

Spokane Register of Historic Places Nomination

*Spokane City-County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name Boothe McClintock/Electro-Kold Building
And/Or Common Name Joel Building

2. Location

Street & Number 165 S Post Street
City, State, Zip Code Spokane, Washington 99201
Parcel Number 35192.2110

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
X building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	X private	X work in progress	X commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> district	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	X 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 Lofts at Joel LLC
Street & Number 1325 W First Ave. Suite 300
City, State, Zip Code Spokane, Washington 99201
Telephone Number/E-mail 509 624 8050 ronwells@wellsandcompany.biz

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 in Existing Surveys

Title	City of Spokane Historic Landmarks Survey			
Date	Federal	<input type="checkbox"/> State	<input type="checkbox"/> County	<input type="checkbox"/> Local
Depository for Survey Records	Spokane Historic Preservation Office			

7. Description

Architectural Classification

(enter categories from instructions)

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check One

unaltered

altered

Check One

original site

moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for 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.

East Downtown Historic District Nomination to the National Register of Historic Places
Historic Preservation Certificate Application Part 1 - Boothe-McClintock/Electro-Kold

10. Geographical Data

Acreage of Property .20 acre

Verbal Boundary Description

Parcel A: Railroad Addition Lot 1 except the north 48.3' and the west 15.04' of Lot 2, except the north 48.3' Block 27

Parcel B: The east 39.96' of Lot 2 and the west 0.04' of Lot 3 Block 27, Railroad Addition, according to the plats recorded in volume 'D' of Plats, Spokane County

Verbal Boundary Justification Nominated property includes the entire parcel and urban legal description.

11. Form Prepared By

Name and Title Ron Wendle, Architect

Organization Wells and Company

Telephone Number/E-mail 509 624 8050 232 6613 rwendle@wellsandcompany.biz

Street and Number 1325 West First Ave Suite. 300

City, State, Zip Code Spokane, Washington 99201

Date January 21, 2010

Date January 21, 2010

12. Additional Documentation

Map
Photographs and Slides

13. Signature of Owner(s)

[Handwritten Signature]

14. For Official Use Only:

Date Received: _____ Attest: *[Handwritten Signature]*

Date Heard: _____ City Clerk

Commission Decision: _____ Approved as to Form: *[Handwritten Signature]*

Council/Board Action: Approved Assistant City Attorney

Date: 4/12/10

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

[Handwritten Signature]

CITY ADMINISTRATOR, City of Spokane
or



CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Handwritten Signature]

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor - City Hall, Spokane, WA 99201

7. Description of Physical Appearance: Built in 1899, the Boothe-McClintock/Electro-Kold (Joel) Building is located in Spokane's central business district. The three-story brick masonry and timber frame building (plus basement) is composed of two attached structures. They include the Post Street building at 165 S Post, and an attached warehouse at 715 West Railroad Ave on the east side dating to around 1890. The buildings were originally designed, and then extensively renovated in 1910 into their present form by Cutter & Malmgren, Spokane's most celebrated architectural firm.

The 165 S Post building features storefront bays on the first floor and warehouse space above. Below the low slope roof sits a corbelled cornice. The 2nd and 3rd floors feature segmented arch window arcades along the west facade. There is evidence of a smaller, pre-existing brick and timber frame warehouse on the north portion of the property, but the Cutter and Malmgren renovation removed most traces of that building. The 165 S Post structure has been altered for tenants over the years, but it retains much of its historical integrity.

The storefront level of the 165 Post building was altered in 1967 with a precast aggregate cement band supported by corbelled brick 'columns' marking the recessed storefront bays. The work included an arched precast entry canopy over double entry doors in an enlarged opening on the south (alley) façade. The 1967 facade redesign was an early work of William Trogden who became a prominent Spokane architect and founder of nationally recognized design firm.

The north wall of the 165 S Post building is brick masonry with four infilled openings to the former building at 161 S Post. The south wall is exposed brick with 2nd floor windows resulting from the demolition of the south 24' of the original building in 1967. All of the original windows were replaced with aluminum frame units - probably in 1967.

