

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **NORTH WESTERN COLD STORAGE
WAREHOUSE**
Common Name Cold Storage Warehouse

2. LOCATION

Street & Number 116 W. Pacific Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 35191.0304

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	scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. OWNER OF PROPERTY

Name Cold Storage Spokane LLC c/o Jerry Neeser
Street & Number 116 W. Pacific Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 907-276-1058, jerry_neeser@neeserinc.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal___ State___ County___ Local___
Location of Survey Records Spokane Historic Preservation Office

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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 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.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. PHOTOS, MAPS, DRAWINGS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property	Less than one acre.
Verbal Boundary Description	Railroad 1 st to 4 th Addition, Lots 7-9 and east ½ Lot 10, Block 3.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	July 15, 2015

13. Signature of Owner(s)

[Handwritten Signature]

14. For Official Use Only:

Date nomination application filed: 6/15/15

Date of Landmarks Commission hearing: 7/15/15

Landmarks Commission decision: 7/15/15

Date of City Council/Board of County Commissioners' hearing: 8/10/2015

City Council/Board of County Commissioners' decision: Approved

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

[Handwritten Signature: Megan Duvall] 7/13/15
_____ Date

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
3rd Floor - City Hall, Spokane, WA 99201

Attest:
[Handwritten Signature]
City Clerk

Approved as to form:
[Handwritten Signature]
Assistant City Attorney



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North Western Cold Storage Warehouse in 2015

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Listed on the National Register of Historic Places in 2003 as a contributing historic resource of the East Downtown Historic District in Spokane, Washington, the North Western Cold Storage Warehouse was built in 1910. Constructed as a plain, three-story industrial, unreinforced brick masonry structure, the North Western Cold Storage Warehouse is a good example of the building type, “industrial/commercial warehouse,” as identified and described in the 2007 Spokane Register Multiple Property Documentation (MPD), *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948*.¹ Similar to other warehouses in the historic district, the cold storage building forms a rectangular footprint that comprises all of the lot on which it is built, fronts a raised loading dock, and backs to raised Northern Pacific

¹ Yeomans, Linda. 2007 *Spokane Register Multiple Property Documentation, “Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948.”* Spokane City/County Register of Historic Places. Spokane City Hall, Spokane, WA.

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Railroad bed and tracks, which bisect the historic district. The Northern Pacific Railroad bed and tracks are now privately owned by the Burlington Northern-Santa Fe Railroad. The North Western Cold Storage Warehouse is well-preserved and retains a high degree of integrity in original location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

Well-preserved, the North Western Cold Storage Warehouse is situated on Lots 7, 8, 9, and the east half of Lot 10 on Block 3 in the Railroad 1st to 4th Addition in east downtown Spokane, an industrial area that is characterized by two- to four-story brick masonry industrial/commercial buildings, factories, and warehouses built from 1890 to 1948. Together the above-referenced lots for the North Western Cold Storage Warehouse form a trapezoid-shaped parcel that measures 124 feet wide and 71 feet to 93 feet deep.² The site on which the warehouse is built is mostly level with a slight north-facing slope.

Exterior

Facing south, the North Western Cold Storage Warehouse covers 100% of the lot on which it is built. It is sandwiched between a two-story brick masonry warehouse built in 1906 to the east and a one-story concrete block warehouse built in 1948 to the west. The adjacent east and west buildings share common walls with the North Western Cold Storage Warehouse. The south façade of the warehouse fronts a raised loading dock with angled parking along the north side of West Pacific Avenue. The loading dock area extends east in front of two adjacent brick warehouses built in 1906 and 1907, revealing a contiguous three-building loading dock. The loading dock in front of the North Western Cold Storage Warehouse is protected by a code-required 42-inch high iron mesh guardrail. On the opposite end of the property, a 12-foot-high, built-up railroad bed with multiple train tracks constructed by the Northern Pacific Railroad (now Burlington Northern-Santa Fe) runs adjacent and parallel to the north rear of the building. A privately owned graveled alley is located between the warehouse and the raised rail bed.

The North Western Cold Storage Warehouse rises three stories. It is made of unreinforced brick masonry construction with a flat roof and has a foundation made of basalt rock. The roof is constructed of built-up tar covered with vinyl sheeting, and is surrounded by a plain brick parapet with a small center facade stepped parapet. The parapet is covered with coping made of non-reflective brown-tinted galvanized metal. A brick cornice course is located beneath the parapet.

The red brick façade of the North Western Cold Storage Warehouse is plain with little embellishment. The face of the building is symmetrically divided vertically into five bays by projecting pilasters that rise from the second floor and terminate at the roof. Second- and third-floor windows are arranged in a symmetrical pattern with one window on each floor in each bay. Original windows in the building were replaced in the 1980s with existing 2/2 vinyl-clad double-hung wood-sash units. Below the windows at the

² Spokane public records and plat map, Spokane City Hall, Spokane, WA.

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second floor, a horizontal brick belt course separates the first floor at street-level from the upper two floors. The red bricks at street-level are painted a dark brown, and a symmetrical pattern of doors and windows punctuate the brick face. The building's original front entrance is located in the center of the south street-level façade and is arched with radiating brick voussoirs. Below the brick arch is an arched transom, and below the transom are original double doors made of wood with three horizontal lower-leaf inset panels and upper-leaf ³ multi-paned lights. Two original arched single pedestrian doorways with radiating voussoirs flank the center entrance (one on each side of the front entrance) and reveal contemporary-compatible commercial/industrial doors with anodized aluminum frames and plate-glass glazing (doors installed in 2014 to replace brick infill). Matching glazed and anodized aluminum-frame double doors flank the east pedestrian door, and replaced a doorway infilled with bricks. A partial-width corrugated shed roof metal canopy is suspended in the center of the south façade at street-level and shades the front entrance.

The most prominent and distinguishing feature of the building's south face is original painted advertisement signage. A full-width painted sign between the second and third floor has white-painted large block letters on a horizontal black-painted sign band and reads, COLD STORAGE. A smaller and much-faded sign is painted at the top of the warehouse on the south facade between the brick cornice and brick parapet and reads, 124—THE FAIRMONT CREAMERY CO—116. The numbers designate the building's West Pacific Avenue address, and the creamery designates a business that operated in the building.

The east wall of the North Western Cold Storage Warehouse shares a common wall with the 1906 brick warehouse adjacent next east, and the west wall of the cold storage warehouse shares a common wall with a one-story warehouse adjacent next west. There are no windows on the exposed portion of the west wall of the North Western Cold Storage Warehouse. However, a painted advertisement sign that reads, COLD STORAGE, is located on the third floor of the building's west wall.

