



DANIEL PAUL BUILDING

823 WEST SECOND AVENUE

SPOKANE, WA 99201

**SPOKANE REGISTER OF HISTORIC PLACES
NOMINATION**

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: Daniel Paul Building
And/Or Common Name:

2. Location

Street & Number: 823 West Second Avenue
City, State, Zip Code: Spokane, WA 99201
Parcel Number: 35192.2315

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<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:
Street & Number: 502 West Riverside, Suite 103
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: 509-217-5508/chris@rencorprealty.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: none
Date: 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: RAILROAD ADD N75' of W25' of LT2 BLK35
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jim Kolva
Organization: Jim Kolva Associates, LLC
Street, City, State, Zip Code: 115 South Adams Street, Suite 1
Telephone Number: 509-458-5517
E-mail Address: jim@jimkolvaassociates.com
Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

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 **Date**
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Description -Summary

The two-story brick commercial building at 823 West Second Avenue, is one building east of the southeast corner of Lincoln Street and Second Avenue in the west end of downtown Spokane. Built in 1902 as a store and single room occupancy hotel above, the 25' x 75' building with basement has been altered but retains its basic form and rhythm with the primary facade facing north. The front façade is composed of an angled storefront (boarded up) with a single aluminum-frame glass panel door on the ground floor and four window bays (boarded up) on the second floor. Detailing is minimal with a steel I-beam header that spans the corner piers, brick sill courses and a simple brick cornice supported by corbeled brick brackets. The top of the brick parapet wall is clad with sheet metal flashing and the roof is flat. The building abuts an identical building to the east without a defined juncture, thus both appear as a single building with two storefronts divided by a center brick pier with eight second story window bays.

The building is across Second Avenue from the West Downtown Transportation Corridor National Register District, but just outside the boundary for the district.

DESCRIPTION OF PROPERTY - CURRENT CONDITION AND APPEARANCE

Located in the southwest quadrant of the downtown Spokane business district, the Paul Building is one lot east of southeast corner of Second Avenue and Lincoln Street, 823 West Second Avenue. The building is two-stories in height and has a frontage of 25 feet on Second Avenue, and depth of 75 feet between an identical building to the east and the Ahrens and Ahrens one-story garage building that abuts it to the west and wraps around the building to the south. The building covers its entire 1,875 square foot site and is surrounded with adjacent structures.

Although the storefront was “modernized” in 1978, and the upper floor windows are boarded, the building retains good integrity of its original construction ca. 1902. The second floor single room occupancy (SRO) “lodgings” remain intact. The building is at its original location and retains its original form, materials, workmanship, association, feeling and setting of its original street context.

The ground floor consists of a single bay storeroom with stairs up to ten second floor SRO apartments and stairs down to the basement.

Front Façade (north along 2nd Avenue)

The two-story painted brick building, rises from a full basement and is composed of a ground floor storefront and four second story window bays. Joined seamlessly to the adjacent building--which is identical, the building shares the middle pier which divides the façade as well as the ownership in half. The square brick piers extend from the concrete foundation to support steel I-beam headers that extend from pier to pier. The pier on the east corner is also the center pier for the overall building façade, but it is part of the building at 821. It appears that the two buildings were built as one project and later divided in ownership and use. Suggested capitals terminate the piers and are articulated by a slightly projecting double brick course, a single recessed course, single projecting course, and the slightly projecting brick field joining the second story wall above. The I-beams butt into this capital field of five courses above which the flat wall of common bond extends to the top of the parapet. Six courses above the I-beam, is a sill course comprised of a single course that projects slightly and a vertically-aligned header course, again projecting slightly. The window bays are spaced in two pairs with the outside edges inset from the corner piers and a slightly wider middle wall segment.



1 Main facade along 2nd Avenue

The openings are undifferentiated from the wall plane except for the sill course and the voussoired brick flat arches. The arches are formed by a window head of vertically-aligned brick headers with a fan of brick soldiers above. The double-hung wood sash is boarded with plywood panels.

At ceiling level is a double projecting brick course, the top projecting slightly above the bottom course. This belt course supports a series of corbeled brick brackets that support a slightly projecting cornice, composed of a row of stretchers and a row of horizontally-aligned headers. The brackets, one brick wide, are spaced by an equally wide recession back to the brick wall plane between the brackets. The top of the parapet is articulated by a slightly projecting brick course capped with a sheet metal flashing.

The 1978 storefront is angled inward from east to west. In the west corner is a single aluminum-frame glass panel door that provides access to the building. Covered over by painted chip board, the storefront is composed of a low bulkhead

wall and three vertically-aligned glass panels that extend to the ceiling.

West Facade

The west façade, a solid brick wall rising above the one-story building adjacent to the west, is barely visible from the street.

South Facade

The south end of the building terminates 75 feet south of the front façade and is abutted by the north wall of the building to the west and its jog to the east. The first floor of the end façade is revealed within the easterly lobe of the west building (where it is exposed as the north interior wall of that lobe). The upper portion of the second floor rises above the roof of the westerly building but is not visible from the street. The exposed first floor wall within the west building has four bricked-in window openings with likely the same configuration in the second-floor wall.

East Facade

The east façade abuts the adjacent building to the east.



3 Stairs leading up to the 2nd floor SRO rooms



2 Commercial space on the first floor looking north toward the main facade.

Floor Plan

First Floor

The ground floor consists of a commercial space which was last remodeled in 1978. The exterior aluminum-frame glass panel front door opens to a 4-foot by 5-foot landing that is open to the east into the commercial space, and to a stairway along the west wall that ascends to the second story. Below the stairway to the second floor, enclosed by walls on the east and south end is a stairway down to the basement. The commercial space is open with an enclosed restroom near the rear along the west wall, and an office at the south end. The west wall is brick and plaster with the wall separating the stairwell clad with wood panel. The east wall is exposed brick with a bricked-in arched opening to the building on the east. The floor is covered in carpet and the ceiling is a suspended grid of acoustical tile and integrated fluorescent light panels. Wood and glass panels enclose the office area, and wood panelling encloses the restroom. The restroom has a terra cotta tile floor, glazed tile wainscot over plaster wall. The ceiling is also plaster.

