

# SPOKANE REGISTER OF HISTORIC PLACES Nomination Form

**City/County Historic Landmarks Commission  
Sixth Floor - City Hall  
Spokane, Washington 99201-3337**

Type all entries--complete applicable sections

## 1. Name

historic Schade Brewery  
and or common Schade Antique Mall/Carpet Manufacturer's Outlet

## 2. Location

street & number E. 528 Trent Avenue  
city/town Spokane vicinity of \_\_\_\_\_  
state Washington county Spokane

## 3. Classification

<b>Category</b> <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	<b>Ownership</b> <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both  <b>Public Acquisition</b> <input type="checkbox"/> in process <input type="checkbox"/> being considered	<b>Status</b> <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress  <b>Accessible</b> <input type="checkbox"/> yes restricted <input checked="" type="checkbox"/> yes unrestricted <input type="checkbox"/> no	<b>Present Use</b> <input type="checkbox"/> agriculture <input checked="" type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military  <input type="checkbox"/> museum <input type="checkbox"/> park <input type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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## 4. Owner of Property

name Louis and Gailya Bonzon  
street & number W. 2315 First Avenue  
city, town Spokane vicinity of \_\_\_\_\_ state WA

## 5. Location of Legal Description

courthouse, registry of deeds etc. Spokane County Courthouse  
street & number W. 1116 Broadway  
city, town Spokane state Washington 99260

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**6. Representation in Existing Surveys**

title "Historic Landmarks Survey"  
date 1978 federal state county  local  
depository for survey records Spokane Historic Preservation Office  
city, town Spokane state Washington

**7. Description**

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Schade Brewery is constructed roughly in the shape of a 101' x 201' rectangle, flaring gradually to the Southeast. The majority of the building exterior is composed of brick with agranite foundation. Exceptions include the rear addition (sub-basement, basement, and one story), constructed of poured concrete, and the addition of the south side constructed of concrete block sheathed in brick.

The Schade Brewery as it stands today was constructed in four phases: ca. 1902, 1903, 1907, and 1934-37. The oldest part of the building was originally constructed as a cold storage facility, prior to purchase by Bernhardt Schade. This section essentially comprises the central mass of the Brewery and is visible on the north facade. Standing two-and-a-half-stories tall, this portion of the existing structure has a gambrel roof and is now faced on the West by the spectacular western addition built in 1903.

The western addition is capped by a flat roof behind a parapeted wall of corbeled brickwork, designed to create an attractive cornice. The north facade of this section has a high, two-story arched window outlined with brick tracery. The west facade boasts the massive, 42' wide arched window which once displayed the copper kettles used in the brewing process. This window is also framed by brick tracery; brick keystones embellish the vertex of the arch. The third floor contains a row of rectangular double-hung windows.

## 8. Significance

### Period

- prehistoric
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

### Areas of Significance-Check and justify below

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> archaeology-prehistoric</li> <li><input type="checkbox"/> archaeology-historic</li> <li><input type="checkbox"/> agriculture</li> <li><input checked="" type="checkbox"/> architecture</li> <li><input type="checkbox"/> art</li> <li><input type="checkbox"/> commerce</li> <li><input type="checkbox"/> communications</li> <li><input type="checkbox"/> community planning</li> <li><input type="checkbox"/> conservation</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> economics</li> <li><input type="checkbox"/> education</li> <li><input type="checkbox"/> engineering</li> <li><input type="checkbox"/> exploration/settlement</li> <li><input checked="" type="checkbox"/> industry</li> <li><input type="checkbox"/> invention</li> <li><input type="checkbox"/> landscape architecture</li> <li><input type="checkbox"/> law</li> <li><input type="checkbox"/> literature</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> military</li> <li><input type="checkbox"/> music</li> <li><input type="checkbox"/> philosophy</li> <li><input type="checkbox"/> politics/government</li> <li><input type="checkbox"/> religion</li> <li><input type="checkbox"/> science</li> <li><input type="checkbox"/> sculpture</li> <li><input checked="" type="checkbox"/> social/humanitarian</li> <li><input type="checkbox"/> theater</li> <li><input type="checkbox"/> transportation</li> <li><input type="checkbox"/> other (specify)</li> </ul> |
|---|---|---|

### Specific Dates

### Builder/Architect

Statement of Significance (in one paragraph)

The old Schade Brewery provides a prominent physical reminder of past social, industrial, and architectural eras. It is a striking landmark, and a local manifestation of national trends. As such, the Brewery is an important cultural resource that merits official recognition and preservation.

