

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name: Genesee Block
And/Or Common Name:

2. Location

Street & Number: 819-821 W. Riverside Avenue
City, State, Zip Code: Spokane, Washington 99201
Parcel Number: 35183.0605 & 35183.0606

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<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"/> educational <input type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<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"/> other

4. Owner of Property

Name: Michael Craven, Craven Company, LLC
Street & Number: 1414 S. Bernard Street
City, State, Zip Code: Spokane, Washington 99203
Telephone Number/E-mail: 509-309-3303/ Mike@cravencompany.com

5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

6. Representation in Existing Surveys

Title: Historic Landmarks Survey: A Report and Site Inventory of Spokane's Historic Resources

Date: February 1979 Federal State County Local

Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

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

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

Narrative statement of description 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" 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 of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: less than 1
Verbal Boundary Description: RES&ADD SPOKANE FALLS W1/2 L4 B23
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jennifer Gorman, Principal Architectural Historian
Organization: Gorman Preservation Associates
Street, City, State, Zip Code: 432 E. 27th Avenue Spokane, Washington 99203
Telephone Number: 509.279.5845
E-mail Address: jennifer@gormanpreservation.com
Date Final Nomination Heard: September 23, 2015

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

Michael L. Lauer

14. For Official Use Only:

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: 10/19/2015

City Council/Board of County Commissioners' decision: Approve

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.

Megan Duvall

9/24/15

Megan Duvall

Date

City/County Historic Preservation Officer

City/County Historic Preservation Office

3rd Floor - City Hall, Spokane, WA 99201

Attest:

Approved as to form:

Leri Agate
City Clerk

Michael J. Pardo
Assistant City Attorney



SUMMARY STATEMENT

The Genesee Block is a two-story commercial building constructed in 1892 that has stylistic features of Romanesque Revival. The building is located on the south side of W. Riverside Avenue between Lincoln and Post streets. It features a symmetrical façade with two ground floor storefronts that flank a central door which leads to an interior staircase that accesses the second story of the building. The architect and builder are not known. With a footprint of approximately 4,500 square feet, the modest building is in good condition but has undergone several alterations since its original construction.

DESCRIPTION OF PROPERTY

CURRENT APPEARANCE & CONDITION

NORTH ELEVATION

The north elevation of the Genesee Block is the main façade of the building. The lower story of the building consists of a central main entrance (819 ½) flanked by two commercial storefronts: 819 to the east; 821 to the west. 819 has a main entryway consisting of a single recessed door made of metal and glass surmounted by a transom. On either side of this entryway are large fixed glass storefront windows sitting atop a tile water table. The storefront entrance is covered with a vinyl awning that reads, "RE Loans Pawn Shop; Tools-Guns-Jewelry." 821 has an angled recessed double door main entrance consisting of metal and glass doors surmounted by a transom. On either side of this entrance are large fixed pane glass storefront windows with three lights on either side. The water table is made of lightly textured stucco covering brick. The flooring is square tiles. In between 819 and 821 is a non-original brick veneer that arches over the entrance of 819 ½ and covers the space between the lower and upper stories. Remnants of the original façade can be seen on the narrow decorative pilasters on either side of the storefronts as well as on the granite door sill. These decorative cast iron columns feature geometric flowers oriented vertically on the column. The entrance to 819 ½ consists of a single glass and metal door that opens to a staircase leading to the second story. Above the door is an arched transom surrounded by brick. Above the arch is brick inlaid in a stepped pattern that leads to a wall plane of six rows of soldier bond brick pattern that separates the first from the second story. Above this brick veneer is a band of masonry.

The second story of the main façade features mostly original elements including its original brick, which is deteriorating in places. There is a central arched window that slightly projects from the wall plane. An arched masonry band is located above this window. There is a decorative inlay above this central window that reads "1892." Three windows sit on either side of the central bay. These windows consist of double hung vinyl sashes surmounted by vinyl transoms with sandwich muntins to give the appearance of multi-lights. Ornamental details on the second story of this façade include a dentil line, as well as a patterned roofline with rectangular inlays along the cornice. Two brick pilasters are spaced asymmetrically; the one to the east is situated between the last

easterly bay and the one to the west is on the end of the building. The roof is flat with a raised parapet. On the roof is a central skylight and two triangular skylights on the east and west sides.

EAST ELEVATION

The east elevation is devoid of any architectural features or fenestration. In 1967 the Pacific National Bank building adjacent to the Genesee to the east was demolished. Today this façade features ghost marks of a large vehicle-size door opening on the northern part of the facade. Above these ghost marks is a modern light fixture rod that is fastened to the building and holds two outdoor track lights, this is connected to electrical boxes and lights that are placed within the wall plane and are surrounded by small corbeled brick walls. Four metal posts are also fastened into this façade and are part of the Spokane Regional Business Center courtyard installation.

WEST ELEVATION

The west elevation is attached to 825 W Riverside Avenue. The second story of 819-821 is exposed and the exterior siding has decorative castellated brickwork underneath the roofline. There are no windows or doors on this façade.

SOUTH ELEVATION

The rear of the building (south elevation) consists of two main bays with non-original one-story shed-roof enclosed additions. The addition on the west end of the building features a brick water table over which sits a large multi-paned glass window that has been boarded over with plywood on the interior. The shed roof is covered with standing seam metal. There is a door within this addition. The addition on the east end of the building is accessed through a chain link gate and features a brick exterior with a small window opening that has been boarded over with plywood and a door. The roof is standing seam metal. The second story of the south façade consists of eight windows with non-original vinyl sash windows.