The north rear of the building faces a narrow graveled alley and a raised railroad bed with railroad tracks, all property privately owned by the Burlington Northern-Santa Fe Railroad. The building's north face features symmetrical window and warehouse door patterns. The windows match those at the south façade, and the metal overhead warehouse doors replaced brick-infill warehouse doorways. A parking garage entrance, surrounded and stabilized by a concrete frame, holds a metal overhead garage door, and is level with the graveled alley (the North Western Cold Storage Warehouse was given a right-of-way easement to the alley by the railroad, owner of the alley). Painted brick advertisement signage embellishes the rear of the North Western Cold Storage Warehouse with the appellations, COLD STORAGE and WAREHOUSE, in large block letters painted in white on horizontal black-painted sign bands above the first floor.

³ One of the two halves of a pair of doors or windows.

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Interior

The interior of the North Western Cold Storage Warehouse has 9,944 square feet on each of four floors for a total of 39,776 interior square feet.⁴ Original double wood-paneled front entry doors open from a raised loading dock at the center façade of the building to a mostly open, unfinished, first floor. Original ceilings are exposed and 12 feet high, and original perimeter walls are exposed unreinforced brick masonry construction. Exposed ceilings are supported by unfinished massive square wood posts, wood braces, and wood ceiling beams. The building's original fir plank floor is currently protected and covered by plywood. An enclosed building code-required and code-compliant stairway was built on the west wall. The wall enclosing the staircase is finished drywall and the stairs are metal. A small lobby, elevator, staircase, and bathrooms were constructed and enclosed with painted drywall along the building's original exposed brick masonry east perimeter wall. Double glazed exterior doors with anodized brown-tinted aluminum frames open to the lobby area in the southeast front corner of the building. At the building's north rear, metal overhead warehouse doors were installed in original arched warehouse door openings on the north brick masonry perimeter wall.

The second and third floors also retain original exposed unreinforced brick masonry perimeter walls, fir plank floors covered with plywood, and 12-foot-high ceilings with exposed structural wood posts, beams, and braces. Like the first floor, an elevator, bathrooms, and enclosed stairway were built on the east brick perimeter wall. Windows open from the south perimeter brick wall and north perimeter brick wall. A finished drywall hallway that divides the south half from the north half of the building was constructed in 2014, giving two large spaces on the second floor and on the third floor for future tenants. The original elevator was missing but the original elevator shaft was intact in the center of the building, so the shaft was rehabilitated and finished in 2014 with painted drywall as a light well. The basement is open with exposed basalt foundation walls and massive wood supporting posts and beams. The basement's dirt floor was covered with poured concrete in 2014 when the space was rehabilitated and finished as an underground parking garage.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Today, the North Western Cold Storage Warehouse appears very close to the original 1910 exterior and interior design of the building. Sanborn Fire Insurance maps from 1910 and 1953 indicate the warehouse with the existing trapezoidal footprint, three-story brick masonry form, and flat roof. Symmetrical fenestration patterns are original. The painted advertisement signage on the south façade, west elevation, and north rear of the building is original. The unfinished large open interior of the building with exposed unreinforced brick masonry perimeter walls, exposed wood posts and beams are original. The fir plank floors (now covered and protected with plywood) are original. The raised loading dock at the building's south façade is original.

A few modifications have occurred during the last 106 years:

⁴ Spokane County Tax Assessor, Spokane County Courthouse. Spokane, WA.

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- 1910-1965 One pedestrian doorway that flanks the center double front entry doors at street-level to the west and two warehouse doorways (one at façade and one at north rear) in the building were infilled with brick. The brick exterior on the south façade at street-level was painted.
- 1980s All first, second, third-floor windows on the south facade and north rear of the building were replaced with 2/2 double-hung vinyl-clad wood-sash windows.
- 2014 The exterior brick on the first floor at street-level was re-painted, façade windows painted. The basement dirt floor was covered with poured concrete, and a garage door entrance with an overhead garage door was built and installed at grade at the northeast end of the north rear elevation of the building when the basement was rehabilitated for use as an underground parking garage. Two pedestrian doorways and a warehouse doorway on the south façade of the building at street-level were removed of brick infill, and contemporary-compatible glazed commercial/industrial doors with brown-tinted anodized aluminum frames were installed. The original south facade center front entry paneled wood double doors with multiple lights were repaired, restored, and repainted. A 42-inch-high metal mesh guardrail was installed at the perimeter of the front-facing raised loading dock at the south façade. Code-required staircases were constructed on the east and west walls. An elevator and bathrooms were installed on the first through third floors on the east wall. An enclosed center hallway with an east-west axis was installed on the second and third floors (the hallway divides the floor space in half). Upgraded HVAC, mechanical, plumbing, electrical, and alarm systems were installed.

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SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Commerce/Industry, Transportation, Architecture</i>
<i>Period of Significance</i>	<i>1910-1965</i>
<i>Built Date</i>	<i>1910</i>
<i>Architect</i>	<i>Keith & Whitehouse Architects</i>

Summary Statement

Built in 1910, the North Western Cold Storage Warehouse is eligible for listing on the Spokane Register of Historic Places under Categories A and C. The cold storage warehouse achieved a period of significance from 1910 to 1965, from the property's date of construction in 1910 to 1965, the year the building's original refrigeration and cold storage use ended (all associated refrigeration appurtenances and capabilities were removed at this time). The North Western Cold Storage Warehouse is significant in Category C in the area of "architecture" as a product of the prominent Spokane architectural team, Keith & Whitehouse, and as a fine example of the building type "commercial/industrial warehouse" described and defined in the 2007 Spokane Register Multiple Property Documentation (MPD), *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948*.⁵ Historically significant in Category A in the areas of "commerce, industry, and transportation," the North Western Cold Storage Warehouse is the largest cold storage commercial/industrial building in Spokane's first refrigerated produce market district. The market district with the North Western Cold Storage Warehouse survives as a rare contiguous façade of three adjoined cold storage warehouses that together supplied refrigeration storage for Spokane dairy products, meats, and produce. With the emphasis on efficient transportation and distribution of refrigerated goods in and out of Spokane, a raised delivery dock fronted all three adjoined buildings at their south facades, and a large raised railroad bed with multiple rail tracks ran parallel a few feet north behind all three buildings' rear warehouse doors. The North Western Cold Storage Warehouse was placed on the National Register of Historic Places in 2003 as a contributing historic resource of the East Downtown Historic District in Spokane, Washington, a district that contains a concentration of commercial and industrial warehouses, factories, and manufacturing plants.⁶

HISTORICAL CONTEXT

East Downtown Historic District

As Spokane grew from its beginnings in the 1870s and 1880s, a concentration of commercial and industrial buildings, transfer and storage facilities, factories and manufacturing sites, ovens and bakeries, creameries and dairies, food and cold storage warehouses, and miscellaneous storage warehouses and garages developed in the city's east downtown area. The most common denominator was the need for transportation—

⁵ Yeomans, Linda. 2007 *Spokane MPD "Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948."* Spokane City/County Historic Preservation, City Hall, Spokane, WA.

