

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 **WETZEL WAREHOUSE**

2. Location

Street & Number 114 West Pacific Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 35191.0303

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 type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name CMB Properties, LLC, and Len & Linda Urgeleit
Street & Number 114 West Pacific Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 455-3770

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 2003
Location of Survey Records Spokane Historic Preservation Office

Final nomination presented 15 Sept. 2004

7. Description

Architectural Classification

(see nomination, section 8)

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check One

unaltered

altered

Check One

original site

moved & date _____

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 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 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

1st to 4th Railroad Addition to Spokane, west ½ of Lot 5, and all of Lot 6, Block 3.

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 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lkyeomans1@aol.com

Date Final Nomination Heard

15 September 2004

12. Additional Documentation

Map

City/County of Spokane current plat map.

Photographs and Slides

18 B&W prints, 12 color slides.

13. Signature of Owner(s)

Name

Chris M. Potts

Name

John S. Hargrett

A R W G.

14. For Official Use Only

Date Received

Attest

Date Heard

City Clerk

Commission Decision

Approved as to Form

Assistant City Attorney

Richard P. ...

Council/Board Action

Date

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

CITY ADMINISTRATOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Jessie Brown

OFFICER, Spokane City/County Historic Preservation Officer

Spokane City/County Historic Preservation Office

Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1906, the Wetzel Warehouse is a good example of commercial vernacular architecture adapted for use as an industrial warehouse. The building is a two-story red brick masonry structure with a flat roof, basalt rock foundation, a storefront with plate-glass windows, very little exterior embellishment, and a prominent loading dock in front of the warehouse. Located in the East Downtown Spokane National Register Historic District, the Wetzel Warehouse is sited on West Pacific Avenue, a street that is lined with industrial warehouses built in the early 1900s. The building fronts Pacific Avenue and backs up to the raised Northern Pacific Railroad bed and tracks that intersect the historic district diagonally from east to west. The Wetzel Warehouse retains good to excellent exterior architectural integrity found in its original location, design, materials, workmanship, and association as an early 20th-century industrial warehouse in Spokane's east downtown industrial section.

CURRENT APPEARANCE & CONDITION (2004)*Site*

The building is situated on the west half of Lot 5 and all of Lot 6, Block 3 in the 1st to 4th Railroad Addition in east downtown Spokane, an industrial area that is characterized by two and three-story brick masonry industrial buildings, factories, and warehouses. The lots together form a parcel that measures 40 feet wide and 130 feet deep. Facing south, the Wetzel Warehouse is sandwiched between a three-story brick masonry building on the west and a two-story brick masonry building on the east. A 12-foot-high built-up rail bed, which supports multiple train tracks built by the Northern Pacific Railroad, runs adjacent and parallel to the north, rear elevation of the building.

Exterior

According to Spokane County Tax Assessor Records in 2004, the Wetzel Warehouse follows a rectangular footprint that measures 39.5 feet wide and 127.5 feet deep, and covers nearly 100% of the land on which it is built.

The façade of the building faces south onto Pacific Avenue. It has a flat parapet which is articulated with a corbelled brick cornice that features a dog tooth design, and a horizontal brick frieze band. Three symmetrically balanced 2/2, double-hung, aluminum-clad, wood-sash windows illuminate the second floor. The street level facade is divided by vertical brick piers into three bays. Each bay is distinguished by multi-paned transom windows. The center bay retains plain double wood doors while the two flanking bays have plate-glass storefront windows. A single wood frame door with center glazing is located on the extreme east side of the façade at street level. A metal belt course with rosettes separates the first floor from the second floor. A two-foot-high and twelve-foot deep concrete loading dock abuts the façade of the building, and continues down the block to the east and west in front of the adjoining industrial buildings.

The *east and west elevations* of the Wetzel Warehouse constitute shared party walls with adjoining brick masonry warehouse buildings. The *north elevation* is at the rear of the building and is adjacent to a built-up railroad bed. The north elevation features symmetrical fenestration patterns that include an original wood-paneled double warehouse door entrance on the first floor. The entrance is flanked by one plain steel door to the east, and one original 2/2, double-hung, wood-sash window which is covered with a plywood board to the west. Two 2/2, double-hung, aluminum-clad, wood-sash windows are located on the second floor. The windows flank a center wood door with glazing, which was installed in 2004. The windows and entrances are accented with segmental arches and brick voussoirs. A faded painted advertisement sign reads, “CAR LOTS, FRUITS & PRODUCE,” and is located on the exterior wall surface on the second floor. Constructed in 2004, a full-width balcony made of metal and concrete with a metal balustrade is located on the second floor. It measures seven feet deep and is supported by metal I-beams.