The building takes its name from Bernhardt Schade, the brewmaster who had the building erected in 1903. Schade served as assistant brewmaster at another Spokane brewery, the New York Brewery, for a decade prior to the creation of his own brewing operation. In 1903 he bought the entire oversized city block on East Trent from a Mr. Frost. Included in the purchase was a cold storage building Frost was constructing on the site. Schade hired the architect Lewis Stritesky, designer of the prominent Westminster Apartments at 2301 W. Pacific in Spokane, to design a facility based on drawings of a European brewery. Stritesky created a new western addition for the building begun by Frost. A bottling building and steam/pump house were also built on the property. Initial production was 35,000 to 40,000 barrels a year.

Designed to convey a sense of power and permanence, the Brewery's walls are three feet thick in the basement and first floor, and two feet thick in the upper stories. This building is a typical example of commercial/industrial construction of the early twentieth century in general, and of breweries in particular. Designed to accommodate immense weight and rough use, these buildings nonetheless retain aesthetics in their massiveness. The Schade Brewery's Flemish style stepped parapet tower, with its rounded apex and gambrel roof, are reminiscent of the Dutch Revival influence, similar to that of its contemporary, the Old Holy Names Academy. The soaring, round arched windows of the

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**9. Major Bibliographical References**

(see attachment)

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

(see attachment)

Verbal boundary description and justification

list all states and counties for properties overlapping state or county boundaries

state \_\_\_\_\_ county \_\_\_\_\_  
state \_\_\_\_\_ county \_\_\_\_\_

**11. Form Prepared By**

name/title Sean Albright and Historic Preservation Office  
organization \_\_\_\_\_ date \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city/town Spokane state Washington

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9. Major Bibliographical References

1. City Engineering Records
2. (Spokane) City Review, 1979.
3. Pioneer Title Company of Spokane
4. Polk's Spokane City Directory, R.L. Polk and Co., Kansas City MO.
5. Sanborn Fire Insurance Maps
6. Spokane County Assessor's Records
7. Spokane County Auditor's Records
8. Spokane Historic Landmark's Survey, 1978.
9. Spokesman-Review, 5 Feb 1903, p. 5; 14 Feb 1907; 3 March 1922; 1934, p. 7; 9 Feb 1935, p. 6; 6 Feb 1948, p. 1; 27 Oct 1952; 27 March 1977;
10. Supplemental Information:
  - a. "Breweries" file, Spokane Public Library, NW Room
  - b. "Schade Brewery" file, Spokane Historic Preservation Office
  - c. Packet on brewery/Schade family, compiled by Kenneth Schade, in possession of Gailya Bonzon, Schade Antique Mall

10. Geographical Data

Acreage: About one acre. Former site was nearly four acres, but all except main brewery has been obliterated by demolition and surface contour alteration for impending construction.

Verbal Boundary Description and Justification: Railroad resurvey of 2nd to 3rd Add. PTN of Block 17 and 18 described as follows: Beginning at SE corner of lot 22, block 17, and true POB through Northerly to center line of vacated alley in SD block 17 through W ALG SD C/L of alley to Ely LN of Trent Ave. th. Swly.

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A stout five-story tower adjoins the front section on the South, and is topped by a gabled roof behind stepped parapet walls on the west and east facades. The windows (most of which are broken) are flat double hung, with the second through fourth floor windows on the east, west, and south sides contained in a long arch surround. A double brick stringcourse separates the fifth and fourth stories of the tower. The fifth floor east and west facades contain 7' diameter circular windows. Some erosion of the brick is evident on the west and south elevations. This is likely due to a previous owner's decision to sandblast these facades to remove the paint.

Although the building has seen a variety of alterations and additions over the years, most were executed during the building's era of significance as a brewery (1903-1957) and do not detract from the significance of the structure. A two-story annex, measuring 32' x 92', was erected circa 1907; it is situated east of the tower and south of the original gambrel roof section. This flat-roofed addition was rendered in the same exterior style as its predecessors, concealing its concrete block construction behind a brick veneer. There are three arched windows and two arched doorways, all filled in to one degree or another. The second story shows evidence of five rectangular windows; all have been infilled with brick.

