at about this time that the main entrance to the Hotel was moved to the Post Street side of the building. The old marquis of the Second Street entrance was probably moved at around the same time. A newspaper article indicates that the Carlyle Hotel underwent "extensive modernizing," in 1935, but the nature of the work

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

8. Narrative Statement of Significance (Continued)

is not specified. In 1950, the hotel was purchased by Harold C. Chapman, who embarked on a program of modifications. That year, the old marquis was removed from the Post Street hotel entrance. This feature had become well known enough to be referred to, in the *Spokesman-Review*, as "one of Spokane's minor downtown landmarks." Mr. Chapman announced that he would modernize the storefront exterior of the building. It was probably at about this time that the current terra cotta marquis of the hotel entrance was installed. By 1950, the original function of the Carlyle Hotel, renting furnished rooms, had changed to include apartments. That year the building contained 48 apartments and 55 hotel rooms. Apartments were generally unfurnished, larger, and let for longer periods of time than furnished rooms. The total number of units listed in 1950, compared to the total number of rooms available in 1909, indicate that some rooms had been consolidated into the larger apartment units. Following the 1950s modifications, the Carlyle Hotel evolved into a provider of low-income, furnished rental rooms for residents of the downtown area, once again becoming a true Single Room Occupancy hotel. This arrangement was facilitated by the long presence of a small grocery in one of the first-level storefronts. The building has recently been used as an assisted living center for residents on fixed incomes. Ongoing remodeling of the interior is intended to improve living conditions for the residents.

Since the ground floor level of the Carlyle Hotel building was divided into several commercial storefronts, in 1909, a number of business enterprises have occupied these spaces. Rarely have any of them remained vacant for long. Over time, the original five storefronts have been consolidated until only two remain in use at present. It is difficult to determine specific tenants for the earlier years but, by the late 1920s, the Polk City Directory for Spokane began producing street address indexes, making it possible to identify some of the businesses occupying the hotel storefronts.

The three commercial spaces at the north end of the building had been consolidated into two sections by 1929, one occupied by the McGinnis Brothers Tailors (801 W. Second Avenue) and the other (803 W. Second Avenue) vacant. By the next year the McGinnis Brothers had moved to the vacant space and the Carlyle Drug Company occupied the other space, located on the corner. In 1934 the Carlyle Cash Grocery opened in the corner space at 801 W. Second Avenue. This was the beginning of a tradition; a small grocery store has been located at the north end of the building almost without a break until the present time. By 1946, the McGinnis Brothers were gone and the space at 803 W. Second was occupied by the Post Street Laundry and Cleaners, operated by Archie Okawa. In about 1954, the commercial space at the north end was finally consolidated into one storefront, completely occupied at the time by the Carlyle Cash Grocery. This space was empty during the early years of the 1960s, but reopened as the

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

8. Narrative Statement of Significance (Continued)

Carlyle Food Mart in 1966. Two years later the name changed to the Carlyle Minit Mart, which has operated, with only one short hiatus, until the present day.

The commercial space at the south end of the Carlyle Hotel building appears to have been occupied almost continuously since 1929, when it was the home of the Electrical Products Corporation, which manufactured signs, some of which were neon. Beginning in 1931, this space was occupied by the Wakefield-Park Company, Printers, for about 10 years. The storefront was briefly vacant in 1943, but by 1945 it was occupied again, this time by Pratt Printcrafters, operated by proprietor Joseph O. Pratt. Ten years later, that company had been replaced by Post Street Signs, which was shortly thereafter replaced by the Acorn Print Shop, operated by Henry Jackson. This storefront seems to have been vacant during part of the 1960s, which seems to have been kind of a nadir period for the building. It was occupied by the Empire Costume Company during part of the 1970s. The current tenant is the Empire Dance Shop, which evolved out of the previous enterprise.