⁶ Woo, Eugenia. 2003 *National Register East Downtown Historic District, Spokane, WA.* Spokane City/County Historic Preservation, City Hall, Spokane, WA.

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bringing goods and products into Spokane and transporting goods and products out of Spokane. The quickest, safest, and most efficient method of product transportation at that time was the railroad.

Spokane is an excellent example of a town that burgeoned as a result of the Northern Pacific Railroad's arrival in 1881. In addition, the abundance of natural resources available in the Inland Northwest benefited Spokane, which came to rely on the extractive industries of mining, timber, and agriculture to grow and develop. For most of Spokane's history, the railroads were dominant features—they ran through the...downtown core and were interconnected with many facets of life from the micro level of immediate surroundings (warehouse, commercial, and residential hotel buildings that were built and the people who worked and lived in them) to the macro level of Spokane's influence in a vast region known as the Inland Northwest, or Inland Empire.⁷

The East Downtown Historic District demonstrates “the dominance and 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 The North Western Cold Storage Warehouse, erected a few feet from Northern Pacific Railroad tracks, was one such warehouse.

North Western Cold Storage Warehouse

Sparsely dotted with a handful of dwellings and barns in 1890 before it was platted, Spokane’s Railroad 1st to 4th Addition, east of the city and south of the Spokane River, was dominated by a large maze of railroad tracks which bisected Spokane east to west. The tracks were owned by the Northern Pacific Railroad (now Burlington Northern-Santa Fe) and provided efficient transportation necessary for the distribution of resources and goods throughout the country. In the late 1890s and early 1900s, a concentration of industrial/commercial warehouses, factories, and storage facilities were erected east of Spokane’s central business district on West Pacific Avenue, just a few feet south of the Northern Pacific Railroad tracks. As buildings and warehouses were erected, the location parallel to the railroad tracks proved to be a coveted advantageous location—close to Spokane’s central business district and adjacent to railroad train cars that each day transported goods and people in and out of Spokane. By 1902, the Northern Pacific Railroad Passenger Depot, a large multi-story brick building, was located north and parallel to the Northern Pacific Railroad bed—just across the tracks from the future North Western Cold Storage Warehouse.⁹

⁷ Woo, Eugenia. *2003 National Register Nomination East Downtown Historic District*. Spokane City/County Office of Historic Preservation, Spokane, WA, p. 8:1.

⁸ *Ibid.*

⁹ *1902 Sanborn Fire Insurance Map*. Downtown Spokane Public Library, Spokane, WA.

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In December 1908, John H. McAllister and his wife, Lydia, bought the property on which the North Western Cold Storage Warehouse was built. McAllister owned the McAllister Investment Company and listed himself at different times in Spokane city directories as a contractor, builder, teamster, and building owner. From 1908 through 1913, he owned the McAllister Investment Company, and beginning in 1914 until his death in 1934, McAllister also owned the McAllister Warehouse Company, specializing in “storing, transferring, and forwarding.” In 1916, McAllister’s warehouse company, located just a few feet south of the Northern Pacific Railroad tracks on the north side of Pacific Avenue and North State Street, advertised services, including “household goods moved and packed for storage and shipment, all goods quickly and carefully handled by auto vans, good shipping accommodations, satisfaction guaranteed, office and warehouse.” The John H. McAllister family made their home a mile southeast of their warehouse in the prominent residential Altamont neighborhood at East 2236 S. Altamont Boulevard (formerly Bryant Street).

In 1909, McAllister commissioned the architectural firm of Keith & Whitehouse to design a refrigerated cold storage warehouse on West Pacific Avenue adjacent to a contiguous strip of three existing cold storage buildings (a dairy and two produce warehouses). McAllister named his refrigeration building the North Western Cold Storage Warehouse, a large three-story brick structure on 3 ½ city lots, erected for a reported \$50,000.¹⁰ News of the newly constructed cold storage warehouse moved fast. An excerpt from *Poultry Processing and Marketing, Volume 16*, reported the following:

*Walter A. Brown, of Bismarck, North Dakota, has decided to move to Spokane, Washington on or about June 20, 1910. He has been there for some time organizing the North Western Cold Storage & Warehouse Company to do a general cold storage business. They will erect a plant...to handle butter, eggs, cheese, apples, and other perishable fruits and produce.*¹¹

Walter Brown listed himself in Spokane city directories as “president and manager of the North Western Cold Storage Warehouse Company,” a company that did business as “wholesale brokers” in “butter, eggs, cheese, poultry refrigerating and freezing.” The company’s vice president was James B. Valentine, a Scottish immigrant “prominently associated with various business enterprises” in Spokane.¹² Brown and Valentine leased space in the warehouse to various produce companies that especially required refrigeration. Swift & Co. was one of the companies that occupied space in the building from 1910 through 1911.

By 1912, the cold storage warehouse company’s name changed from the North Western Cold Storage Warehouse to the Arctic Cold Storage Warehouse Company also known as

¹⁰ Woo, E.

¹¹ *Poultry Processing and Marketing, Volume 16*. “Start New Storage.” 1910.

¹² Durham, N.W. *History of the City of Spokane and Spokane Country, Volume Two*. Spokane, 1912, pp. 239-241.

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the Arctic Cold Storage & Refrigerating Company, a business that leased and occupied space in the building. In 1917, the company was listed in Spokane city directories as Arctic Cold Storage Incorporated, specializing in “warehousing, refrigerating, and freezing” with addresses at 116-124 W. Pacific Avenue. Multiple advertising signs with the appellation, COLD STORAGE WAREHOUSE, were painted on the south façade, west wall, and north rear of the building in large block letters, highly visible by distribution businesses with wagons, trucks, and trains—all important modes of transportation in the warehouse district.

