

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 **Julius J. Danielsen Building**
Common Name St. Paul Market Building

2. Location

Street & Number 2023 W. Dean Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25131.6106

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input 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"/> Xother

4. Owner of Property

Name Robert Jennings
Street & Number 18 N. Spruce St.
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail (509) 838-5673

Name Jeffery Gilson
Street & Number 6714 S Shelby Ridge Rd
City, State, Zip Code Spokane, WA 99224-8532
Telephone Number/E-mail (509) 443-0110

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 X
Location of Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification (see nomination, section 8)	Condition __excellent __good <u>X</u> fair __deteriorated __ruins __unexposed	Check One X_unaltered __altered Check One <u>X</u> 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:

- X 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 can be 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 Ollis Addition, Block 4, Lot 5.
Verbal Boundary Justification Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title Brian Jennings
Organization Tawanka Commons, LLC
Street, City, State, Zip Code 18 N. Spruce St. Spokane, WA 99201
Telephone Number 509-838-5673
Email Address brian_jennings@yahoo.com
Date Final Nomination Heard

12. Additional Documentation

Map City/County of Spokane current plat map.
Photographs and Slides 13 color printouts, computer disc with photos.

13. Signature of Owner(s)

Name [Handwritten Signature]

Name [Handwritten Signature]

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form

Assistant City Attorney [Handwritten Signature]

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

[Handwritten Signature]

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

NARRATIVE DESCRIPTION

Built in 1905 in northwest Spokane, Washington, the St. Paul Market Building is a one-story vernacular commercial building which is sited on the southeast corner of the intersection of North Chestnut Street and West Dean Avenue in Ollis Addition, West Central neighborhood.

The 1905 building is of balloon-frame construction with un-reinforced brick masonry veneer with a flat roof, an ornamental tin parapet, and a brick cornice. The façade of the building faces north and has retained an original storefront with a single entrance flanked by two large wood sash storefront display windows.

The interior of the building consists of a single large open-space commercial area. Modifications over the past one-hundred years have resulted in the removal of the original walk-in refrigerator and installation of a dropped ceiling and carpeting over existing wood flooring. A half-basement exists in the southern half of the building.

Exterior modifications were minimal during this time, allowing the St. Paul Market Building to retain good exterior integrity of its historic storefront design. The southern elevation of the building exhibits evidence of modification, specifically the relocation of a door. Materials, workmanship, and its original location speak to its role as an early 1900s residential neighborhood market building.

Current 2007 Appearance and Condition***Site***

Situated on a level lot the parcel is identified by Spokane County as Lot 5, Block 4, Ollis Addition, in the West Central neighborhood of northwest Spokane.¹ The lot is 50 feet wide and 120 feet deep. The lot is bounded by Dean Avenue to the north, a vacant lot to the west, a 25' vacant portion of the same lot to the east, and an alley to the south. The rectangular St. Paul Building is 25' wide and 60' long equaling roughly 25% of its lot. The remainder of the lot is vacant and unimproved. Surrounding properties are a mix of single-family and converted two-family residential units that date from the same era as the St. Paul Building.² The property lies adjacent to the Nettleton's Addition Historic District.

Building Exterior

The St. Paul Market building is made up of the original 1905 brick masonry. The entire building is covered with a flat roof of built-up tar. A three to four-foot high parapet wall distinguishes the building on its north façade. Rectangular in shape, the building measures 25 feet wide on the north and south by 60 feet deep. It is made of un-reinforced brick masonry veneer laid in common bond which is visible on all sides. The *north façade* features two large commercial storefront windows with wooden sashes, flanking a modern solid steel door. The facade is of masonry laid in stepped courses and is marked

¹ Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

² Ibid.

on its face by four brick crosses set equidistant from each other. At some point the entire north elevation had been painted a pale blue. The east and west sides of the buildings each have a small window with wood sash. The south elevation has been modified to accompany a relocated door. The original door has been filled in with brick masonry.

Building Interior

The commercial interior of the building consists of a single large open space. The interior has painted sheetrock-finished walls above original bead-board. The entire interior has been carpeted, with the concrete slab being modified with mortar and geometric inlay of some kind. The original wood floor exists underneath the carpet. A suspended lighting system and ceiling have also been installed. Remnants of an earlier lighting system are still present. With the relocation of the rear door, the basement staircase was also moved and runs parallel to the southern wall in the back of the building. The original ceiling is 14 feet high in the front and slopes gradually to a finished height of 10.5' towards the back and is covered with the original lath and plaster.

