

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000450

Date Listed: 5/27/97


Desmet Avenue Warehouse H.D.
Property Name

Spokane
County

WASHINGTON
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


for Signature of the Keeper

5/27/97
Date of Action

=====
Amended Items in Nomination:

Section No. 3: This nomination is amended to show that the State recommends that the property be considered significant at the local level.

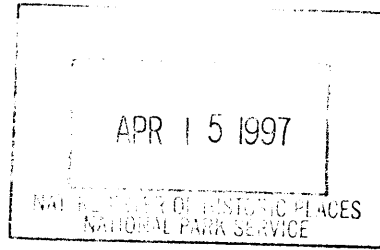
Section No. 8: The nomination is also amended to delete Industry as an area of significance, since no case is made for the industrial significance of the district. The period of significance claimed for industry is also deleted.

These changes have been confirmed with the Washington SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: "North side warehouse section"
other names/site number: Desmet Avenue Warehouse Historic District

2. Location

street & number: Desmet Avenue, Sinto Addition, Blocks 7, 8 not for publication
city or town: Spokane vicinity
state: Washington code: WA county: Spokane code : 063 zip code : 99202

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 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] ACTING SUPERVISOR 4.9.97
Signature of certifying official 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. [Signature] 5/27/97
- ___ See continuation sheet
- ___ determined eligible for the National Register.
- ___ See continuation sheet
- ___ determined not eligible for the National Register.
- ___ removed from the National Register.
- ___ other, (explain:)

[Signature] for Signature of Keeper Date of Action

Property Name
County and State

5. Classification

| Ownership of Property | Category of Property | Number of Resources within Property | | |
|---|--|-------------------------------------|-----------------|------------|
| | | contributing | noncontributing | |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | | | |
| <input type="checkbox"/> public-Local | <input checked="" type="checkbox"/> district | <u>6</u> | <u>1</u> | buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | | | sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | | | structures |
| | <input type="checkbox"/> object | | | objects |
| | | <u>6</u> | <u>1</u> | Total |

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing).

No. of contributing resources previously listed in the National Register:

N/A

(1) W.P. Fuller & Company Warehouse

6. Function or Use

Historic Functions

(Enter categories from instructions).

COMMERCE/TRADE: warehouses
INDUSTRY/PROCESSING/EXTRACTION: Factories

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: warehouses
COMMERCE/TRADE: warehouses
VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions).

Commercial Styles

Materials

(Enter categories from instructions).

foundation: STONE/basalt; BRICK; CONCRETE
walls: BRICK; CONCRETE

roof: Built-up, tar

other:

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets).

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register Listing).

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

Criteria Considerations (Mark "x" in all the boxes that apply).

- 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). | Period of Significance | Significant Dates |
|---|-------------------------------|------------------------------|
| COMMERCE - ARCHITECTURE | 1904 to 1947 | 1904, 1905, 1915, 1939, 1946 |
| INDUSTRY | 1907 - 1947; 1925 - 1938 | 1907, 1925 |

Cultural Affiliation

Significant Person

Architect/Builder Robert L. or Howard Hals/unknown; unknown/unknown; unknown/E.J. Cheatham; Whitehouse & Price/W.G. Meyers; S.H. Knight/Colonial Building Company; unknown/J.J. Cox; H.C. Bertelson/Auld & Shinn

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

9. Major Bibliographic 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 (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

Specify repository:

10. Geographical Data

Acreage of property 2

UTM References

| | | | |
|---|------|---------|----------|
| 1 | 11 | 469230 | 5279260 |
| | zone | easting | northing |
| 2 | 11 | 469460 | 5279260 |

| | | | |
|---|------|---------|----------|
| 3 | 11 | 469460 | 5279200 |
| | zone | easting | northing |
| 4 | 11 | 469230 | 5279200 |

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: Charles T. Luttrell

organization: N/A

street & number: 413 4th Street Cheney, WA

city or town: Cheney

state: WA

date: December 1996

telephone: (509) 359-2239

zip code: 99004

Additional Documentation

Submit the following items with the completed form:

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 SHPO or FPO for any additional items).

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

name:

street & number:

city or town:

state:

zip code :

telephone:

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 1

7. Narrative Description:

Contributing Buildings: current name, year built, architect/builder

1. Burgan's Furniture Warehouse #1, 1905, Robert L. or Howard Hals/unknown
2. Burgan's Furniture Warehouse #2, 1904, unknown/unknown
3. Burgan's Furniture "E" Building Warehouse, 1907, unknown/E.J. Cheatham
4. Market Equipment Company Office and Warehouse, 1946, Whitehouse & Price/W.G. Meyers, Busboom & Rauh
5. W.P. Fuller & Company Paint Warehouse, 1915, S.H. Knight/Colonial Building Company, 1938-39, unknown/W.G. Meyers
6. Peerless-Sunpuft Inc. Office and Warehouse, 1925, unknown/J.J. Cox, 1933, H.C. Bertelson/Auld & Shinn

Non-Contributing Buildings: current name, year built, architect/builder

1. Burgan's Furniture "E" Building Warehouse Addition, 1957, unknown/Dick Roberts, Smith Brothers

General Statement

The Desmet Avenue Warehouse Historic District is comprised of six commercial buildings constructed during the first half of the twentieth century as warehouses and factories. Located north of Spokane, Washington's historic city center in an area which has long housed manufacturing, wholesale and retail sales, and storage-type businesses, the district represents a tight configuration of buildings with like associations. Not all contributing buildings are contiguous: some buildings being presently separated from other structures by streets and vacant lots; a pattern which continues from the historic era.