Basement

Wood board steps with two-inch iron pipe railings provide access to the basement. The basement is open with concrete floor, basalt rubble walls, and exposed wood floor joists festooned with conduit, flex cable, pipes and exposed fluorescent tube light fixtures.

Second Floor

The second floor is accessed by a straight run of wooden steps -- with ribbed rubber tread guards -- that follows the west wall. A broad landing near the beginning of the run has a set of double wood and glass panel doors (three recessed wood panels, obscure glass upper). Vertical tongue and groove wainscot form both sides of the stairwell. Peeling wallpaper clads the plaster walls. The stairs open to a landing and central foyer. A square newel post and spindle balustrade at the top of the stairs runs along the west edge of the foyer with rooms along the east side and a narrow hallway that extends to rooms in the south and an angled alcove at the north end. Over the foyer is a skylight well that is covered with plywood panels. Utilizing the light from the skylight, interior windows are in the rooms facing the foyer and along the south hallway. Likewise, each of the doors to the rooms have operable transom windows. Wood trim forms the base boards, chair rails, door and window frames. Wood wainscot is on the bathroom walls. Although a bit water damaged—plaster ceiling and peeling wallpaper--the SRO floor is remarkably intact.



4 SRO rooms and hallway on second floor looking south

Over the foyer is a skylight well that is covered with plywood panels. Utilizing the light from the skylight, interior windows are in the rooms facing the foyer and along the south hallway. Likewise, each of the doors to the rooms have operable transom windows. Wood trim forms the base boards, chair rails, door and window frames. Wood wainscot is on the bathroom walls. Although a bit water damaged—plaster ceiling and peeling wallpaper--the SRO floor is remarkably intact.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

No photos are available showing the original street level façade.

In March 1978, Dick Walter, listed on the permit as owner, with an address of 821 2nd, obtained a building permit for Interior alterations to enlarge his paint store, adjacent to the east at 821 West Second Avenue. The permit was for two doorways, enclose office space at rear, add a new front for a value of \$10,000. In that remodel, the storefront wall was angled, outfitted with a new storefront window and entry door (existing condition). Additionally, an arched doorway was opened in the party wall, and an office area was added at the rear.

The second floor SRO with ten rooms is largely intact but a bit weathered.

SECTION 8: STATEMENT OF SIGNIFICANCE

<u>Area of Significance:</u>	A – Broad Patterns of Spokane History, Commerce C – Architecture
Significant Dates:	1902
Period of Significance:	1902-1919
Architect:	Unknown
Building Developer and owner:	Owner, Dan Paul
Building Contractor:	Unknown

SUMMARY STATEMENT

The 1902 Paul Building is eligible under Category A because it is a relatively intact example of a modest two-story brick commercial building that included single room occupancy (SRO) lodging and a retail commercial space on the first floor. It was constructed during the city's most significant period of growth, 1900 to 1910. As an early storefront and downtown single room occupancy hotel, the building is a specific property type within the downtown district. The relatively plain and unassuming building exhibits the characteristics of a single room occupancy hotel, with commercial use on the ground floor and living space above lit by interior windows and a lightwell. The living units were small rooms with no kitchen or bathroom (bath and toilet down the hall), and only a sink. This floor plan and room configuration is characteristic of SROs in Spokane. The building provided ground floor space for a variety of business enterprises and provided lodging for working class clientele in the ten rooms on the second floor. Daniel Paul, the building owner, was a farmer and rancher and ex-state senator from the Coulee City area and partnered with Fred Zahn, a Spokane barber and real estate investor to build the building.

Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the West Downtown Historic Transportation Corridor (WSU, 1999), East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993); thus, the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the coming of the railroad.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city

ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor, between the two alleys bracketing the tracks. In the blocks south of that warehouse district were shops and two-to-three-story apartment buildings and hotels. These apartment blocks ran along Second and Third avenues, and the cross streets including, Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to historian Eugenia Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 1910.

This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

The West Downtown Historic Transportation Corridor National Register Nomination discusses the characteristic buildings within the district: Railroad-dependent warehouses and businesses, single room occupancy hotels and lodgings, and automobile-related businesses. In describing the SROs:

On the streets that run parallel to the railroad, lodgings for transient workers emerged in the form of single room occupancy hotels (SROs) and other lodging houses. Ten commercial style brick lodging houses stand extant along West 1st Avenue (old Highway 10). Two brick commercial style apartment buildings remain on West 2nd. A majority of the twelve are framed, brick blocks with terra cotta or metal trim. Most have brick, basalt, or poured concrete foundations. Roofs

are typically flat. Eight of the hotels were constructed in the first decade of the twentieth century. The earliest, the Montvale Block, dates from 1899, part of the rebuilding boom that followed the 1889 fire.

Characteristics of Single Room Occupancy Hotels (SROs)

Craig Holstine in his National Register Thematic nomination, described the characteristics of the SRO as such:

Single room occupancy hotels were typically of unreinforced masonry construction, usually red or buff bricks. Architectural detailing was rarely elaborate, and normally sparse. Although sizes varied, they were normally more than two and less than five stories high, ... Most SROs had basements, usually used to house coal-burning furnaces and for storage. ...

In most SROs, a stairway entering from the front of the building provides direct access to the second level, where a small lobby or waiting area with a built-in bench is situated adjacent to a manager's office or nook with registration desk. Interior stairways are often included in SROs, usually positioned near the rears of the two side wings, or in the building's midsection. Fire escapes provide emergency exits from rear hall windows.

