

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. Name of Property

Historic Name **DOWLING & CATTLE WAREHOUSE**

2. Location

Street & Number 117 W. Pacific Avenue
City, State, Zip Code Spokane, WA 99202
Parcel Number 35191.0706

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> residential
	<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 checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name RenCorp, LLC
Street & Number 114 W. Pacific Avenue
City, State, Zip Code Spokane, WA 99202
Telephone Number/E-mail 509-455-3770, len@rencorprealty.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local____
Location of Survey Records Spokane Historic Preservation Office

Final draft reviewed by SHLC on April 18, 2007

7. Description

Architectural Classification (see nomination, section 8)	Condition <input type="checkbox"/> _excellent <input checked="" type="checkbox"/> _good <input type="checkbox"/> _fair <input type="checkbox"/> _deteriorated <input type="checkbox"/> _ruins <input type="checkbox"/> _unexposed	Check One <input type="checkbox"/> _unaltered <input checked="" type="checkbox"/> _altered Check One <input checked="" type="checkbox"/> _original site <input type="checkbox"/> _moved & date_____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane 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 or 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 history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	First Addition to Railroad Addition, Lot 7, Block 8.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	18 April 2007

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	black & white prints and color digital images

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form

Assistant City Attorney *Michael W. Puerto*

Council/Board Action _____

Date _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Careen B...

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Third Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

DESCRIPTION OF PROPERTY

Built in 1911 as a plain two-story brick masonry building, the Dowling & Cattle Warehouse is a good example of the building type, “industrial/commercial warehouse” as identified and described in the Multiple Property Documentation, *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948*.¹ The property was listed on the National Register of Historic Places in 2003 as a contributing historic resource of the East Downtown Historic District in Spokane, Washington. Like surrounding adjacent contiguous historic brick masonry industrial and commercial buildings which front West Pacific Avenue, the Dowling & Cattle Warehouse was built close to the street with a shallow eight-foot-deep setback, and forms a rectangular footprint that comprises all of the lot on which it is built. The building has a flat roof of built-up tar, brick masonry walls, 1/1 double-hung wood-sash windows at the second floor, and a street-level storefront at the north façade. The warehouse is plain with almost no exterior architectural embellishment except for decorative cornice and frieze courses with brick dentils and corbels and radiating brick voussoirs that cap second-floor windows. Designed and built for industrial storage and warehouse use, the interior of the building features 14-foot-high ceilings, a combination of plaster and sheetrock walls and ceilings, a poured concrete floor on the first floor, maple plank flooring on the second floor, and an open interior plan. Originally erected as a garage, a single-story concrete-block addition was built on the back of the warehouse sometime between 1911 and 1922. Due to some street-level storefront modifications in 1948, the Dowling & Cattle Warehouse retains fair to good exterior architectural integrity in original design, materials, and workmanship. It, however, retains excellent exterior architectural integrity in original location and association as an industrial warehouse built during the early 1900s in east downtown Spokane.

CURRENT APPEARANCE & CONDITION***Site***

The Dowling & Cattle Warehouse is located on Lot 7, Block 8 in the First to Fourth Addition to the Railroad Addition in east downtown Spokane. Like all of the lots on the block, Lot 7 measures only 25 feet wide but extends to a depth of 142 feet. The Dowling & Cattle Warehouse consumes the entire lot and is sandwiched between two brick masonry buildings. The building to the east is two stories and shares a common wall with the Dowling & Cattle Warehouse. The building to the west of the warehouse is a single-story building and shares a common wall at the south portion of the first floor. The Dowling & Cattle Warehouse faces north along West Pacific Avenue, and a paved alley and parking lot abuts the building at the building’s south, rear elevation. The warehouse is surrounded by properties in the East Downtown Historic District, an industrial section of east downtown Spokane east of Howard Street and north of Second Avenue. The Dowling & Cattle Warehouse is located in the southeast portion of the district, between Browne and McClellan Streets, and between the Northern Pacific

¹ Yeomans, Linda. *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948, MPD, 2007*. Spokane City/County Office of Historic Preservation, Spokane, WA.

Railroad tracks and Second Avenue. The industrial neighborhood around the Dowling & Cattle Warehouse was developed as a storage and distribution center, and includes one to four-story brick masonry industrial/commercial warehouse buildings built in the early 1900s through the early 1940s.

1911 Building

Exterior

The Dowling & Cattle Warehouse forms a rectangular footprint which measures 25 feet wide and 142 feet deep. The warehouse is composed of two structures: 1) a two-story brick masonry building which was built in 1911, and 2) a single-story concrete-block addition which was built between 1911 and 1922. The brick building is 25 feet wide and 100 feet deep while the concrete-block addition is 25 feet wide and 42 feet deep.

The 1911 building is a two-story structure with a flat roof made of built-up tar. A plain parapet wall is capped with metal coping and is slightly stepped at the east and west elevations. Brick masonry walls and a basalt rock foundation support the building. Fenestration patterns are original at the second floor and include original 1/1 double-hung wood-sash windows.