Preferred construction materials for these types of structures were brick or concrete; five buildings have exteriors of brick with the remaining building of reinforced concrete. Height of individual structures varies from one to four stories, and all have full basements. Only one building (Market Equipment Company Office and Warehouse) does not contain a freight elevator. Built by a mélange of architects and builders over a period of 42 years, all structures share features which typify their similar functions, including large open interior spaces with limited partitioning; high ceilings; fenestration that allowed for maximum interior illumination; loading docks which adjoin a partially removed railroad siding; and a relative lack of exterior ornamentation. All buildings have experienced design changes to their interiors and facades;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 2

however, these are largely minor on most exterior elevations. Each building maintains an appearance as an intact historic structure.

Contributing Buildings:

Burgan's Furniture Warehouse #1 (1905)

This building is a three-story brick structure in a commercial architectural style with late nineteenth-century industrial influences. A basalt rock foundation with daylight basement windows firmly grounds the warehouse on this site. Constructed in 1905, the rectangular warehouse has two primary and public facades, a larger and more imposing west elevation facing Division Street and the narrow south-facing elevation which fronts a removed railroad siding. The remaining elevations face east with no detailing and north to an alley.

Fenestration is most impressive along Division Street where three distinct bands of windows punctuate the structure's exterior. Beginning on the first floor, there are seven large arched windows, each window being subdivided into three primary sections by muntins. A plain brick pier separates one arch from another. Individual windows are capped by arched window heads. On the second story, smaller rectangular window openings have segmentally arched heads. These are double-hung wood sash in a configuration of six-over-six lights. Each is centered above one of the first floor windows. A final row of eyebrow-styled windows graces the third story, echoing the rhythm of the lower arches by extending from pier to pier. These are divided into ten lights by small wooden muntins.

This window configuration is duplicated on the south elevation, excepting the large arches on the ground floor. In their stead are two sets of entries. The north elevation also has three bands of windows, but all of these are in the form of double-hung wood sash. All have segmentally arched heads, but are of two distinct sizes. There are no window openings on the east elevation which abuts a two-story warehouse.

The primary entry is on Division Street, located slightly off-center in terms of overall symmetry. A pair of wooden double doors is capped by transoms and a substantial classical pediment manufactured of zinc. Secondary entries are located on the north and south elevations, both to facilitate movement of warehouse freight. On the alley, this is a large sliding wood door, while on the south elevation, two sets of wooden swinging doors with transoms and side lights define the entries. All entry doors appear as original building components. No roof is visible, and it is assumed to be flat.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 3

Additional exterior design elements include shallow corbelling in spandrels above eyebrow windows and the scalloping effect of the parapet wall by small brick copings over each pier. On the south elevation, a concrete loading dock runs the width of the building. It, in turn, is shaded by a wide metal awning. A smaller wooden loading dock is located at the alley entry. One final exterior feature, an elevated concrete walkway should also be noted. This modern-looking structure is situated over the alley and links the building to the retail furniture outlet to the north of the warehouse. Interior lighting of the walkway is provided by a large multi-pane bank of steel sash windows on either side of the structure. Construction of the walkway no doubt occurred after E.S. Burgan & Son, Inc. obtained the warehouse structure. A narrow metal fire escape is also located over the alley.

Overall exterior integrity is excellent, although a few alterations are noted. These are primarily window openings that have been bricked in or large arch windows that have been boarded over. A large hand-painted sign located high on the east wall is still readable and proclaims the name of the building's first tenant, the Parlin & Orendorff Company. As evidenced from the daylight basement windows, the structure also contains a full basement with concrete floor.

Due to its long use as a warehouse, the building interior is only slightly modified from its original design. In general, the three floors are open with few partitions, loads being carried by exterior walls and rows of box posts. The first floor interior walls and ceiling are sheathed with wooden wainscoting material. The two upper stories are plastered. All floors are wood. The structure contains a freight elevator and an interior staircase. Interior window trim is flat wood and plainly finished, except for the keystone-shaped wooden piece that caps each third floor eyebrow window.

Burgan's Furniture Warehouse #2 (1904)

The building herein described is a two-story brick warehouse with stone foundation, built in a vernacular commercial style. Building shape is rectangular. The facade faces south toward a once extant railroad siding. To the west, the structure adjoins another building. The east elevation is plain and unadorned. Circa 1912, a wood frame barn was constructed against the east exterior wall (City of Spokane 1912a). The final elevation faces an alley to the north. Fenestration is confined to the north and south walls.

On the facade, a person-sized entry door and a large oversize freight door are flanked by a double set of wood sash double-hung windows, four in total. Each window head is segmental.

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 4

Second-story windows are similarly shaped and number six. Windows are configured so that they align vertically and symmetrically across the facade. Fenestration on the alley is organized as six smaller double-hung windows on the upper floor and four windows on the ground floor. Of the latter, two are small like their neighbors above and two are larger in size. All window openings have arched segmental heads, and all windows are wooden with six-over-six lights. A large sliding wooden freight door is located in the northwest corner of the north elevation.

Exterior design is plain, excepting corbelled label moldings over windows and a handsome corbelled parapet wall, both on the facade. Much like the adjoining warehouse, a concrete loading dock is situated on the south wall. The dock is shaded by a wide metal awning. The freight door on this elevation is a metal replacement. The faded words "A.E. Powell Farm Machinery & Vehicles" are painted high on the east wall, a testimony to a past tenant. Although not visible, the structure's roof is flat or gently sloping. Exterior integrity is excellent.

The building's interior is open on all stories. Floors are concrete in the basement and wood on the two upper stories. A non-functional freight elevator is located in the southwest corner of the building. Attached to the wall in the northwest corner of the first floor is a series of four wooden plaques. Painted grey stripes separate one plaque from another. These painted plaques are ascribed as follows, *International*; *N.P.*; *C.M. & S.P. & O.W.*; and *G.N.*, representing five of the significant regional railways. This area of the structure was apparently utilized for stockpiling machinery or products to be shipped out on the appropriate road.

