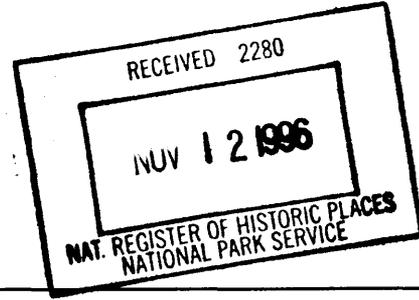


United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name Washington Grocery Company Warehouse

other names/site number _____

2. Location

street & number 1125 Railroad Avenue not for publication ___

city or town Bellingham vicinity ___

state Washington code WA county Whatcom code 073

zip code 98225

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

[Signature] Signature of certifying official 10.30.96 Date

State or Federal agency and bureau _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the
National Register
- See continuation sheet.
- determined not eligible for the
National Register
- removed from the National Register

Edson H. Beall 12-13-96

other (explain): _____
Signature of Keeper _____ Date of Action _____

8. Statement of Significance

Applicable National Register Criteria

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X 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 or history.

Criteria Considerations

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

COMMERCE
COMMUNITY PLANNING
AND DEVELOPMENT

Period of Significance

1912 - 1946

Significant Dates 1912

Significant Person (Complete if Criterion B is marked above)

Stephen A.D. Glascock

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Whatcom Museum of History and Art, Bellingham, WA

10. Geographical Data

Acreage of Property less than one

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>10</u>	<u>537310</u>	<u>5399400</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title compiled by Florence K. Lentz, Cultural Resource Consulting

organization for Catholic Community Services of Western WA date June, 1996

street & number 100 23rd Ave. So. telephone (206) 328-5696

city or town Seattle state WA zip code 98144-2302

WA Grocery Company Warehouse
Name of Property

Whatcom Co., WA
County and State

Additional Documentation

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name CCS / Bellingham Limited Partnership

street & number 100 23rd Ave. South telephone 206-328-5696

city or town Seattle state WA zip code 98144-2302

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 6

 WA Grocery Co. Warehouse
Name of Property
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7. Narrative Description

Context and Site

The Washington Grocery Company Warehouse is situated in the heart of a commercial-industrial district surrounding Bellingham Bay, in the city of Bellingham in northwestern Washington. The substantial three-story concrete building faces southeast toward Railroad Avenue, the former alignment of the Chicago, Milwaukee & St. Paul Railroad. A straightforward industrial structure with a dentilled metal-clad cornice, the warehouse is an intact example of Bellingham's early 20th century jobber district architecture.

In the 1890s, this waterfront was part of New Whatcom, one of several thriving settlements on the Bay. The wholesale district which emerged as the community grew was characterized by wood-frame and brick masonry warehouses, machine shops, boarding houses, and lunchrooms catering to the needs of warehouse workers. The district was served by the Bellingham Bay and British Columbia Railroad which ran its tracks along Railroad Avenue north to Sumas, Lynden, and Glacier. In 1912, this line was absorbed by the Milwaukee Road. In the 1910s and '20s, warehouse building in the district began to reflect the greater mass and simplified lines of Chicago School architecture.

Over the decades, the neighborhood's context became less intensively industrial, as wholesale functions spread to other areas of town. The tracks on Railroad Avenue are now gone, replaced by a landscaped medium strip with diagonal parking on either side. Some early warehouses and industrial structures do remain standing, but more pedestrian-oriented businesses have moved in. Just a few blocks to the north are the higher density hotels and office buildings of the central business district. To the west are functioning industrial sites along Bellingham Bay.

The Washington Grocery Company Warehouse occupies the northwest 100 feet of Lots 15 and 16 in Block 42 of the plat of New Whatcom. The building fronts Railroad Avenue on the southeast and Chestnut Street along the northeast, with zero setback. A rail spur, now removed, once ran close along side the building's covered loading docks on Railroad Avenue. To the rear of the warehouse is an alley, and to the southwest of the building is an attached single story structure on a separate parcel, not included in this nomination.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 7

WA Grocery Co. Warehouse
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Exterior Features

The footprint of the warehouse itself covers some 11,000 square feet. There are three floors above ground, and a full day-lit basement. The massing reflects a simple rectangular plan, with an open interior and a flat, asphalt-covered roof. A parapet wall encloses all but the alley side. One of two stair towers on the roof - that closest to Railroad Avenue - has been removed. Historic photographs show that the missing tower was used to display paid advertising signage.

Structurally the warehouse consists of a concrete foundation and bearing walls, with heavy timber beams and columns. One bearing wall divides the building perpendicularly through its center. On its exterior, the concrete is finished for the most part with an ochre-colored cement paint.

Topping the building at its two primary street elevations is a wood cornice clad with galvanized steel and featuring bold dentils. The cornice is proportioned for visibility from afar, as is the paneled, concrete parapet wall above it. The parapet currently (and historically) displays painted signage which identifies the building on both Railroad Avenue and Chestnut Street.

Below these crown details, at the second and third stories, is a gridlike fenestration pattern. Large double-hung, one-over-one light sash are arranged in groups of two and three, each cluster slightly recessed in the concrete face of the building. These windows remain essentially unaltered, although damaged by years of neglect, to the present day and, together with the parapet, are the building's primary character-defining features.