Fenestration patterns on the upper levels normally reflected the regular, consistent arrangement of the guest rooms. Windows were almost always double hung wood sash. Plate glass display windows were common features of the street level commercial bays that existed in most SROs.

Perhaps the most character-defining feature of single room occupancy hotels is their floor plans on the upper, residential floors. Normally hallways cross the width of the buildings paralleling the street behind the bank of rooms facing onto the street; hallways, often wide in dimension, run at ninety degree angles off the front hall into side wings of the buildings, with rooms facing into the hallways. Rear hallways paralleling alleyways behind the buildings may exist to complete a square configuration surrounding a light well providing sunlight to interior rooms. In the typical modified "U" shaped buildings, the light well opened out into the alleyway behind the structures. Some upper level hallways received both artificial and sunlight from ceiling skylights. ... Hinged transoms above the doors provided ventilation to the rooms, all of which had additional ventilation from exterior windows. The few interior rooms without exterior windows were apparently connected via single doors with another room having an exterior window.

While some rooms were originally equipped with private baths, the overwhelming majority of rooms in all SROs did not have baths nor toilets. The features were found on each floor and shared in common by residents of as many as 19 rooms. Some rooms had sinks with hot and cold running water, but most appear not have had sinks originally. Some SROs had built-in closets; most had wardrobes or armoires.

As a former SRO—the Alturas House, Potlach Hotel (names of the SRO rooms discovered in the newspaper accounts and advertisements from when it was in use)--the building exemplifies

aspects of the characteristics described in the multiple property documentation “Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910.” Two-story brick building with basalt rubble basement, commercial space on ground floor. Separate stairway with entry in corner of building with a mid-flight landing with double wood and glass panel doors to a second floor foyer. Over the foyer is a skylight that provides light to the interior double-hung wood sash hallway windows, which in turn provide light to the rooms. Operable transom windows over the wood-panel doors. The double-loaded hallway runs north-south, perpendicular to the street to access the rooms and the bathroom at the end of the hall. Ten rooms, several with doors connecting to accommodate families.

Chronology of the building

Daniel Paul purchased Lot 2, Block 35 from Mary J. and Alexander Shannon (her husband) in February 1888 for the sum of Seventeen Hundred Dollars. He then sold whole of Lot 2 on June 22, 1889 to Maria Malcolm and William W. Stevens for a sum of \$5000. At some point, the lot was split because Mr. Paul bought back the West 25 feet of Lot 2 at a Sheriff's sale on December 17, 1892 for the highest bid of \$2165.57. Fred Zahn acquired the east half of Lot 2 from Minnie Thayer in 1901 for \$1500 and partnered with Daniel Paul to building a new building which stretched across the entirety of Lot 2.

On March 5, 1904, Fred Zahn and his wife Emma sold the East Half of Lot 2 for the sum of Twelve Thousand Dollars to Edward J. Young and Ellen M. Young, his wife. The existing building occupied the lot during this transaction.

The Spokesman-Review reported on September 16, 1902 (p5:2) that Dan Paul and Fred Zahn would build a two-story brick structure on Second Avenue. “A new brick building will be erected on Second avenue between Post and Lincoln streets by Dan Paul and Fred Zahn. It will be two stories in height, with two stores on the first floor, and the second floor fitted up for a lodging house. The estimated cost of the new structure is \$10,000. It will stand on the south side of the street, 50 feet from the corner of Lincoln Street.” The building would replace two wood frame buildings, a one-story dwelling at 223 [823] West Second, and a two-story store with furnished rooms above at 221/221-1/2 [821] West Second above. (1890 Sanborn Insurance Map, page 14.)

The Spokesman-Review edition of September 16, 1902 announced that Dan Paul and Fred Zahn planned to “**Build New Brick Building.**”

A new brick building will be erected on Second avenue, between Post and Lincoln streets by Dan Paul and Fred Zahn. It will be two-stories in height, with two stores on the first floor, and the second floor fitted up for a lodging house. The estimated cost of the new structure is \$10,000. It will stand on the south side of the street 50 feet from the corner of Lincoln Street.

City building department records show that in December 1902, Frank and Paul obtained a side sewer permit for Lot 2, Block 35, W821 and 823 2nd, and Dan Paul received a water connection permit for 823-23-1/2 2nd. In March 1903, Fred Zahn obtained a water connection for W821 (E-1/2 lot 2, blk 35) for 1 store, and 18 rooms, 3 Water closets, 1 bath, 1 urinal, on lot of 25 x 142. Thus, it appears that even though both Zahn and Paul built the building at the same time, that Zahn owned the eastern half and Paul the shorter western half.

ABOUT THE DEVELOPERS

Daniel Paul (1850-1912) was born in Ireland and immigrated to the United States in 1865. He established a farm and cattle ranch on over 1,000 acres of land he owned in the Coulee City area. He is also reported to have served as a Washington state senator. News accounts in *The Spokesman-Review* reported his visits to Spokane and activities involving his ranching near Coulee City: In 1900, “Dan Paul, cattleman, wheat-grower and state senator from his district, is in the city from Coulee City.”

Daniel Paul was mentioned in a couple of brief articles in the *Spokesman-Review* through 1912 when he passed away in Spokane. In 1910 he reported the business conditions in the Coulee City area: Talking of business conditions in his section, in June he said: “We don’t do much farming right at Coulee, but on the prairie to either side of use there is an unusually large acreage in wheat, and the crop prospects are excellent. Mr. Paul returned only a few days ago from a tour of Australia and the Hawaiian islands.” In July it was reported that he had shipped three cars of cattle to market: “Coulee City, Wash., July 29 – Ex-Senator Dan Paul shipped three cars of fat steers to the Seattle market this week. They are among the best shipped from here this season.” In February 1912 the *Spokane Daily Chronicle* reported: “Dan Paul, Pioneer of State is Seriously Ill at Hospital.” *The Spokesman-Review* reported his death: “Dan Paul, the bachelor pioneer of Coulee City, who died last week, will be buried in Spokane. The funeral will be held tomorrow afternoon The relatives of the pioneer citizen arrived in Spokane yesterday.” Lists relatives and pallbearers—including H.H. Hutton of Spokane. Paul was buried at Greenwood Cemetery in Spokane.