The unfinished basement is located in the back half of the structure and consists of mortared basalt with a poured concrete floor, wood floor joists that measure 2" X 10" inches thick set 16 inches apart, and are supported by 12" X 12" columns and beams.

Original Appearance and Modifications

The understanding of the original design of the St. Paul Market Building is based on Spokane County Assessor Field records from 1959 and the 1980s. Those records include a series of photographs.³ The 1959 photos show a traditional storefront on the Dean Avenue side of the building. The original storefront had a central split-entry door flanked on either side by wood-framed glass merchandise windows. Above the entry and the merchandise windows large clerestory windows provided additional light. A modest bulkhead sits above the windows and entry. The merchandise windows rest on inset wood panels that flank either side of the split-entry doors.

The 1959 photo looks towards the northeast corner of the building and therefore shows some detail of the western side of the building and the area towards the south of the lot. On the west side of the building a large paper sign showing the "Dean Avenue Market" advertising "Grocery Salvage" and the "Bargain Basement". A sign on the bulkhead above the store entry reads "DEAN AVE. MKT." Ample advertisements in the window show Lipton's Tea, Spokane's Bohemian Beer, Rainier Beer, Coca-Cola, Holsum Bread, groceries, meats, fruit, and vegetables. Two long light masts extend perpendicular to the façade to provide flood lighting of the building. Towards the back of the western elevation of the building can be seen a chimney and a large recessed window. In the southeast corner of the lot sits a large light-colored garage. The Dean Avenue Market building is of a consistent coloring.

The assessor photos from the 1980s provide a different view of the storefront. The photo was taken from the same northeast location as in 1959, and shows the storefront entirely

³ Spokane County Tax Assessor's Records, State Archives-Eastern Washington University

boarded up with large 4x8 sheets of plywood. Everything is still intact and the only modification has been the replacement of the glass-fronted split-entry doors with two heavy metal doors. The façade has been painted the same light blue color that persists to this day. On the western elevation the chimney has been removed and no signage or advertising exists. Based on conversation with the previous owner's son, by the 1970s the building had been converted to an interior design studio and showroom for "Towne and Country Interiors". Towards the back of the lot the large garage structure is still present. Aside from the removal of the garage, the St. Paul Market building exterior remains much the same as in the assessor photos from the 1980s.

To summarize, while the St. Paul Market Building has undergone modifications over the last century they have been minor. The building still retains nearly all of its original design, materials, workmanship, and all of its original location and association as an early 20th-century neighborhood butcher and grocer building.

Future use of the building

A frequent question posed is what will be the future use of the building. This is difficult to answer. The building has clearly always been used for commercial uses. First as a butcher shop, then a neighborhood grocer and finally as a showroom for a local interior design company. It's important that for whatever purpose the building is used it must be compatible with the surrounding neighborhood. Our utmost concern is that the uses not have a negative impact upon surrounding properties. Given that, we have polled the neighborhood council and spoken with some of the surrounding property owners. Asking them what uses they would like to see. The comments from the community we have heard so far run the gamut: coffee shop, ice-cream parlor, bookstore, bakery, café, bike shop, and even a yoga-studio.

Areas of Significance	Commerce, Community Planning & Development
Significant Dates	1905
Period of Significance	1905 to 1960s
Architect	Unknown
Builder	Julius J. Danielsen

STATEMENT OF SIGNIFICANCE

Summary Statement

The St. Paul Market Building is being nominated to the Spokane Register of Historic Places under Category A. Built in 1905 at the corner of Dean Avenue and Chestnut Street, it was the last of three commercial buildings built at this intersection in the West Central neighborhood. The property reflects the scale of the neighborhood's early 20th-century development as a commercial node within walking distance of many residential customers. The parcel was initially owned and built by Spokane surveyor, Paul Klein.⁴ The property was the last of three commercial storefronts on the north facade and originally housed a butcher shop. The larger wooden corner buildings (demolished in spring of 2004) were also home to a grocer. The Julius J. Danielsen family founded the St. Paul Market, a family-owned and operated butcher shop that occupied the building for roughly 31 years from 1905 to 1936. True to its form as a neighborhood business and gathering point, the Westminster Presbyterian Church was founded in the basement of the building in the spring of 1905⁵. Julius Danielsen, his wife and five children lived for many years at 2423 West Dean in Nettleton's Addition. After 1936, The St. Paul Building continued to be a butcher shop but had expanded to offer groceries. It was renamed to the Dean Avenue Market in the 1950s and remained as a retail food business well into the 1960s. During its period of significance from 1905 to the 1960s, the St. Paul Market Building gained historic significance in the area of "commerce" and "community planning & development". It remains a fine example of the small commercial enterprise and buildings associated with patterns of development that occurred in the early 1900s in the West Central and Nettleton's neighborhood along Dean Avenue.