Similarly, on the east wall of the second floor, *Sisal*; *1/4*; *5/16*; *3/8*; *7/16*; *1/2*; and *5/8* is written in charcoal. This appears to be the location of rope storage from some phase of the building's historic occupancy. The floor's west wall proclaims in one spot, *#32 shovels*, as well as several other tool categories. These writings seem to be some of the few physical evidences for utilization of this structure by an agricultural implement dealership or related business.

Burgan's Furniture "E" Building Warehouse (1907)

In terms of overall design, this rectangular warehouse is a larger version of the Burgan's Furniture Warehouse #2. The distinguishing difference in the "E" Building is the extra story and the plethora of windows. Constructed of brick in three stories, the building has two public elevations that face Desmet Avenue and Ruby Street. The north elevation faces the alley. The west wall adjoins a concrete block addition constructed in 1957.

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 5

The narrow facade has two large glass storefront windows with a single oversize entry between them at the first floor. Above that, each story is symmetrically arranged with a bank of six windows with segmentally arched heads. A wide stripe of dark red paint is located below each window band. When the structure was used as a paint factory, this was the background for a large painted sign. The upper band read "J & D PAINT FACTORY" and the lower "SALESROOM 719-715 1ST AVE." This information was duplicated in a similar fashion in the southern portion of the east exterior wall. Fenestration on the east elevation is also arranged in bands with eight windows per story. These are spaced much farther apart than those on the facade. Of the two original entry doors on this wall, only one remains: the more northerly doorway being obscured by a modern and larger entry.

Across the back at the alley, fenestration arrangement echoes that of the facade, but two smaller double-hung windows replace the larger storefront windows. There are six windows on the upper floors. As in the front, an oversize entry is centered on the first floor. All windows excepting the storefronts are double-hung wood sash of two-over-two lights design. The red brick structure rests on a stone foundation with cut-outs for daylight basement windows. The most distinguishing architectural detail is the corbelled parapet that is similar to that on the nearby two-story building. In this case, it wraps around the south and east elevation. As evidenced by an historic photograph, the facade's concrete loading dock replaces an earlier wooden structure. The roof is gently sloping.

The building's interior is mostly devoid of interior walls, making for a spacious setting. Floors are constructed of wood, and the structure contains an interior stairway and an operating freight elevator. The latter is belt driven, one of only two such engineered lifts remaining in Spokane. In the basement, the floor surface is concrete. Spilt paint on all floors testifies to the building's original function. Excepting for some bricked-in window openings, the modern entry on the east elevation, and a replacement front entry door, the building is intact and conveys an historic appearance. Overall integrity is excellent.

Market Equipment Company Office and Warehouse (1946)

Constructed in 1946, this reddish and brown brick warehouse is the youngest contributing property to the Desmet Avenue Warehouse Historic District. The structure is rectangular in shape with two stories and a full basement. The foundation is basalt which indicates that it predates the brick edifice above. Built as an addition to the adjacent concrete warehouse, the

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 6

building design is distinctly modern as compared to other nearby brick warehouses. The structure's lines are clean with no exterior ornamentation.

Those elevations which face the public street of this corner property are the most "finished." The first floor of the west and south walls contains numerous banks of large industrial-looking wood sash windows with multiple fixed glass panes. So configured, these windows consume much of the first-story exterior wall space. Individual windows are separated by narrow bands of brick. The most easterly window mass on the south wall also contains a large oversize door. On the second story of this elevation, windows are shorter but also duplicate the width and symmetry of those located below. Fenestration on the west elevation is similarly arranged, but this first floor wall also contains three large oversize doors and two of human scale. Two overhead doors and one smaller entry presently replace three original window banks. Concrete loading docks extend the length of each elevation. A large metal awning stretches above the loading dock on the west elevation.

The alley-facing north elevation contains a bank of windows on each floor that are sized the same as those on the second story of the other exterior walls. These are similarly massed like other window groupings. A new concrete loading dock and oversize door are located in the northeast corner of the warehouse. The structure's roof is gently sloping and not visible behind the plain brick parapet. It is noted that each of the two stories is constructed of differing colors of brick. At this time, it is unclear if this represents a conscious design element, a good buy at the brickyard, or separate building phases. Between the two stories, brick colors and surfaces are different, however.

Portions of the first story in the northwest corner of the structure have been redesigned for modern office space, but the rest of the first floor is mostly unobscured. The second story is open. A staircase reaches to the basement and top floor. The structure has no freight elevator, as it once shared the one in the adjacent concrete building. Large metal doors at the east side of all floors identify the elevator's exact location. It is noteworthy that since both buildings had the same original owner, there is no brick wall on the east side of the building. The building only has three exterior walls. Standing on the second floor and looking east, one views the once exterior surface of the concrete wall to the adjoining 1915 building.

The basement floor is concrete, all other floors being wood. Ceiling height on both stories is extremely generous. In particular, the second story appears voluminous, mostly due to the total

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 7

lack of interior partitions. Exterior integrity is good, as is the building's overall condition. The structure appears modern, but does meet the minimum NRHP age guideline.

W.P. Fuller & Company Paint Warehouse (1915, 1938-39)

Two distinct building phases combine in the concrete structure known as the W.P. Fuller & Company Paint Warehouse, a four-story building constructed in 1915 and a one-story addition completed in 1939. Both portions are made of reinforced concrete. Of the two, the four-story warehouse is the more impressive, its facade covered with large banks of multi-pane steel sash windows. The modernistic and industrial approach to fenestration visible in the adjacent brick warehouse is also apparent here, although it dates to a much earlier period. Exterior ornamentation is reduced to a few geometric motifs across the structure's concrete parapet. As with other warehouses in the immediate area, this rectangular property occupies its entire lot and sports a concrete loading dock on its facade.