INTERIOR 819

The interior of 819 includes some of the original features from its 1940 conversion to a beauty shop. The room is large with vinyl tile flooring and a staircase that leads to the mezzanine which has Art Moderne-style curved railings that extend to the front of the store. Round metal poles support the mezzanine and the original Art Deco etchings within the cornice beneath the railings are still evident. The room maintains its original 16-foot ceiling height, however, the ceiling has been textured. Original wood built-in cabinets are found along the west wall. The storefront windows are accessed from behind the glass showcase counters, as walls were constructed with large pane glass windows to prevent access to the windows as you enter the store. The upper section of the storefront has vertical metal windows but they have been boarded over and are currently obscured by the vinyl awning sign. The upper section can also be accessed on the mezzanine level by two doors on either end of the storefront. The flooring in this area has been demolished and consists of the ceiling tiles from the storefront window area beneath it. The wall that overlooks the interior of the store was originally part of the mezzanine with

a railing and a central clock which have since been removed. At the rear of the mezzanine on the south end of the store are skylight windows that have also been boarded over. Beneath the mezzanine toward the southwest part of the store there is a large storage room and a door that leads to the basement.

INTERIOR 819 ½

The interior of 819 ½ is accessed through a long staircase at the center of the building. At the top of the staircase are two doors on either side of the landing. Both doors are wood with glass panels and surmounted by transom lights. The door on the east side of this hallway platform leads to the east unit which is one large room that has been largely demolished. Any interior partition walls have been removed, and debris from the demolition covers the wood floor. The ceiling has been torn down, exposing non-original insulation, the non-original HVAC system and a variety of electrical wires. Non-original light fixtures and air conditioning vents hang from the ceiling by wires. The wall that divides the east unit from the west side of the building is lathe and plaster. The east unit wall is brick that has been painted. At the north end of the room, there are three vinyl windows with transoms and a fourth window that is half exposed. The wall between the east and west units was constructed in a way that it divides the fourth window (central window); a portion of the window is visible in both units. The windows have wood moldings that appear to be original. The south end of the east unit has four vinyl windows, also with wood surrounds. There is a bathroom and shower on the east wall of the east unit. The walls have been removed to the studs and the bathroom has been demolished. A triangular skylight with a contemporary window is visible in the center of the eastern portion of the east unit. There is also an opening within the ceiling to accommodate a rectangular skylight on the west wall of the east unit. This skylight, which lies directly south of the stair landing, can also be seen in the west unit.

Across the hall is a second unit that has also been largely demolished. Similar to the east unit, the west unit has vinyl windows on the north and south walls. There are also two vinyl sash windows with wood molding on the west wall. There is a bathroom that has been partially demolished on the west wall. Some of the walls and wood molding remain. The bathroom has a door with a transom window and a narrow window next to the door. Inside the bathroom is a bathtub and shower, toilet, and sink. Outside of the bathroom is a water tank and a sink. Much like the east unit, this room has demolition debris covering the floor and the ceiling wires and HVAC system have been exposed. The room is in a state of disrepair. On the south end of the west unit is a wood platform in front of the south wall and windows. The south windows have been covered with Styrofoam shutters. There is a triangular skylight in the western half of the west unit and the central rectangular skylight above the eastern portion of the unit. A washing machine and dryer sit along the east wall.

INTERIOR 821

The interior of 821 features a large show room with composite wood floors and painted drywall with wainscoting. The storefront windows include built-in showcase tabletops. The dropped ceiling with tiles and recessed light panels hide the heating, ventilation, and

air conditioning (HVAC) system and original tin ceiling behind it. The tin ceiling is in remarkably intact condition and extends throughout much of the space. A door on the east wall leads to the basement. There is another door on the south wall of the room that opens to a service room with a counter, sink, cabinets, and a partition wall that leads to the restroom. At the south end of this service room is another sink and a small room that is part of the rear addition; however, the interior has been boarded over. A door on the south wall leads to the exterior as well as access to the basement.

BASEMENT

819

The basement in 819 is partially finished with drywall and built-in cabinets. The basement in this half of the building is partitioned into six main rooms that have a concrete floor and wood cabinets. The north, east, and south walls of the basement are exposed basalt and brick. The two northernmost rooms contain the original coal hopper and boiler system along with a vaulted ceiling that sits underneath the commercial storefront sidewalks. The ceiling has a metal door that opens onto the sidewalk above. On the west wall of the boiler room are the original electrical panels for the store from the 1940s and 1950s. To the south of these rooms is a large space with four small storage closets on the west wall. There is a bathroom and a closet south of this. Behind the stairwell are two rooms, one with a sink and one with the original safe from the beauty shop. The southernmost section of the basement features a basalt wall with an entrance that leads to a narrow room. Two window openings that have been infilled with brick and stone along the wall that partitions the main basement with this narrow room.

821

The basement in 821 is partitioned into five main rooms accessed by a hallway. These rooms were mostly used for storage space by previous tenants. The basement overall is unfinished with exposed basalt and inlaid brick walls on the south, west and north walls. Behind the stairway is an unfinished room with a bathroom. Similar to the southernmost section of 819, there is also a basalt wall with an entrance that leads to a narrow room. To the north of the stairway are two interior rooms, one is covered in wood paneling with wood shelves; the other room is made of corkboard. There is a small name plate on the floor of the entrance of this room that reads,

“Nonpareil Corkboard
Manufactured by
Armstrong Cork & Insulation Company
Pittsburgh, PA.
Installed by
D.E. Fryer & Company
Distributors
Seattle-Tacoma-Spokane”

Although there is no date for when this corkboard room was installed, nonpareil corkboard insulation is typically used for fur vaults, as well as other goods. It is assumed

this room was installed sometime when Carlson Furs was the tenant of the storefront, although this room could also have been installed for Staples Candies. To the north of this room is a general room under the vaulted sidewalk that accesses the northernmost section of the basement. It features basement “lights” that sit within the concrete sidewalks as well as a tree vault that was installed during the 1974 Expo. A small storage room and a staircase are located to the east. The staircase leads to the main storefront room of 821.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A historic photograph from 1921 shows part of the exterior of the north façade. From this photograph, it appears the storefront of 819 had pivoted windows above the storefront entrance. The storefront of 821 appears to have had classical columns supporting the recessed porch roof. 821 also had clerestory transom windows above the entrance to the storefront.