To the east, the most recent addition (circa 1934-37) consists of one room at ground level, and two additional levels below ground, due to the slope of the land. The addition is constructed of poured concrete with a flat roof and high, narrow windows. A concrete loading dock adjoins the building to the East. This eastern addition is markedly different in style, and is 57' x 104' in size. Brick facing was applied to the south wall of this newest section, blending it architecturally with the rest of the structure if viewed from Front Avenue. If viewed from the North or the East, the difference is jarring, due to the exposed concrete walls.

X Although the interior shows evidence of numerous alterations, the majority of these also occurred during the building's era of significance. Many doorways and windows are bricked in, and

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X large portions of the original west facade (now an interior wall) have been removed. Interior stairways have been eliminated. Several exterior loading docks, shed roofs, and the decorative gable roof which once graced the entrance to the west facade, apparent in old photographs, have been removed. Much of the original wood flooring was removed during efforts to modernize in the 1920s and 30s; however, some survives at the rear of the first floor in the original part of the building, and in portions of the second story.

Many of the Brewery's floors are of concrete construction--a fact which has contributed significantly to saving the structure. This is especially true on the third floor and in the tower, since the gambrel roof has been neglected for decades and is in need of complete replacement. The concrete floors and internal drainage plan, unique characteristics of breweries, have spared the structure from calamitous interior water damage. Nevertheless, much of the building remains in a deteriorated condition, and both the elements and animal life have despoiled the third floor and the upper stories of the tower. At the present time, only the first floor is being utilized to any extent. The basement, which does not extend under the western section, and the upper floors remain unused.

The Schade Brewery is the last remaining element of an extensive industrial complex, an area formerly laced with railroad tracks. A one-story pump/steam house, with a smokestack surpassing the height of the Schade Brewery tower, stood at the northwest corner of the west section of the main building; the pump house was razed circa 1970. A railroad siding extended between the two structures. A charming Gothic Style bottling house (razed in 1991) stood at the north edge of the property; the land on which it stood is now under separate ownership. Other, more temporary, structures have also stood on the site at one time or another. The surrounding ground level has also been greatly altered. For these reasons, only the Schade Brewery, rather than the entire site, is included in this nomination.

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primary facade, while artfully rendered, also fulfilled the utilitarian purpose of displaying the scientific brewing works to the general public.

The Schade Brewery was fairly typical for its day. All breweries had some sort of tower to supply their gravity-fed operations; all were built on a large, imposing scale for both practical and artistic reasons. In Spokane, the Hiebner and the New York breweries were good examples, but the Schade Brewery was considered the premier establishment.

In 1910, five large-scale breweries were in operation in Spokane. Today the Schade Brewery building is the only remaining structure from that era designed solely for the production of beer. The Brewery is significant also as a tangible reminder of the nation's social past. Created in an era of heavy alcohol consumption, when small, local breweries satisfied most of the region's desire for libations, it was a victim of state Prohibition in 1916, and national Prohibition in 1920. Attempts to convert to the production of non-alcoholic beer and pop were largely a failure. The Schade family sold the building in 1918, and a rapid succession of title changes followed. During the years of Prohibition, the building stood vacant for an extended period.

During the depths of the Depression, the vacant building became a flophouse for migrant men. The brewery was situated in the midst of several transcontinental railroad lines, and was a logical sheltering place. As the operation became increasingly organized, specific duties were assigned to its occupants. The City eventually gave it an official blessing and assisted its clientele by supplying living needs. Known as the "Hotel de Gink," the shelter operated from 1930 to 1933, and was a local example of a national predicament of mass unemployment and transience.

National Prohibition ended in 1933, and the building saw a return to the brewing process under the auspices of the Golden Age Brewery. Prominent Spokane architect G.A. Pehrson was employed to make improvements and changes to the building. These included

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much concrete work, the replacement of wood floors, and the construction of the eastern 57' x 104' addition. The bottling operation was moved from the Gothic style outbuilding to the main structure. Golden Age, managed by grocer M. Rosauer, claimed to brew "the beer that made Milwaukee jealous." Golden Age sold out to another long-time Spokane brewery, Bohemian, in 1948; Bohemian, in turn, sold the operation to the Chicago-based Atlantic Brewing Co.