The façade of the building faces north with views of surrounding industrial warehouses. The *north facade* has painted brick cladding, two-stories with a plain parapet, a decorative cornice with brick dentils, a decorative frieze with brick corbels, four windows at the second floor, and a storefront at street level. The four second-story windows are original 1/1 double-hung wood-sash units. Each window is highlighted with a brick flat arch and radiating voussoirs. A horizontal brick belt course is located under the second-floor windows and separates the second floor from the first floor. The first floor has a single entrance door which is protected by a contemporary metal security screen storm door at the west end of the façade. Two contemporary fixed horizontal-shaped picture windows are located just east of the door: the eastern-most window is filled in with plywood and the western-most window is glazed and protected by a metal grate over the glazing. Around the windows and door, a large recessed panel is outlined at the façade at street level which indicates the outline for the original 1911 storefront opening. The opening is filled in with concrete blocks over which is applied an exterior wall covering made of concrete and asbestos. Manufactured and installed in 1948, and measuring about an inch thick, the wall covering simulates the look of brick-and-mortar cladding.

The *west elevation* of the 1911 building is partially covered by a single-story building which shares a common wall (built in 1914 and 1941).² The second floor at the west elevation is exposed and has two original 1/1 double-hung wood-sash windows in poor condition. The windows are articulated with brick window sills and curved arches with radiating voussoirs.

² Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

The *east elevation* shares a common wall with the next adjacent east building (built in 1912).³ Two windows at the second floor on the east elevation (which mirror the two windows at the west elevation) were filled in with bricks when the next east adjoining building was built one year after the Dowling & Cattle Warehouse.

The *rear, south elevation* of the building is partly covered by a one-story addition. Above the addition at the second floor, the south elevation has three original 1/1 double-hung wood-sash windows and a single door. A shed roof made of wood and metal extends over the windows and door, and is supported by square wood pillars.

Interior

The interior of the 1911 building features an open floor plan with two original rooms. A 1911 interior partition wall and perimeter walls are made of a combination of plaster and sheetrock installed over brick masonry. The ceiling is 14 feet high at the first floor and is finished with lathe-and-plaster construction. The floor is made of poured concrete. A service elevator is located on the west wall at the center of the building. A small lobby, office, and conference room are located at the north end of the first floor by the front door. They are finished with a combination of painted sheetrock and dark brown wood paneling interior partition walls and are indicative of the 1950s-1970s.

An unfinished wood staircase ascends to the second floor. The flooring at the second floor is made of maple planks, the walls are covered with a combination of plaster and sheetrock, and the ceiling features lathe-and-plaster construction. Two square skylight openings are located in the ceiling. Skylight glazing is gone and the openings are covered with plywood. A door at the south end of the second floor opens onto the roof of a one-story addition (built 1911-1922).

1911-1922 Addition

A one-story addition made of concrete blocks was constructed onto the south elevation of the 1911 building between 1911 and 1922. It shares common walls to the north, east, and west, and faces south onto a paved alley. The roof is flat with built-up tar and a plain parapet with metal coping. The south elevation of the addition features a single-car-size garage door opening which has been filled in with concrete blocks, and a single metal entrance door which is located adjacent east of the filled in garage opening. The interior of the concrete-block addition has a poured concrete floor and painted walls and ceiling. The ceiling is made of painted Celotex.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

As previously stated, the Dowling & Cattle Warehouse was built in 1911 with the front of the building facing north at West Pacific Avenue. In 1912, a two-story brick masonry building was erected as an adjoining building adjacent next east of the warehouse, sharing the common wall between the two buildings. In 1914, a single-story brick

³ Ibid.

masonry building was built adjoining next west towards the south end of the Dowling & Cattle Warehouse; the two buildings share a common wall. Between 1911 and 1922, a single-story addition was built onto the back of the Dowling & Cattle Warehouse at the south elevation. In 1941, a single-story addition was built and attached to the north elevation of the adjoining west 1914 building. The 1941 addition adjacent west shares a common wall with a portion of the Dowling & Cattle Warehouse at the first floor.

The original exterior façade design for the 1911 Dowling & Cattle Warehouse is partially intact with original exterior brick wall cladding (painted during the 1980s), original plain brick parapet wall, original brick dentils in the cornice, original brick corbels in the frieze, original symmetrical fenestration patterns with original 1/1 double-hung wood-sash windows, original window arches with radiating voussoirs and brick window sills, and an original horizontal brick belt course that separates the first floor from the second floor. The outline for the original street-level storefront design is evident at the north façade.

In 1948, the building's storefront was remodeled and partially filled in with concrete blocks, two contemporary windows, and a contemporary front entrance door.⁴ Interior space at the north end of the first floor by the front entrance door was remodeled with the addition of non-load-bearing interior partition walls (wood frame) which enclosed a lobby, office, and conference room, and were finished with sheetrock and wood paneling. Built originally as a private garage between 1911 and 1922,⁵ the addition at the rear, south elevation of the building was designed with a garage door and an adjacent east single entrance door that opened to the alley. Sometime during the 1960s-1980s, the garage door was removed and the opening was filled in with concrete blocks.