The cold storage warehouse continued to lease space to various organizations associated with produce, meats, cheese, and dairy that required refrigeration. In 1922, the prominent Fairmont Creamery Company in Spokane leased space in the building, had their name painted on the exterior of the building’s south façade and north rear (visible from Northern Pacific Railroad tracks), and remained in the warehouse through the 1930s. Once again, the name of the cold storage warehouse changed, this time to the Arctic & Fairmont Creamery Company. Widely known, the creamery packaged various brands of dairy products “familiar in all the groceries. Its *Better Butter* was packaged as were all one-pound bricks [of butter] then, in cartons about 2 ½ inches square and 4 ½ inches long, but *Better Butter* was in four separately wrapped sticks [in the cartons], somewhat like the separate sticks that come in a flat carton now.”¹³

From 1934 to 1946, Samuel Galland, a prominent Spokane businessman, investor, entrepreneur, property owner, and civic booster, leased the Arctic Cold Storage Company. He purchased the warehouse in 1947, continued to lease space in the warehouse to various businesses needing refrigeration and cold storage, and sold it to Sylvan & Eleanor Dreifus in 1965. The Dreifus family owned Sylvan Furniture Company in Spokane and used the warehouse to store furniture, household goods, and other items associated with their furniture business. Beginning in 1965 with the Sylvan Furniture Company, the cold storage warehouse was cleared of all refrigeration machinery and was never again used for refrigerating, freezing, and storing food products.

In 2013, the current owner, Jerry Neeser, a prominent Alaska building developer and contractor, bought the property and has repaired and rehabilitated it for non-refrigeration use with help from the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.¹⁴

HISTORIC SIGNIFICANCE

Category A

The North Western Cold Storage Warehouse is historically significant under Category A in the areas of significance, “commerce, industry, and transportation,” for its contribution to the development and settlement trends associated with east downtown Spokane, a

¹³ Hyslop, R.B. *Spokane’s Building Blocks*. Spokane: Standard Blueprint, 1983, p. 99.

¹⁴ Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

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historic industrial/commercial warehouse and distribution section of the city listed in 2003 on the National Register as the East Downtown Historic District. A contributing historic resource of the historic district, the North Western Cold Storage Warehouse was part of a contiguous “string of cold storage warehouses with spur tracks on the railroads...and loading platforms for wagons (later trucks) on a street having virtually no through traffic, all close to the center of town.”¹⁵ Three of the four contiguous cold storage warehouses exist today—Greenough Brothers Warehouse (built 1907), the Wetzel Warehouse (built 1906), and the North Western Cold Storage Warehouse (built 1910).¹⁶

The MPD, *Industrial-Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948*, defines the historic significance of the North Western Cold Storage Warehouse as “for its associative values that pertain to local trends and patterns in Spokane that resulted in the erection of industrial/commercial warehouses in the late 19th century and early 20th century.”¹⁷

The industrial/commercial warehouse building type represents the growth and development of early Spokane during a period of significance from 1890 to 1948, and the town’s “life blood” dependence on the railroad. First established in Spokane in 1881, the Northern Pacific Railroad (and many others which followed) cut a wide diagonal swath through the center of town from east to west and proved to be the center of transportation activity around which industrial/commercial warehouses were erected. The warehouses were railroad-dependent, meaning that they were built to house and service the goods and materials that were delivered and transported via railroad lines. Since the financial success of Spokane was tied to and dependent upon the extraction of gold, silver, lead, minerals, lumber, and agricultural products which constituted natural resources that abounded in the surrounding region, that same success was also dependent upon industrial/commercial warehouses to store or hold the extracted materials before they were shipped to local and/or distant destinations. Some warehouses, like the North Western Cold Storage Warehouse, built in 1910 at 116 W. Pacific Avenue in east downtown Spokane, served as industrial/commercial warehouse structures which, in addition to associated product, housed manufacturing plants, dairies, and creameries. Products from those warehouses were then shipped throughout Spokane or the country via drayage companies and railroads. Industrial warehouses were also built as garages for drayage and transport companies. The trend for the erection of industrial/commercial warehouse construction continued through the early 1900s in Spokane until after World War II when rail transportation began to be supplanted by long-haul

¹⁵ Hyslop, p. 99.

¹⁶ The Hazelwood Dairy was located on the northwest corner of Pacific Avenue and McClellan Street next to Greenough Brothers Warehouse, and was destroyed by fire in the 1970s. The dairy’s building site remains vacant today.

¹⁷ Yeomans, p. 6:9.

*trucks which transported products over a complex maze of intertwined paved highways and freeways built by the Federal Department of Transportation.*¹⁸

ARCHITECTURAL SIGNIFICANCE

Category C

The North Western Cold Storage Warehouse is significant under Category C in the area, “architecture,” as a fine example of the industrial/commercial building type defined and described in the MPD, *Industrial/Commercial Warehouse Buildings in East Downtown Spokane, Washington, 1890-1948*.¹⁹ Industrial/commercial warehouses defined in the MPD must retain most of their integrity in original location, design, materials, workmanship, and association as late 19th/early 20th century industrial/commercial warehouses built in east downtown Spokane, Washington. Defining elements and registration requirements of the building type include:

- Original building site located in east downtown Spokane
- Built dates from 1890 through 1948
- Unreinforced brick masonry, wood frame, wood frame with brick veneer, and/or concrete block construction
- One to four stories in height
- Usually flat roofs of built-up tar
- Usually plain exterior façade design with little or no exterior embellishment or ornamentation
- Symmetrical fenestration patterns above street level
- Windows made with wood-sash or metal construction
- Frequently street-level commercial/merchandise bays with plate-glass display windows, low bulkheads, transoms windows, and canted entrances
- Sometimes large warehouse entrance doors built to accommodate trucks and drayage equipment, located at the façade and/or rear of the building
- Interior open spaces designed for storage of products, goods, materials, etc.
- Interior of buildings is usually unfinished with exposed brick perimeter walls and wood beamed ceilings but is sometimes finished with plastered walls and ceilings

The North Western Cold Storage Warehouse retains a high degree of architectural integrity and meets nearly all of the features and above-mentioned registration requirements as a fine example of the building type “industrial/commercial warehouses” defined in the MPD.

George Keith and Harold Whitehouse, Architects

The North Western Cold Storage Warehouse is architecturally significant under Category C as a product of prominent Spokane architects George Keith and Harold Whitehouse. As young architects, Keith and Whitehouse partnered for three short years from 1908 to 1911, and called their architectural firm Keith & Whitehouse Architects. Both George

¹⁸ Ibid, p.6 & 7:9.