Fred Zahn, a Spokane barber who had immigrated from Switzerland in 1856, arrived in Spokane with his wife Emma in 1883. A brief vignette reported in *The Spokesman-Review* at the 25th anniversary of the Crescent Department Store on November 11, 1919 recounted the store’s first customer after the fire of 1889.

“On the morning of August 5, 1889 through the smoke of Spokane’s great fire of the night before, Fred Zahn rushed into a dry goods store just opening that day for business in the Crescent Building, on Riverside near Monroe. Mr. Zahn was a barber then instead of a prosperous realty holder and had managed to save a chair and razor from his burning shop. He had homesteaded one corner in a surviving hotel and towels were all he needed thereafter to go to work with, which is what set him in search of a dry goods store. The latter was the acorn out of which has grown the present commercial oak of the Crescent store. The occasion is made memorable by the fact that the energetic barber was its first customer, and the Crescent establishment of today will begin on Monday the celebration of its silver jubilee or 25th Anniversary.

In the early 1900s, Zahn had partnered with Edward Young to become involved in the real estate business. At the same time, he was completing his new brick building on 2nd Avenue, he and partner Edward Young were buying and selling real estate along Riverside Avenue between Bernard and Browne streets. They built the Hale Block (231-235 West Riverside, SRHP) as reported in *The Spokesman-Review* on March 23, 1904 when they started excavation work for a three-story brick building with storerooms and living suites above. They also owned the Pantages Theater building and several other downtown properties. Zahn owned the Pantages building at his death in Santa Monica in 1947. His obituary in the June 28, 1947 *Spokesman-Review* recounted his life: “Zahn lived in Spokane for more than 63 years and was born in Neuchatel,

Switzerland. He came to the U. S. at age nine, first settling in Pennsylvania, then Colorado and with his wife, Ermina, came to Spokane in 1883 and was a barber for many years. Even though residing in California, he retained interest in the Orpheum theater and Hull-Rodell Garage.”

The Building at 823 West Second Avenue

The first business to occupy the ground floor of 823 Second was the Spokane Electric & Massage Institute with an advertisement in *The Spokesman-Review* on October 9, 1903. “One More Invitation ...equipped for the scientific treatment of rheumatism, lumbago, nervousness and all diseases arising from impaired circulation of the blood. ... J. P. Webster, Sec. & Tres.”



Meanwhile, upstairs on the second floor, the *Review* was running an ad for a 10-room lodging house: new brick; furniture all new; \$350 cash balance on easy terms; parties leaving city; 823 Second. In 1904, Webster was advertising his business on Riverside and was replaced by the Cuban Cigar Co., Inc. which in a September 1904 ran help wanted ads: “Wanted—Boys 15 years of older, steady work. In November 1904 help wanted ads called for a “Girl about 16 years at Cuban Cigar Co.” Frequent ads were run for “Cuban Cigar Co., Inc.” Manufacturer D. A. Darling at 823 2nd. On January 31, 1910 Spokane Press reported that Arthur W. Jones will engage in the cigar business at the Cuban Cigar Manufacturing Co. 823 Second.

On February 25, 1907 the *Spokesman-Review* ran ads for the Alturas house at 823-1/2 Second “neatly furnished rooms by the day, week or month. The *Spokane Press* on July 26, 1909 advertised “10 rooms, good furniture, lease, rent \$40 month, brick building. Owners have other business and will sell cheap; \$200 handles it, balance \$25 month; no interest Call at 823-1/2 Second Avenue.”

On January 27, 1909 Daniel Paul, a bachelor from Coulee City, sold the West half of Lot 2 to A. P. Mitchell and A.L. Mitchell of Spokane for a sum of Fifteen Thousand Dollars. The building was on the property at that time. Ownership passed to the Mitchell Brothers, but it did not appear to include the east half of the lot or building. Building permits indicate that A.L. Mitchell owned the building at West 823 in 1926 and thereafter, and both brothers owned the lot to the west as well (Ahrens & Ahrens building).

Mrs. H. Wilkie of 1823 Cleveland avenue was operating the rooming house in January of 1913.

Albert L. Mitchell arrived in Spokane in 1889 to join his brother Arthur P. Mitchell in a construction company with their father, George, and built railroads and the streets of a growing Spokane. They believed in the growth of Spokane and made major investments in downtown real estate, including the southeast corner of Lincoln and Second which they acquired ca. 1904 (sewer permit to connect to 2nd Avenue sewer in 1904). They also owned lot on which the two-story brick store/SRO building at 823 West 2nd Avenue had been constructed ca. 1902.

The *Spokane Daily Chronicle* reported on November 5, 1909 that a “**Big Five-Story Block on Second**” was proposed by A.P. Mitchell on Corner of Lincoln Street.

Within the near future definite announcement will be made by A.P. Mitchell, the well-known contractor, regarding his plans for the erection of a five-story block on his property at the southeast corner of Second avenue and Lincoln street. Just what the nature of the building will be has not been decided upon, and what it will cost cannot be determined until other details are worked out, but the cost will probably be between \$60,000 and \$70,000 it is said.