The Dowling & Cattle Warehouse, therefore, appears to retain fair to good exterior architectural integrity below the second floor in original design, materials, and workmanship. It retains excellent exterior architectural integrity in original location and association as an industrial-type warehouse built in 1911 in an industrial section of east downtown Spokane, WA. Even with the aforementioned modifications, the Dowling & Cattle Warehouse is a good example of the building type, "industrial warehouse," and is able to convey designs, materials, workmanship, and building practices which were popular in 1911 when the building was erected.

⁴ Spokane City Building Permit #92859, dated 14 Oct 1948. Spokane City Hall, Spokane, WA.

⁵ Sanborn Fire Insurance Map (1910 map revised in 1912, 1914, 1916, 1920, and 1922). Northwest Museum of Arts & Culture, Spokane, WA.

Areas of Significance	Commerce & Industry
Period of Significance	1911-1957
Significant Date	1911
Architect	Unknown
Builder	Unknown

STATEMENT OF SIGNIFICANCE

Erected in 1911 as a plain two-story brick masonry building, the Dowling & Cattle Warehouse is a good representation of the building type, “industrial/commercial warehouse,” as identified and described in the Multiple Property Documentation, *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948*.⁶ It was built for Spokane plumber, Patrick J. Dowling, and Spokane real estate investor, Alfred T. Cattle, who were business partners. They used the building for storage and also leased it to various renters, including a group of workers who occupied it for a time as their Co-Operative Labor Hall,⁷ and the Montana Transfer Company who specialized in “baggage, wagons, moving vans, and general storage.”⁸ After 1936, the building served as storage, drayage, and distribution headquarters for such businesses as the Thompson Transfer Company, Hol-Grain Products Incorporated, Western Food Products Company, Masterson Food Products Company (cereal manufacturer), George Skiff Associates (merchandise sales brokers), Lester A. Nelson Company (wholesale tobacco and candy distributors), and the U-Select-It-Serve Vending Machine Company. During the period from 1911 to 1957, the Dowling & Cattle Warehouse achieved importance in the area of significance, “commerce & industry,” as part of a unique contiguous façade of mostly two-story commercial vernacular industrial/commercial warehouse buildings that were built in the early 1900s in east downtown Spokane. Including the Dowling & Cattle Warehouse, a concentration of eight contiguous historic buildings front onto both sides of West Pacific Avenue between McClellan and Browne Streets, and together demonstrate early 20th-century construction trends and patterns that led to the industrial development of east downtown Spokane and its importance as the town’s storage and distribution center. In 2003, the Dowling & Cattle Warehouse was listed on the National Register of Historic Places as a contributing property in the East Downtown Historic District. Historically significant, the Dowling & Cattle Warehouse is nominated to the Spokane Register of Historic Places under Category A.

HISTORICAL CONTEXT

East Downtown Spokane Historic District

Listed on the National Register of Historic Places in 2003, the East Downtown Historic District is a collection of early 20th-century commercial, mixed-use, and warehouse

⁶ Yeomans, Linda. *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948 Multiple Property Documentation*, 2007. Spokane City/County Office of Historic Preservation, Spokane, WA.

⁷ Hyslop, R. B. *Spokane’s Building Blocks*. Spokane: Standard Blueprint, 1983, pp. 62-63.

⁸ 1913 City Directory and 1911-1922 Sanborn Fire Insurance map.

buildings which were built around a transportation anchor: Northern Pacific Railroad tracks. The historic district nomination stated that the district was “eligible for listing on the National Register of Historic Places” for its historical and architectural significance where “commerce, transportation, industry, and social heritage are areas of significance which demonstrate the district’s eligibility...for its association with broad patterns of history which led to the growth and development of Spokane as a major hub in the Pacific Northwest.”⁹ The district’s “collection of commercial, mixed-use, and industrial buildings” is a “good example of vernacular architecture,” which “presents a strong statement on the...significance of the district’s contribution to Spokane’s development.”¹⁰

Since the 1890s, this area has been a significant part of downtown [Spokane’s] industrial and commercial heritage, comprised of buildings that offered housing and business establishments that met the needs of those that came to Spokane to work and live either temporarily or permanently. A concentration of warehouses was built adjacent to the Northern Pacific Railroad and in the blocks south of the railroad tracks.¹¹

Building heights range from one-story to eight-stories, with most averaging...two or three stories in the industrial area adjacent to and south of the [railroad] tracks. The warehouses are characterized by their brick cladding, loading docks, large openings with roll-up doors, and small upper -floor double-hung windows. Some general characteristics of the buildings include stepped parapets, ornamental cornices, patterned brickwork, and corbelled parapets and courses. Buildings vary in use but generally fall in the following categories: transportation; commercial; industrial; and single-room occupancy hotels (SROs). The diversity of businesses allowed for a community to live and thrive in downtown [Spokane].¹²