¹⁹ Yeomans.

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Keith and Harold Whitehouse were successful Spokane architects whose designs and building expertise is lasting and celebrated today. The lightly embellished but solidly constructed North Western Cold Storage Warehouse is one lasting tangible example and reminder of their architectural excellence.

George Keith (1878 - ?)

Not much is known about George Keith. He worked in Spokane from 1907 to 1925, and was solely responsible for a home at 611 E. Indiana Avenue, the Morgan House at 242 E. Manito Place, the Hutton House at 2206 E. 17th Avenue, the Riblet Mansion (Arbor Crest), and the Manito Masonic Temple at 27th & Grand Boulevard in Spokane. Together from 1908 to 1911, partners Keith and Whitehouse designed the F. Lewis Clark House at 711 W. Shoshone, the Wilson House at 128 W. Sumner Avenue, and homes at 1211 W. Wall Street and 1308 S. Grove Street. Most of their work was dedicated to residential designs but an industrial design for which they were responsible was the North Western Cold Storage Warehouse in 1910.²⁰ There may be many more designs for which Keith alone and Keith & Whitehouse Architects were responsible but they remain unknown at this time.

Harold Whitehouse (1884-1974)

One of the most successful and prolific architects in Spokane, Harold Whitehouse designed more than a thousand houses, buildings, and structures in the area. He was educated at the Boston Art Club and Cornell University, and studied Gothic architecture in Europe. After George Keith, Whitehouse partnered with Ernest Price from 1914 to Price's retirement in 1964. Harold Whitehouse's extensive travel and study allowed him to design some of his most celebrated achievements in Spokane, including the Hutton Settlement (orphanage built 1919), the City Ramp Garage (built 1928), and St. John's Episcopal Cathedral (built 1925-1954). Designs attributed to Whitehouse alone and to Whitehouse & Price were extensive and include hundreds of single-family homes, multi-family apartments, college and university sorority and fraternity houses, commercial buildings, industrial warehouses, schools, and churches (for which Whitehouse was particularly fond) throughout Washington, Idaho, Montana, and Oregon. Sally B. Woodbridge wrote a book called, *Building Through Time: The Life of Harold C. Whitehouse, 1884-1974*, and gave a list of jobs completed by Whitehouse alone and by Whitehouse & Price. After entering more than 2,400 commissions, Woodbridge exclaimed "this list testifies to the breadth of practice of this long-lived firm."²¹

²⁰ Woo.

²¹ Woodbridge, Sally B. *Building Through Time: The Life of Harold C. Whitehouse, 1884-1974*. American Lives Endowment, 1981.

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2015 south façade of North Western Cold Storage Warehouse (far left)



South façade in 2015

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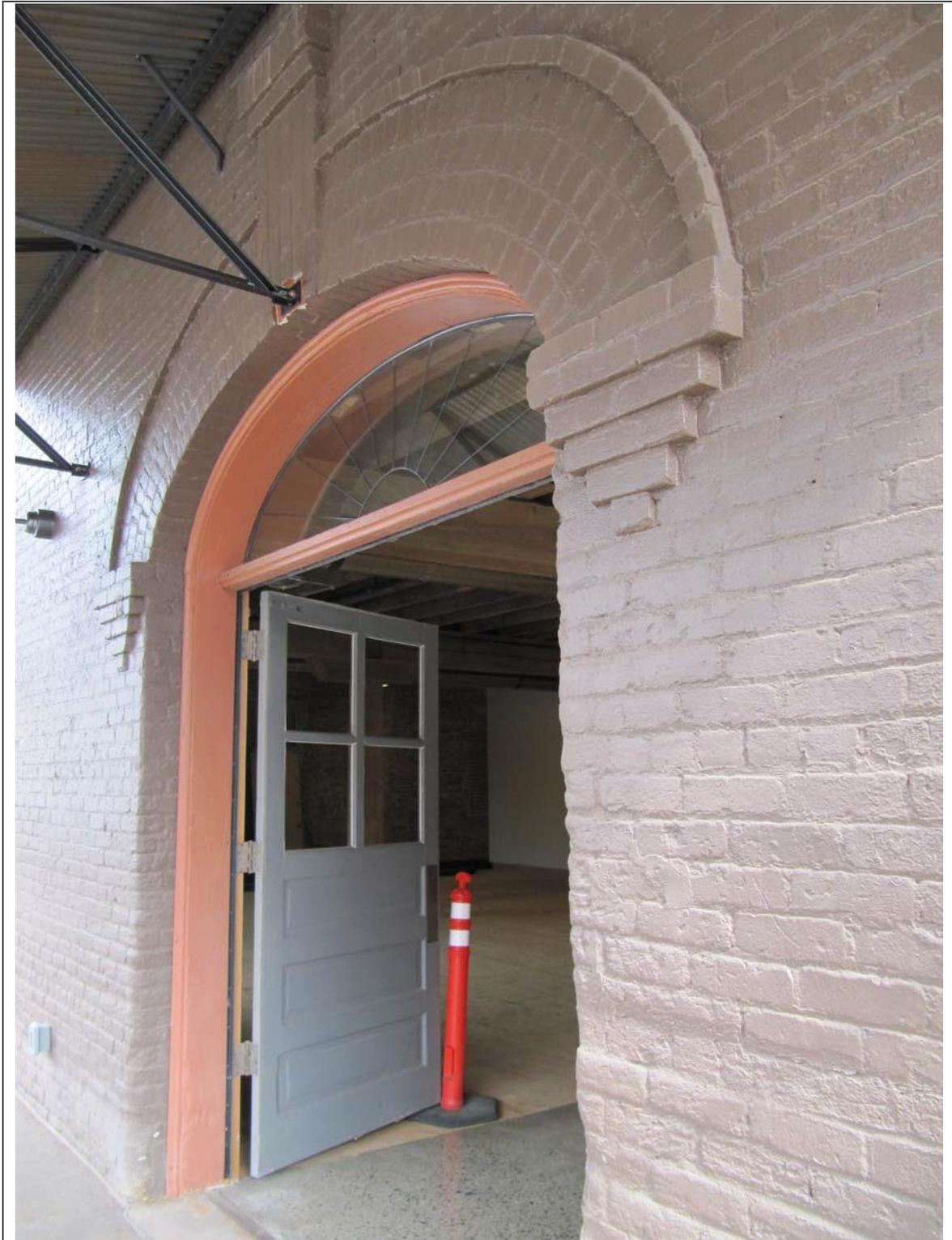
South façade in 2015, looking west from front door at loading dock