Interior

According to Spokane County Tax Assessor Records in 2004, the assessed interior square feet of the building totals 4,603 on the first floor. The square foot measurement is duplicated on the second floor and in the basement. Built as a warehouse, the interior of the building remains mostly unfinished with an open floor plan, exposed brick masonry walls, fir plank sub-floor, 15-foot-high ceilings, rough-cut massive wood beams supported by square wood posts, and 3-inch-by-14-inch wood floor joists. A painted advertisement that reads “HALL TIRES” remains in good condition on the west wall of the first floor.¹ An original freight elevator is located in the northeast corner of the building. An enclosed storage room and lavatory facilities are located in the rear of the building on the first floor. The rooms are finished with eight-foot-high ceilings and painted sheet rock. A plain wood staircase on the east wall rises to the second floor, which features exposed brick masonry walls, a 12-foot-high ceiling, and an extension of the elevator shaft in the northeast corner of the building. The second floor has three office areas and is separated into thirds from the front of the room to the back of the room by temporary interior partition walls made of finished sheetrock. The basement contains mechanical areas and storage rooms.

ORIGINAL APPEARANCE & MODIFICATIONS

The Wetzel Warehouse retains its original rectangular two-story form, exterior brick masonry wall cladding, brick parapet and cornice configuration, first and second floor fenestration patterns, mostly unfinished open interior, and overall industrial design. The façade’s transom windows with true divided lights appear to be original as well as the west plate-glass storefront window at street level.

¹ A Spokane building permit dated 1923 lists the Spokane Farm Bureau as a tenant of the building at that time; the “Halls Tires” sign advertised rates for members of the Farm Bureau—see top line of sign.

One of the first exterior modifications was the construction of the existing reinforced concrete loading dock at the façade of the building in 1946 (Spokane building permit #83615). The center front entrance was installed in 2004, and the single wood frame-and-glass storefront door on the east side of the façade was installed in 2003. The three second-floor windows on the façade were missing in 2002. Architecturally appropriate 2/2, double-hung, aluminum-clad, wood-sash windows were installed in 2003.

In 2003-2004, a steel door was installed in the missing east window on the first floor of the north elevation. The center missing window on the second floor of the north elevation was replaced with a plain metal door. The two windows that flank the door on the second floor were replaced with architecturally appropriate 1/1, double-hung, aluminum-clad wood-sash windows. The metal door opens onto a metal balcony, which was built in 2004.

The original design for the interior of the Wetzel Warehouse is retained with a mostly open floor plan and exposed building materials, including brick masonry walls; unfinished wood posts, beams and floor joists; elevator and shaft; staircase; fir plank floor; and a painted advertisement sign on the west wall. New construction in 2004 includes 8-foot-high interior partition walls on the first and second floors that enclose space for office, storage, and lavatories. Even with the partition walls installed, the majority of the first and second floors is unfinished open space.

The basement is partially finished with cold storage rooms, mechanical space, and other storage areas that were built beginning in the 1920s-1940s.

Although the building has some modifications, the Wetzel Warehouse retains sufficient original architectural features on the exterior and interior of the building to convey turn-of-the-century building designs, materials, and workmanship associated with commercial vernacular industrial warehouses built in Spokane. The modifications to the building are not substantial and do not compromise the architectural integrity and significance of the building.

Areas of Significance	Commerce, Industry, Community Planning & Development
Period of Significance	1906-1954
Significant Date	1906
Architect/Builder	Unknown

STATEMENT OF SIGNIFICANCE

The Wetzel Warehouse was constructed in 1906 and exists as an excellent example of commercial vernacular industrial warehouse architecture that was built in Spokane, Washington during the early 20th century. Designed as a functional industrial warehouse with little exterior embellishment, the Wetzel Warehouse is part of a unique contiguous façade of mostly two-story commercial vernacular industrial buildings that were built in the early 1900s. The warehouse buildings front West Pacific Avenue between McClellan and Browne Streets and demonstrate early building trends and patterns that led to the industrial development of east downtown Spokane and its importance as the town's storage and distribution center. The Wetzel Warehouse is listed in the East Downtown Spokane National Register Historic District as one of seven contributing two-story brick masonry industrial buildings sited in the south half of the district, and was one of the first of the seven two-story buildings to be built in the area. The warehouse was built for Henry Wetzel, a noted Spokane jeweler, and was owned and managed by Wetzel and his family for 62 years from 1906 to 1968. Historically significant in the areas of "commerce," "industry," and "community planning & development" during the period from 1906 to 1954, the Wetzel Warehouse is eligible for listing on the Spokane Register of Historic Places under Category A.