The small commercial storefront space to the north of the Empire Dance Shop has recently been converted for use as a food preparation area for the Carlyle Hotel. For many years, however, it was occupied by a barber shop. The tenant who remained at this location the longest was F.M. Lindesmith, who operated Lindy's Barbershop at the site from 1942 until at least 1968. At times, Lindy's Barbershop was associated with a beauty parlor that operated sporadically in the lobby of the Carlyle Hotel. A door led directly from the barbershop into the lobby.

The Architects

The Carlyle Hotel represents the combined efforts of four of Spokane's most prolific and talented architects. The original 1909 building was designed by the partnership of Loren L. Rand and John K. Dow. The major expansion of the building, in 1909, was the work of Herman Preusse and Julius Zittel, also acting as partners. Although they designed the Carlyle Hotel as partnerships, all of these men went on to establish themselves as highly reputable architects in their own right.

Loren L. Rand was born in Amesbury, Massachusetts, in December of 1851. He received his early education in public schools and later attended the Massachusetts Institute of Technology. He practiced architecture briefly in Grand Rapids, Michigan, and Minneapolis, Minnesota, before moving to Spokane in 1888. There, he designed several residences for well-to-do citizens. These included his own, at N. 1215 Nettleton, as well as those of former Territorial Judge Lucius B. Nash, businessman and civic leader Edward

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

8. Narrative Statement of Significance (Continued)

Louis Powell, one time Spokane mayor Horatio Belt, and Sylvester Heath, founder of the stationery company that later became John W. Graham and Company. Mr. Rand also designed a number of commercial buildings, including the Main Street addition to the Crescent Department Store, the Spokane Dry Goods building, and the Marble Bank Building. In partnership with John K. Dow, Loren Rand was also involved in the design of the Tidbal block, which is credited with being the first four-story building constructed after the 1889 downtown fire, as well as the Masonic Temple, the Carlyle Hotel, and the Bennet Block. The First Presbyterian Church is also a Loren Rand designed building. He is best known, however, for designing educational structures, foremost of which was Lewis and Clark High School and the Administration Building/Annex. Elementary schools designed by Loren Rand once dotted the Spokane landscape. Of the fourteen such schools he is credited with, almost all have been demolished. Mr. Rand died at his Spokane home in 1935.

John K. Dow was a native of Minnesota who, like a number of other architects, came to Spokane in 1889 to take advantage of the many opportunities available in a town where much of the downtown had to rebuilt following the disastrous fire of that year. Practicing on his own, Mr. Dow designed the Empire State Building, the Mohawk building, the Westminster Congregational Church, and the Grace Baptist Church, all in Spokane. He also developed plans for courthouses in Lincoln and Adams counties, as well as for buildings at the state penitentiary and Washington State College (WSU). During his career, Mr. Dow at times worked as a partner with two other Spokane architects. With Loren Rand he designed the Carlyle Hotel/Bump Block, built in 1890. These two also combined efforts on the Masonic Temple, the Bennett Block, and the Tidball Block. As a partner of lesser known architect C.Z. Hubbell, Mr. Dow participated in the design of the Metals/American Legion Building, the Hutton Building, the Paulsen Building, and the Jenson Byrd Building. John K. Dow retired from architecture in 1937 and moved to the Seattle area. After many years of pursuing his hobbies of golf and following baseball, Mr. Dow died in Kent, Washington in 1961, one year short of his 100th birthday.