Brewing was increasingly becoming a business of giant brew houses, and local mid-sized operations began to disappear by the 1950s. Atlantic liquidated its interests in the old Schade plant in 1957, selling the property to Samuel Rykus; Rykus turned the location into Inland Metals. The once majestic brewery became a storehouse for salvaged building materials, and the grounds became a junk yard. Colossal piles of scrap surrounded the building for approximately the next thirty years, and the Brewery was left to deteriorate.

In 1977 the four-acre site was segregated; the portion containing the Brewery building sold to Louis Ray. The steam/pump house had been leveled circa 1970. Ray had designs to restore the main building and use it as an antique store. He sandblasted part of the Brewery free from its green paint, but soon abandoned his attempt, converting the building for storage. The once quaint bottling works, altered by the addition of a concrete block office for the scrap yard on its north facade, suffered an internal fire and was gutted. This, combined with contamination of the site by its long use as a storage shed for empty barrels of chemicals, forced demolition of the structure in 1991.

The main building remained in use as storage space until 1991, when the present owners, Louis and Gailya Bonzon, acquired the Brewery. Since then, most of the first floor has been renovated and currently holds a carpet business and an antique store. The upper floors remain unused, and the third (as well as the upper stories of the tower) are in a serious state of disrepair.

Significant both architecturally and for its historical associations, the Schade Brewery remains an impressive testament to past social trends, and a reminder of an era of aesthetically inspired commercial buildings. As such, it is a visible link with Spokane's colorful past.

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12. Signature of Owner(s)

*[Handwritten Signature]*  
Lailya Bonzon

For Office Use Only:

Date Received: 10-1-93

Date Heard: 10-20-93

Commission Decision: Approved

Council/~~Board~~ Action: Approved

Date: November 1, 1993

Attest: *[Handwritten Signature]*  
Marilyn J. Montgomery  
City Clerk

Approved as to Form:

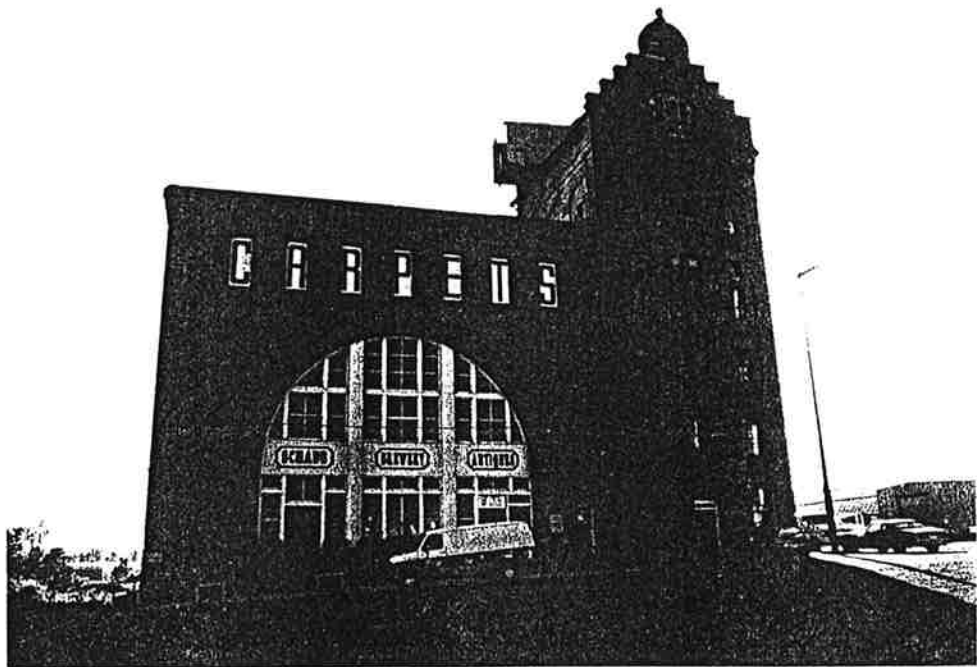
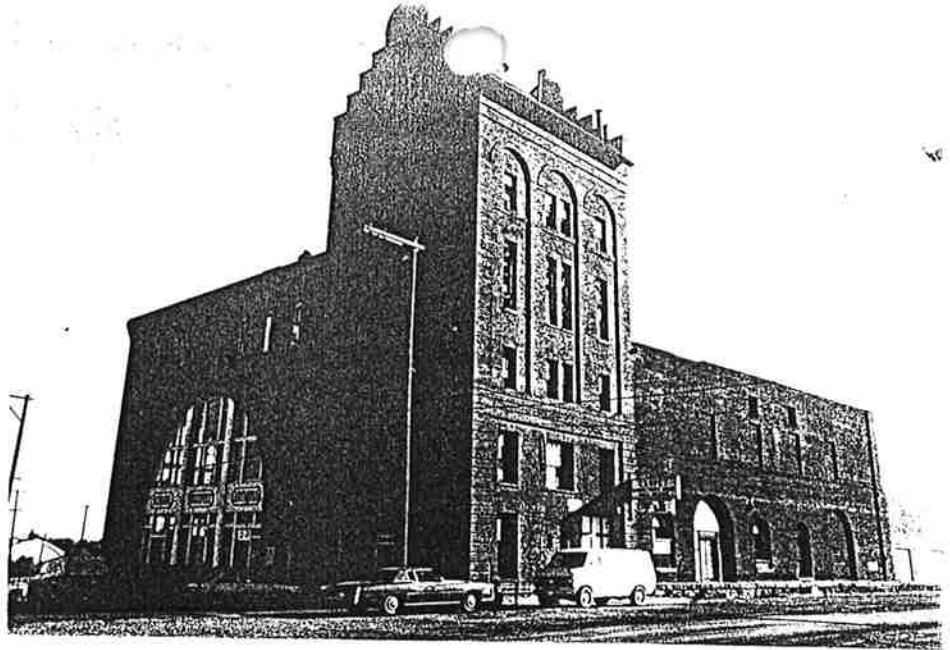
*[Handwritten Signature]*  
Ass't City Attorney