Building records disclosed some of the building’s obvious alterations. Those that contained pertinent information about the building’s evolution are as follows:

- 1911: Water meter installed in 819
- 1939: Alteration of the front and balcony of 819
- 1956: Burning stove (?) installed in 819 ½
- 1959: Remove non-loadbearing partition to enlarge room in 819 ½
- 1962: Interior alterations in 819
- 1967: Reinforce corner of building in 819
- 1968: Install sprinkler alarm system in 819
- 1970: Install paneling; partitions to provide fitting rooms in 821
- 1971: two new doors, reface (brick)
- 1973: Interior alterations in 821

In 1967, the Pacific National Bank located to the east was demolished. According to the book *Spokane Building Blocks*, this exposed the east wall which used to have a drive-in garage door that was later filled in with bricks (Hyslop 1983). However, no evidence of a driveway could be found, and it is unclear why a drive-in garage door was needed for the tenants that used this storefront in the 1960s and 1970s. In 1996, the building had a fire on the second floor (Morlin 2003).

Visual observation indicated other alterations to the building that include the non-original brick on the main façade that has changed the original central entryway to include an arch, whereas the 1921 photograph indicates the entrance was squared; the enclosure of the office space on the mezzanine storefront in 819; the boarding over of the skylights at the rear addition of 819 (ground floor addition); the addition of the vinyl awning over 819’s storefront; the retiling of the water tables on the main façade of 819; the addition of

the drop ceiling in 821; the installation of the floor and the complete reconfiguration of the interior of 821; the demolition of the rooms in 819 ½; and the rear additions on the exterior of the building on the south façade. The dates of these alterations are unknown, and could not be verified through building records or archival research.

SUMMARY STATEMENT

The Genesee Block at 819-821 W. Riverside Avenue is eligible for the Spokane Register of Historic Places under Category A for its association with the historic themes of Commerce and Community Development, specifically the Commercial Development of Downtown Spokane. The Genesee Block is a good representation of this theme as one of the earliest and last remaining commercial buildings from the 1890s in Spokane's downtown commercial core. The period of significance is 1892-1965; it begins when the building was constructed and extends up to a period of 50 years ago since the building has continued to be used as a commercial property throughout its history.

HISTORIC CONTEXT

EARLY SPOKANE HISTORY

The first non-Indian settlers to arrive in the Spokane area were fur traders and missionaries in the early part of the nineteenth century. In 1810, the Canadian North West Company established the Spokane House, a fur-trading post located approximately ten miles west of present-day Spokane. Missionaries Elkanah Walker and Cushing Eells set up the Tshimakain Mission, about 25 miles northwest of Spokane. Subsequent to the establishment of these two sites, more white settlers arrived to the Spokane area over the next several decades, drawn to the area by the Spokane River falls and its potential as an economic hub. By the 1880s, Spokan Falls, later renamed Spokane in 1891, was the main trade center of several industrial, commercial, and institutional activities in the region. The booming lumber industry brought the Northern Pacific Railroad to Spokane. Gold, silver, and other valuable minerals discovered in the Coeur d'Alene region of northern Idaho enticed mining prospectors and settlers to the Spokane area. Fertile soil and wheat fields to the south of Spokane in the Palouse generated a farming and agriculture industry that continues to present day.

EARLY DEVELOPMENT OF DOWNTOWN SPOKANE

The establishment of these major industries made Spokane the trading center of the Inland Empire. Seven railroad companies laid tracks through Spokane, which accommodated the mining and lumber industries and connected Spokane west to the Puget Sound, south through the Palouse, and east toward mining country. Spokane's downtown core was bustling with activity and prosperity approximately five thousand passengers traveling to and from Spokane every month. By 1886, the population of Spokane reached 2,000. In the following year, Gonzaga College (now University) opened its doors and Sacred Heart Hospital opened. Other businesses in downtown included flour mills, brick manufacturers, saw mills, general office buildings, lodging and hotels, banks, and mercantile establishments.

Real estate developers such as John J. Browne and Anthony M. Cannon, Francis H. Cook, and others purchased and platted luxurious neighborhoods surrounding downtown with impressive mansions for the wealthiest citizens in Spokane. In 1887, the first street

car line was built along Riverside Avenue and traveled through Cannon's Addition. In the subsequent two years, Spokane's downtown flourished as the number of banks grew from two to ten; output of lumber mills valued \$150,000 a month; the flour mills manufactured 300 barrels a day; brick manufacturing and lime and granite quarries gained from abundant production; and the city's capital grew to nearly \$1,000,000 (Durham 1912:413).

On August 4, 1889, a fire destroyed 32 blocks of Spokane's downtown core within four hours. The fire originated in a frame building on Railroad Avenue and Post Street and quickly spread to engulf the city blocks between Lincoln and Washington, and north toward the river. Most of the property in downtown was lost to the fire and one death was reported. In the following months, Spokane invested approximately five million dollars in redeveloping its business district. Despite the devastating fire, Spokane's economy continued to prosper; and the city retained its standing as one of the most important cities between Seattle and Minneapolis. Real estate transactions in the city in 1890 totaled \$18,000,000; flour mills were producing 700 barrels a day; eleven banks had \$5,000,000 on deposit (Durham 1912). The lumber industry was booming, the railroads increased freight transfers; the street railway and telephone systems accommodated a larger portion of the Spokane area. Buildings such as the Germond Block, the Woodward Building, and the Bennett Block were all constructed just one year after the fire and remain city landmarks today. By 1892, most of the downtown area that had succumbed to the fire was rebuilt, including the Genesee Block at 819-821 W. Riverside Avenue.