Although its exterior building material is unique as compared to the nearby brick warehouses, it shares with these a utilitarian function, design of interior space, scale, and sense of industry. This structure is distinguished by its progressive industrial design, featuring concrete construction and massing of steel sash windows. The W.P. Fuller & Company Warehouse is presently listed in the NRHP. Further description of its physical properties can be found in Emerson (1995). The warehouse's physical integrity is excellent.

Peerless-Sunpuft Inc. Office and Warehouse (1925, 1933)

This structure is a one-story brick warehouse with full basement built in 1925. It is roughly rectangular in shape, with its exterior elevations configured in a variety of geometric forms. Overall, the building is asymmetric. This appears to be by design and may relate to the building's early use for beverage manufacturing.

Another corner property, the warehouse's more formal elevations face two streets. Unfortunately, a concrete and metal-covered loading area obscures much of the east elevation, the long axis of the warehouse. A narrower loading platform occupied this area in 1936 and was later enclosed in 1947. The condition of the not clearly visible east exterior wall is good. Its fenestration of multi-pane steel sash windows has been retained. The parapet of the east wall has two areas that are stepped, both having the appearance of a pavilion. This design element is also visible on the northeast end of the north exterior wall. A belt course of brick is located above the first floor windows on the east wall. Window shape and size are different in the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 7 Page: 8

southeast corner of this elevation, where two vertically aligned steel sash windows are separated in recessed brick sections.

Another shed-like addition with an oversize entry door, additional steel sash windows, and a wooden loading dock is located on the south side of the structure. This enclosed loading dock appears as an enlarged modern structure that replaced a 1936-vintage wooden and open loading platform. The north elevation faces the alley and is unremarkable excepting the previously mentioned northeast corner. A once extant 150 barrel water tank is now removed from above the northern elevation. Foundations are both stone and concrete, and the basement floor is concrete. As no roof line is visible, it is assumed to be flat.

Interior space in the warehouse has been somewhat partitioned, the result of a 1930s interior alteration of the original design. These changes have made some rooms smaller but have not overly compromised the original interior space. The exterior form of this warehouse is difficult to see due to the two shed-roofed loading dock areas that have been added to exterior elevations. However, both loading docks have pre-1948 antecedents. Roofed loading docks presently extant appear as enlarged and updated architectural renditions of those predecessors. Overall, integrity remains good, this process being additive rather than subtractive. Presently obscured exterior wall surfaces are intact.

Non-Contributing Buildings:

Burgan's Furniture "E" Building Warehouse Addition (1957)

Constructed in 1957, this concrete and concrete block-constructed warehouse is an addition to the Burgan's Furniture Building "E" Warehouse. It is rectangular in form and was built for additional glass storage. Windows are confined to banks of multi-pane steel sash on the north and south elevations. The south-facing facade is dominated by steel sash windows, a large oversize freight door, and a substantial steel derrick. Overhead parking doors and steel sash windows punctuate the rear alley elevation. The building's roof is flat.

Although this structure represents building techniques of the middle twentieth century and a probable evolutionary step in commercial construction practices, it is considered as non-contributing to the Desmet Avenue Warehouse Historic District. This evaluation is based primarily on the structure's present age. The structure is less than 50 years old and is generally undistinguished.

APR 03 1997

Archaeology and
Historic PreservationUnited States Department of the Interior
National Park Service**National Register of Historic Places
Continuation Sheet**Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington**Section number: 8 Page: 9****8. Statement of Significance:****Narrative Statement of Significance****General Statement**

The Desmet Avenue Warehouse Historic District is located slightly north of the Spokane River and the commercial downtown of Spokane, Washington. Situated in the south halves of city Blocks 7 and 8 of the Sinto Addition, the district is comprised of six commercial buildings with a long tenure of warehousing and manufacturing associations. Choice of this locale for such buildings was based on the availability of land and proximity to nearby railroad transport. Construction of a majority of these structures occurred between 1904 and 1915, and roughly coincided with the most productive period of building activity in Spokane, prior to 1933 (White 1933:105). While singly configured as one or multi-storied buildings, this ensemble of warehouses represents one of the largest and most cohesive groupings of such structures remaining on Spokane's north side.

Characterized by brick or concrete construction, contributing buildings in the Desmet Avenue Warehouse Historic District present, individually and as a group, a consistency of use which spans from the early twentieth century to the present. As such, they are significant as an historic-era commercial-industrial streetscape with few modern intrusions. Nomination of the district to the National Register of Historic Places (NRHP) is under criteria A and C. Constituents of the district participated in Spokane's industrial development and, when considered together, represent a physical chronology of national trends in commercial architectural design during the late nineteenth and early twentieth centuries. Designed and built by a variety of architects and builders between the years 1904 and 1946, all contributing structures meet the minimum age requirement for consideration of eligibility to the NRHP.

Historic Context

The Sinto Addition plat to Spokane Falls, Washington Territory, was registered 3 August 1887 by the addition's developer and founder of Gonzaga College (present-day Gonzaga University), Rev. Joseph M. Cataldo, S.J. That construction in this area of the city was initially slow is indicated by several pre-1900 Spokane maps. Compared to areas of the townsite to the south of the Spokane River, north side development was remarkably meager. Only limited numbers of structures were built by 1902 in Blocks 7 and 8, as illustrated on a turn-of-the-century fire insurance map.

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 10

At that time, property development on lands in the Desmet Avenue Warehouse Historic District was limited to Block 7, Lots 10, 11, and 12, where the lumberyard and office of the Shield's Lumber Company were situated (Sanborn Map Company 1902:301). It is of note that, although Victoria Street (renamed as the northern extension of Division Street) was to become a major traffic corridor, even at this early date business interests on Desmet Avenue were orienting their operations to face toward the south. The Shield's Lumber Company assemblage of structures, situated at the corner property later occupied by the Parlin & Orendorff Company and A.E. Powell agricultural implement dealerships, clearly is oriented to Desmet Avenue and the nearby trackage of the Oregon Railroad & Navigation Company (OR&N), rather than toward Division Street. Additional 1902 improvements in the area included sheds, some few dwellings, and a single store on the north halves of Blocks 7 and 8, but beyond the area of warehouse district construction.