The area south of the Northern Pacific Railroad tracks to Third Avenue, between Washington and Division Streets was historically known as the “produce district.”¹³ As stated in the East Downtown Historic District nomination, “the warehouse area of east downtown has always been home to a variety of warehouses, commercial buildings, garages, and apartment hotels. Wholesale and retail warehouses for the following industries could be found in the district—grocers, bakery products, meat packing, creameries, and cold storage among others.”¹⁴ Transfer, storage, and drayage businesses also occupied space in the warehouses and industrial buildings in this area of downtown

⁹ Woo, Eugenia. *East Downtown Spokane National Register Historic District, 2004*. Spokane City/County Office of Historic Preservation, Spokane City Hall, Spokane, WA, p. 8:1.

¹⁰ *Ibid*, p. 8:1.

¹¹ *Ibid*, p. 7:1.

¹² *Ibid*, p. 7:2.

¹³ *Ibid*, p. 8:15.

¹⁴ *Ibid*, p. 8:15.

Spokane. According to the nomination, the “warehouses along Pacific Avenue from Browne to Washington Streets” served as “the core of the industrial section in the district.”¹⁵ This core area included the Dowling & Cattle Warehouse at 117 West Pacific Avenue.

P. J. Dowling and A. T. Cattle

On July 1, 1910, Spokane attorney, Robert J. Danson (Danson & Williams) sold Lot 7 on Block 8 in the First to Fourth Addition to the First Railroad Addition in east downtown Spokane to Patrick J. Dowling and Alfred T. Cattle, business partners. The cost of the transaction was \$5,000 and conveyed to Dowling and Cattle a piece of land which measured 25 feet wide and 142 feet deep.¹⁶ The parcel was sited in a prime location just south of the Northern Pacific Railroad tracks—an area which was being developed as an industrial distribution center in east downtown Spokane. Patrick J. Dowling was listed in Spokane city directories as a plumber who specialized in “plumbing, steam, and gas fittings.”¹⁷ He listed his place of business as “P. J. Dowling & Company” with an address at 1007 W. Broadway Avenue, and later with an address at 613 N. Monroe Street. Alfred T. Cattle was a real estate investor, and together he and Dowling built the Dowling & Cattle Warehouse, a two-story industrial/commercial brick masonry building, on their Pacific Avenue lot. They used the building for storage and also rented it to various leaseholders. A *1910 Sanborn Fire Insurance Map* (which was revised with additional information between 1911 and 1922) pictured the Dowling & Cattle Warehouse (which was built in 1911) with a “private garage” attached to the south, rear elevation of the building. As indicated on the map, the Montana Transfer Company occupied the warehouse, and according to city directories, handled “baggage, wagons, moving vans, and general storage.”¹⁸ In 1919, Patrick Dowling purchased Alfred Cattle’s investment in the property, and owned the building with his wife, Anna Dowling, until his death in 1927.¹⁹ Anna Dowling continued to own the warehouse until 1936.

James & Alice Kennedy bought the Dowling & Cattle Warehouse in 1936. They leased it to Leonard J. Thompson, a mill worker employed by Spokane Pine Products who owned Thompson Transfer Company, a drayage and storage business. In 1937, the Kennedys sold the Dowling & Cattle Warehouse to Horace & Genevieve Masterson for \$3,000—a lower sales price than the original \$5,000 spent to buy the lot in 1911. The lower sales price, which included both lot and building, may have reflected lean economic times and reduced property valuations which were prevalent during the 1930’s Great Depression era in America.

¹⁵ Ibid, p. 8:12.

¹⁶ Spokane County warranty deed #288262, filed 8 July 1910.

¹⁷ Spokane City Directories, 1907-1936.

¹⁸ 1913 Spokane City Directory.

¹⁹ Patrick J. Dowling drowned in a tragic accident on Hayden Lake on May 1, 1927—see “Icy Water Drags Two to Grim End.” *Spokesman-Review*, 2 May 1927, p. 1.

Horace Masterson used the storage space provided by the Dowling & Cattle Warehouse for Hol-Grain Products Incorporated, Western Food Products Company, and Masterson Food Products Company. All three companies were cereal manufacturers for which Masterson was president and general manager. In addition to storing his cereal products, Masterson also leased space in the building in 1943 to George F. Skiff Associates, merchandise sales brokers.

In 1947, the Mastersons sold the property to the Lester A. Nelson Company, a wholesale tobacco and candy distributor. In 1948, Lester Nelson remodeled the north façade of the warehouse and hung a sign above his new contemporary street-level display windows that said “L. A. Nelson & Co. Wholesale Candy & Tobacco.”²⁰ According to city directories, Nelson used the warehouse almost exclusively for his candy and tobacco distribution business and in 1955, leased some of the warehouse space to U-Select-It-Serve Vending Machines.

