



## 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.

*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

.11 & .21 acre

Verbal Boundary Description

Railroad Addition; north 50 feet & south 92 feet of lots 7 & 8, block 25

Verbal Boundary Justification

Lots 7 & 8, today a single building and adjacent parking lot, once divided north/south, now held in common ownership.

## 11. Form Prepared By

Name and Title

Sally R. Reynolds, Consulting Services, Planning & Historic Preservation

Telephone Number

509-448-0311

Street and Number

7015 East 44<sup>th</sup> AV

City, State, Zip Code

Spokane, WA 99223-1410

Date

October 21, 2000

## 12. Additional Documentation

Map

Photographs and Slides

13. Signature of Owner(s) ~~X~~

*[Handwritten signature]*

14. For Official Use Only:

Date Received: \_\_\_\_\_

Attest: *[Signature]*  
City Clerk

Date Heard: \_\_\_\_\_

Commission Decision: \_\_\_\_\_

Approved  
As to form: *[Signature]*  
Assistant City Attorney

Council/Board Action: Approved  
11-27-00

Date: 11-27-00

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

*[Signature]*  
MAYOR, City of Spokane  
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

*[Signature]*  
OFFICER, City/County Historic Preservation Officer  
City/County Historic Preservation Office  
Sixth Floor – City Hall, Spokane, WA 99201

**Dry Goods Realty Building**

## Architectural Description-- Summary

The Dry Goods Realty Building is located in the southeast quadrant of Spokane's Central Business District, one-half block south of the Burlington Northern & Santa Fe Railroad's elevated tracks. It sits on the eastern end of the West Downtown Historic Transportation Corridor, a recent addition to Spokane's National Register historic districts. Across the alley on its immediate north is the Spokane Dry Goods Company Warehouse. Meant to complement the style of this larger companion, the Dry Goods Realty Building was completed in 1910. Of masonry construction, it is six stories tall. This Commercial Style building, with subdued Romanesque elements, is red brick. Surface elaboration includes white lintels and keystones above windows, belt courses, and corbelling on a cornice that projects slightly above a row of arched windows. In good condition, its integrity is almost entirely intact. On the primary façade, original second-level leaded transom lights remain. So too, do many of the original one-over-one wood frame windows. An early street level alteration created the recessed entry and extended the display windows. Street level brick surfaces have been painted and two elevations have painted signs.

The primary façade of the Dry Goods Realty Building faces east on Lincoln Street. Its parcel occupies the north 50 feet of lots 9 and 10 of the Railroad Addition's Block 25. The south 92 feet of these two lots were once occupied by the three-story Hotel Reliance but are now a paved parking lot serving the building's retail business and adjacent uses. There are three elevated advertising signs on the lot, one specifically for the Display House, the current storefront tenant. One-story buildings to the east and southeast were originally automobile-related. To the west across Lincoln Street, and along Second Avenue's south side, these uses still prevail. To the northeast is the Seehorn-Lang building and the Central Steam Heat Plant. On the north is the massive six-story building that once served as a warehouse and manufacturing center for the Crescent department store's parent company. Intended to be compatible in design, the two buildings, with common owners, were done by the same architect and builder.

The Dry Goods Realty Building, with a footprint that is 100 feet deep and 47 feet wide, has a full basement with a high ceiling and a rock foundation. Brick is laid in stretcher bond and fenestration is composed of single windows on each level, a contrast with the paired windows of its partner to the north. Originally, at street level, there were three single doors, one in the center separating store windows, and one on either side. Below the windows, window wells created basement daylight. By 1930, the storefront had been replaced with its current concrete bulkheads and display windows framing a recessed entry. Current display windows are metal-framed, but wood-framed transoms, currently boarded-up, are visible under the contemporary canopy of red vinyl. The entry has wood-framed glass double doors. At street level, the brick is painted white on the primary face and the south elevation. Today, basement window wells are only slightly exposed.

**Dry Goods Realty Building**

## Architectural Description--continued

On the façade's second level, three large glass windows still have their wood frames and leaded transoms with small squares of rippled glass. The primary face has six windows, subtly paired, on levels three through six. From the second through the fifth floors, windows have lintels of white brick with radiating voussoirs and keystones. Windows have slender lug sills of cast concrete that project slightly. The building's face has two belt courses; one forms lintels for second-level windows, and the second, below sixth-story windows, extends around the building's sides. A concrete band above the sixth-story belt course projects slightly, forming windowsills. On the sixth level, white brick is used to create semicircular arches over the windows with horizontal bands connecting them. Corbelling just below the cornice also incorporates white brick, repeating in smaller and continuous semicircles, the rhythm of the window arches. Behind a narrow band of white coping on the parapet, is a flat composition roof.