RIVERSIDE AVENUE

As Spokane's role as a major trading center became evident in the late nineteenth century, Riverside Avenue was established as one of downtown's more important corridors of commercial development. As abovementioned, the first street car line in Spokane ran along Riverside Avenue to accommodate consumers and business people traveling to and from the many commercial establishments along the route. Hotels, jewelers, cafes, five-and-dime stores, clothing stores, beauty schools, theaters, music shops, grocers, and other mercantile stores were the types of businesses that could be found on Riverside Avenue from the early development of Spokane in the nineteenth century through the twentieth century. In historic photographs, such as the image (in Section 12 of this nomination) of Riverside Avenue in 1921, it is evident that the street was an important commercial corridor busy with vehicle and pedestrian traffic through the twentieth century. Riverside Avenue's commercial storefronts were lined with commercial signage that advertised a wide variety of services. The Genesee Block is located within this industrious setting, and played an important role as an establishment that helped foster the commercial stimulus of Riverside Avenue. It is a role that the Genesee Block has participated in from the late nineteenth century into the twentieth century and today. Over the subsequent decades Riverside Avenue remained a main commercial street in downtown Spokane. Today Riverside Avenue contains prominent local commercial landmarks such as the Paulsen Building (1908), First National Bank of Spokane (1954), the Fernwell Building (1890), the Peyton Building and Annex (1898),

the Empire State Building (1900), and the home of the Spokesman-Review newspaper, the Review Building (1890), just one block west of the Genesee Block.

DOWNTOWN SPOKANE THROUGH THE TWENTIETH AND TWENTY-FIRST CENTURIES

Throughout the twentieth and twenty-first centuries, downtown Spokane has undergone several declines and resurgences. The endurance of the railroad and mining industries at the turn of the twentieth century resulted in a financial upswing for the city. By 1900, the population in Spokane reached 40,000. Upscale neighborhoods such as Browne's Addition and the South Hill were developed with millionaire mansions of affluent architectural design undertaken by prominent firms such as Cutter & Malmgren. A system of parks was created throughout the city that would become the pride of the community. The Great Depression in the 1930s affected Spokane's downtown business district much like other cities in the United States at the time; soup lines were long and unemployment was high. The advent of World War II rejuvenated the city's economy with companies such as the Velox Naval Supply Depot and the local presence of Galena Army Air Corps supply and repair depot (later renamed Fairchild Air Force Base), and Fort George Wright (now defunct) employing locals and providing support for the war effort. The 1960s and 1970s in downtown Spokane were marked by the construction of Interstate 90 and the beginning of urban sprawl. The 1974 World's Fair Expo resulted in a new riverfront design. Buildings and structures such as the United States Pavilion and the Great Northern Railway Depot Clock Tower define the city's landscape to this day. Decline in the local economy and the closure of several businesses downtown marked the 1980s in Spokane. A revival of downtown began in the 1990s through to the twenty-first century and resulted in the restoration of historic buildings such as the Fox Theater, the construction of a new downtown shopping mall, and the business import of successful national chains. As downtown Spokane continues to reinvent itself, several of its nineteenth century commercial buildings, such as the Genesee Block remain standing as reminders that the city of Spokane emerged as one of the most influential and important cities in the Pacific Northwest.

819-821 RIVERSIDE AVENUE BUILDING HISTORY

The Genesee Block was constructed in 1892. It first appears on 1891 Sanborn Fire Insurance Map as, "Being Built." In the 1902 Sanborn map, the building is labeled as the "Genesee Block." According to the book, Spokane Building Blocks, the first occupant of the building was Eugene Bertrand, a local grocer of E. Bertrand & Co. However, city directories in 1892 and 1893 indicate that Bertrand was located at 821 Sprague Avenue. Because the city directories are not referenced by address until 1929, the first tenant of the building could not be found in either the city directories, archived newspapers, or historic maps. No information could be found to determine why the building was named the Genesee Block.

The Genesee Block consists of three addresses, 819, 819 ½, and 821. 819 and 821 are located on the ground floor of the building. 819 ½ is located on the second story of the

building and is accessed through the central door that leads to an interior staircase on the north façade. A tenant history of the building, as found in city directories, Spokane Chronicle newspaper articles and Sanborn maps is as follows:

819 W. Riverside

In 1895, the Fred T. Merrill Cycle Co. was located at the building. This business moved to 209 Post by 1897. That same year, Marcus Sobol, a jeweler, and Ida M. Fera, a hatmaker moved into the space. Fera moved out by 1900; Sobol remained until 1902. From 1915 to 1927, *Spokane Chronicle* advertisements show this space was used for Bartlett's Women's Clothing. A 1921 historic photograph shows a sign on the second story of the building that reads, "Musician's Club," while the storefront at 821 has a sign that reads "Staples Candies." In 1929, the space was shared by Bartlett's Women's Furnishings and Osborne Millinery Store. 819 was occupied by Wolper's Ladies' Shop in the 1930s. They moved out and in 1940 Western Hair Company Beauty Shop moved in, renovating the interior. Some of the remnants from this business, such as the Art Moderne mezzanine and railing remain in the space. Western Hair remained in the space until the late 1950s. By the 1960s, Mister Lee's Spokane Beauty School had taken over the storefront, and remained until the late 1970s. In the 1980s, 819 was used by the Spokane School of Hair Fashion and then Mr. J's Academy of Cosmetology. By 1990, RE Loans and Pawn moved into the space and remains today.

821 W. Riverside

The first tenant found through archival research at 821 W. Riverside was the Spokane Cloak & Suit House that appeared in city directories in the space as early as 1899. The Spokane Cloak & Suit House remained at the Genesee Block until 1907. Shortly after Spokane Cloak and Suit left, CG Staples & Sons Confectionary Store and Factory opened and was recorded at the space on a 1910 Sanborn Map. A *Spokane Chronicle* article indicates the business located in this space was sold in 1913 to Arthur Lee and Ray R. Jones, who opened a dry goods store. In the 1929 city directory, CE Carlson Co. Furs occupied the space and remained in this storefront until 1955. Jade Tree oriental imports used the storefront until the mid-1960s, and newspaper advertisements show that Binyon Optometrists and H.L. Men's Clothing were in the space in the late 1960s. By 1970, Tom Crowley Shoppe for Men was in the space but only for a short period since the space was vacant in the mid-1970s. In 1980, Hallmark card store set up shop at 821, but left by 1985. In the 1990s, the space was used by Subway sandwich shop. The 2000 city directory lists James LaVigne in this space, possibly used as a storefront for his artwork. It was also space utilized for an ink store for a short time. By the mid-2000s, it was listed under Stuart and Kathryn Zimmerman.