The attached warehouse building at 715 West Railroad Ave. dates to around 1890, and has remained largely unaltered since a 3rd floor and 24' loading bay on the south alley side were added around 1910. The building's south façade features a loading bay and infill walls on the alley. The brick wall above has six segmental arch windows on the second floor and two larger segmental arch windows on the third floor. The north and south walls also feature "F.A. Williams" painted across the top with "Pioneer Ford Dealer" in faded paint below. The north (railroad alley) façade features pairs of windows in segmental arch openings on each floor. An 8' wide concrete 'bridge' over property owned by the railroad is in decayed condition. The bridge connects the second floor with the adjacent railroad viaduct. A 7'x7' opening at the bridge landing has been infilled with wood framing. The building's east wall and exposed west wall at the north end is unadorned brick. The exposed west wall at the south end is brick on the ground level. The wall from the 2nd floor to the roof parapet is deteriorated plaster on steel studs dating to 1967.

In July 2008 a fire severely damaged the 161 S Post (Dorian Photography) building on the adjacent property parcel. Under separate ownership since 1979, the 161 S Post and 165 S Post buildings shared a common west façade. The 161 S Post building was separated from both the 165 S Post and 715 W Railroad buildings by 12" thick brick separation walls extending from the basement to above the roof. These walls remained intact and effectively prevented fire damage to the two adjacent buildings. In November 2008 the City of Spokane ordered demolition of the 161 S Post (Dorian) building citing structural instability. In 2009, demolition of the 161 S Post building was completed by the property owner.

8. Statement of Significance: The Boothe-McClintock/Electro-Kold buildings are significant under Item B for their association with the lives of significant persons including architect Kirtland Cutter, refrigeration pioneer E.S. Mathews, community leader Joel E. Ferris, and for its association with award winning architect William Trogden.

The structures are significant under Item C as a rare surviving example of Cutter and Malmgren's warehouse architecture; for their association with the development of Spokane's wholesale grocery business, for the development of refrigeration technology; and as a contributing element in Spokane's East Downtown National Register Historic District.

Cutter and Malmgren, Spokane's most celebrated architectural firm, designed the building facing Post Street for the Boothe-Powell Co. wholesale grocers. Erected in 1899 at a cost of \$8,000, Boothe-Powell remained to 1906. Seattle Brewing occupied the separate north part of the building briefly before the Beardmore Transfer Company occupied it from 1910 until about 1918. E.S. Mathews' Electro-Kold Corp who pioneered refrigeration technology moved into the northern portion in the 1920's. Electro-Kold expanded into the older warehouse on the east side. Built as early as 1890, the warehouse at 715 W Railroad Ave. housed Pacific Transfer and F.A. Williams Co., a pioneer Ford agency whose painted signs are visible on the south wall. Electro-Kold remained at this site until the 1950's.

Joel Inc., a gift store, then moved into the 161 S Post building and remodeled the façade in the late 1960's. Joel E. Ferris Jr. was a community leader (and son of a very prominent community leader) who promoted the arts, downtown development, and philanthropy through the Joel E. Ferris Foundation. Inspired by retail stores he saw in Italy during WWII, Ferris started the gift store in 1950. Under the name of Joel Home Furnishings and Interior Design, the store expanded into Danish modern furnishings, contemporary artwork and modernist design elements home and office.

Joel Ferris engaged William Trogden, a young Spokane Architect to design a storefront façade treatment to express the store's contemporary design philosophy. The 1967 project integrated and promoted modernist design principles within Spokane's cultural and historic context. The design incorporated the adjacent building at 161 S Post, and the work was a significant early commission for Trogden and his wife Dotty, a leading interior designer. The project received local and regional design awards. After gaining recognition for projects like Joel, they went on to be founding principals of a prominent, award winning Spokane architectural firm that is now NAC Architecture - a nationally recognized multidiscipline architecture and engineering firm.

The 165 S Post building was attached on the north side to a separate building at 161 S Post. The buildings shared a common façade designed by Cutter and Malmgren. Dorian Studios, a regional photography firm that started in Spokane purchased and moved into the 161 S Post building in 1971. A catastrophic fire in July 2008 resulted in the City of Spokane issuing an order for demolition of the 'Dorian' portion. (The attached buildings to the south and east remained intact and without fire damage due to the 12" thick brick fire walls extending from the basement to the roof parapet). The 161 S Post building was demolished in 2009.