The building's longer south elevation repeats the red and white brick details of the primary façade but with seven windows rather widely spaced at each floor, and without continuing the second-level belt course. The first vertical row of windows is set back from the corner. This very visible elevation, shallower than the 150-foot deep Crescent Warehouse, emphasizes the architectural harmony of the two structures. Below the belt course, a recently painted view of the Riverfront Park clock tower fills the brick surface from the corner to the first row of windows. It covers an older painting. The basement window wells still exist, repeating the window pattern, but have been narrowed by the parking lot surface

The north elevation, on the alley that divides the building from the Crescent Warehouse, mirrors the fenestration of the south elevation, with the addition of a fire escape and a second-level bridge to the Crescent Warehouse. Constructed of brick and concrete, the bridge was not originally a part of the building as revealed by the shadow of the sixth window abutting its east surface. Below the bridge is one of two entrances. It is a single door with a stone sill. To the west is a service entry with double doors. At the level of the rock foundation, basement window wells sit below each line of windows. The iron fire escape accesses second and third windows west.

The west elevation, on the back of the building, is flat and windowless, with a faded sign advertising "Bear Brand Hosiery", "Fit for all the family" painted on its upper portion. The building's elevator accesses the roof, and its brick-faced shaft can be seen above the parapet wall.

The interior of the Dry Goods Realty Building is little changed from its original character. At each level is a double row of wooden posts running from the front of the store to the back. At the center of the back wall, the large service elevator accesses each

**Dry Goods Realty Building**

## Architectural Description--continued

floor. To its north is an enclosed service stairway. The first floor is devoted mostly to retail sales space. A partial wall in the rear separates the elevator, staircase and storage area. A tin ceiling, painted white, covers most of the high ceiling in the first floor retail space. Wooden posts are faced with painted plywood. On the north, past counter and office space, a non-original two-landing staircase with a closed stringer allows access to additional retail space on the second floor.

The parking lot immediately south of the Dry Goods Realty Building was paved in 1971. Between approximately 1907 and 1963, a three-story building with first floor commercial spaces occupied the space. Today, the property has three advertising signs mounted on poles at its corners.

**Dry Goods Realty Building**

## Statement of Significance--Summary

The Dry Goods Realty Building is architecturally important as an example of the restrained but elegant styling of the industrial buildings being constructed in Spokane after the turn of the century. Its aesthetically pleasing design, and its compatibility with its notable counterpart, the Crescent Warehouse to its north, reflects the importance that Spokane merchants attached even to their working-class buildings. Designed by Loren L. Rand, and constructed by Frederic Phair, both architect and contractor were esteemed in their professions. Though he designed many important Spokane buildings, much of Loren L. Rand's work is gone today. Fred Phair's legacy includes some of Spokane's most monumental structures. The Dry Goods Realty Building is historically important for its association with James M. Comstock, Robert B. Paterson, and their associates Eugene A. Shadle and James L. Paine, founders of one of Spokane's most eminent business enterprises, the Spokane Dry Goods Company and its retail chain, the Crescent Department Stores. The building is also important in exemplifying Spokane's business development. It was a part of both warehouse and retail uses in the downtown transportation corridor.

## The Spokane Dry Goods Company and its Founders

Spokane's Great Fire of 1889 gave rise to one of its most enduring and successful businesses. Spokane natives still remember with fondness the Crescent Store's sterling reputation and its cherished motto "Be Fair to Everyone". Due to open for the first time on August 5, 1889, in a recently constructed building on Riverside Avenue's curve, where the Spokesman Review annex sits today, the building and store were spared from the fire. As the rest of downtown lay in ruins, the Crescent sold out its entire stock in a single day, and immediately wired Chicago for a replacement order. The business thrived in Spokane's post-fire economy.

James M. Comstock, son of an Iowa dry goods merchant, arrived in Spokane six months before the disastrous fire of August 4<sup>th</sup> that consumed 32 blocks of downtown Spokane. Robert B. Paterson, his Iowa business partner, joined him shortly afterwards. Linked to the coast and the mid-west by rail since 1883, and rich from development of northern Idaho's mines and the area's many natural resources, Spokane was in the midst of an era of expansion. Rebuilding of the Central Business District furthered the economic boom. Within a year after the fire, the partners moved to larger quarters in the newly completed Whitten Block, today's Hotel Lusso, on the corner of Post Street and Sprague Avenue. Former Iowa business associates James L. Paine and Eugene A. Shadle followed in 1890 and 1891 respectively. In 1895, the partners incorporated as the Spokane Dry Goods Company. In 1898, after two more moves, the firm purchased its own building on what was to become a part of its permanent site on Riverside Avenue.

**Dry Goods Realty Building**

## Significance--continued

By 1909, the firm had permanent offices in London and Paris for purchasing foreign goods, a staff of resident buyers in New York, seven traveling salesmen covering the Inland Empire, and a manufacturing plant on the top floor of their warehouse for the production of men's work clothes and children's clothing. Their Crescent Store was the largest retail store in Spokane and one of the largest in the Northwest.

In 1908, its new six-story warehouse at 152 South Lincoln, one of the largest warehouse buildings in the northwest, was one of several Spokane buildings featured in the September issue of *The Western Architect*. Known as the Spokane Dry Goods Warehouse, its architecture was Commercial Style, with spandrels and piers of red brick on the same plane, and white brick detailing that added graceful lines and curves to an otherwise functional form. It was designed to accommodate the planned grade separation of the Northern Pacific Railway line, and when the raised trestle was completed in 1916, a second-level bridge accessed trains for unloading cargo. On the sixth floor, the company manufactured its clothing line of overalls and children's play wear.