Julius Zittel was born in Germany in 1869, and came to America thirteen years later. He only briefly studied architecture in Chicago before moving to Spokane in 1887. There, at the age of eighteen, Mr. Zittel initiated a meteoric rise to prominence. Only six weeks after entering the architectural firm of Herman Preusse, he was admitted as a partner. Preusse and Zittel practiced until 1910, during which time both men established enduring reputations. In addition to their renovation of the Carlyle Hotel, the two men cooperated in the design of the Armory, Victoria, and Pacific Hotels, the Carnegie Library, Holy Names Academy, the Columbia Building, St. Aloysius' Church, and the Our Lady of Lourdes Cathedral. Preusse and Zittel also worked together on most of the older buildings of the Gonzaga University campus, including the Administration Building. From the beginning of Governor John R. Rogers' administration

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

8. Narrative Statement of Significance (Continued)

National Register of Historic Places Eligibility

The Carlyle Hotel is eligible for listing on the National Register of Historic Places (NRHP) under Criterion A for its association with early SROs in the Spokane Central Business District and the social phenomenon of rapid town growth and the migratory population spawned by it. Unlike most SROs in Spokane, The Carlyle Hotel spans two of the city's earliest such periods of growth: 1889-1893 and 1900-1910. The Carlyle Hotel has functioned as an SRO continuously for about 110 years and retains a largely intact lobby and upper room configuration.

Additionally, the Carlyle Hotel, built in the Brick Commercial style, is NRHP eligible under Criterion C as a surviving SRO with excellent integrity in both its exterior and interior appearance. It satisfies the requirements for such architecture as set forth by the MPD, including intact interior room and lobby configuration and intact exterior appearance. Although the exterior appearance of first level storefronts has been altered as a result of extensive renovation over the years, this is to be expected with such properties and should not affect eligibility, as stated in the MPD. Two remaining storefronts do, however, exhibit important historic interior details.

9. Major Bibliographic References

City of Spokane. *Historic Landmarks Survey*. Spokane: City Plan Commission, 1979.

Compau, Nancy. Historian, Northwest Room, Spokane Public Library. Interview and property title information.

Durham, N.W. *History of the City of Spokane and Spokane County, Washington*. Spokane, Chicago, Philadelphia: S.J. Clarke Publishing Company, 1912.

Holstine, Craig. "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900-1910". Multiple Property Documentation. On file at the Office of Archaeology and Historic Preservation, Olympia, 1993.

Polk, R.L. *City Directories*. Spokane. Various issues.

Sanborn Fire Insurance Maps. Spokane Public Library, 1890, 1891, 1902, 1910, and 1950.

Spokane Register of Historic Places Nomination Form

Continuation Sheet	Item Number	Page
Carlyle Hotel		
Spokane County, Washington		

9. Major Bibliographic References (Continued)

Seattle Times. Article on John K. Dow's 96th Birthday. September 20, 1957:n.p.

Spokane County Assessor's Office. Assessment sheets. Spokane: County Courthouse.

Spokane Falls and its Exposition. Mathews Northrup and Company, Buffalo, New York, 1890.

Spokane Daily Chronicle. Article on buildings built after the fire. December 31, 1890:n.p.

Spokane Daily Chronicle. "Herman Preusse, Pioneer, Is Dead." December 11, 1926:n.p.

Spokesman-Review. "Lease, \$72,000 For Seven Years." December 17, 1910:11.

Spokesman-Review. "Hotel Marquee To Disappear." September 27, 1950:n.p.

Standard Atlas of Spokane County, Washington. George A. Ogle and Company, Publishers and Engravers, Chicago, 1912.

10. Geographical Data

Verbal Boundary Description

The Carlyle Hotel occupies the southwest corner of the intersection of Second Avenue and Post Street. The legal description of the property is: Spokane, Railroad Addition, Block 35, Lot 6.

Boundary Justification

The boundaries described above were chosen because the legal description of the Otis Hotel property corresponds with the location of the National Register of Historic Property (NRHP) eligible property described in this nomination.