Although development on the eastern portion of Desmet Avenue started slowly, commercial and industrial opportunities were wide open in Spokane ca. 1900. As boosteristically proclaimed by one of the many regionally important railroad companies:

There are already in Spokane hundreds of manufacturing establishments, and with the continued and rapid growth of the city, there is room for hundreds more. Electric power is available for an almost unlimited number of establishments, and it can be cheaply and easily transferred, any number of sites, near side tracks, etc., are to be had. . . . Among the lines already represented are woolen, flour and lumber mills, breweries, machine shops, cracker factories, tent factories, pickle factories, bottling works, pottery works, broom factories, mattress factories, foundries and iron works, brick yards, stone and marble works, shingle mills, furniture factory, sash and door factories, tanneries, etc. [Great Northern Railway 1900:31].

Clearly, economic development in Spokane was well underway by the turn-of-the-century, the city having recovered from the crippling blows of the Great Spokane Fire (1889) and the economic downturns of the 1890s. Steady growth in the city's physical stature was reflected in sales of building permits. During the first half of 1902, 1903, and 1904 respectively, they amounted to \$758,731, \$1,265,550, and \$2,438,360 (*Spokesman-Review* 1904a:1). In the language of the day, the city was "a-hum with hammering," projects under construction including dwellings, stores, and office buildings, as well as a Masonic Temple and Carnegie Library (*Spokesman-Review* 1904a:1).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 11

Enthusiasm remained high through 1907 as Spokane settled into its role as a major urban center, an optimism based partially on the expectation that the Interstate Commerce Commission (ICC) would correct the railroad freight rate discrimination which had long plagued Spokane. In effect, coastal cities like Tacoma and Portland were charged lower rates to ship on regional railways, which meant they could sell goods and products cheaper in the Inland Empire than could Spokane merchants (Kensel 1962:191, 192). Local business interests considered the discrepancy outrageously unfair, but Spokane continued to prosper nevertheless. As Spokane assumed leadership as the Inland Empire's banking and railway transportation center, it indeed appeared as proclaimed in 1907, "All Roads Lead To Spokane, The Power City" (*The Coast* 1907:cover).

Residential, commercial, and municipal construction boomed, and so too did that of manufacturers. The city's "limitless" potential for manufacturing was attractively described as follows in 1907 to potential financial backers:

Spokane has far more than cheap factory sites and loyal spirit to offer investors who wish to place their capital in industrial enterprises. She points to the fact that she has been ordained by nature and by railroad builders to ever remain the metropolis of the great Inland Empire, with no rival within a radius of 400 miles. She is the focus of the commerce of this great domain which is yet in the infancy of development - a domain that contains the greatest wheat land in the world, the greatest fruit land on the continent, the greatest pine belt in existence, and an almost unlimited mineral area of demonstrated richness. With its thousands of acres of raw land, much of which is still open to homestead entry, the "Spokane country" is destined to be the habitat of enough consumers to support ten times the number of factories she now possesses - to provide a market that has no equal west of Chicago [Gaston 1907:326].

Insights into the architectural development of Spokane were vocalized by White (1933), who highlighted the period of 1905 to 1915. Especially, "the five years from 1905 to 1910 inclusive was the most productive in building activity at least in the city's history" (White 1933:105). Within this eleven year period, 1909 was:

the largest year for construction work for in that year many large commercial buildings not only were erected, but a large number of industrial plants as well. Flour mills, lumber mills, and factories of every description sprung up to fill a big need for a grow-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 12

ing population of the city which in 1910 had passed the 100,000 mark [White 1933:105, 106].

While much of this commercial-industrial construction was occurring closer to the tracks of the Northern Pacific and Great Northern railways to the south of the Spokane River, manufacturing inroads were made in north Spokane, as well. In particular, factories were going up near north Monroe Street, along the Spokane River, and in proximity to rails belonging to the OR&N and the Spokane International Railway. By 1910, commercial-industrial structures were well established along Desmet Street, as indicated by the Sanborn Map Company (1910:323).

By that date, those lots previously occupied by the Shield's Lumber Company in Block 7 contained two brick warehouses. The Parlin & Orendorff Company distributorship was situated on Lot 12 in the building presently known as Burgan's Furniture Warehouse #1. A second agricultural implement dealership belonging to A.E. Powell was located in the adjacent brick warehouse in Lot 11 (presently identified as Burgan's Furniture Warehouse #2). One additional commercial-industrial structure was located in Lot 7 at the corner of Desmet and Ruby avenues. Historically known as the Jones & Dillingham paint factory, the brick building is now identified as the Burgan's Furniture "E" Building Warehouse.

In Block 8 of the Sinto Addition, commercial ventures included the Shaw-Wells Company agricultural implement warehouse on the present location of the Market Equipment Company Office and Warehouse (Lots 11, 12), and the Kalispell Flour Mill warehouse on the site of today's Peerless-Sunpuft Inc. Office and Warehouse (Lots 7, 8). A railroad siding is illustrated as departing from the OR&N tracks and running adjacent to the southern facades of all of the aforementioned Desmet Avenue warehouses by 1910 (Sanborn Map Company 1910:323). Each building had an elevated platform or loading dock to facilitate easy movement of goods and materials between boxcar and warehouse.