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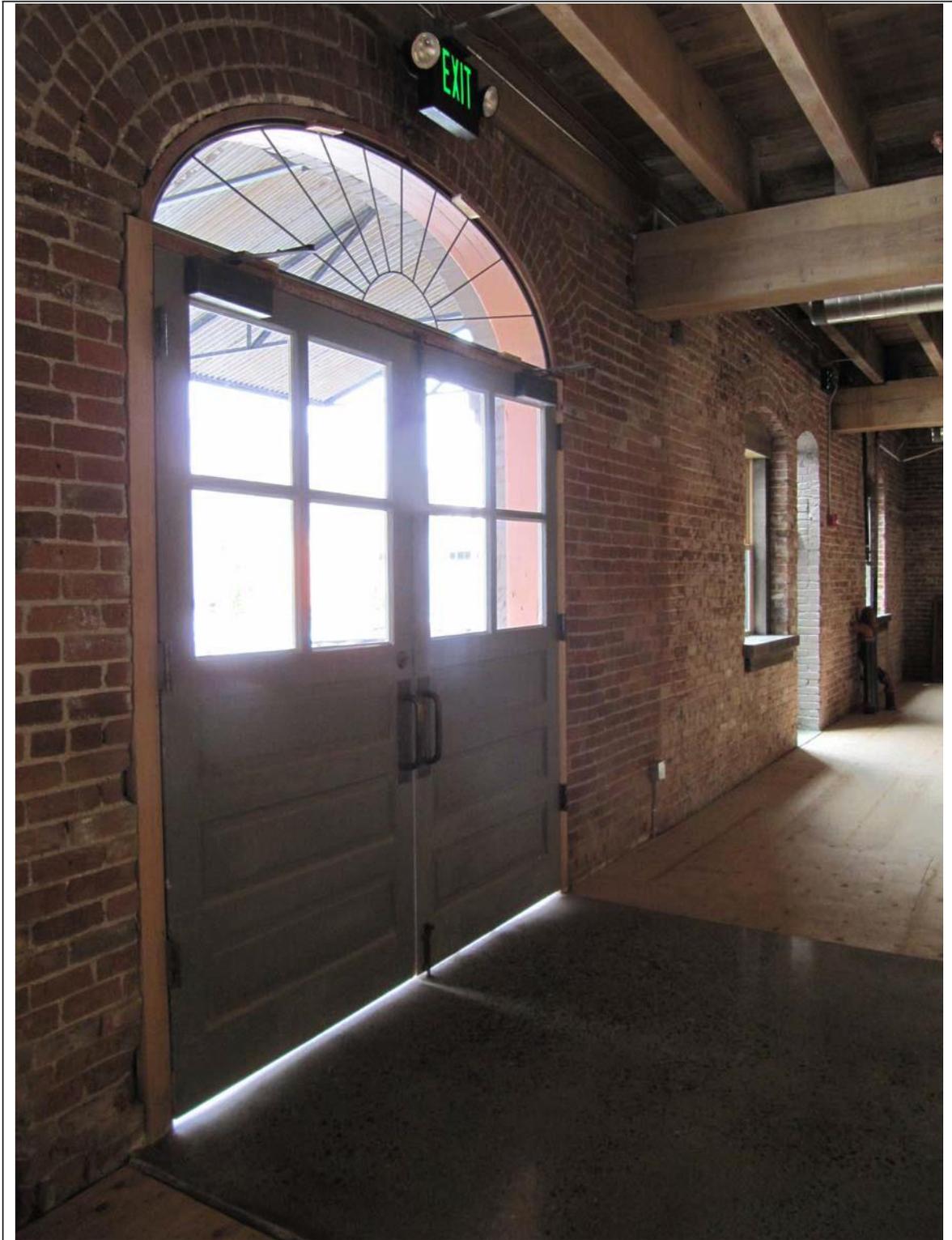
South façade in 2015, looking east from front door at loading dock

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Front doors at south façade in 2015

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Front doors from inside warehouse, first floor in 2015

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First floor in 2015, looking south at front door



First floor in 2015, looking southeast

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First floor, looking southwest in 2015



First floor, looking at front door and southwest corner in 2015

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First floor, looking southeast at front door in 2015



First floor, looking east in 2015

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First floor, looking northeast in 2015



First floor, looking north at rear of building in 2015

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First floor, looking northwest in 2015

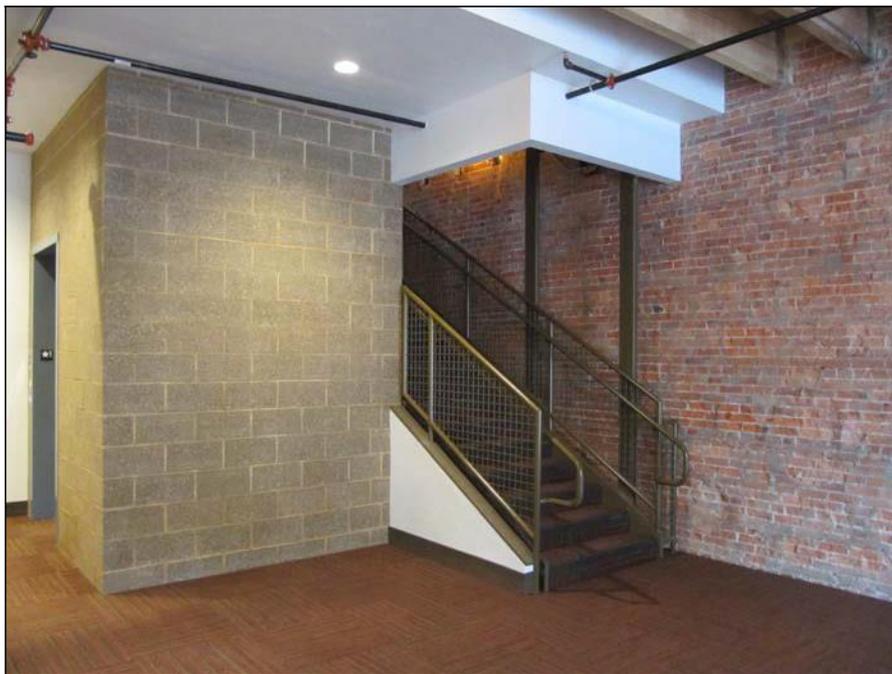


First floor, looking southwest in 2015

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First floor, southeast entrance in 2015