HISTORICAL CONTEXT

In 1904 real estate investor Henry Krotzer purchased the west half of Lot 5 and all of Lot 6, Block 3 in the 1st to 4th Railroad Addition at 114 West Pacific Avenue in Spokane. He sold the property for \$14,500 on April 24, 1906² to Daniel F. Wetzel, owner and manager of the D. F. Wetzel Company, manufacturers and wholesalers of fine jewelry in Spokane. Strategically sited, Wetzel's retail jewelry store was located in the center of Spokane's business, banking and merchant district at 607 West Riverside. An advertisement in the *1905 Spokane City Directory* listed the D. F. Wetzel Company as a business that specialized in "watches, clocks, jewelry, opera and field glasses, high-grade cut glass, and watch repairing."

According to Spokane building permits that were issued for electrical and plumbing fixtures in the construction of cold storage facilities,³ the first recorded tenants to lease space in the Wetzel Warehouse were Pacific Grocers, a wholesale food business, and Swift & Company, a supplier of wholesale meats. A 1911 permit (#25992) listed Farmers Union Storage as a tenant in the building along with Swift & Company and the

² Spokane County warranty deed #143562.

³ 1910 Spokane building permits #17713 and #18095.

Arctic Cold Storage & Warehouse Company.⁴ Swift & Company vacated the premises in 1912, and moved into their own warehouse two blocks north on 12 S. Division Street. After Swift & Company relocated, the Fairmont Creamery occupied space in the Wetzel Warehouse as well as leasing space in the three-story building next west at 116 W. Pacific Avenue. Daniel Wetzel, owner of the Wetzel Warehouse, also occupied storage space in the building to accommodate the overflow from his wholesale and jewelry manufacturing business. Spokane building permits noted the Creasey Corporation occupied the Wetzel Warehouse in 1918, and the Spokane Farm Bureau occupied the building in 1923, followed by Spokane Wholesale Grocers throughout the 1920s. During the time that the Spokane Farm Bureau leased space in the Wetzel Warehouse, an advertisement sign for Hall Tires was painted on the west interior exposed brick wall of the building's first floor, listing special prices for farm bureau members. Preserved intact, the painted wall sign is associated with the development of America's early automobile and transportation industry, revealing specific tire sizes that were made for cars in the 1920s.

Stone's Food Stores and URM Food Stores Inc. leased space in the building in the 1930s and 1940s, followed by Pacific Fruit Stores and Sigman's Food Stores in the 1950s. In 1951, Charles and George Trowbridge, owners/operators of Trowbridge Transfer & Storage, leased space in the building for \$200 a month.⁵ In the mid to late 1950s the building was occupied by McCarroll Transfer Company, Spokane Northeast Market, and Jay Twitchell, a food and produce broker.

In May 1968, after ownership that spanned more than six decades, the Wetzel family sold the property to Heath-Eggleston, a condiment manufacturer and wholesale food distributor specializing in sauces, seasonings, and other condiments. The Eggleston family sold the property for \$80,000 in 2002 to Michael and Holly Ferguson. One year later the Fergusons sold the property for \$114,000 to CMB Properties LLC, Len Urgeleit, Jr. and his wife, Linda Urgeleit. Christopher Batten, who is a managing member of CMB Properties, LLC, is a partner with Len Urgeleit in RenCorp, an architecture, brokerage, construction, development firm in Spokane.

HISTORICAL SIGNIFICANCE

Category A

The Wetzel Warehouse is eligible for listing on the Spokane Register of Historic Places under Category A in the areas of significance, "commerce," "industry," and "community planning & development," for its contributions to the development and settlement of east downtown Spokane, a significant historic industrial warehouse section of the city. Structural engineer and Spokane historian, Robert Hyslop, cited a reference to the Wetzel Warehouse in his book, *Spokane Building Blocks*:

⁴ Hyslop, R. B. *Spokane Building Blocks*. Standard Blueprint: Spokane, WA, 1983, p. 99.