HISTORIC CONTEXT

The Julius J. Danielsen Family

Julius J. Danielsen was born in 1868 in Denmark and by 1900 had moved his family to Spokane. City directories first show Julius Danielsen in business at the St. Paul Butcher Shop in 1903. By 1905 he had built the brick building that still stands today. Within a few years the butcher shop had diversified its offerings to include a larger operation as a market. Julius Danielsen and his wife Petra raised a family of six children and lived in a number of homes in the West Central Neighborhood including Nettleton's Addition where they lived for a good amount of time at 2423 West Dean Avenue.

Perhaps the building's most unique contribution to the history of the neighborhood is that its basement was the location where West Central's Westminster Presbyterian Church

⁴ Title search.

was founded in 1905.⁹ The congregation started meeting in the basement of the St. Paul Butcher Shop beginning in 1905 according to church history. In spring of 2005 the Westminster Presbyterian Church celebrated its 100th anniversary and has been an active and positive presence in the neighborhood⁵.

HISTORICAL SIGNIFICANCE (Category A)

The St. Paul Market Building is historically significant as one of the earliest commercial buildings built along Dean Avenue in the West Central Neighborhood. City directories showed only one other grocer like the St. Paul Market present on Dean Avenue. That grocer was located next door at 2025 W. Dean Avenue, and the building was demolished in spring of 2004. Designed as a streetcar suburb, West Central at the time was home to many small to mid-sized locally owned and operated markets, and most were built along the busy streets of Broadway and Boone Avenue. Very few others, like the original St. Paul Market and the Dean Avenue Market next door were embedded within the residential neighborhoods themselves. They offered services within easy reach and walking distance of the area's neighborhood homes. In the realm of planning, it is important to note that at this time zoning regulations did not exist, so a close blend of residential and commercial uses was commonplace.

The corner grocer certainly played an important role in the development of West Central as a neighborhood. Normally located along bustling commercial corridors, the St. Paul Market stands apart as one that was embedded within the neighborhood fabric. While not unique to West Central, few of the original neighborhood shops have survived relatively intact. Most have either been demolished or significantly altered from their original appearance. Some of those that still exist but have new/different uses include:

- 2502 W. Boone – T111 siding has been added, windows have been replaced and original storefront heavily modified.
- 2040 W. Boone – Retail building from 1928-demolished and rebuilt in 2007-06-28
- 1901 W. Boone – Retail building from 1903 – currently used as a cop shop. Original store front intact. Exterior updated.

As the neighborhood matured, small markets like The St. Paul Market often doubled as important locations for the community to connect. Such locations are now referred to as third-places (First place being the home while the second place is work) and were much more prevalent in turn of the century neighborhoods where the public realm played a more significant role in the community. For the St. Paul Market Building this is evident as the butcher shop's use as an early meeting place and eventual site (in the basement) where a prominent neighborhood church was founded in 1905. Even more significant is that the church still functions to this day in the neighborhood over 102 years later.

The St. Paul Market Building is being nominated under Category A for listing on the Spokane Historic Register. It is an intact and quality example of a type of neighborhood grocer that was present in many of Spokane's early streetcar suburbs. Due to its location

⁵ "Strong at 100." *Spokesman Review* online version, http://www.spokesmanreview.com/tools/story_pf.asp?ID=66712, accessed April 17th, 2007

(embedded in the neighborhood) and the fact that it has been used consistently as a commercial property for more than 100 years the building has survived remarkably intact. At one time a standard fixture of most Spokane neighborhoods, the corner store has gradually been replaced by stores with more auto-centric locations. If nothing else, the St. Paul Market building represents a structure that for a period in time played a central role in the lives of everyday Spokane citizens. Its role in the neighborhood's development confirmed as the birthplace for the Westminster Presbyterian Church.

BIBLIOGRAPHY

Washington State Archives, Spokane County Tax Assessor Records, 1959.

Alsup, Charles Kryn. Personal discussion with Charles K. Alsup, 2006.