819 ½ W. Riverside

The earliest listing in the city directory for the space at 819 ½ W. Riverside appears in 1906 as the "Genesee Rooming House." In 1909, it lists Carrie E Winslow as the proprietor. City directories do not list tenants or owners associated with the space every year, but some of the tenants from 1910 to 1940 include the Socialist Party of America, a violinmaker, Barbers Union Local 66, and Cooks/Waiters & Waitresses Local 40. 819½

became home to Parent Engraving & Art Service in 1940, and they remained at this location until the early 2000s. In 1996, local artist James Francis LaVigne lived and worked in the building on the upper story shared by Parent Engraving. A fire broke out at Parent Engraving which resulted in a law suit filed by LaVigne for damages to his living space and studio. LaVigne was a local artist who painted Spokane landmarks such as Lewis and Clark High School, the Monroe Street Bridge, and the Davenport Hotel.

STATEMENT OF SIGNIFICANCE

The Genesee Block is eligible for the Spokane Register of Historic Places under Category A for its association with the historic themes of Commerce and Community Development, specifically the Commercial Development of Downtown Spokane, an event that has made a significant contribution to the history of Spokane. The Genesee Block is a good representation of this theme as one of the earliest and last remaining commercial buildings in Spokane's downtown commercial core from the 1890s. The period of significance is 1892-1965; the span of time when the building actively contributed to this trend. Therefore the period of significance begins when the building was constructed and extends up to a period of 50 years ago. The building retains integrity of its location and setting in the downtown commercial core. Since its construction, it has remained a commercial building, utilized by various businesses over its 123-year lifespan; thereby retaining its integrity of feeling and association. The building has undergone alterations that have affected the integrity of its materials and craftsmanship, such as the replacement of windows, doors, and non-original brick siding on the main façade. However, the building retains integrity of its overall design which is defined as a two-story commercial building with a symmetrical façade, two ground floor storefronts, and a central door that leads to an interior staircase to the second level of the building. Given its retention of design, feeling, association, setting, and location, the Genesee Block retains integrity.

BIBLIOGRAPHY

“1889 Spokane Fire,” Vertical File, found at the Northwest Room, Spokane Public Library.

Bamonte, Tony & Suzanne. Manito Park: a Reflection of Spokane’ Past. (Spokane: Tornado Creek Publications, 2004.)

Building Records of 819-821 W. Riverside Avenue, various years. On file at Spokane City Hall.

Chain of Title for 819-821 W. Riverside Avenue. Prepared for owner by Scott Fonte, First American Title, Spokane, Washington.

City Directories, Spokane, Washington. 1893-2012.

Durham, N.W. History of the City of Spokane and Spokane County, Washington, Vol. 1. (Spokane: S.J. Clarke Publishing Company, 1912).

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North Façade.



East façade.



Detail of northwest oblique.



South Façade.



Storefront of 819.



Storefront of 821.



Entrance to 819 1/2.



Detail of "1892" on second story of north façade.



Interior of 819 looking south.



Interior of 819 looking north.



Interior of 821 looking south.



Interior of 821 looking north.



Basement in 819.



Corkboard room in basement of 821.



819 1/2 east half looking north.



819 ½ east half looking south.



819 ½ west half looking north.



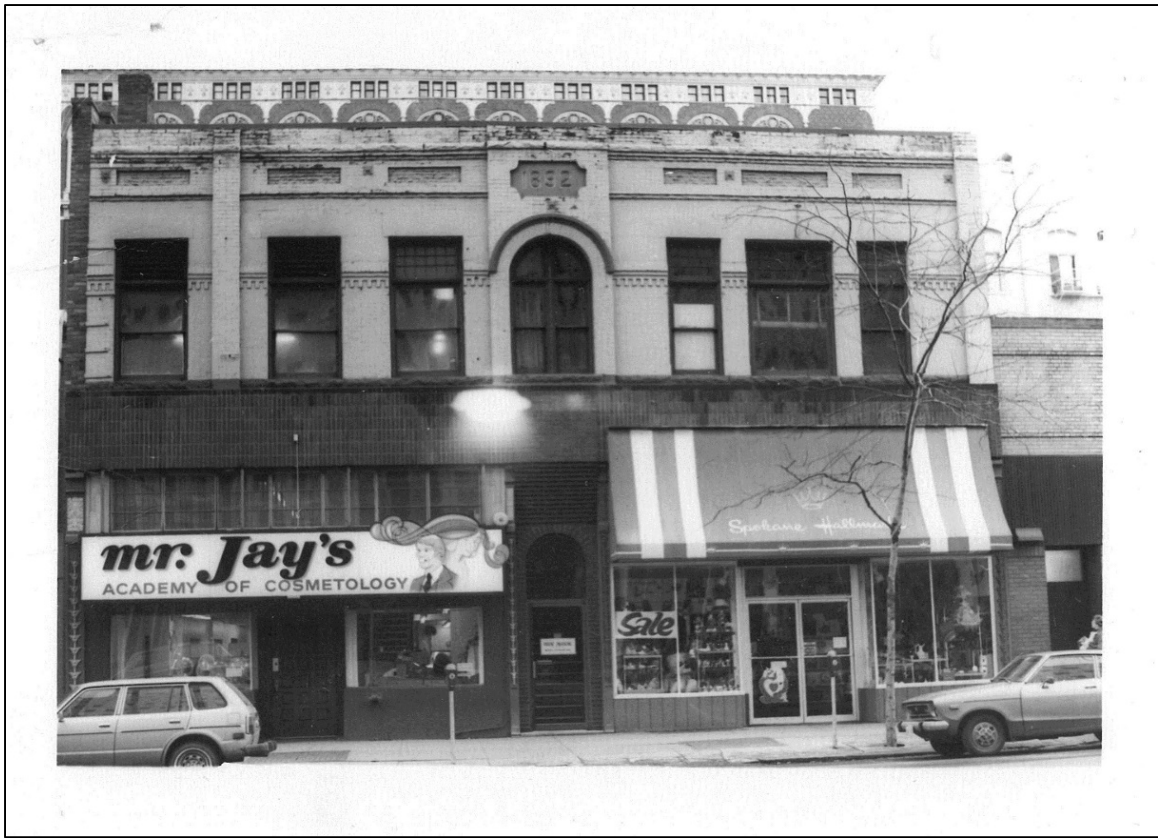
Photo of Riverside Avenue looking southeast in 1921.
Photo courtesy of the Museum of Arts & Culture, Spokane.