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlyle Hotel

Spokane County, Washington

11. Photographs (Continued)

6. Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
West and south elevations, looking northeast
7. Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
Upper south elevation, looking northeast
8. Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
South elevation, street level, looking northwest
9. Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
East elevation, storefront, looking northwest
10. Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
East elevation, storefront detail, looking northwest

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

Carlisle Hotel

Spokane County, Washington

11. Photographs (Continued)

- | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. | Carlisle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
East elevation, hotel marquis, looking southwest |
| 12. | Carlisle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
East and north elevation, storefront, looking southwest |
| 13. | Carlisle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
East and north elevation, storefront, looking south |
| 14. | Carlisle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
Hotel lobby, looking northwest |
| 15. | Carlisle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
Hotel lobby, upper details, looking northwest |

12.
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teau, with deep valleys of wonder-
 ful fertility. Two of these, the Cal-
 ispel and the Colvia, are of the
 most importance, and it is down
 the latter that the Spokane & North-
 ern have built their line. A very
 large portion of this country has
 never been surveyed, and only
 within a very short time
 has the really fine agricultural
 advantages and mineral re-
 sources attracted attention.
 Now immigration is quite brisk and
 many settlers are coming into the
 country. The soil of these valleys
 especially well adapted to the
 raising of all small grains, vegetables
 and fruits, but they have hundreds
 of thousands of acres of meadow
 lands on which timothy is grown in

wealth will be a matter of surprise
 and benefit to Spokane Falls, to
 which point all products will
 trend and from which point it will
 draw all its supplies. The mineral
 resources, already great, are but in
 their infancy, and future develop-
 ment will demonstrate the faith of
 its present rustlers.

THE OKANOGAN.

The Okanogan country lies to the
 northwest of Spokane Falls and
 embraces that section drained by
 the streams flowing into Lake
 Chelan, the Methow and the
 Okanogan rivers. The last named
 river has its rise in Lake Okanogan
 in British Columbia. The Methow
 has its source on the eastern slope

irrigation ditch
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 ed and under
 and grasses
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 Sorghum is a
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BUMP BLOCK

the greatest abundance. This ren-
 ders these lands a value of the very
 highest order, inasmuch as it is
 bringing them into great promi-
 nence as a country exceptionally
 adapted for horse raising. Beyond
 the valleys are vast tracts of bunch-
 grass-grazing ranges extending into
 valuable timber forests of pine, fir
 and tamarack in illimitable quanti-
 ties. The yield per acre in hay
 in these meadowlands is from three
 to five tons per acre and the price
 rarely falls below \$15 per ton and
 often it runs up to \$25 per ton.

of the Cascades and empties into
 the Columbia a short distance below
 the mouth of the Okanogan. Lake
 Chelan overflows through a
 stream of the same name into
 the Columbia at a point still
 further to the south. The
 whole of this vast section is well
 watered and presents the finest pos-
 sibilities in the way of a grazing
 country. Immense bodies of tim-
 ber of the best quality cover the
 country, and the mineral resources,
 so far as known keep pace with

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FOR COUNCIL MEETING OF: July 31, 1989

Notify Prior to Meeting:

Spokane Valley Advisory Council? ☐

Other? _____

TO: MAYOR AND CITY COUNCIL

☒ For Action

☐ For Information

RECEIVED

JUL 24 1989

CITY CLERK'S OFFICE
SPOKANE, WA

AGENDA CATEGORY

RECOMMENDATION

- ☐ Hearing
- ☐ Annexation
- ☐ Report
- ☐ Contract
- ☐ Resolution
- ☐ Emergency Ord.
- ☐ First Rdg. Ord.
- ☐ Report of City Manager

- ☐ Accept
- ☐ Approve
- ☐ Deny
- ☐ Place on File
- ☐ Set Hrg. / Review
Date For: _____
- ☐ Defer / Continue
To: _____
- ☐ Council Direction

Clerk's File # OPR 89-633
Eng. / LID # _____ BID # _____

AGENDA WORDING: Nomination to the Spokane Register of Historic Places.

Nomination of the Carlyle Hotel, S. 206 Post Avenue to the Spokane Register of Historic Places.