⁵ Lease record #38983B, dated 21 June 1951.

The Wetzel Warehouse and adjoining buildings “were the major parts of a string of cold-storage warehouses, with spur tracks on the railroad...and loading platforms for wagons (later trucks) on a street having virtually no through traffic, and all close to the center of town. They are all still functioning except the Hazelwood [Dairy]...

The nomination for the East Downtown Spokane National Register Historic District described the importance of the area in which the Wetzel 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.⁶

Especially from McClellan to Browne Street, a rare glimpse into the past is demonstrated by a contiguous row of existing historic warehouses which were built in the early 1900s, and line the north side and part of the south side of Pacific Avenue. In 1906 Daniel Wetzel built this two-story brick masonry industrial building, which was one of the first warehouses erected in the two-block area. 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 Wetzel’s building and the Hazelwood Dairy 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 was built next door west to Wetzel’s building. It was owned by the North West Cold Storage & Warehouse Company.

Starting with the construction of Daniel Wetzel’s property, this industrial development trend continued on West Pacific Avenue between Bernard and Browne Streets, and by 1911, four brick buildings had been erected across the street from the Wetzel Warehouse. They were the Bakke-Mogstad Building on the southwest corner of Browne and Pacific, the Spokane Oxy-Acetylene Warehouse next door west, the Wilson & Lemon Livery next to that, and the P. J. Dowling Company warehouse next west, which was built at 117 West Pacific Avenue. The only building not built as a warehouse at that time was the Bakke-Mogstad Building, which served as a single room occupancy hotel (SRO).

The three warehouse buildings on the south side of the street were used for garage, livery, transfer & storage, and candy/cigar manufacturing purposes. In contrast, the Wetzel Warehouse and the three surrounding warehouses built on the north side of the street were distinguished by their predominate use as cold storage industrial warehouses that were mainly occupied by grocers, meat wholesalers, and creameries. The Hazelwood

⁶ East Downtown Spokane National Register District Nomination, section 8, page 12.

Dairy was demolished in the 1990s, but the three adjacent brick masonry buildings at 112, 114, and 116 W. Pacific Avenue still exist. As noted in the East Downtown Spokane National Register District nomination, all three existing warehouses “retain functioning loading docks and wide door openings, important features for warehouses, fronting Pacific Avenue.”⁷

In addition to its significance as one of the first buildings erected on West Pacific Avenue, the Wetzel Warehouse is also significant for its two-story brick masonry form. The Wetzel Warehouse is one of eight two-story brick masonry buildings that exist in the south half of the East Downtown Spokane National Register Historic District. They include:

• Pine Creek Dairy	168 S. Division Street	Built in 1908
• Green-Hughes Printing	19 W. Pacific Avenue	Built in 1911
• Spokane Oxy-Acetylene	109 W. Pacific Avenue	Built in 1909
• Greenough Brothers	112 W. Pacific Avenue	Built in 1906
• Wetzel Warehouse	114 W. Pacific Avenue	Built in 1906
• Wilson & Lemon Livery	115 W. Pacific Avenue	Built in 1911
• P. J. Dowling & Co	117 W. Pacific Avenue	Built in 1910
• Commission Building	216 W. Pacific Avenue	Built in 1906

Due to significant alterations and a resulting loss of integrity, the Spokane Oxy-Acetylene building is not a contributing property of the historic district. Thus, seven buildings remain as two-story brick masonry warehouses which were built in the area during the early 1900s. Compared to an overwhelming majority of surrounding brick masonry buildings with three or more stories that were built as industrial structures or SROs in East Spokane, the seven existing two-story brick masonry buildings stand out as smaller warehouses, all of which were built for industrial purposes only. They all imitate the height, bulk, scale, and building materials of the Wetzel Warehouse, which was built as one of the first of the seven buildings.