At the ground-floor level, the warehouse has experienced its greatest degree of cosmetic alteration. Structural openings remain intact, though somewhat visually altered by the painting of bay recesses in a contrasting blue color. Windows and transoms are configured just as they appear in early photographs. The primary pedestrian entrance, near the corner of Railroad and Chestnut, still consists of double glazed doors, sidelights, and transom. Loading dock doors, along Railroad avenue, are structurally intact, though some have been boarded up, or the doors themselves replaced with roll-away metal types. Missing is the suspended canopy which, according to historic images from the 1920s and '30s, sheltered the five southwestern-most loading dock bays.

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**NATIONAL REGISTER OF HISTORIC PLACES
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 WA Grocery Co. Warehouse
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Interior Features

The interior of the warehouse, on each of its four floor levels, consists primarily of two large open spaces divided by a central bearing wall. Heavy timber posts and exposed beams support the solid laminated wood floors. These are typical industrial interior spaces, without finish work or detail. Some of the posts and beams have been whitewashed.

Despite a history of changing ownership, the building consistently retained its warehouse function, with the result that no interior partitioning took place in intervening years. On the ground floor, however, is an enclosed concrete vault located on the Chestnut Street wall. The vault features some simple detail in its wooden door surround.

Other interior features include a stairwell of sawn lumber situated on the rear interior wall at the central partition. These stairs provide access to all four floors. Adjacent to the staircase is a large freight elevator lift with wire mesh doors and an early pulley system. Both the staircase and the lift are utilitarian in design with no particularly distinguishing features.

The Current Project

At the present time, the CCS/Bellingham Limited Partnership, in conjunction with the Archdiocesan Housing Authority, City of Bellingham and other agencies, is working to rehabilitate the warehouse for affordable housing, retail storefronts, and social service office space. Exterior features, including the metal-clad cornice and the fenestration pattern, will be preserved. On the interior, exposed wood beam ceilings will be retained.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 9

 WA Grocery Co. Warehouse
Name of Property
 Whatcom Co., WA
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8. Narrative Statement of Significance

Summary

The Washington Grocery Company Warehouse is significant for its role in the commercial development of Bellingham, Washington. The building is a strong surviving example of utilitarian warehouse facilities once prevalent in the city's first wholesale district on Bellingham Bay. This district was nationally marketed in the 1890s by the Bellingham Bay Improvement Company, as part of the plat of New Whatcom. Original owner Stephen Glascock, a prominent local businessman, played a key role in elevating Bellingham to a regional jobbing center in the early years of the century.

Early Commercial Development in Bellingham

The present-day city of Bellingham began as four separate communities established in the 1850s and '60s around the shore of Bellingham Bay. The earliest of these was Fairhaven, established in 1853. Fairhaven was followed by Sehome in 1854, Whatcom in 1862, and Bellingham in 1863.

At Sehome, coal was extensively mined from 1858 to 1877 in the area that is now the city's central business district. When mining operations ceased abruptly, the Black Diamond Coal Company of San Francisco, holding company for the Sehome mines, formed a real estate company to develop and market the area as a new community under the name New Whatcom.

The Bellingham Bay Improvement Company, under the leadership of P.B. Cornwall, moved aggressively ahead with the creation of the new city. Land which had lain dormant for ten years was cleared, streets laid out, and water, sewer, and streetcar lines installed. The company heavily marketed these improved commercial and residential lots throughout the country, with illustrated maps, brochures, and other promotional literature. By 1890, New Whatcom boasted as many brick commercial buildings as Fairhaven at the south end of the bay. A pier was built at the foot of Dock Street, later to be renamed Cornwall Avenue.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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 WA Grocery Co. Warehouse
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Industrial and commercial development along the young city's waterfront was hastened by completion of the Bellingham Bay and British Columbia Railroad in 1891. This railroad, in conjunction with the Bellingham Terminal Company, serviced the thriving industrial district. Facilities for the B.B. & B.C. Railroad went up along Railroad Avenue in the block south of the future location of the Washington Grocery Company Warehouse. Sanborn Insurance maps for 1904 indicate a passenger depot, car repair and painting shop, blacksmith, pattern shop, woodworking shop, and various wood-frame storage sheds. These holdings became the property of the Chicago Milwaukee & St. Paul Railroad in 1912.

Immediate access to rail and shipping facilities encouraged the rapid acquisition and development of New Whatcom's industrial sites. By 1913, the year the Washington Grocery Company Warehouse was completed, the neighborhood had emerged as an urban industrial-commercial district of mixed uses. Sanborn Insurance maps for that year depict both wood-frame and masonry buildings housing auto garages, boiler and machine shops, wagon repair, tin and plumbing shops, and light industrial sheds, in addition to movie houses and lodging hotels.