BACKGROUND: Ordinance #C 26353 provides that the City/County Historic Landmarks Commission can recommend to the Spokane City Council, that certain properties in Spokane be placed on the Spokane Register of Historic Places. The Carlyle Hotel, located at South 206 Post, Spokane, WA, has met the criteria set forth for such designation.

RECEIVED

JUL 25 1989

CITY CLERK'S OFFICE
SPOKANE, WA

ENVIRONMENTAL FINDING: N/A

FISCAL IMPACT: N/A

BUDGET ACCOUNT #: N/A

ATTACHMENTS: (list) Nomination Form
Management Agreement - in City Clerk's Office for Review

Signatures of:

[Signature]
Submitting Department Spokane Regional
Council - Historic Preservation

[Signature]
Legal

Manager (Finance, Administration,
Engineering, or Planning)

Finance

[Signature]
City Manager

COUNCIL ACTION:

DISTRIBUTION AFTER COUNCIL ACTION:

☒ Historic Preservation Office

☐ Mr. Ed Hoffman - owner at
listed address

APPROVED & ADOPTED BY
SPOKANE CITY COUNCIL:
JUL 31 1989

[Signature]
Deputy CITY CLERK

15-1

Spokane Register of Historic Places

Nomination Form

City/County Historic Landmarks Commission
Fourth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries—complete applicable sections

1. Name

historic Bump Block

and/or common Carlyle Hotel

2. Location

street & number S. 206 Post Street

city, town Spokane _____ vicinity of

state Washington county Spokane

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Hotel

4. Owner of Property

name Edward Hoffman

street & number S. 206 Post Street

city, town Spokane _____ vicinity of state WA

5. Location of Legal Description

courthouse, registry of deeds, etc. Spokane County Courthouse

street & number W. 1116 Broadway Avenue

city, town Spokane _____ state WA

6. Representation in Existing Surveys

title Historic Landmarks Survey

date 1979 _____ federal ☒ state _____ county ☒ local

depository for survey records Property Development Services, Spokane City Hall

city, town Spokane _____ state WA

7. Description

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date

1890 - 1909

Describe the present and original (if known) physical appearance

This seven (7) story load bearing masonry structure on the corner of Post and Second was constructed in two phases. The first period of construction was in 1890 as a four (4) story building which housed a carriage warehouse and a small hotel. In 1909, the new owner, John Hieber added an additional three levels raising its height to seven (7) stories making it the tallest structure south of the Railroad Right-of-way. With the exception of a terra cotta pavillion, the structure is symmetrical in detail including fenestration. Third floor windows are arched with all other windows maintaining a traditional rectangular appearance. The masonry coursing is common bond and the cornice is pressed metal.

Overall, the building maintains its original block appearance. Several alterations have taken place at the street level, including the bricking in of storefront on the east, northeast section. Recently windows were replaced with a adonized window that replicates the double hung appearance of the original wood windows.

The interior lobby space and stairway retain its original configuration. Currently remodeling is taking place to the grocery store on the north end and the dance studio to the southeast end.

The Carlyle Hotel maintains a strong visual presence along the Second and Third Avenue business corridor.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
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		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1890 - 1909 **Builder/Architect** E. M. Stone, Preusse and Zittel

Statement of Significance (in one paragraph)

The Carlyle Hotel was originally constructed in 1890 as a four story building. Giles O. Bump and Major E. A. Routhe invested thousands in the building that housed a carriage repository and hotel. In 1909, the new owner, John G. F. Hieber, hired the architectural firm of Preusse and Zittel and had it remodeled, adding three stories. It became the only seven-story building south of Sprague Avenue in downtown Spokane. Since its re-opening in April, 1909, it has operated as the Carlyle Hotel.

In the year immediately following the great fire of 1889 that burned most of Spokane Falls, the town experienced an enormous growth period. In the rebuilding, the number of buildings existing before the fire was doubled. The size of the town expanded, moving south and taking in Second Avenue as a major part of the commercial area. The Bump Building, one of these new structures, was designed by architect E. M. Stone, a Confederate veteran who had come to Spokane in the late 1880's. He designed a number of Spokane buildings before his untimely death in a tragic accident.