Furthermore, the seven warehouses are all built within yards of the Northern Pacific Railroad tracks, which bisect the historic district from east to west. The buildings were built close to the tracks, taking advantage of deliveries and transportation via rail cars. This was in addition to the deliveries by wagons and trucks that traveled to the warehouses on city streets. Summarizing the importance of warehouses built close to the railroad tracks, the nomination for the East Downtown Spokane National Register Historic District stated that “the warehouses’ proximity to the railroad was key for their day-to-day functions of receiving and shipping products, materials, and goods.” In this way, the railroad tracks and warehouses helped shape Spokane’s urban streetscape. The historic district, which includes the Wetzel Warehouse, “is a fine example of the city’s

⁷ Ibid.

pattern of development. It demonstrates the dominance of the impact of the Northern Pacific Railroad through the commercial buildings, residential hotels, and warehouses that were constructed from a few years after the ‘Great Fire of 1889’ through the early 1900s during the city’s greatest economic and population booms.”⁸ Individually significant, the Wetzel Warehouse illustrates this idiom through directional signage which was painted on the north, rear elevation of the surface of the building. The Wetzel Warehouse is adjacent to the raised railroad bed that includes the Northern Pacific tracks and a spur which leads to the back of the building. The sign is painted in large, oversized block letters on the exterior brick surface of the building at the level of the second floor and is visible from the railroad tracks. Identifying the site for the train conductor, the sign reads “CAR LOTS, FRUITS & PRODUCE” which referred to rail boxcars that were used to transport fruit and produce to and from the building.

In summary, the Wetzel Warehouse contributed to the historic and architectural significance of Spokane’s east downtown industrial section. This was achieved through the building’s importance in commerce, industry, and community planning and development as a manifestation of the warehouses which populate the industrial area. As part of a contiguous row of warehouses, the Wetzel Warehouse conveys industrial designs, architectural elements, building practices, and construction materials that were popular during the early 1900s in Spokane.

⁸ East Downtown Spokane National Register Historic District Nomination, section 8, page 7.

SELECTED BIBLIOGRAPHY

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

Polk, R. D. Spokane City Directories, 1900-2004.

Spokane City/County records (building permits, tax assessor records, warranty deeds).

Woo, Eugenia. "East Downtown Spokane National Register Historic District." *National Register District Nomination*, 2003. Spokane City/County Office of Historic Preservation, Spokane, WA.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE **Section 9**

Historic District Map

Source: East Downtown Spokane National Register District Nomination, 2003.