Expansion ended for Spokane Dry Goods Company as it did for many businesses with the Great Depression. The Spokane Dry Goods Company Warehouse, vacant in 1937, was rented to several wholesale tenants under the name "Spokane Merchandise Mart." After serving as a U. S. Army warehouse during World War II, it once more became a warehouse for the Crescent Department Store. Retail stores in Northtown, the Shadle Center and the Valley were added. The original partners and their descendants ran the business until 1969, when Marshall Field and Company of Chicago purchased the stores. The Frederick and Nelson holdings of Marshall Field were sold and, in the early 1990s, dissolved by their owner. The Spokane Dry Goods Warehouse at 152 South Lincoln is in nearly original condition.

**The Building**

In January 1909, the corporation announced plans for a second warehouse immediately to the south of the Spokane Dry Goods Company. Using the same team of architect Loren Rand and builder Fred Phair, it was designed to impart the same restrained Romanesque Revival lines as its neighbor, with lower and upper portion separated by belt courses and graceful arches crowning its upper windows and corbelling. It was completed one year later. The Dry Goods Real Estate Company, formed to manage the real estate holdings of the four partners, was the recorded owner. Its cost before construction was estimated at \$40,000.

The first occupants of the Dry Goods Realty Building were the Mulvehill Hat Company and the Tyler Millinery Company. As Spokane's growth slowed in the second decade of

**Dry Goods Realty Building**

## Significance--continued

the new century, other tenants occupied the warehouse. By 1925, the building was advertised in the *Spokesman-Review* "for rent or sale". Montgomery Ward leased it in 1927 and continued to use it for a time after opening their own store on Post and Trent (today's City Hall on Spokane Falls Boulevard). In 1930, after its storefront alteration, the Blumauer-Frank Drug Company occupied the retail space. Later tenants included an automobile parts dealer.

For the last several years, the first and second floors of the Dry Goods Realty Company have served as retail space for The Display House, a costume and

Architect **Loren Leighton Rand**, the designer of Lewis & Clark High School, came to Spokane in 1888, one year before the City's disastrous fire. Born in 1851 in Amesbury, Massachusetts, his boyhood influences included numerous Amesbury neighbors of renown such as Harriet Beecher Stowe, Mary Baker Eddy, and John Greenleaf Whittier. Following a public school education, he took his architectural training at the Massachusetts Institute of Technology. After training in architects' offices, he moved to Michigan and then to Minnesota. He arrived in Spokane in 1888 with his wife, the former Miss Luanna Rice of Grand Rapids, Michigan.

Rand designed the first four-story building constructed after the Great Fire of 1889, the Tidbal block. Over the next several years, he was responsible for many of downtown Spokane's most prominent buildings, and several private residences. Perhaps best known as the architect of numerous Spokane school buildings, he was also the principal architect for the Spokane Dry Goods Company, the parent corporation of the Crescent Stores. In Partnership with John K. Dow, he also designed the original portion of the Masonic Temple in 1905. He did the 1909 First Presbyterian Church on South Cedar and Fourth Avenue. His Bank of Spokane Falls on the northwest corner of Riverside and Wall, was a Spokane landmark for 51 years. This Neoclassical gem, with its columns and polished marble surfaces inside and out, was torn down in 1951. Known as the Marble Bank, Robert Hyslop has described it as the "twelve carat diamond set in the center of Spokane's belt buckle." Other losses include ten elementary schools, replaced by School District 81 in the late 1970s, and more recently, the Lewis and Clark Administration Building. Of his elementary schools, only Franklin and Jefferson Schools remain unaltered and still in use. Lewis and Clark High School, his landmark academic building on Spokane's lower South Hill is Gothic in style, with terra cotta trim. It is currently being renovated. Time has also altered his designs for the Crescent Department Store.

Active in the Presbyterian Church and civic affairs, Loren Rand served as president of the local chapter of the Sons of the American Revolution, as a member of the Oriental Lodge A. F. & A. M., a Knight Commander of the Court of Honor, and a member of the Mystic Shrine. He outlived his wife, passing away in 1935.

**Dry Goods Realty Building**

## Significance--continued

One of Spokane's best known building contractors, **Frederic Phair**, was responsible for construction of the Dry Goods Realty Company. Only David B. Fotheringham's work is as well remembered. In the spring of 1888, the same year that Loren L. Rand came to Spokane, Fred Phair arrived. A native of County Cork, Ireland, he was born in 1863. He emigrated to the United States at the age of nineteen after refusing to follow in his father's footsteps and become an Episcopalian rector. In New York, he spent five years learning the carpenter's trade and acquiring a draftsman's diploma from the Cooper Institute. He married and shortly afterward, lured by railroad company promotional literature, moved to Spokane. Working first as a journeyman for D. B. Fotheringham, he soon became Fotheringham's foreman.