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

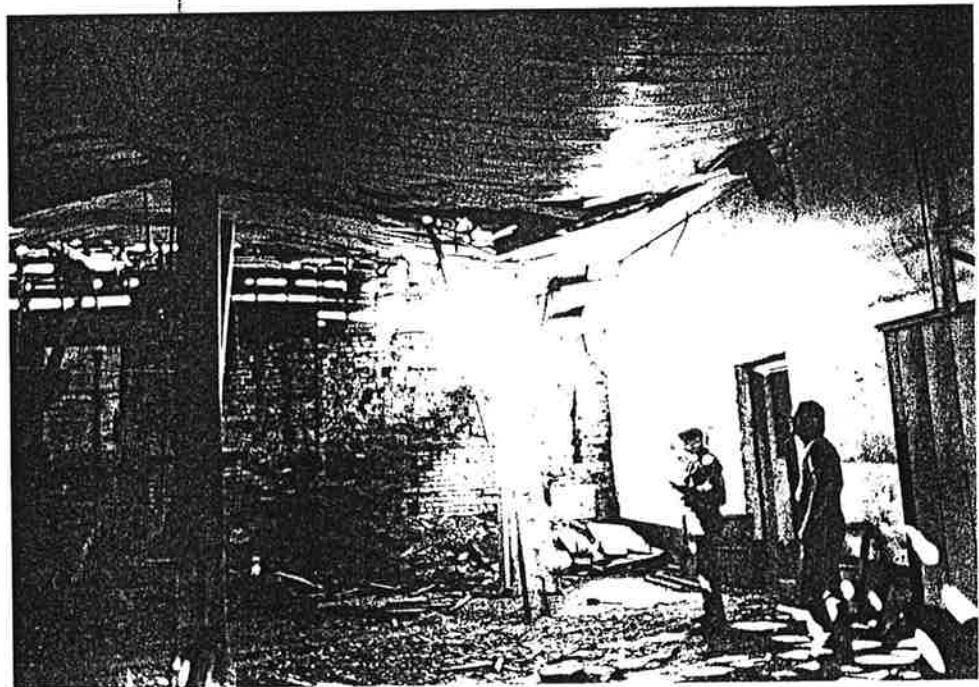
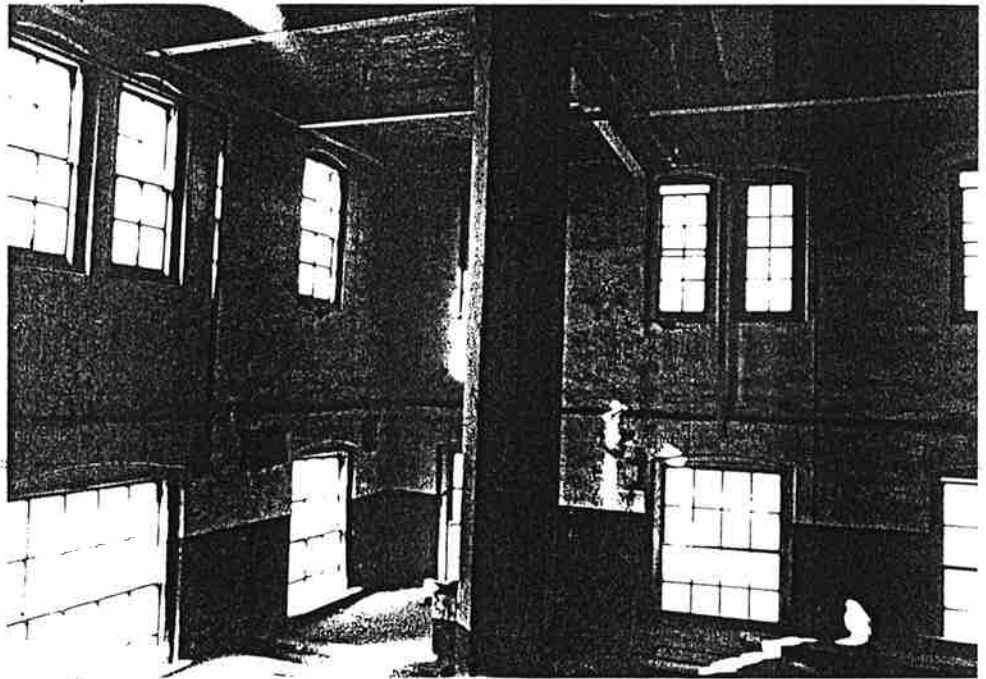
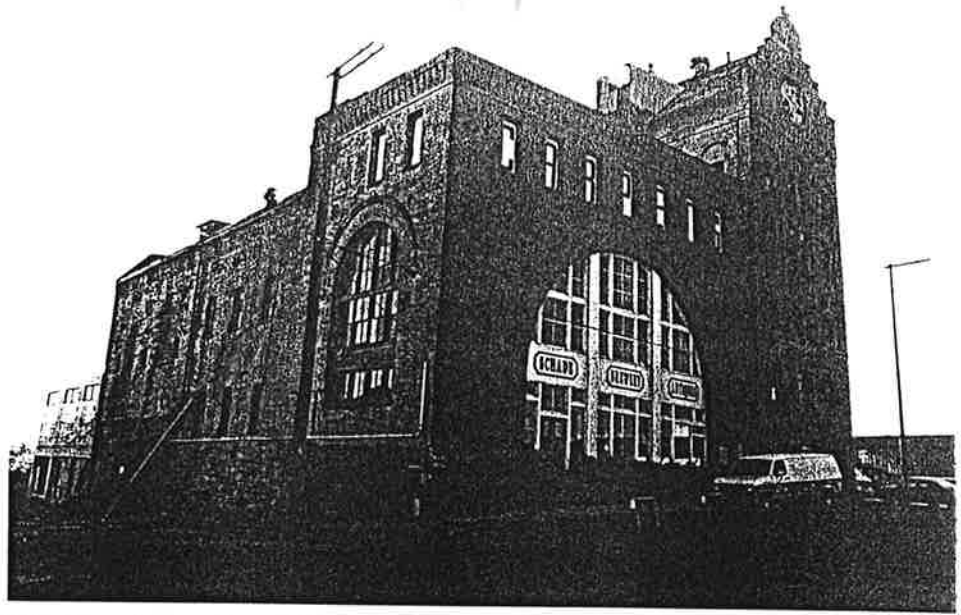
*[Handwritten Signature]*  
Sheri S. Barnard  
MAYOR, City of Spokane or CHAIR, Spokane County Commissioners

*[Handwritten Signature]*  
C. Robert Ogden  
CHAIR, Spokane City/County Historic Landmarks Commission

*[Handwritten Signature]*  
Katherine W. Gansell  
City/County Historic Preservation Officer



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