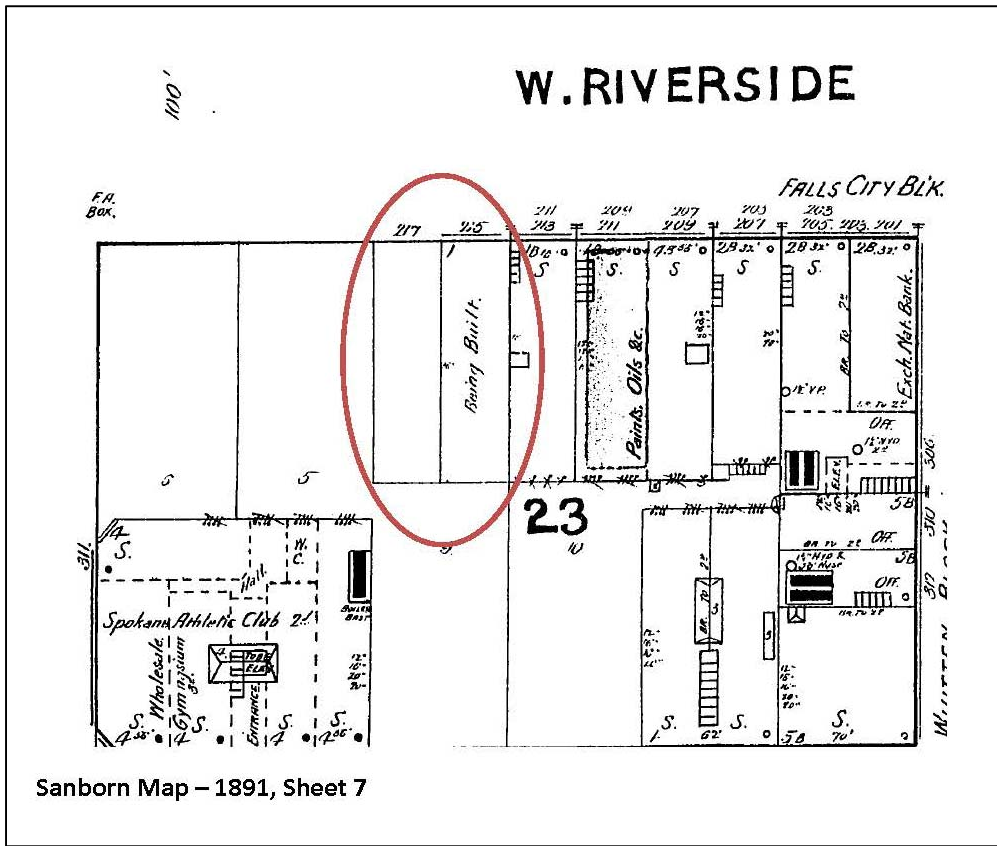
Photo of Interior of 819 Western Hair Company in 1940.
Photo courtesy of the Museum of Arts & Culture, Spokane.



Photo of Interior of 821 Carlson Furs Showroom in 1926.
Photo courtesy of the Museum of Arts & Culture, Spokane.

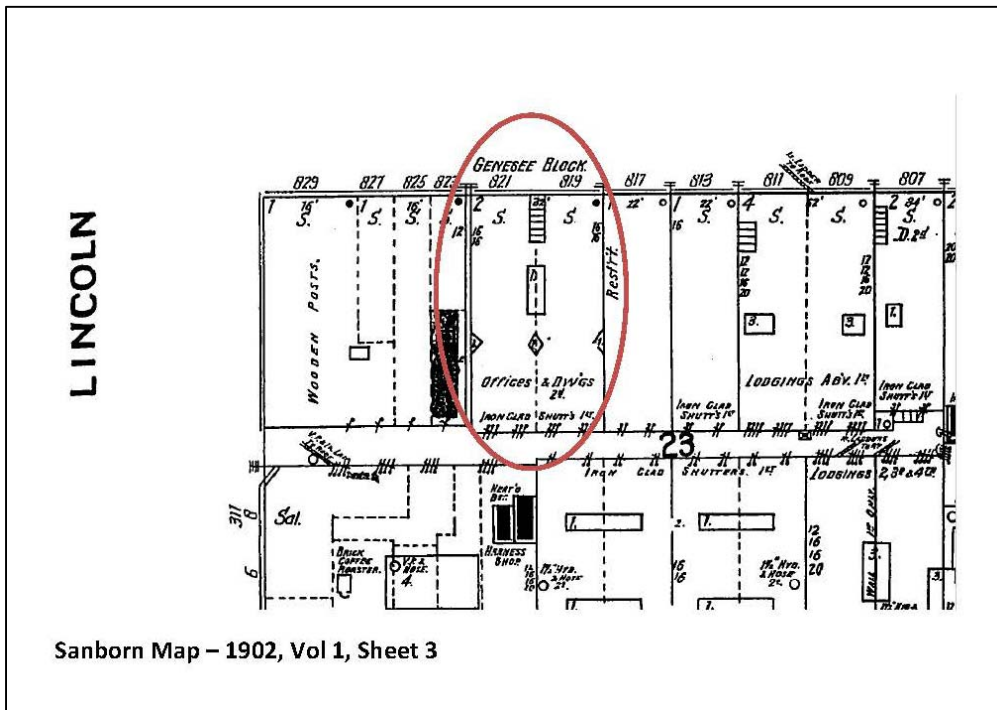


Photograph of Genesee Block in 1982.
Photo courtesy of the Museum of Arts & Culture, Spokane.