East Downtown Historic District
 Identification Map

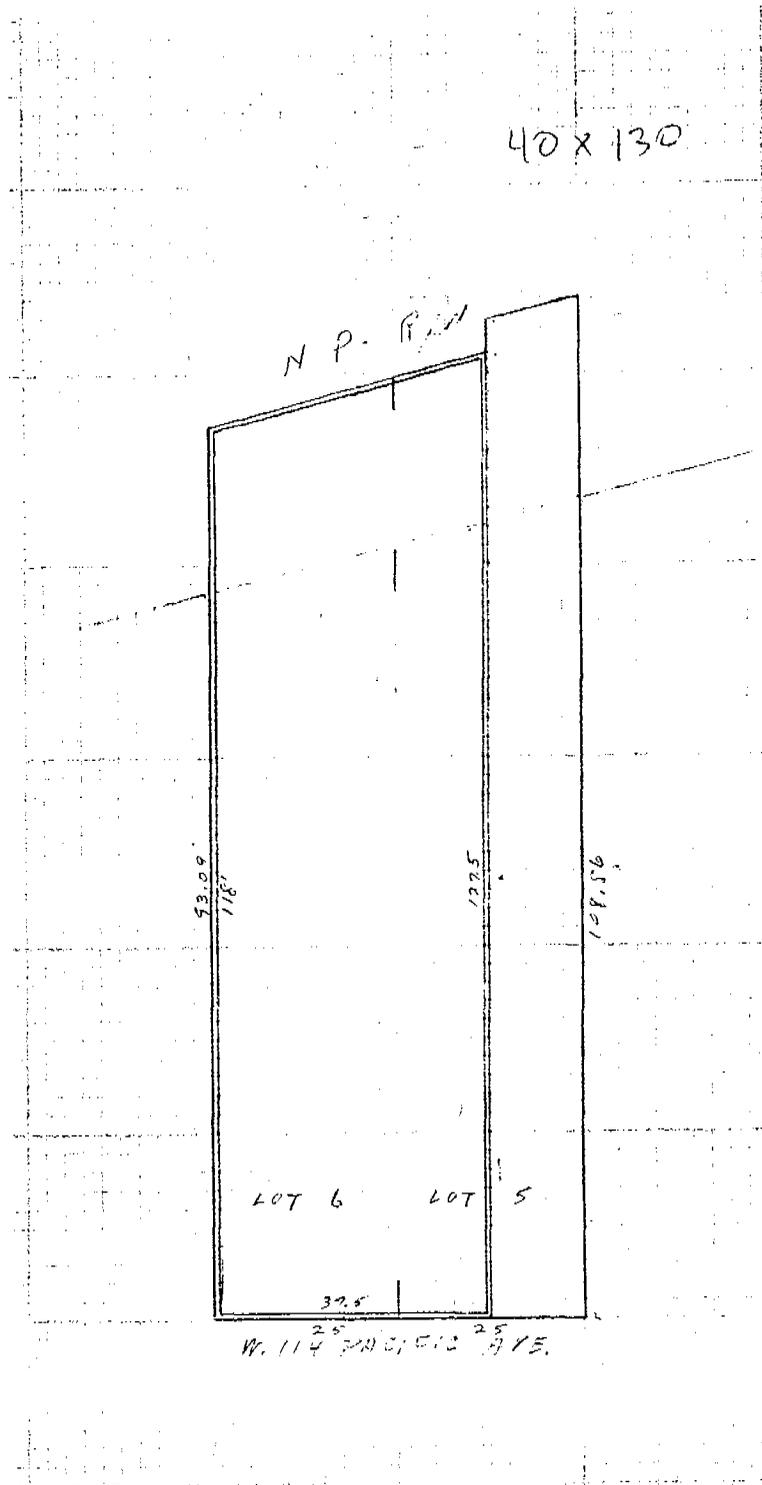
0 feet 1000 feet

Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE

Section 9

Site Plan

Source: Spokane County Tax Assessor's Records, 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE Section 9

Photos 1,2, and 3 South façade of building in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE **Section 9**

Photos 4

South façade in 2004.



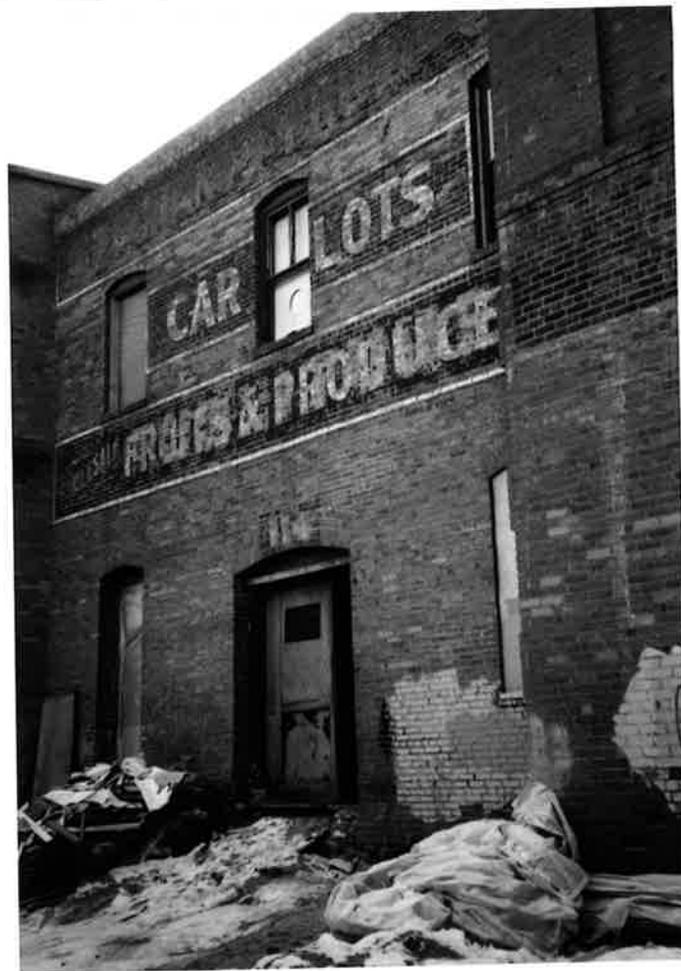
Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE **Section 9**

Photos 5 and 6 North elevation in 2004, looking west.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE **Section 9**

Photos 7, 8, 9 North elevation looking east in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE **Section 9**

Photos 10 and 11 North elevation sign detail in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE **Section 9**

Photos 12 and 13 South wall with window detail on first floor in 2004.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
WETZEL WAREHOUSE Section 9

Photos 14 and 15 West wall on first floor in 2004.