In 1963, real estate investors, William & Norma Burke and Michael & Margaret Burke, bought the Dowling & Cattle Warehouse for \$25,000. This transaction also included Lot 6 next east at 115 W. Pacific Avenue on which was built in 1912, the Wilson & Lemon Livery. Lester Nelson leased space in the livery building for his candy and tobacco business while, according to city directories, the Dowling & Cattle Warehouse stood vacant. In 1997, the Fruci Family LLC bought the Dowling & Cattle Warehouse and sold it in 2007 to RenCorp LLC, a successful architecture, brokerage, construction, and real estate development firm in Spokane.

HISTORICAL SIGNIFICANCE

Category A

The Dowling & Cattle Warehouse is historically significant in the area of significance, “industry & commerce,” as a good example of the property type, “industrial/commercial warehouse,” which is described in the MPD, *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, WA, 1890-1948*, and for its association with and its contribution to the development and settlement of east downtown Spokane, a historic industrial/commercial warehouse and distribution section of the city which was listed in 2003 on the National Register of Historic Places as the East Downtown Historic District. Spokane historian and structural engineer, Robert B. Hyslop, cited references to the specific area along West Pacific Avenue where the Dowling & Cattle Warehouse is located in his book, *Spokane’s Building Blocks*:

The warehouses and adjoining buildings along West Pacific Avenue between Browne and McClellan Streets “were the major parts of a string of cold-storage warehouse, with spur tracks on the railroad...and loading platforms for wagons (later trucks) on a street having virtually

²⁰ Spokane County Tax Assessor records (photo). Spokane County Courthouse, Spokane, WA.

no through traffic, and all close to the center of town.²¹

Hyslop said that the Wilson & Lemon Livery building at 115 W. Pacific and the Dowling & Cattle Warehouse at 117 W. Pacific were “used for the roughest kind of warehousing” during the early 20th century when the area was being developed as a warehouse, drayage, and distribution center for east downtown Spokane. He further noted that the Dowling & Cattle Warehouse served as headquarters for the “Co-Operative Labor Hall” just after it was built in 1911.²²

In its “Statement of Significance,” the National Register nomination for the East Downtown Historic District described significant historic trends and patterns that evolved in the neighborhood in which the Dowling & Cattle Warehouse was built:

The warehouses along Pacific Avenue from Browne to Washington Streets serve as the core of the industrial section in the district. Within this three block area are warehouses built for various uses, including cold storage, grocers, meat packing, garage, creameries, and bakeries. They represent three different decades in the development of the neighborhood—1890s, 1900s, and the post-War era.²³

The Dowling & Cattle Warehouse was built in 1911 during the second development stage indicated in the nomination. Especially from McClellan to Browne Streets, a rare glimpse into the past is demonstrated by a still-existing contiguous row of early 20th-century warehouses that line both sides of Pacific Avenue. In 1906, Daniel Wetzel built a two-story brick masonry industrial building, the Wetzel Warehouse, at 114 W. Pacific on the north side of the street. That same year the Hazelwood Dairy built a large four-story brick masonry creamery building on the northwest corner of Pacific and Browne. In 1907, the lot between the Wetzel Warehouse and the Hazelwood Dairy Creamery was purchased by Greenough Brothers, who built a two-story brick masonry industrial building similar to the Wetzel Warehouse. A few years later in 1909-1910, a three-story brick masonry warehouse owned by the North West Cold Storage & Warehouse Company was erected next west of the Wetzel Warehouse.

In conjunction with the aforementioned buildings which were all erected on the north side of Pacific Avenue, a concentration of one to four-story brick masonry buildings were also built across the street on the *south side* of Pacific Avenue between Browne and McClellan. They were the Bakke-Mogstad Building on the southwest corner of Pacific and Browne (built in 1910), the Spokane Oxy-Acetylene Warehouse at 109 W. Pacific (built in 1908), the Wilson & Lemon Livery at 115 W. Pacific (built in 1912), the Dowling & Cattle Warehouse at 117 W. Pacific (built in 1911), and a garage & small

²¹ Hyslop, R. B. *Spokane's Building Blocks*. Spokane: Standard Blueprint, 1983, p. 99.

²² *Ibid*, p. 63.

²³ Woo, Eugenia. *East Downtown Spokane Historic District National Register Nomination*, 2004, p. 8:12.

warehouse built in 1913-14 adjacent to the Dowling & Cattle Warehouse at 119 W. Pacific Avenue.²⁴ The only building in the contiguous group of buildings which was not designed as an industrial warehouse was the Bakke-Mogstad Building on the corner of Browne and Pacific. It was erected instead as a single room occupancy hotel, perhaps housing workers who may have been employed at the warehouses and industrial businesses along West Pacific Avenue.