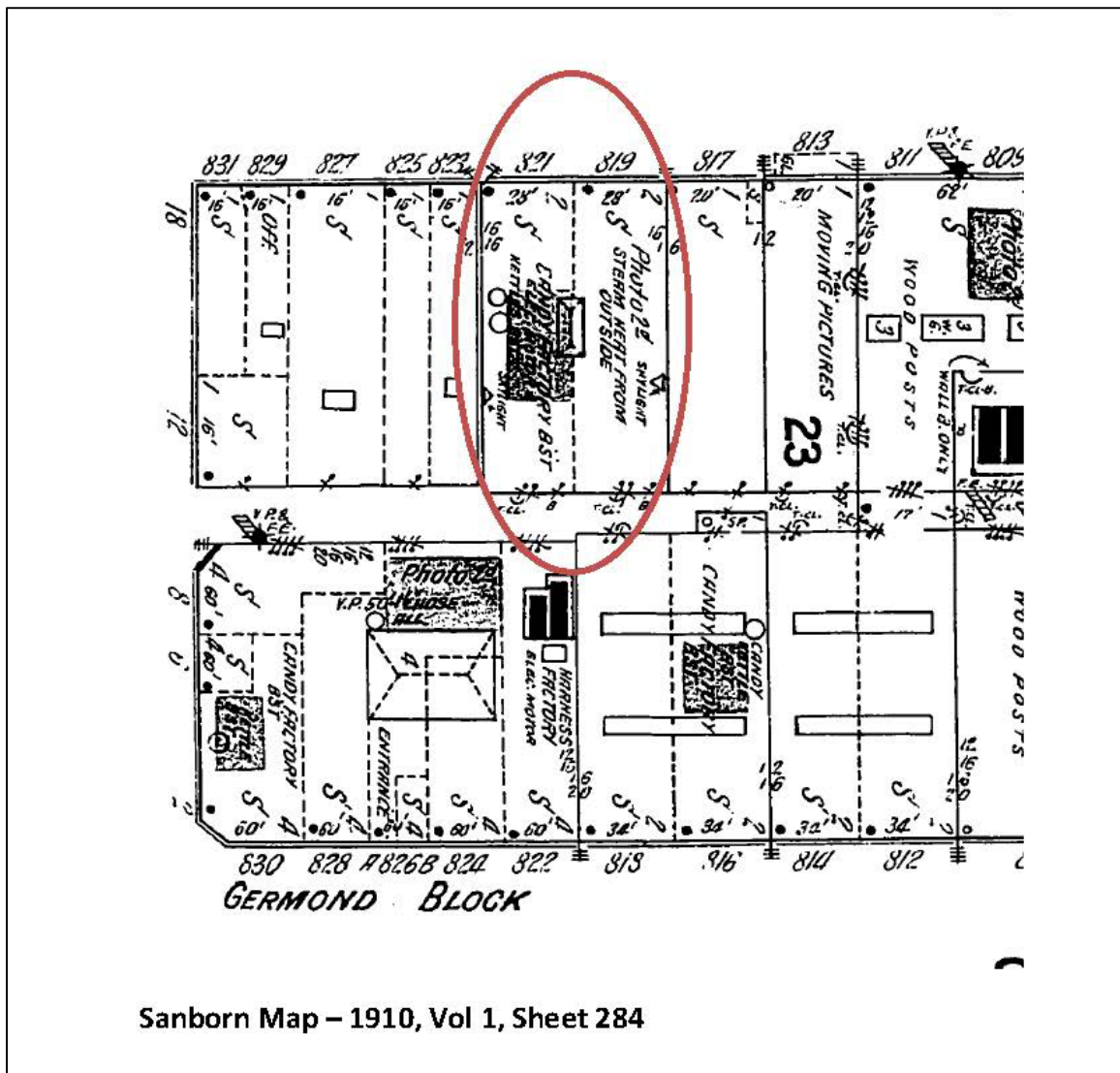
Sanborn Map - 1891, Sheet 7

Sanborn Fire Insurance Map, 1891.