The area's second phase of warehouse construction occurred sporadically from 1915 to 1946, all new construction confined to Block 8. Beginning with erection of the first W.P. Fuller & Company Warehouse (1915) and its associated concrete addition (1939) in Lots 9 and 10, future block construction included the Imperial Beverage Co.'s warehouse in Lots 7 and 8 (1925), and a second addition (1946) to the pre-existing W.P. Fuller & Company complex. This last warehouse for the W.P. Fuller & Company was constructed of brick and is the structure presently occupied by the Market Equipment Company. The beverage company's plant would

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 13

have a succession of owners before occupation by the Peerless-Sunpuft Inc. A more comprehensive building and corporate history for businesses which were located in the Desmet Avenue Warehouse Historic District now follows by current property name.

Burgan's Furniture Warehouse #1

Constructed as a three-story brick warehouse in 1905 for Anton E. Bergum, manager of the Spokane Wood & Coal Company, the structure was apparently built as income-producing property. Cost of the finished structure was estimated at \$16,000 (*Spokane Chronicle* 1905a:5). Prior to building completion, the structure was leased to the Parlin & Orendorff Company of Canton Illinois (*Spokesman-Review* 1905:8). As reported on that day, Robert L. Hals was Bergum's architect. Survey of the Spokane city directories indicates that Howard Hals was the only Spokane architect with that surname, at the time (R.L. Polk & Co. 1905:93). Howard Hals was a partner in the firm of Galbraith & Hals in 1905, but later operated independently (R.L. Polk & Co. 1906:364). By 1908, there was no city listing for any architect named Hals. It appears that the newspaper reporter may have been in error, but that is by no means certain.

The Parlin & Orendorff Company was a manufacturer of farm implements and wagons which developed distribution warehouses along railroad lines throughout the Trans-Mississippian West. Besides the Spokane operation, the company constructed a \$35,000 warehouse in Pasco during 1911 (*Spokesman-Review* 1911:7). As illustrated in a company sales catalog, the Parlin & Orendorff Company specialized in fabrication of a variety of plows, cultivators, potato diggers, corn drills and planters, and harrows (Parlin & Orendorff Company 1898). From its Canton home base that claimed it was the oldest permanently established plow factory in America, the company shipped these products and a wide variety of wagons to the Midwest, Lake States, Rocky Mountain States, Pacific Northwest, and northern California.

Soon after Parlin & Orendorff Company took possession of the new building, the structure was damaged by a fire which started across Division Street at the Lamb Lumber Company. Fire consumed the whole city block on 17 August 1906, and heat from the fire was intense enough to burn all the awnings on the Parlin & Orendorff Company warehouse on the east side of Division. Heat and water from the fire hoses shattered all the windows on the building's west elevation. In addition, "on the first floor of the building was a line of carriages, buggies, surreys and milk and delivery wagons. Every one of these wagons was blistered by the heat until the paint peeled off" (*Spokesman-Review* 1906:7). Parlin & Orendorff Company operated at the Desmet Avenue address through 1910. Anton Bergum was apparently still the building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 14

owner in May 1911, as he paid the assessment for new sidewalk construction in that month (City of Spokane n.d.:n.p.).

During the years 1911 and 1912, Parlin & Orendorff Company's place of business is listed at East 7 Desmet in city directories, the address of the adjoining two-story brick warehouse to the east. By 1915, they were back at the corner of Desmet Avenue and Division Street, where they apparently stayed until 1919. The last date marked its final appearance in Spokane city directories. After 1915 the company may have shared occupancy of the three-story warehouse with new building owners, the Northwestern General Trading Company.

Incorporated in Washington for the "purpose of establishing an immense Direct-Wholesale house, owned managed, and operated by the people and in their interest" the Northwestern General Trading Company's Directors purchased the three-story warehouse on 19 October 1911 (Northwestern General Trading Company 1912:1, 3). At the time of sale, the property was valued at \$55,000. As noted in a promotional brochure:

The Company is located at Division Street and DeSmet Avenue Spokane, Washington, in its own building, on its own grounds.

The building is reached from any point on Riverside Avenue by Lidgerwood, Astor or Division Street cars. One may walk from the corner of Riverside and Howard to our place in twenty minutes.

The Company's property is in the heart of the wholesale district of Spokane, on a railroad spur, and is easily accessible to all the railroad freight depots in the city.

Interiorly the structure is arranged exactly to suit our purposes, with high ceilings, open floors, good ventilation and lighting [Northwestern General Trading Company 1912:1].

The Northwestern General Trading Company was a "jobbing house" that bought in bulk from manufacturers and sold at wholesale prices. Cost-conscious Spokane residents could participate in the business by purchasing shares in the company, an opportunity which was widely advertised. Stock sold for \$75 per share with a five share maximum (Northwestern General Trading Company 1912:2, 7). Goods for sale varied from agricultural produce to just about everything that hardware, general, clothing, farm implement, furniture and jewelry stores might

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 15

offer. The operation appears as an early version of the membership store, where "members only" could avail themselves of reduced prices. Non-members could also make purchases, but only at the retail equivalent. The company flourished at this address for about eight years, as its last city directory listing was also 1919.

By 1921, E.S. Burgan & Son, Inc. were occupying a multi-storied department store in Block 7, Lots 1 and 2, located immediately north of the three-story warehouse. Incorporated on 7 June 1916, the company planned to "carry on and engage in wholesale and retail mercantile business both by direct sales and mail order, and to buy and sell and furnish any and all articles of personal property of any kind of nature" (E.S. Burgan & Son, Inc. 1916:2). E.S. Burgan & Son, Inc. would ultimately purchase the warehouse previously occupied by the Parlin & Orendorff and the Northwestern General Trading companies, and employ it as a freight warehouse for department store stock. The building is similarly utilized today by Burgan's Furniture, the present-day descendent of the earlier corporation.