Giles O. Bump and Major E. A. Routhe, owners and builders, of the structure, were partners in a carriage repository firm, but had other interests as well. Routhe was always referred to as "Major," a title earned in the Civil War. He had come to Spokane as editor and co-owner of the Evening Chronicle, but relinquished this post as he became active in real estate and mining stocks. He was the originator of the Spokane Board of Trade and one of those responsible for seeing that the Seattle, Lake Shore and Eastern Railway was extended west from Spokane.

When the building opened, the upper floors were leased to T. W. Harvey and operated as the Bellevue House Hotel. The main floor housed the G. O. Bump Carriage Repository, and the basement area was leased to the Spokane Commission Company as warehouse space for fruit, butter, eggs, meats, etc. In the early winter of 1890, a fire broke out again, burning along Second Avenue and causing serious damage to the Bump Block. Most of the butter in the city was housed in the commission's warehouse; this left city residents with a major butter shortage until a new shipment arrived.

Bump and Routhe eventually leased the carriage repository to L. L. Land, who operated one of the three in Spokane. In the aftermath of the 1893 depression, Northwestern and Pacific Hypotheekbanks, the Dutch mortgage firm so heavily involved in the financial affairs of the Inland Empire, acquired the property. It was extensively remodeled, but continued to be used as a carriage repository and hotel.

In 1908, the property was sold to John G. F. Hieber, Vice-president of the Inland Brewing and Malting Company and real estate investor. The building was reinforced, a new foundation built, and three stories added. Architects for the remodeling were the prestigious firm of Preusse and Zittel, who had the largest number of commissions after the 1889 fire. They designed many of Gonzaga University's buildings. Hieber then leased the upper floors to George F. Carr, who opened the Carlyle Hotel in April, 1909.

8. Significance, continued

It was advertised as "a fine, new hotel, located in the choicest part of the city; 150 rooms, all first class and strictly modern, with phone and elevator service all night." A notable fact in the advertising was that it was just two blocks south of Davenport's restaurant. In December, 1910, the hotel was leased to J. H. McLennan of Portland, Oregon. It has operated as the Carlyle Hotel since 1909.

9. Major Biographical References

SEE ATTACHMENT

10. Geographical Data

Acreeage of nominated property Less than 1 acre

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state

county

state

county

11. Form Prepared By

name/title Scott Brooks-Miller, HPO

Nancy Compau, Historian

organization City of Spokane

date 05/03/89

street & number W. 808 Spokane Falls Blvd.

telephone 456-4378

city or town Spokane,

state WA

12. Signature of Owner(s) Edward Hoffer

For Office Use Only:

Date Received: 5/5/89

Date Heard: 6/21/89

Commission Decision: APPROVE

Council/Board Action: APPROVED

Date: July 31, 1989

Attest: Handlyn J. Montgomery
City Clerk

Approved as to form:

B. B. Burns
Ass't. Corporation Counsel

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

Vicki S. McNeill

Mayor, City of Spokane or Chair, Spokane County Commissioners

David Holsten

Chair, Spokane City/County Historic Landmarks Commission

Scott Brooks-Miller

City/County Historic Preservation Officer

References:

Ticor Title Company Tract Books

Spokesman-Review:

1. 1893?? article on E. M. Stone
2. July 15, 18__?? article on Hypotheekbank Probably late 1890's
3. December 17, 1910 pg. 11
4. 1910?? article on 7-story building

Spokane Falls Review: August 8, 1890

The Chronicle: December 31, 1890

R. L. Polk & Co. Spokane City Directories: 1889, 1890, 1892, 1909, 1910

Spokane-Northwestern Industrial Exposition 1890, published by Matthews, Northrup and Co. Buffalo and New York, 1890.