First floor stairs in lobby, looking northeast in 2015

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Basement, looking south in 2015



Basement, looking north to garage door that opens to driveway at rear of property

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Rear north wall of building in 2015, looking west and east

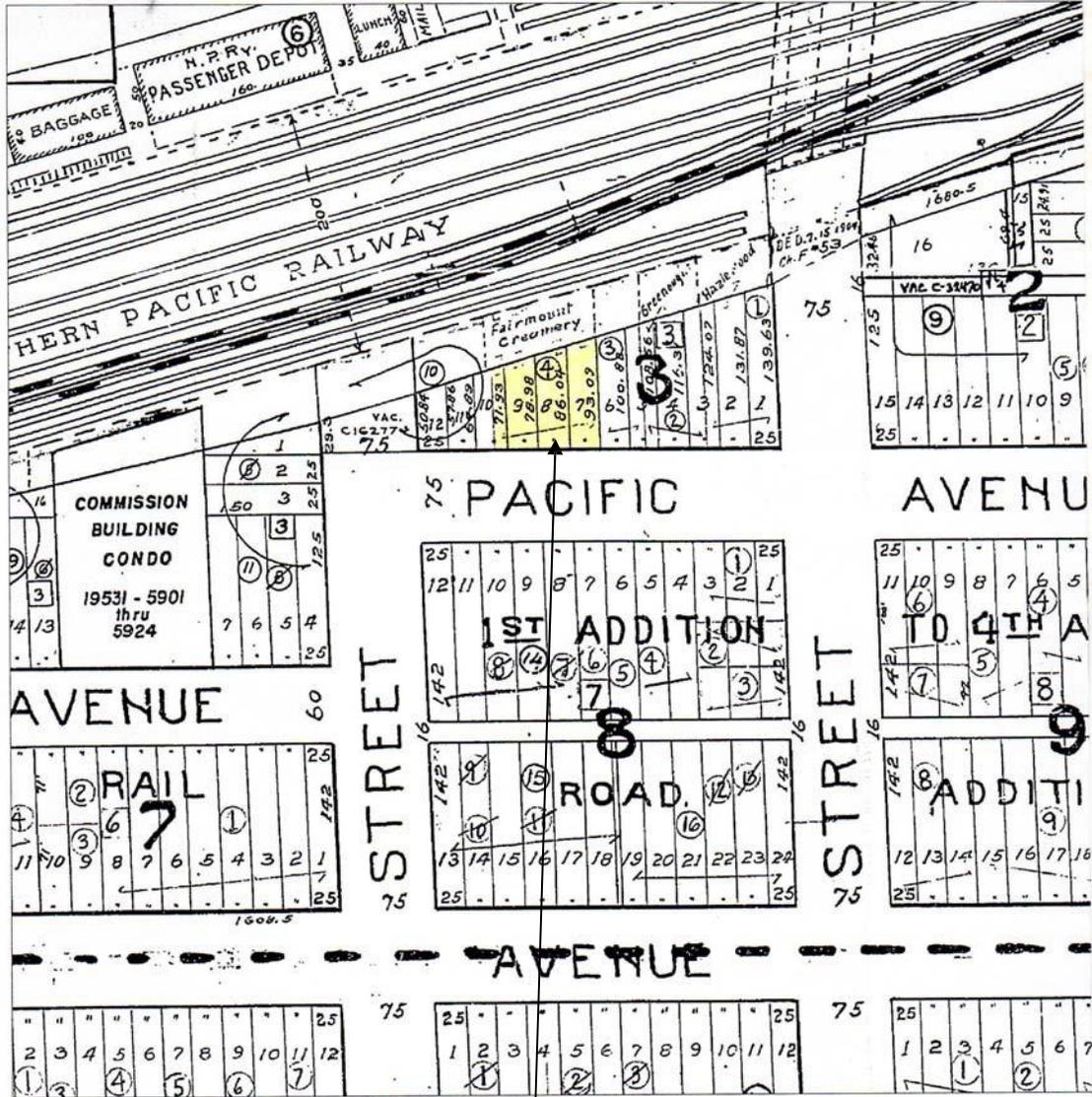
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North Western Cold Storage Warehouse

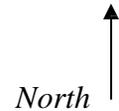


East Downtown Historic District
 Identification Map

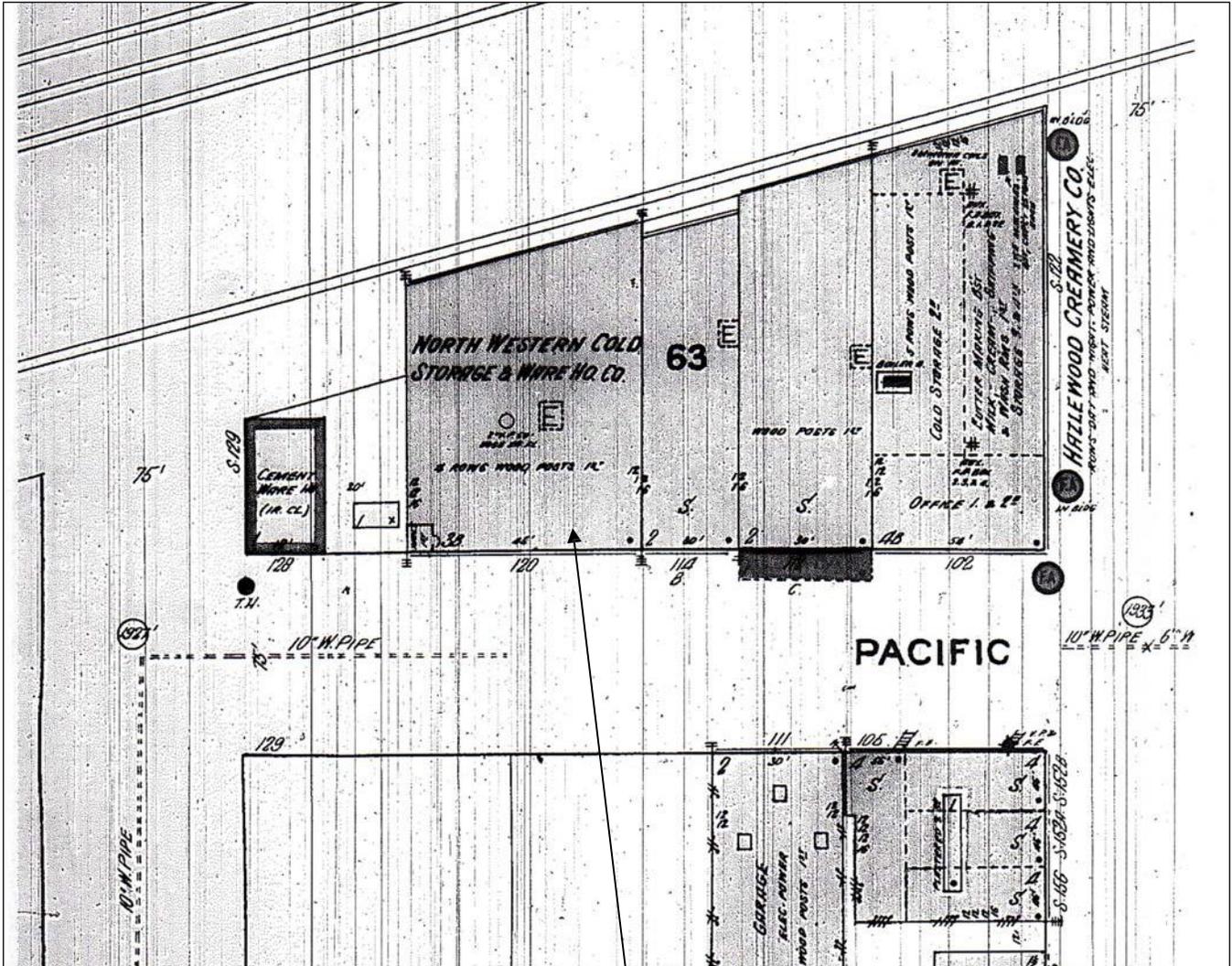
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North Western Cold Storage Warehouse