The 1910 Census listed two heads of household in the lodging rooms at 823 - one a woman and the other a man and wife, along with four lodgers from ages 21 to 48. Employment of the tenants included: lodging housekeeper, cook, vaudeville singer, stenographer for office, laborer, newspaper solicitor, and merchant.

Mitchell's five-story plan apparently did not materialize since the *Chronicle* two years later in June 1911 reported: "**Plans Three-Story Brick on Lincoln.**" At this time, the building had been reduced to a three-story brick building expected to cost in the neighborhood of \$50,000. "The building is proposed for the property belonging to A. P. Mitchell and will be 90 feet by 142 feet in size."

Finally, the Mitchells had a project on the property at 2nd and Lincoln as reported by *The Spokesman-Review* on July 6, 1919.

"New Home of Ahrens & Ahrens on Second to Cost \$80,000."

"What promises to be one of the finest automobile display and service buildings in the city is the new home planned for Ahrens & Ahrens, Inc., local distributors of the Stephens Salient Six, and Oakland Sensible Six. The total investment in the building will be around \$80,000. Mitchell Brothers are the owners and builders. Cowley & Wells are the architects.

The floor space in the new structure will be 14,000 square feet. The building will have two stories and basement, with frontage of 75 feet on Second avenue and a depth of 142 feet on Lincoln street. The service entrance will be on Lincoln street and the sales room entrance on the Second avenue thoroughfare. It will be one of the most substantial and artistically finished structures in the city, according to plans. The facade will be of white brick. The display room will be finished in ivory. The room will be large and showy, with a floor area 35 by 50.

...

In 1926, A.L. Mitchell obtained a permit for repairs to "rooming house" at 823-1/2 2nd Avenue. Several articles in the next couple of years reported the financial exploits of the Mitchells. *The Spokesman-Review* in its May 22, 1927 edition wrote that the Mitchell's "**Faith In City Has Cash Value.**" The article told of their real estate investments particularly in downtown Spokane. Under a subheading **Holdings Are Numerous,**" A. P. Mitchell owns the Michigan Block, the Upton Apartments, half interest in the Antlers hotel, the Unique theater building, with his brother, the property at W328 Main, the Bybee apartments and a half interest in the Albany hotel among other lots and residences. A.L. Mitchell owns the Paige garage property at the southeast corner of Second and Lincoln and the Potlatch hotel building adjoining (Paul building, subject property); the Universal Auto company property; half interest in the property at 328 Main; Pacific Produce company property at Main and Market, and much other property.

A.L. Mitchell obtained a building permit from the city on July 2, 1928 for repairs to a rooming house at 823-1/2 2nd avenue for a value of \$900. Apparently, he was repairing fire damage to this apartment building. The *Chronicle* in an article of June 26 had reported the early morning rescue of Ruby Bilford by Fire Lieutenants Al Schrader and Byron Price. She had been trapped in a burning hotel—cut off from the stairway by smoke from the rear of the second floor where the fire started. Damage to the two-story brick and frame building totaled approximately \$1,000.

In February 1931, A.L. Mitchell received a permit for water meter replacement at 823 2nd Avenue. At that time, S.L. Grosso, a confectioner, occupied the ground floor commercial space. (However, there are city electrical permits issued to Red's Confectionary in 1927, 1930 and 1937, with an electrical permit to Grosso in 1940.) Grosso had just received a soft drink license from the city for his business. In 1933, Mr. Grosso joined the post-prohibition rush the serve alcohol and obtained a direct sales beer license. He was joining a long list in business owners anxious to return to the good old days as they traded in their soft drink licenses for beer instead. Grosso occupied 823 2nd Avenue until 1956 and was replaced by Red's Beverage Store and Confectionary which became Red's Tavern and Coffee in 1965; followed by B & B hamburger in 1968. Alice's Hamburger was in the space in 1974 and 1975 with Kathy's Café to 1977.

The city issued a building permit for work on 823 2nd on March 7, 1978 to Dick Walter, owner, with address of 821 2nd. The permit indicated interior alterations to enlarge a paint store with two new doorways, enclosure of an office space at the rear, and the construction of a new front; with a value \$10,000. The permit also noted the present use as a café. In the remodel, an arched opening was cut in the party wall between 821 and 823 and a new storefront was added. Following soon thereafter, in June, 1978 Walters received another building permit to convert a café to a paint store with a value of \$10,000. Walters C & C Decorating Center had a grand opening in 1982, but in 1985, Kindred Sport was in 821 and 823 was not listed.

In August 1989, Washington Water Power leased the space for the Energy Store. Worthington Enterprises, an antique and appraisal shop occupied the space in 1995 through 1997. Walter's Paint came back to 821 in 1989 and closed in 2000, but the address 823 was only sporadically listed in the Polk Directory. In 2006, Travel Guide, Inc. was listed but after 2010 the address was not listed.

The upstairs rooming house was listed as vacant in the 1932-1935 Polk Directories. It was occupied in 1940 with Mrs. Grace Holmes' lodgings. In the 1952-53 Polk, 823-1/2 was listed as vacant as it was through 1965 when the address was no longer listed.

Note that the Mitchell family, the descendants of A.L. Mitchell owned the building until October of 2001 when they sold it to Edsol Sneva. Edsol and Joan Sneva transferred it to son Blaine and his wife in 2002, who sold it to Evergreen Parking on the same day. Evergreen sold the property to Diamond Parking in 2015.