Rebuilding after the Great Fire of 1889 greatly increased opportunities, and he opened his own business, directed at first to residences. James N. Glover's Eighth Avenue mansion and Judge Turner's home, both Kirtland K. Cutter designs, were among his earliest contracts. He gained prominence as the builder of Cutter's award-winning Idaho Pavilion for the 1893 Chicago Exposition, replicating the structure in 1898 in Great Britain for Arthur A. Lloyd of Lloyd's bank, England. Contracts for commercial structures led him to abandon residential work as his list of clients grew. Among his jobs are the Masonic Temple, Y.M.C.A., Paulsen Building, Spokane Dry Goods Warehouse, the Spokane City Club, and the Cathedral of Saint John the Evangelist. He devoted six years to serving in the Spokane School Board, was a member of the Masonic order, the Commandery and the Mystic Shrine, the Spokane City Club and the Spokane Country Club. In 1932, at the age of 69, failing health and financial reversals led him to take his own life.

**Dry Goods Realty Company Building****Major Bibliographical References**

## Books and Pamphlets

Durham, Nelson W. *History of the City of Spokane and Spokane Country*, Washington.

Spokane: S. J. Clarke Company, 1912

Fahey, John. *Inland Empire: D. C. Corbin and Spokane*. Seattle: University of

Washington Press, 1965.

Sanborn Fire Insurance Maps, Spokane Public Library, Northwest Room. 1888-1950.

Spokane City Directories, R. L. Polk and Company, Publishers, 1895-1935.

Stimson, William. *A View of the Falls: An Illustrated History of Spokane*. Northridge,

CA: Windsor Publications, 1985.

Stratton, David H., ed. *Spokane & the Inland Empire. An Interior Pacific Northwest*

*Anthology*. Pullman: Washington State University Press, 1991

Washington State Office of Archaeology and Historic Preservation. *Built in Washington*.

Pullman: Washington State University Press, 1989.

Woodbridge, Sally B. and Montgomery, Rodger. *A Guide to Architecture in Washington*

*State*. Seattle: University Press, 1980.

## Newspapers, Periodicals, Unpublished Work

Aberle, William et al. National Register of Historic Places Registration Form for the  
West Downtown Historic Transportation Corridor, 1999.

Kolva, Jim. National Register of Historic Places Registration Form for the Wells  
Chevrolet Service Building, Spokane, WA, 1998

Reynolds, Sally R. National Register of Historic Places Registration Form for the  
Eldridge Building, Spokane, WA, 1992.

Spokane Daily Chronicle.

Spokesman Review.

*The Western Architect*. Minneapolis: September, 1908.

## Collections

Eastern Washington State Historical Society. Photo Archives.

Spokane County Assessor's Records.

Spokane Public Library, Northwest Room. Vertical Files.

**Dry Goods Realty Company Building**

**Additional Documentation**

**Maps**

West Downtown Historic Transportation Corridor  
Spokane County Assessor's Plat Map, Railroad Addition  
Sanborn Fire Insurance Map, 1952  
CBD Map, 1928