Today, except for the Hazelwood Dairy Creamery (demolished), the Dowling & Cattle Warehouse and adjacent surrounding buildings still exist as two contiguous rows of early 20th-century brick masonry structures which were originally designed, and continue to be used for industrial purposes. As described in the East Downtown Historic District nomination, the “warehouses are characterized by their brick cladding, loading docks, large openings with roll-up doors, and small upper-floor double-hung windows. Some general characteristics of the buildings include stepped parapets, ornamental cornices, patterned brickwork, and corbelled parapets and courses. Buildings vary in use but generally fall in the following categories: transportation, commercial, industrial, and single room occupancy hotels.”²⁵

The Dowling & Cattle Warehouse is a good example of the building type described in the East Downtown Historic District nomination. It is a brick masonry building with intact original upper-story double-hung windows, a brick parapet (stepped at the sides), and decorative brick courses at the cornice and frieze. The Dowling & Cattle Warehouse has been used since it was built in 1911 as an industrial warehouse which has housed a variety of industrial, transfer & storage, wholesale warehouse, and distribution businesses at different times for more than 95 years.

In summary, the Dowling & Cattle Warehouse contributed to the historical and architectural development of Spokane’s east downtown industrial section in the area of significance, “industry & commerce,” and specifically demonstrates historic trends and architectural practices which culminated in a concentration of early 20th-century wholesale warehouse, transfer & storage, and industrial distribution buildings which were built along West Pacific Avenue between Browne and McClellan Streets. Part of a contiguous row of historic warehouse buildings, the Dowling & Cattle Warehouse conveys industrial designs, architectural elements, building practices, construction materials, and industrial uses that were popular in the early 1900s in East Downtown Spokane, Washington.

²⁴ Spokane County Assessor’s Records, Spokane County Courthouse, Spokane, WA.

²⁵ *East Downtown Spokane Historic District National Register Nomination*, p. 7:2.

BIBLIOGRAPHY

Hyslop, Robert B. *Spokane's Building Blocks*. Spokane: Standard Blueprint, 1983.

Polk, R. L. *Spokane City Directories, 1882-2007*.

Sanborn Fire Insurance Maps. 1902, 1910 (corrected 1922), 1952

Spokane City Building Permits. Spokane City Hall, Spokane, WA.

Spokane County Public Records. Spokane County Courthouse, Spokane, WA.

Woo, Eugenia. *East Downtown Spokane National Register Historic District Nomination, 2004*. Spokane City/County Office of Historic Preservation, Spokane, WA.

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Spokane City/County Register of Historic Places Nomination Sheet
DOWLING & CATTLE WAREHOUSE

Section 10

Map

East Downtown Spokane Historic District (National Register)