Burgan's Furniture Warehouse #2

This structure appears as the first brick warehouse built in Block 7 of the Sinto Addition. Configured as a two-story warehouse with full basement, the structure was erected in 1904 as documented by city and Spokane County records (City of Spokane 1904; Spokane County n.d.). The architect and builder of the warehouse are presently unknown. W.B. Forster, who requested the hook-up to the water main, appears as the original building owner. Parlin & Orendorff Company located its farm implement dealership here prior to the completion in 1905 of the previously described larger warehouse one lot west (*Spokesman-Review* 1905:8).

A tenant by the name of A.E. Powell was next, selling agricultural implements here in 1905: a business whose termination date is unclear. The city directory of 1907 contains the last listing for A.E. Powell at the Desmet Avenue address, while occupancy to 1910 is illustrated by the Sanborn Map Company (1910:323). Another farm machinery dealer, G.D. Parker, briefly occupied the building in 1908, according to that year's city directory. No businesses appear affiliated with the building in 1909.

W.B. Forster must have retained ownership of the structure as he paid a sidewalk assessment in 1911 and requested the building's sewer connection in 1914 (City of Spokane n.d., 1914). In 1910, the structure was associated with W.B. Forster storage and alternately assigned to F.A. Graham for hay and grain. As a partnership, hay and grain vendors Forster & Graham would

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 16

move their business to the 2nd Street and Jefferson intersection and then Wall Street for the period from 1911 to 1915.

E.S. Burgan & Son, Inc. have an early association with the building as that firm requested a water main "retap" for the building on 29 March 1920; a request initiated by the property owner (City of Spokane 1920). By 1922, the Simmons Company was occupying the Desmet Avenue address. The Simmons Company is best known as purveyors of beds and mattresses, but by 1925, they were also offering a full line of bedroom furniture (The Simmons Company 1925a, 1925b). Tenancy by the Simmons Company continued until about 1968. As with the adjoining warehouse, this space too would eventually be taken over by the Burgan's business for its own warehousing needs, a function it presently employs.

Burgan's Furniture "E" Building Warehouse

The three-story brick structure in the southeast corner of Block 7, Lot 7 is the Jones & Dillingham paint factory, built in 1907. The building's architect is presently unknown, but E.J. Cheatham was employed as the building contractor (*Spokesman-Review* 1907:17). A water main hook-up permit for the new building was granted on 10 August 1907 (City of Spokane 1907). Described as a warehouse and factory in 1910 (Sanborn Map Company 1910:323), the new building superseded the four-story addition that the company had constructed as a paint factory at the rear of its First Avenue salesroom and office in 1904 (*Spokesman-Review* 1904b:7). The start of the Jones & Dillingham business is identified as 1889 (Hyslop 1983:161; *Spokane Chronicle* 1921:12) with incorporation completed on 16 January 1904. Listed as an "important firm" in 1900, the business sold "paints, oils and color-grinders, painters' supplies and glass, wholesale and retail" (Edwards 1900:114).

As set forth in the Articles of Incorporation, the corporation established by partners Charles H. Jones and Ralph C. Dillingham proposed to:

to buy, sell and deal in generally, at wholesale and retail, in the City of Spokane and any such other places as this corporation shall deem advisable, paints, oils, glass, mirrors, sashes and doors and painters supplies of every kind and description;

To manufacture paints, oils, art glass, mirrors, sashes and doors and all articles which it may see fit to manufacture in conducting such wholesale and retail paint, oil and glass business;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 17

To bevel plate glass and to do every act and thing customary to be done in connection therewith [Jones & Dillingham 1904:1].

Construction of the new factory was no doubt predicated on the building boom which occurred in Spokane after 1900 and before American involvement in World War I. A 1908 advertisement in a regional architectural journal proclaimed the new factory to be "The Only Complete Paint Plant between St. Paul and the coast" and that "Architects will make no mistake in specifying 'J. & D.' Creosote Shingle Stains---they are deservedly the most popular stains sold in the Northwest" (Jones & Dillingham 1908a:XXI). The company's line of creosote stains was important enough to warrant their own promotional brochure, one that featured photographs of large residences by prominent Spokane architects that were all finished with these products (Jones & Dillingham 1908b). A separate pamphlet detailed the excellence of "J & D Liquid Paint," produced at Spokane and Lewiston, Idaho (Jones & Dillingham 1910).

The *Spokane Chronicle* published a lengthy account of the new factory's operation in 1921, detailing paint production methods that required in excess of 50 workers:

Approximately 170,000 gallons of linseed oil and turpentine are used annually by the company in the manufacture of paint.

The manufacturing process begins on the top floor of the factory, where are located eight large mixing tanks in which is placed the necessary raw materials such as white lead, zinc and linseed oil. These are thoroughly mixed by a series of revolving blades. The material is then transferred to the floor below where it is ground to the last degree of fineness by water-cooled French Burr mills. This process thoroughly incorporates the oil with the pigments. Following this process the mixture is placed in other tanks and there tinted to the proper color and placed in cans. The sealing or reaming machine will seal 900 cans an hour. The power for the whole plant is furnished by a 75-horsepower motor [*Spokane Chronicle* 1921:12].

According to Hyslop (1983:161), Jones & Dillingham gradually sold out to the General Paint Corporation between 1933 and 1943. General Paint Corporation must also have utilized the Desmet Avenue structure, as a painted sign on the rear of the structure proclaims "Spokane Factory General Paint Formulation." The building was vacant in 1955 but occupied in 1956 by the Empire Glass Company. The latter would maintain operations at this location through 1978.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 18

At present, space in the historic paint factory is engaged as an additional warehouse for Burgan's Furniture.