**Historic Photos, EWSHS Collection**

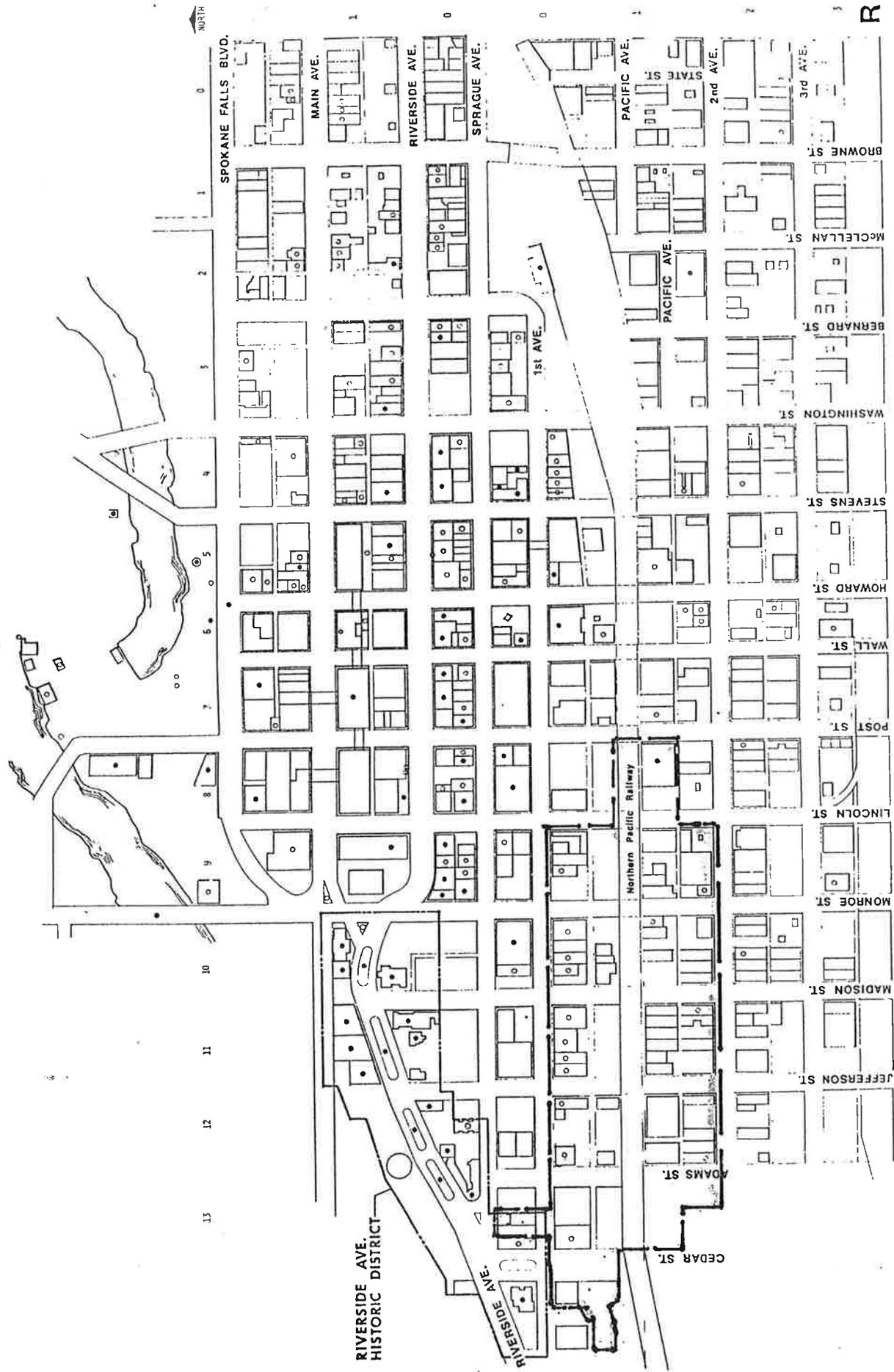
Dry Goods Realty Company Building, 1925

**Photographs B/W**

1. Façade (east elevation) and south elevation, view northwest.
2. Façade, view southwest.
3. Streetscape, Lincoln Street, view south-southwest.
4. Streetscape, Lincoln Street, view north-northwest.
5. West elevation and alley (beyond Culton-Moylan-Reilly Auto & Fisk Rubber Cos.), view east-southeast.
6. North elevation and alley, view west-southwest.
7. Interior, first floor, view west-northwest.

**Slides**

1. Façade (east elevation) and south elevation, view northwest.
2. Façade, view southwest.
3. Streetscape, Lincoln Street, view south-southwest.
4. Streetscape, Lincoln Street, view north-northwest.
5. South elevation and parking lot from West Second, view northwest.
6. West (and south) elevations from West Second, view northeast.
7. West elevation and alley (beyond Culton-Moylan-Reilly Auto & Fisk Rubber Cos.), view east-southeast.
8. North elevation and alley, view west-southwest.
9. Interior, first floor, ceiling, view west.
10. Interior, stairway to second floor, view northwest.
11. Interior, second floor, view west.
12. Interior, second floor window, view north.
13. Interior, second floor transoms, view east.



West Downtown Historic Transportation Corridor (1999) on Historic Landmarks Survey CBD Map (1979)

CENTRAL BUSINESS DISTRICT

7  
53  
40  
Ryan Fr

Crane

4

53

Molt Mfg Co

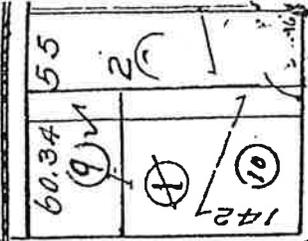
53

Mitchell Lewis

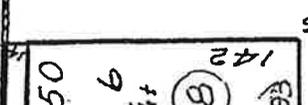
6

International Harvester Co

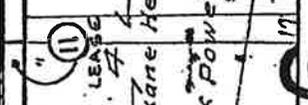
7



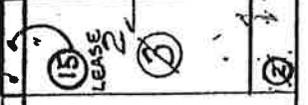
STREET



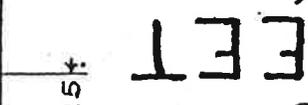
STREET



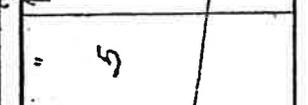
STREET



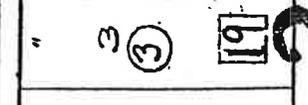
STREET



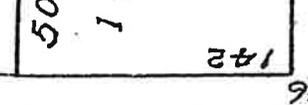
STREET



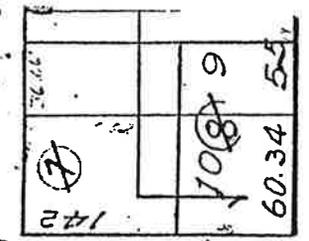
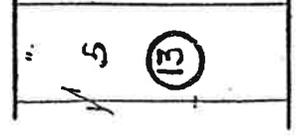
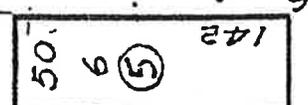
STREET