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- . "Big Five-Story Block on Second." 11/5/1909. p1:6-7.
- . "Plans Three-Story Brick on Lincoln." 6/23/1911. p28:1.
- . "Dan Paul, Pioneer of State is Seriously Ill at Hospital." 2/17/1912. p19:7.
- . "Out of lodgings." (advertisement). 1/15/1912. p19:4.
- . "Rosy Future Seen for Local Business." 2/8/1917. p1:1.
- . "Ahrens Garage Will Cost \$80,000." 6/5/1919. p15:3.
- . "Improvements Are Announced." 7/30/1925. p20:1-3.
- . "Firemen Rescue Trapped Woman." 6/26/1928. p1:6.
- . "\$46,000 Involved in Realty Trade." 6/30/1928. p1:3-4.
- . "Sixth and Howard Property is Sold." 2/17/1928. p1:3-4.
- . "Owners Approve Pantages Change." 4/20/1929. p1:4.
- . "Albert L. Mitchell." 1/12/1942. p5:4
- . "Fred Zahn Dies in Santa Monica." 6/28/1947. p3:5.
- . "Pioneer In City Taken By Death." 5/10/1955. p1:5.
- . "Mrs. A.L. Mitchell Dies." 1/26/1957. p5:4-5.

The Spokesman-Review.

- . "Build New Brick Building." 9/16/1902. p5:2.
- . "After Riverside Realty." 9/30/1903. p7:3.
- . "One More Invitation." (Advertisement). 10/9/1903. p10:1.
- . "Builds It Up For Half A Mile." 3/23/1904. p8:3.
- . "Alturas House." (advertisement). 2/25/1907. p12:3.
- . "Coulee City Outlook Bright." 6/4/1910. p7:1.
- . "Ships Three Cars of Cattle." 7/31/1910. p5:5.
- . "Dan Paul Funeral Tomorrow." 3/20/1912. p5:5.
- . "Spokane Store That Opened Day After City Burned Devotes Week To 25th Anniversary." 10/11/1919. Part 5p1.
- . "New Home of Ahrens & Ahrens on Second to Cost \$80,000." 7/6/1919. p4:1-2.
- . "Stephens Sales Top High Marks." 11/23/1919. Part 4. p1:4.

- . "Ahrens Disposes of Auto Agency." 12/6/1925. p1:6.
- . "Building Near New Theater Site Changes Hands." 5/15/1927. p8:2-3.
- . "Faith in City Has Cash Value." 5/22/1927. pA7.
- . "Half Million in Realty Deals." 5/15/1927. pA5:3.
- . "Backs Spokane With His Coin." 6/17/1929. p6:3.
- . "A. L. Mitchell, Retired Contractor, Passes." 1/13/1942.
- . "Fred Zahn, 87, Taken By Death." 6/29/1947. p6:2.
- . "Pioneers and Places Names in Grand Coulee." 10/16/1949. p111.
- . "Mitchell Estate Left to Nephew." 5/19/1955. p1:6.
- . "\$385,073 Estate Left by Widow." 6/9/1956. p6:1.

U. S. Census. 1900, 1910, 1920, 1930, 1940

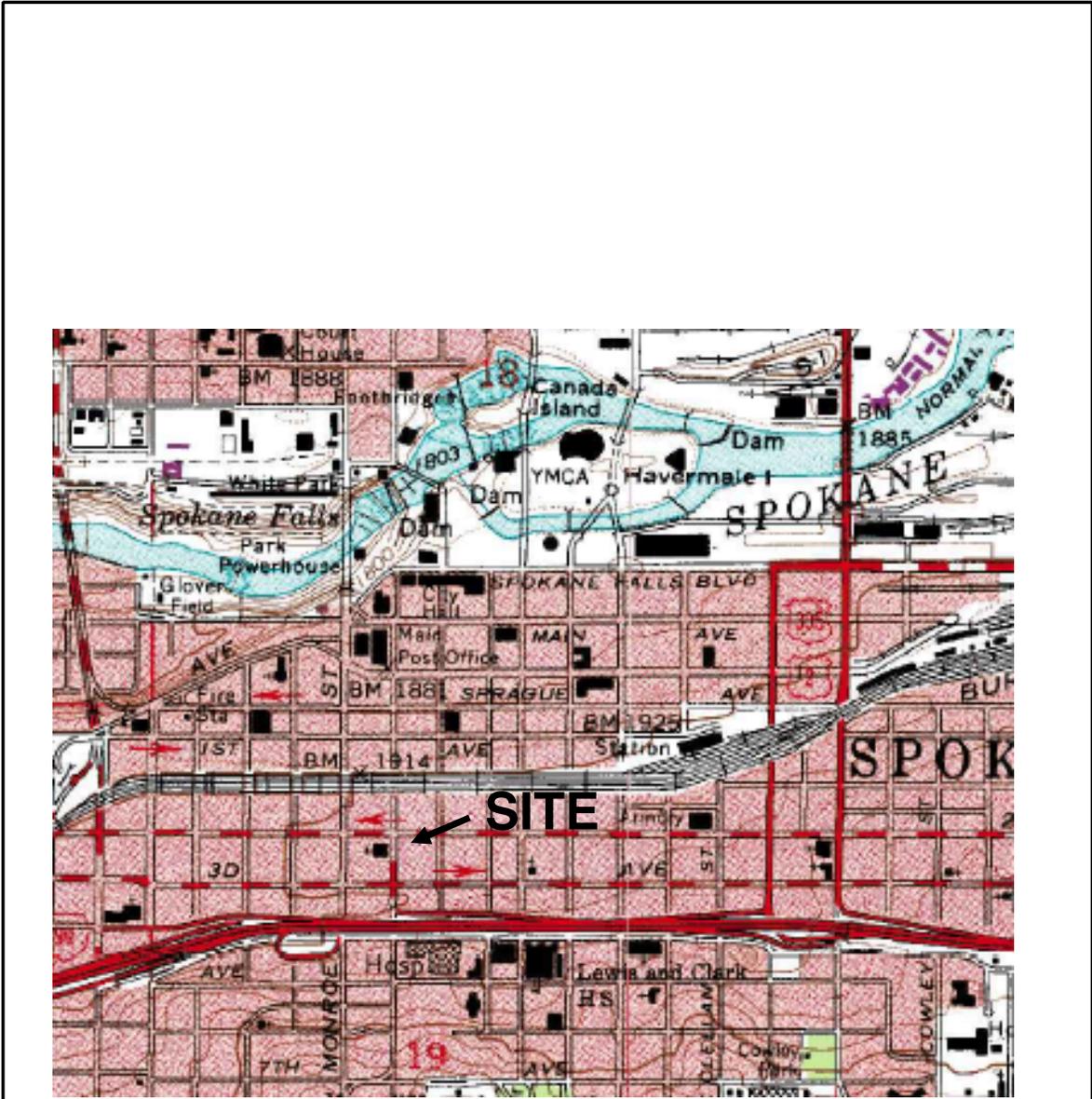
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Maps, Drawings, and Photographs



USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

DANIEL PAUL BUILDING
823 WEST SECOND AVENUE
SITE LOCATION

↑
N
1' = 2000'



**DANIEL PAUL BUILDING
823 WEST SECOND AVENUE
SITE LOCATION**

↑
N
1' = 2000'

SPO 81 N75' OF W25' OF LT 2
 BLK 35
 RAILROAD ADD

WFL 1113
 2515
 PARCEL # 19532-2301
 ADDRESS/BLDG. NAME W. 233-233 2nd

YEAR	LAND VALUE	BLDG. VALUE	APPRSR	DATE
1976	74500			
1976	13710	44500	11-2-77	1520
1977	13710	9400	Blk 35	2315, 2316
1980	18700	15000	4ex	2/80
1984	24400	19600	12	11-83
1988	24400	19600	18	11/87
2001			66	

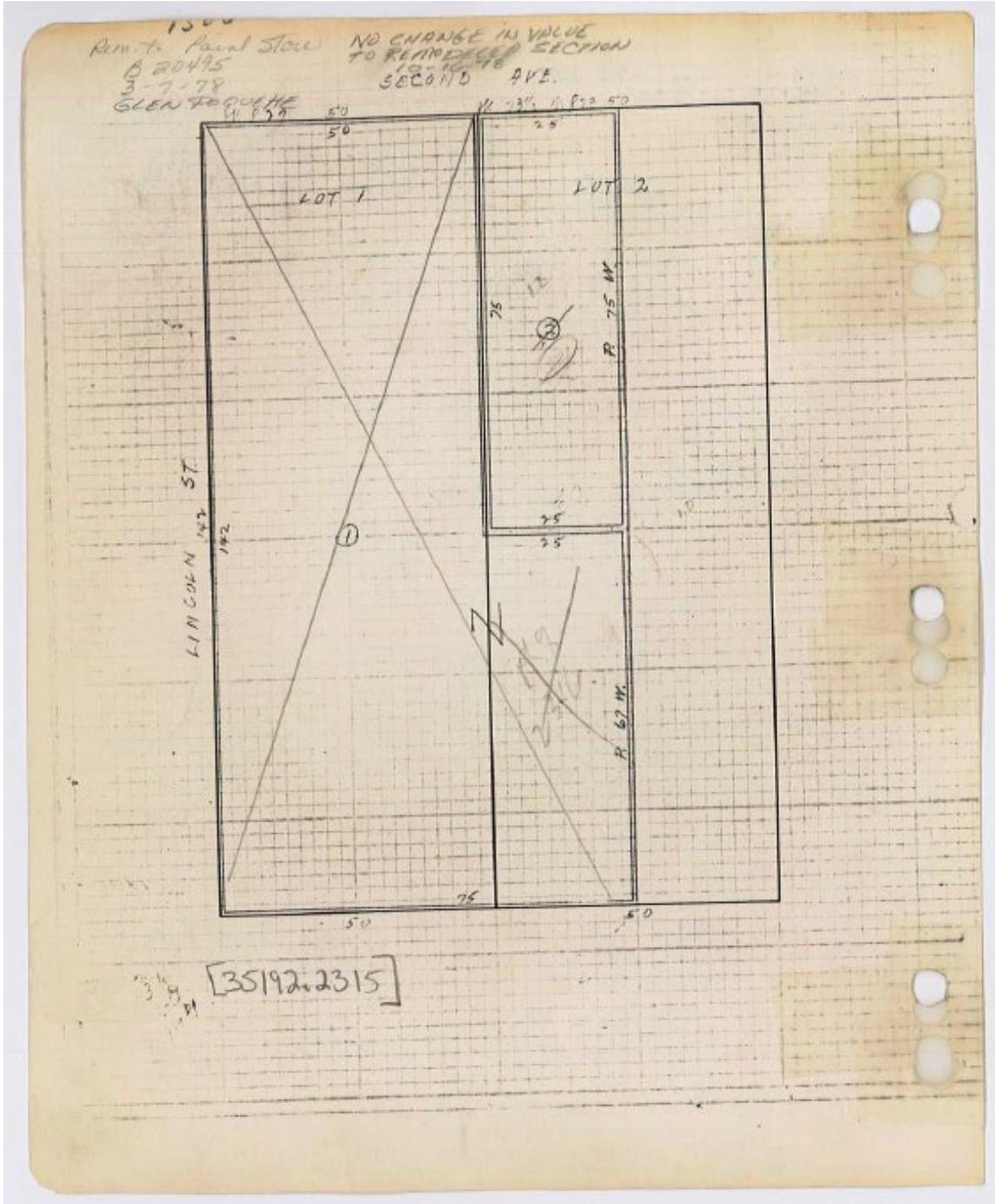
TYPE-USE-QUALITY	EXT. WALLS	BASEMENT	EXTRA FEATURES
✓ Apartment	✓ Brick	✓ Full CON	Marquees
Office	Stone	Size	Canopy
Warehouse	Concrete	Finished	Balcony
Gas Station	Siding	Utility	Insulation
Motel	Con. Blk.		Cold Storage
Garage		HEATING	Sound Proofing
✓ Store	Cast Panel	✓ Hot Air	
2 No. Stories		Hot Water	INT. WALLS
2 No. Apts.	ROOF CONSTR.	Air Cond.	PLASTER
ANNUAL GROSS INC.	✓ Flat	Gas	
DATE	Pitched	Electric	INT. PARTITIONING
	Steel Truss	Oil Burner	Lin. Feet
	Wood Truss	Coal Stoker	FW-wood CONG
		Steam	ELEVATOR
		Central	Kind
	ROOF COVERING		Stops
	Asphalt Shingles		
	Corr.	3 Toilets	APPLIANCES
	✓ Tar-Gravel	1 Tubs	RG & OV
		3 Basins	HF
Gross Inc.	FLOOR STRUCTURE	2 Sinks	DW
	Reinf. Conc.	Showers	Washer
CONSTRUCTION	Conc. Slab	Laundry Trays	Dryer
Frame	Joisted Const.	H. W. Tanks	Note: 2nd Floor NY
Steel Frame	✓ Mill CONST	Sprinkler System	
Reinf. Conc.	FLOOR FINISH		
✓ Brick	Asphalt Tile		
Con. Blk.	✓ Fir		GEN'L CONDITION
	Linoleum		Excellent
FOUNDATION	Cement		Good
Con. Stone Blk.	Hrdwd.		✓ Fair
Back	W/W		Poor