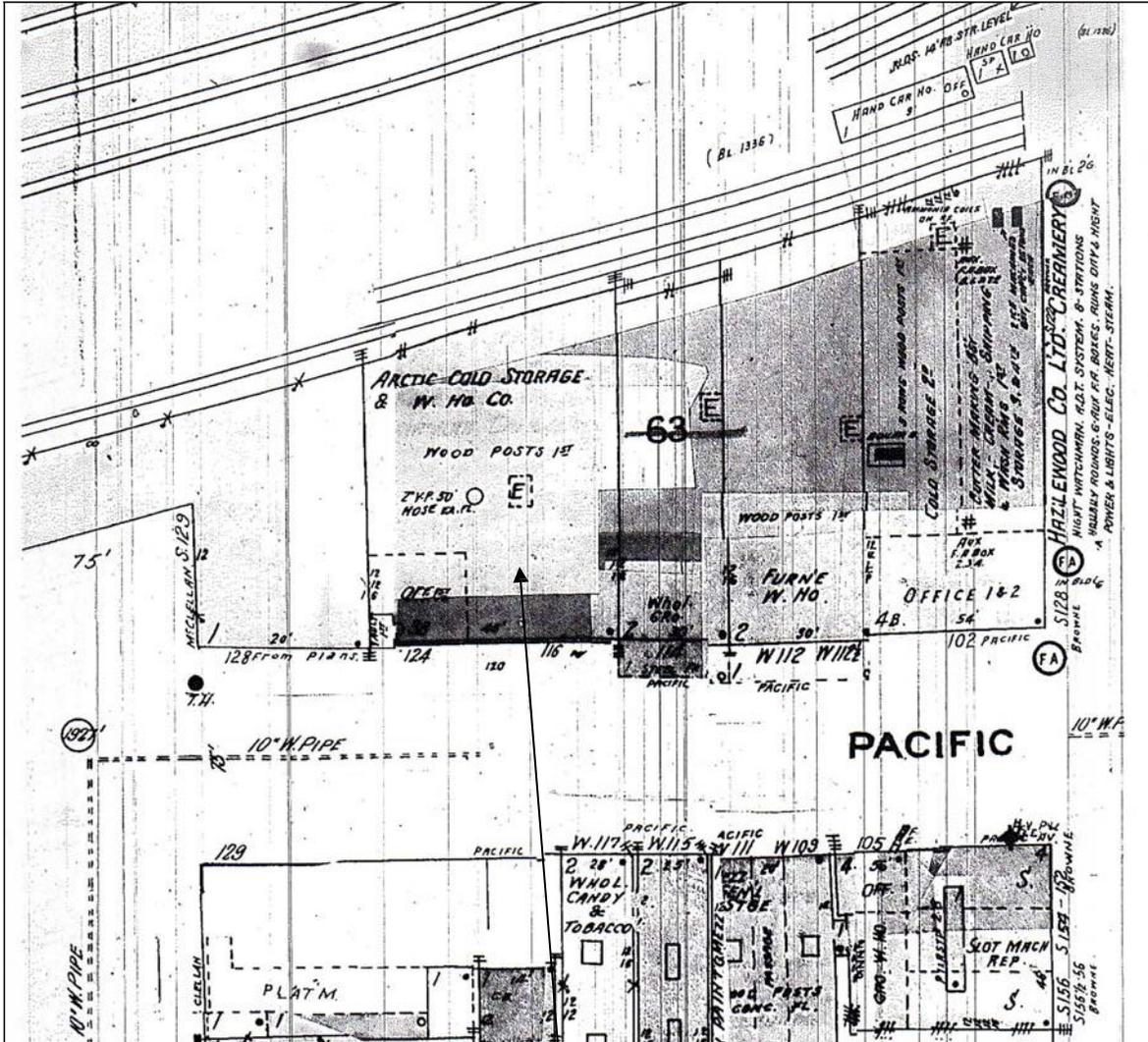
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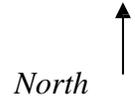
North Western Cold Storage Warehouse in 1910



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North Western Cold Storage Warehouse in 1953
 Source: Sanborn Fire Insurance Map



START NEW STORAGE.

Walter A. Brown, of Bismarck, N. D., has decided to move to Spokane, Wash., on or about June 20th. He has been there for some time organizing the Northwestern Cold Storage & Warehouse Company to do a general cold storage business. They will erect a plant with a storage capacity of 650 cars to handle butter, eggs, cheese, apples and other perishable fruits and produce. They will probably establish branch houses at other places.

Poultry Processing & Marketing, Volume 16.
"Start New Storage." 1910.