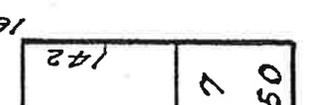
STREET



STREET



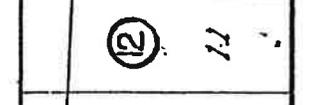
STREET



STREET



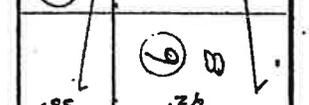
STREET



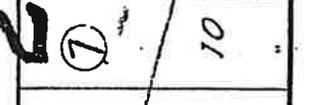
STREET



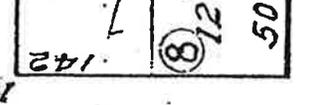
STREET



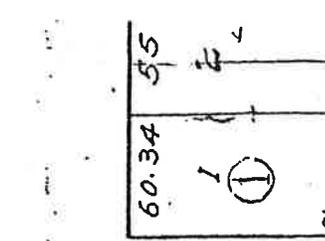
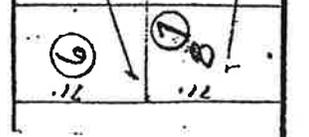
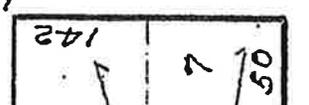
STREET



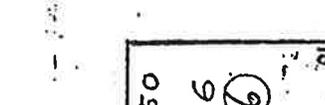
STREET



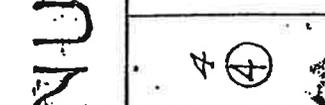
STREET



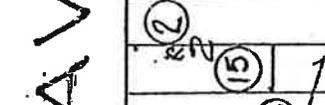
STREET



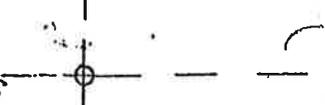
STREET



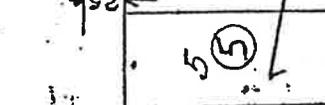
STREET



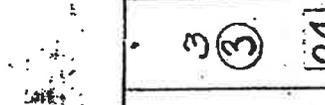
STREET



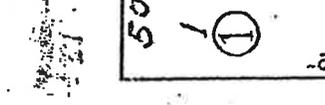
STREET



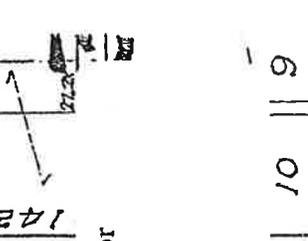
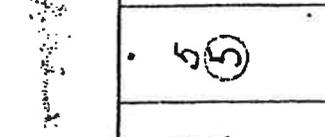
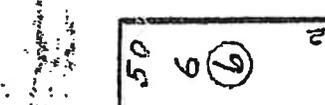
STREET