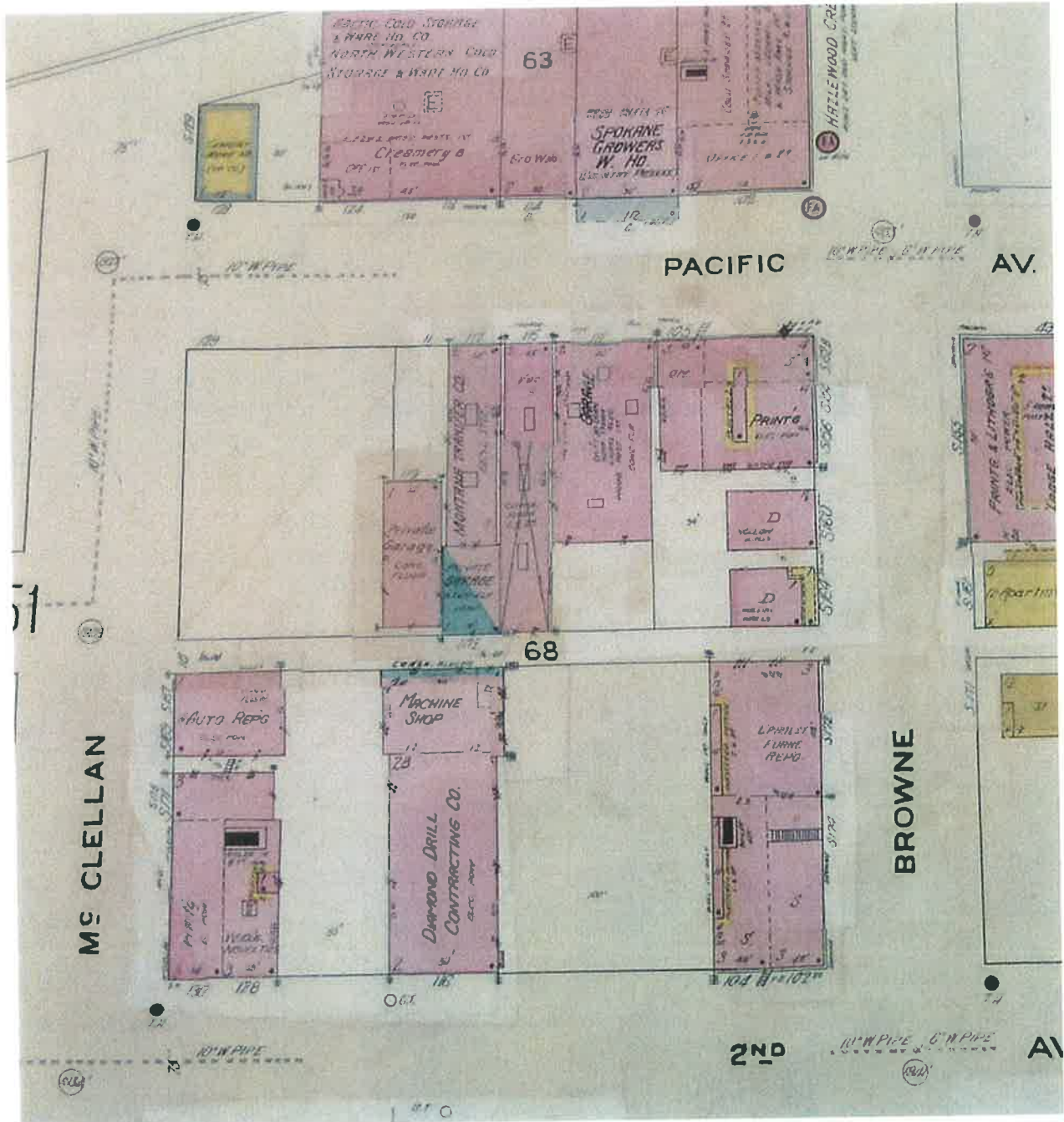
0 feet

1000

Fast Downtown Historic District

DOWLING & CATTLE WAREHOUSE

117 W. Pacific Avenue
Spokane, WA 99201



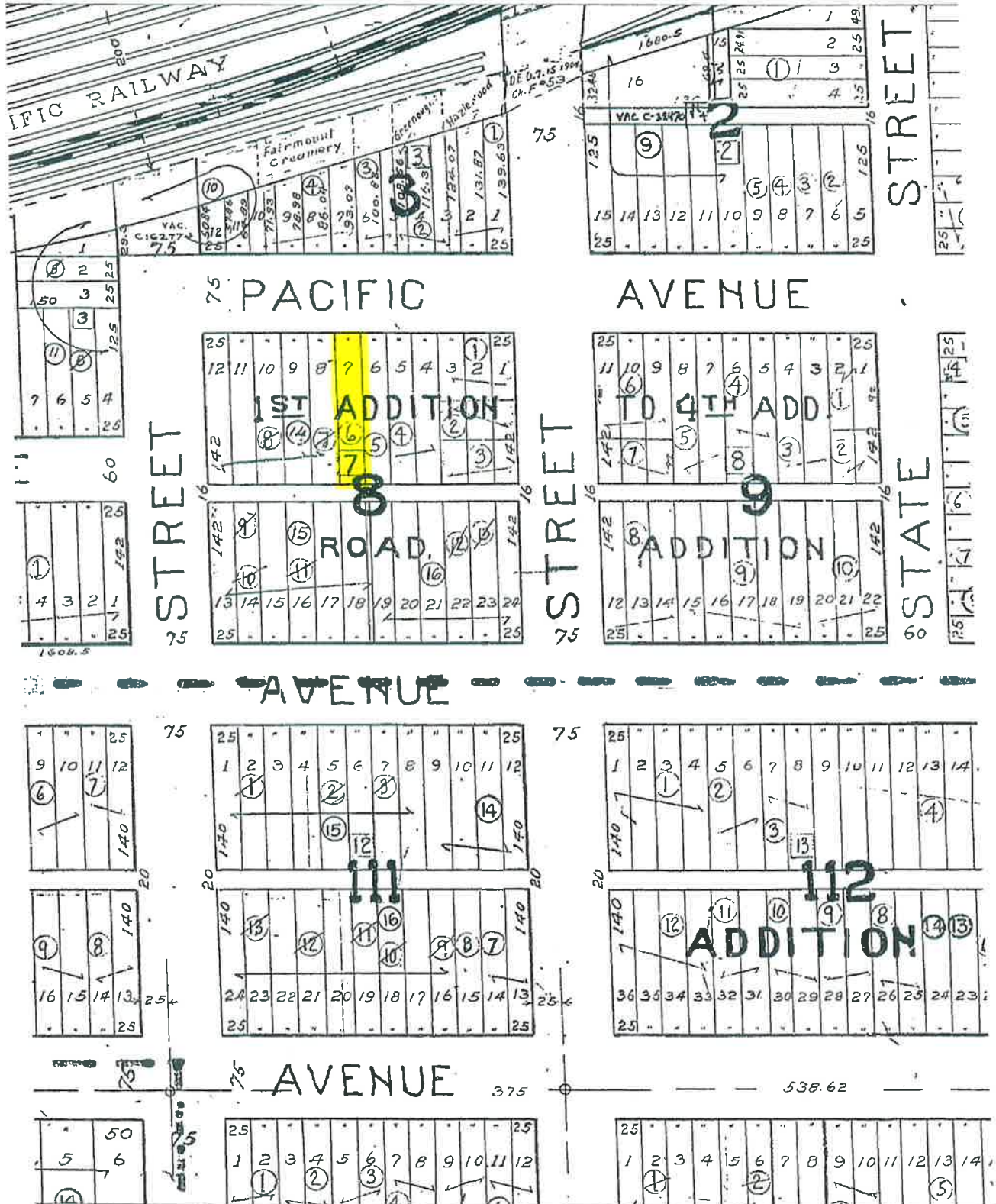
C. 1916-1922 Sanborn Map

Spokane City/County Register of Historic Places Nomination Sheet
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Section 10