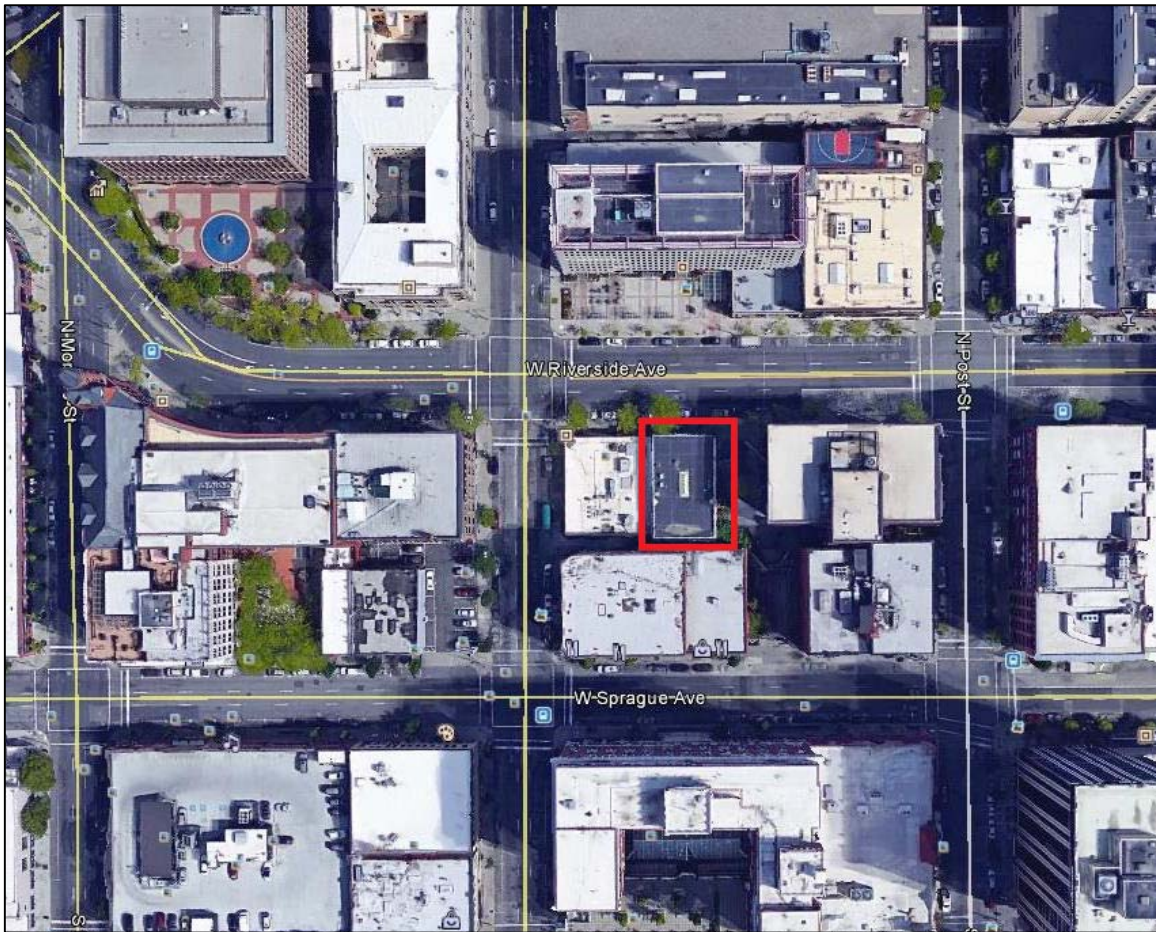
Sanborn Map - 1902, Vol 1, Sheet 3

Sanborn Fire Insurance Map, 1902.

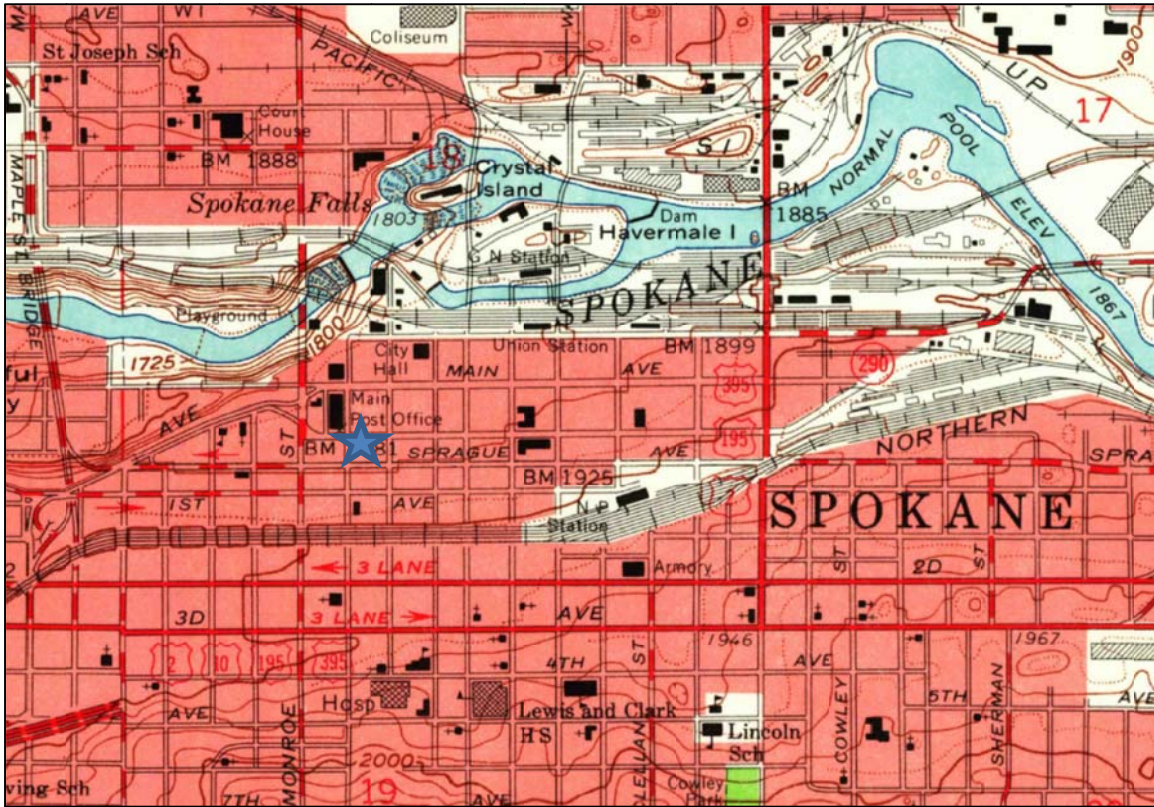


Sanborn Map - 1910, Vol 1, Sheet 284

Sanborn Fire Insurance Map, 1910.



Sketch map of Genesee Block at 819-821 W. Riverside Avenue.
Aerial photograph courtesy of Google Earth 2015.



USGS Topographic Map, Spokane NW Quadrangle, 1963.