Yr. Built	% Fin.	Class	Sq. Ft. 1st	Sq. Ft. 2nd	Height	Per	\$ PSF	A. V.
1900	100	535	1875		36	200	10MN	19600

BLDG. DESC.	BLDG #				
Const.					
Fndtn.					
Floors					
Ext. Walls					
Roof					
Plumb. Fix.					
Year Bt/Life					
\$ PSF					
Sq. Ft.					
Value					

25X75 1875 c 138

ASSESSOR FIELD FILE - 200



ASSESSOR FIELD FILE PLOT SKETCH



1. Context along Second Avenue - looking southeast along south side



2. Context along Second Avenue - looking southwest along south side copy



3. Northwest corner, looking southeast



4. Northeast corner, looking southwest.



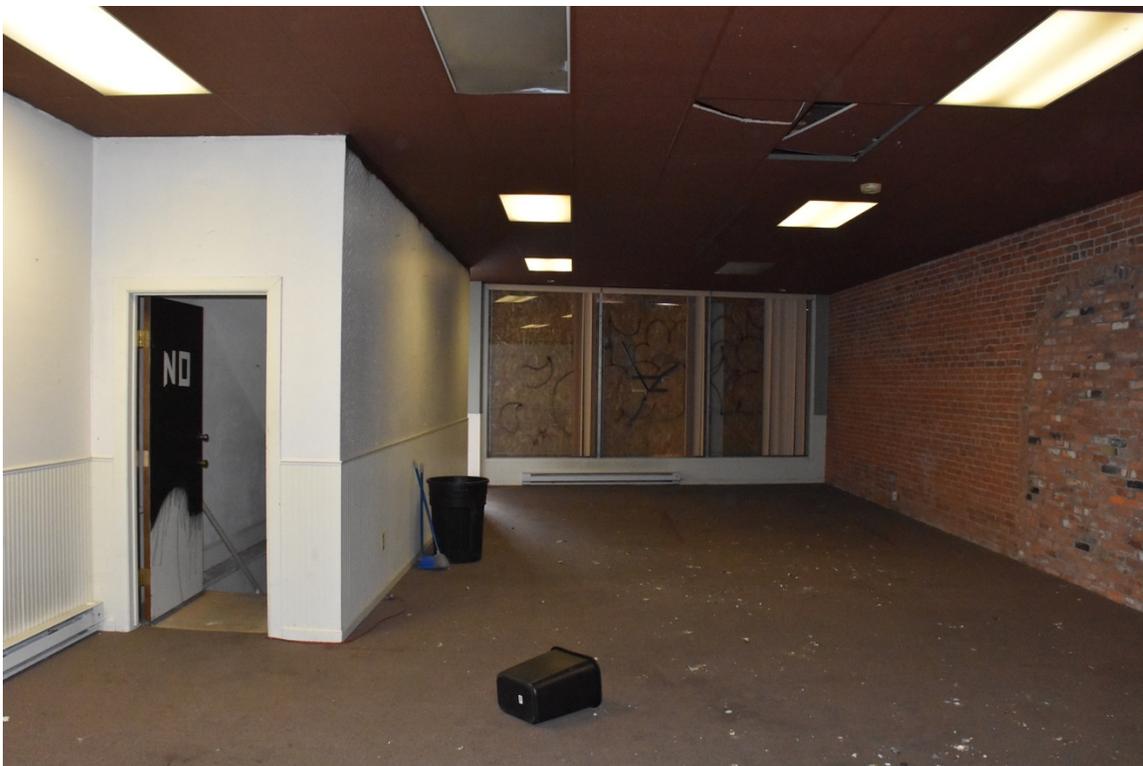
5. North facade of #821-Zahn and #823-Paul, looking south



6. North facade of #823-Paul Building, looking south



7. Ground floor commercial space, looking south



8. Ground floor commercial space, looking north toward storefront



9. Stairs down to basement, looking north



10. Basement, looking south



11. Ground floor-storefront and entry, landing to second floor, looking west



12. Stairs to second floor lodgings, looking south



13. Stairs descending to ground floor entry, looking north



14. North end rooms, looking northeast



15. Rooms along east wall of foyer, looking east



16. South end rooms and hallway from foyer



17. Toilet room at south end of hallway, looking south