Increasingly, the district was home to wholesale warehouse operations. According to Polk's Directory for 1913, there were four wholesale grocers in Bellingham. Besides Stephen Glascock's company, these included the Fairhaven Cash Grocery on 11th Street, Lee P.P. & Co. on Elk Street, and the Northern Grocery Co., also on Railroad Avenue. The Washington Grocery Company itself occupied three buildings in the vicinity. Sanborn Insurance maps from 1941 prove that the area continued to serve as the city's warehouse district even into mid-century.

In more recent years the district has lost some of its functional and architectural cohesiveness. One of the earlier Washington Grocery Company buildings at 1213-1215 Railroad Avenue was demolished to make way for a Seafirst parking garage. Other relatively recent intrusions in the district include office buildings, banks, and motor inns. The Washington Grocery Company Warehouse thus remains as one of the few intact examples of its once prevalent type.

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**NATIONAL REGISTER OF HISTORIC PLACES
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 WA Grocery Co. Warehouse
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Stephen Glascock, Bellingham Businessman

Stephen A.D. Glascock was a native of West Virginia. In 1902, he founded the Washington Grocery Company and located his business on Railroad Avenue in the recently-platted industrial district of New Whatcom. The business relocated in 1903 to a larger building at 1213-1215 Railroad Avenue. Glascock himself is listed in the 1910 U.S. Census as a "grocery store manager" living alone in the B.B. & B.C. Railroad Hotel, next to the passenger depot.

In 1907, Glascock purchased property from the Bellingham Bay Improvement Company for a new warehouse at the corner of Chestnut and Railroad Avenue. The purchase price was \$10,000. The new concrete warehouse was erected begun in 1912 and, according to Polk's Directory, was serving as the company's headquarters by 1913.

Glascock was active in promoting the business interests of Bellingham. As president of the Chamber of Commerce, he succeeded in obtaining from the state railroad commission wholesale rates for Bellingham jobbers equal to those awarded to Tacoma and Seattle. This improved the business climate for Bellingham wholesalers considerably, making Bellingham a regional jobbing center almost overnight. Eastern Washington wholesalers benefited as well.

In his various enterprises, Glascock advanced the development of the industrial district along Railroad Avenue. He not only oversaw the expansion of the Washington Grocery Company in its three locations, but also branched out into the wholesale confections business. He became owner and president of the Bellingham Candy Company, with its warehouse at 1321-1327 Railroad Avenue. Built in 1910, this brick veneered warehouse still stands, comparable in scale, massing, and style to the nominated property.

Glascock eventually sold his interest in both companies to his vice-president R.A.L. Davis. Davis in turn sold out to the National Grocery Company in 1928. One of their subsidiaries, the Northern Grocery Company, occupied the building in the 1930s and '40s. Their parapet wall signage appears in photographic images of the period. Through subsequent sales, the building remained in use as a wholesale warehouse, most recently as Levin's Warehouse and Clearance Center.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 12

 WA Grocery Co. Warehouse

Name of Property

 Whatcom Co., WA

County and State

9. Major Bibliographical References

Durman, Stephanie. Washington Heritage Register Nomination Form. January, 1996.

History of Whatcom County. Vols. I and II. Pioneer Historical Publishing Co. Seattle, 1926.

R.L. Polk & Company's Bellingham and Whatcom County Directory. Vol. XIII. R.L. Polk & Co., Inc. Seattle, 1913.

Sanborn Insurance Company Maps. Bellingham, WA. 1904, 1913, 1941.

Vouri, Mike. "Washington Grocery Building." Whatcom Museum. Bellingham, n.d.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 13

 WA Grocery Co. Warehouse
Name of Property
 Whatcom co., WA
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10. Geographical Data

Verbal Boundary Description

The nominated property consists of the NW 100 feet of Lots 15 and 16 of Block 42, Plat of New Whatcom, Bellingham, Washington.

Boundary Justification

The building occupies the entire site as described.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 11 Page 1 Name of Property WASHINGTON GROCERY WAREHOUSE
County and State WHATCOM CO., WA

PHOTOGRAPHS

All photographs taken by Stephanie Durman, January 1996, unless noted otherwise.
Negatives with the photographer.

1. From Railroad Avenue, looking NW
2. View from Chestnut Avenue and Railroad Avenue, facing E
3. Roof tower on middle of NW side of roof, camera facing W
4. Second floor interior, view of exposed beams, camera facing E
5. View of vault on first floor, camera facing NW
6. Stairwell on middle of NW wall, camera facing down
7. Inoperable freight elevator, NW wall of first floor, camera facing N
8. Freight elevator, NW wall of first floor, camera facing N
9. Consumer's Choice Building (building which formerly housed offices and additional warehouse space of the Washington Grocery Company) and Railroad Avenue, view from roof, camera facing NE
10. Railroad Avenue, view facing NW, with the Washington Grocery Co. Warehouse in the background.
11. View from roof facing W to the Georgia Pacific mill
12. View of building when occupied by the Northern Grocery Company (1930s-1940s) from across Railroad and Chestnut Avenues, camera facing west. Whatcom Museum of History and Art, Bellingham, WA
13. View of the three buildings occupied by the Washington Grocery Company on Railroad Avenue, camera facing SW. J. W. Sandison Collection, Whatcom Museum of History and Art, Bellingham, WA 1994. 13.1.