Plat Map

2007 plat map, source: Spokane County Tax Assessor

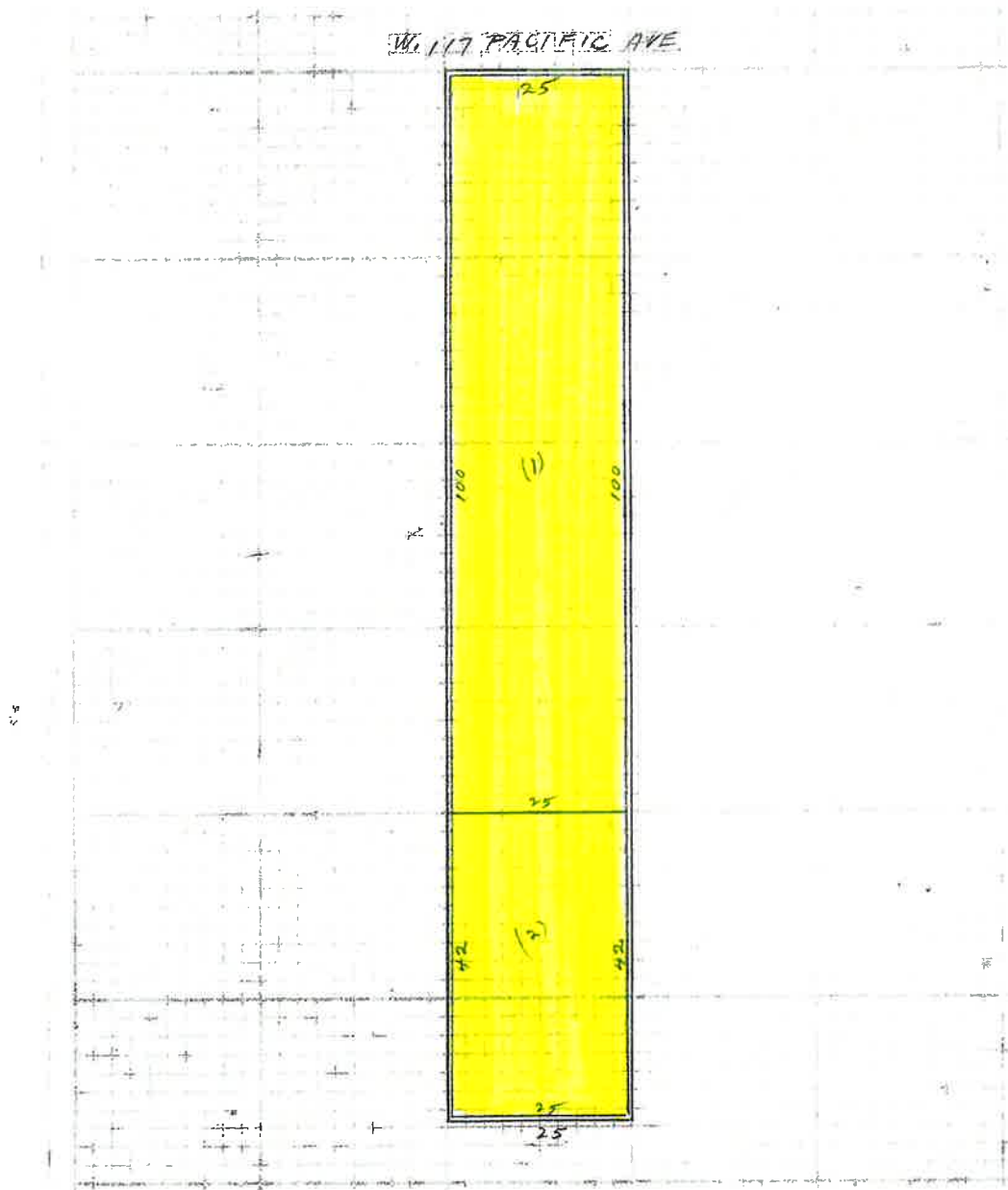


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Site Plan

2007 site plan, source: Spokane County Tax Assessor



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Photos 1 and 2

North façade of building in 2007.



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Photos 3 and 4

North façade of building in 2007.



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Photos 5 and 6

North façade of building in 2007.



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Photo 7

Back, south elevation of building in 2007.



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Photos 8 and 9

South rear elevation of building in 2007, looking east and looking west along alley.