STREET



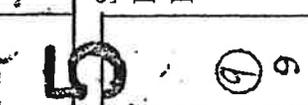
STREET



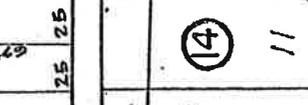
STREET



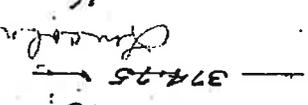
STREET



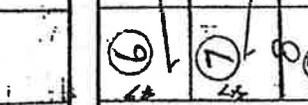
STREET



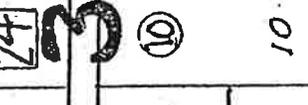
STREET



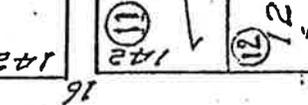
STREET



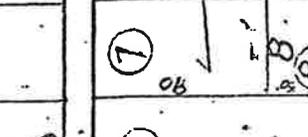
STREET



STREET



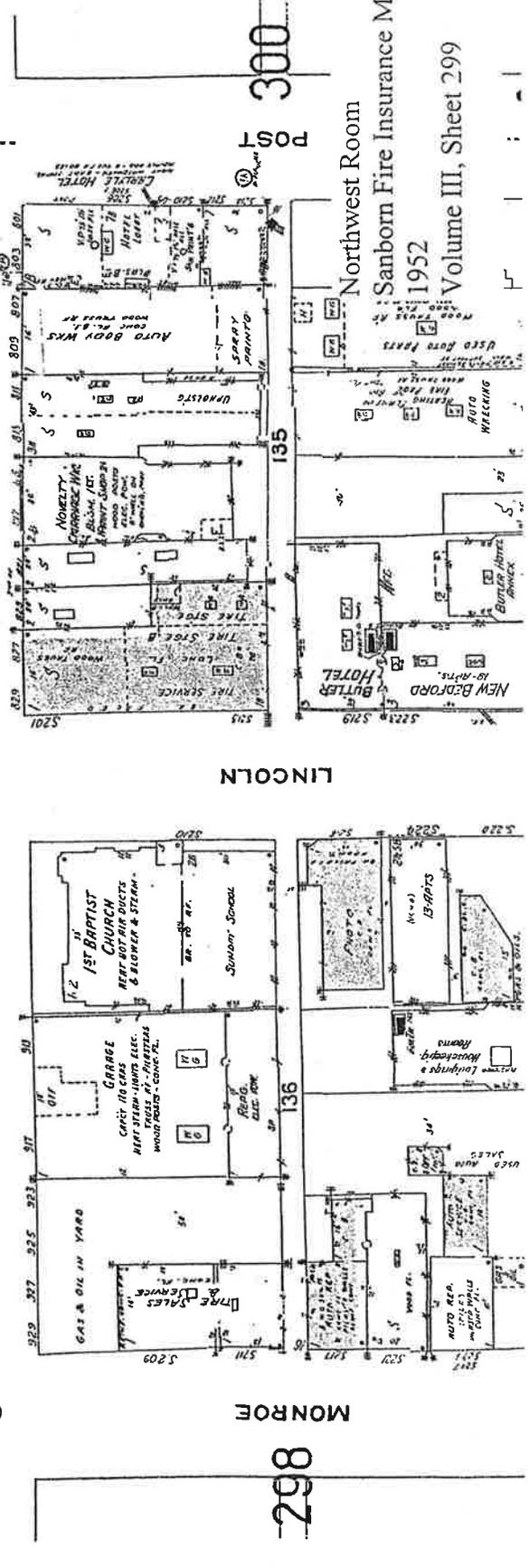
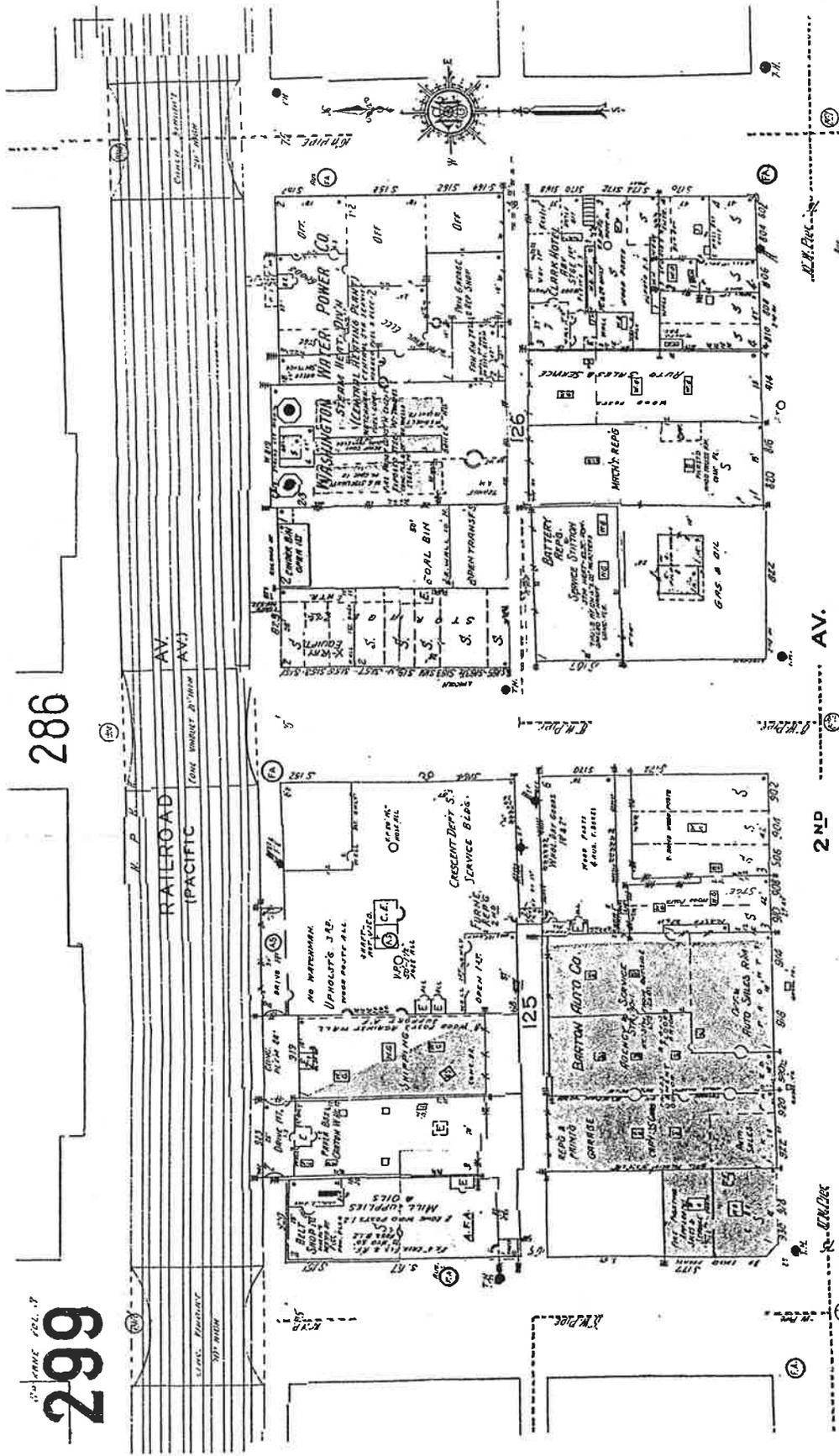
STREET