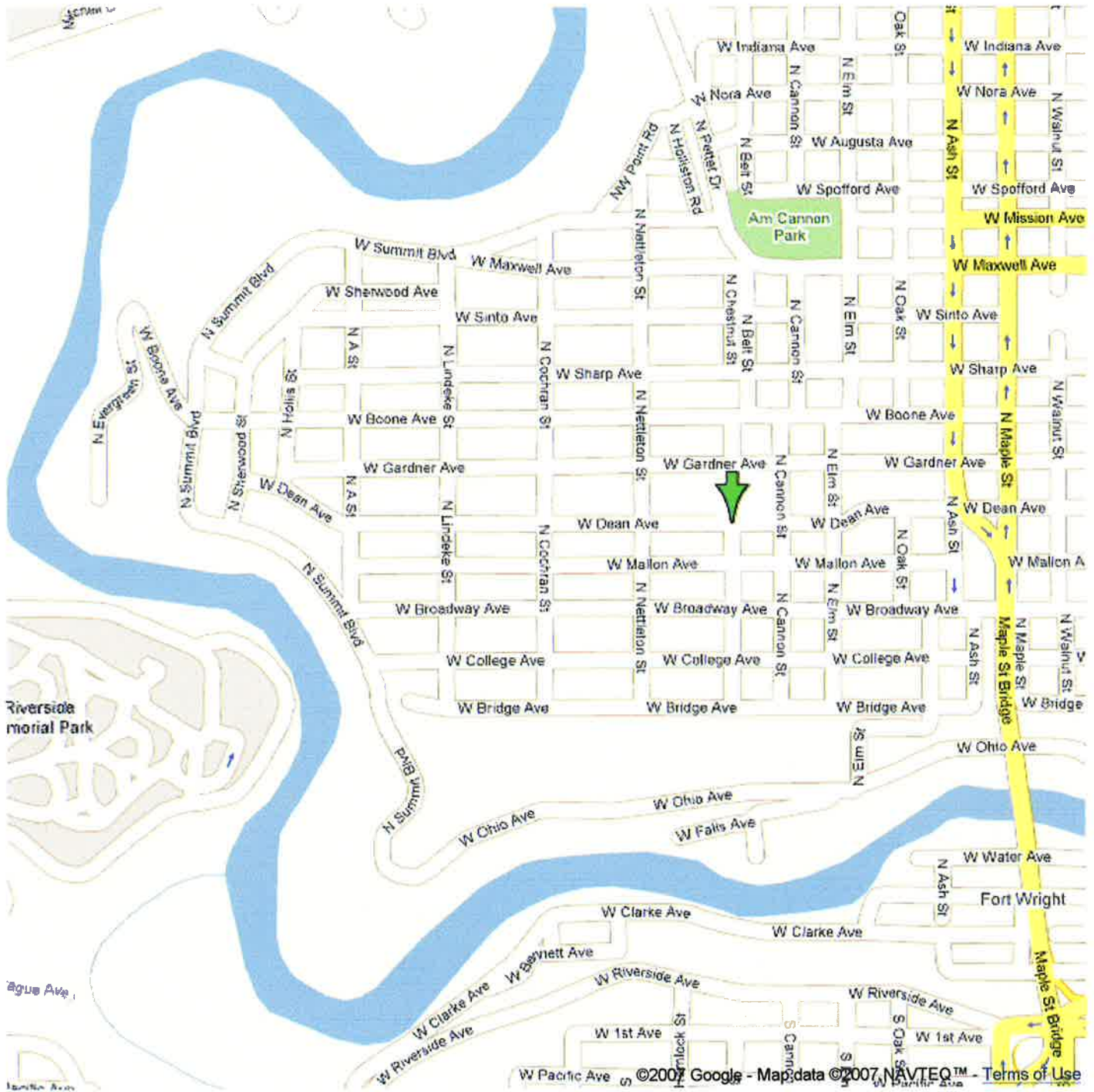
Polk, R. D. *Spokane City Directories, 1900-2004*.

Sanborn Fire Insurance Maps, 1908, 1925, 1952.

Spokane County tax assessor records, warranty deeds, building permits.

“Strong at 100.” *Spokesman Review* online version,

http://www.spokesmanreview.com/tools/story_pf.asp?ID=66712, accessed April 17th, 2007.





Disclaimer: This is not a legal document. The information shown on this map is compiled from various sources and is subject to revision. This map should not be used to determine the location of facilities in relationship to property lines, sections lines, streets, etc. Not suitable for design purposes.

Print Page 6/15/2007

Map Scale: 1in. = 155ft.