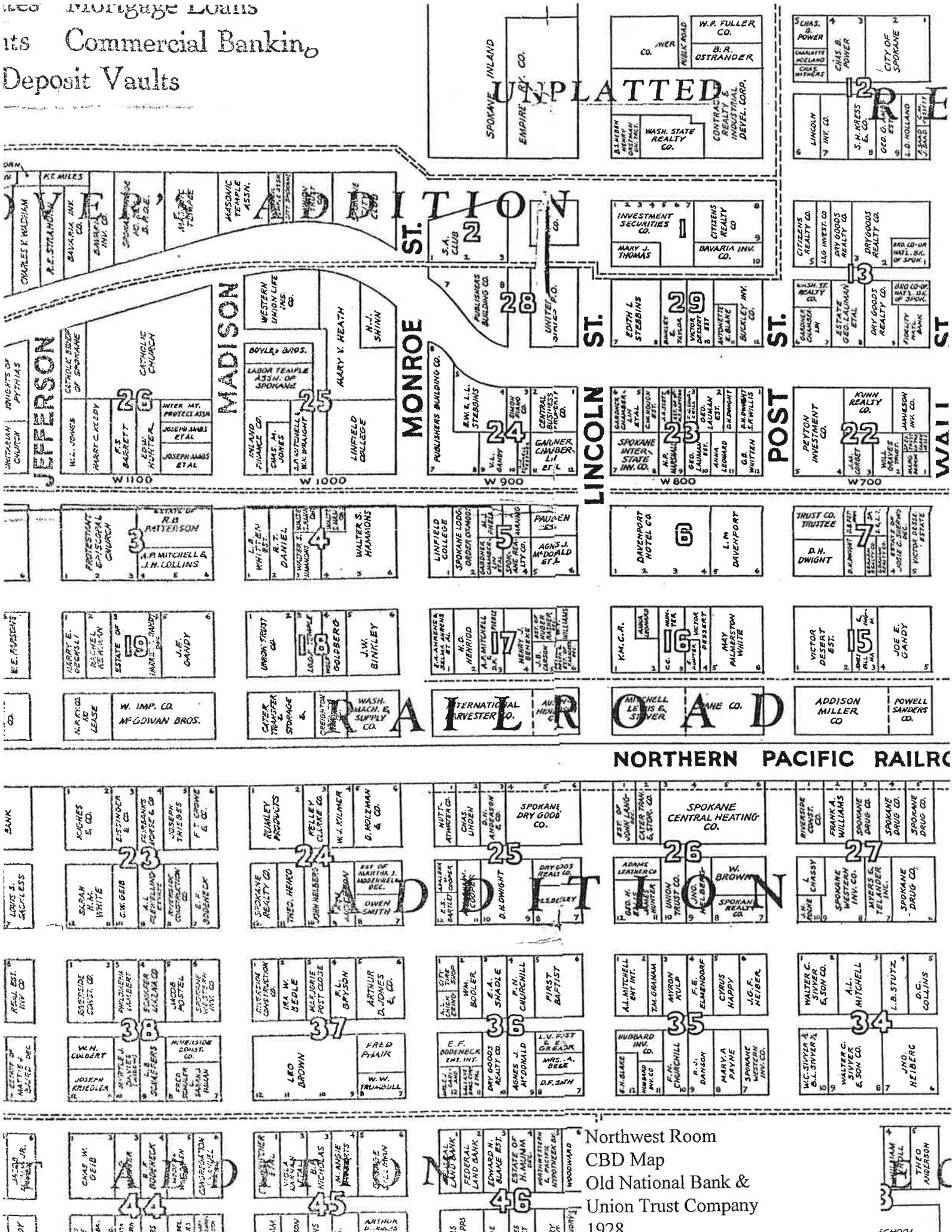
AVENUE

Spokane County Assessor  
Plat Map  
Railroad Addition

7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20

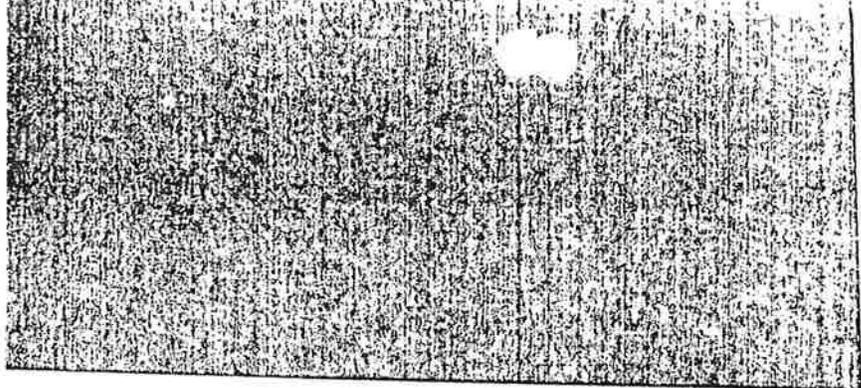


First Mortgage Loans  
 its Commercial Banking  
 Deposit Vaults



Northwest Room  
 CBD Map  
 Old National Bank &  
 Union Trust Company  
 1928

SCHOOL



LINCOLN, SOUTH - 100 (FIRST TO SECOND)

at 170 South Lincoln next to the Spokane Dry Goods Warehouse. In 1986 it is occupied by the Display House.

Photographer  
Crescent Collection.



L85-79.150  
Original /