Market Equipment Company Office and Warehouse

This plain, but handsome, two-story brick structure is the third and final W.P. Fuller & Company warehouse to be built in Block 8 of the Sinto Addition. Designed by the Spokane firm of Whitehouse & Price, the structure was erected by building contractor W.G. Meyers and general contractors Busboom & Rauh in 1946 (*Spokesman-Review* 1946:1). Whitehouse & Price are perhaps best known locally as the designers of the ornamental Cathedral of St. John the Evangelist; however, they were also prolific residential and commercial architects throughout the Pacific Northwest. Intended use of the new warehouse was for expansion of W.P. Fuller & Company's paint and associated products:

The basement will be storage for paints and glass, the ground floor utilized for the manufacture of mill work. The top floor will be used for storage of doors and windows. The remainder of the company's warehouses will be utilized for wholesale distribution of paints, roofing, wall paper and home building materials. Total of warehouse space will be 99,000 square feet, an increase of 40 per cent [*Spokesman-Review* 1946:1].

Although it is clear that W.G. Meyers' company put up the brick exterior walls, the 1946 construction sequence is somewhat cloudy. Meyers applied for a building permit on 22 March 1946 to "Put on second story on part of building" (City of Spokane 1946a). Work performance is described as an addition for use as a warehouse, built at a cost of \$30,000. However, the building presently residing at this location has two stories. This 1946 structure was indeed an addition to W.P. Fuller & Company's four-story concrete adjoining warehouse, but the building permit seems to indicate that some sort of structure was already present on which to install a "second story."

Surveillance of the basement of the present structure indicates that the brick warehouse is built on a substantial basalt rock foundation, not at all a typical foundation material in 1946. This is especially so, as W.P. Fuller & Company had previously been at the forefront of early twentieth-century commercial construction with the choice of reinforced concrete for its adjacent warehouse in 1915 and its addition in 1939. It appears that the Whitehouse & Price-designed warehouse is situated upon the pre-existing stone foundation of the Shaw-Wells Company agricultural implement dealership.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 19

As documented in Spokane city directories, the Shaw-Wells Company occupied the corner of Desmet Avenue and Ruby Street from 1903-1907, although the Sanborn Map Company (1910:323) illustrates a building assigned to them at this location in 1910. The Sanborn Map Company schematic drawing of this building matches illustrations of a building that figures prominently in Shaw-Wells Company newspaper advertisements, ca. 1905. In these illustrations, it is clear that the rectangular building rested on a massive foundation. The structure was distinctive by its generous fenestration, hip roof, and large rectangular belvedere which crowned its roof top. Additional Shaw-Wells Company warehouse features included an adjacent railroad siding and elevated platform to access railroad cars.

By 1912, the Shaw-Wells building was occupied by the Northwestern General Trading Company. Evidence of this is provided by a sewer permit obtained by these "owners" (City of Spokane 1912b) and promotional brochure photographs of the company's Vehicle Department - "Views show first car of Vehicles and employees unloading the first two cars of Farm Machinery" and Farm Machinery and Implements - "These departments occupy leased quarters one block east as our building has no space for them" (Northwestern General Trading Company 1912:31). Even in these small photographs, the distinctive fenestration of the Shaw-Wells Company building is clearly visible. In the 1930s and early 1940s, this building was occupied by a succession of tin and sheetmetal shops.

The 1946 construction also included installation of a 132-foot metal awning on the west elevation of the structure, described at the time as a "marquise" or marquee (City of Spokane 1946a). Because this metal structure overhung Ruby Street, construction permission was needed from the Spokane City Council. As reported in the minutes of the 24 April 1946 meeting, a motion was granted for erection of the marquee (City of Spokane 1946b:1340). Sewer inspection of the new warehouse occurred 18 June 1946 (City of Spokane 1946c).

Spokane city directories list the Smyth Van & Storage Company Inc. as the building tenant in 1960. These agents of the North American Van Lines Inc. "provided moving, storage, packing and crating services" and are perhaps best remembered for a popular advertising jingle that featured the phrase, "Smyth the Smoother Mover" (R.L. Polk & Co. 1960:774). For a time, it appears that the building may have also housed a mahogany furniture company. The building is presently occupied by the Market Equipment Company and utilized as office, warehouse, and repair shop for commercial refrigeration equipment.

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 20

W.P. Fuller & Company Paint Warehouse

Constructed in 1915 as a four-story concrete warehouse for paint manufacturers and distributors W.P. Fuller & Company, the building was designed by S.H. Knight (City of Spokane 1915). Based on a survey of city directories, Knight was not a Spokane-based architect. A concrete one-story addition to the structure was started in 1938 by builder G.W. Meyers (City of Spokane 1938), who later built the adjacent brick warehouse to the west. Most recently, the W.P. Fuller & Company warehouse was thoroughly documented by Emerson (1995) and is currently on the NRHP. Considered as a single building, these concrete structures housed paint and other products offered to Spokane-area wholesalers by the company.

W.P. Fuller & Company is best known for paint supplies, but that was by no means its only line of wares. Besides paint, varnishes, oils, brushes, and sundry painters' supplies, the company also sold window glass, mirrors, art glass, and store fronts (W.P. Fuller & Company 1924). Additional company products included a vast array of wood sash, doors, moldings, frames, and other types of millwork (W.P. Fuller & Company 1920:3). All of these goods were distributed from its Spokane operation, the success of which necessitated the aforementioned expansion. W.P. Fuller & Company occupied this building until sale in the 1960s during the merger of W.P. Fuller & Company and the O'Brien Corporation. More contemporaneous tenants included the wholesale business of the Cascade Seed Company. For a more exhaustive discussion of this property, the reader is directed to Emerson (1995). Presently unoccupied, adaptive reuse of the structure is planned in the near future.

Peerless-Sunpuft Inc. Office and Warehouse

The existing two-story brick warehouse and factory building at this location (Lots 7 and 8) was constructed in 1925 by Spokane contractor J.J. Cox for the Pioneer Warehouse Company (City of Spokane 1925a). In July of 1925, the Imperial Beverage Co. applied for water service to the structure (City of Spokane 1925b). Incorporation of the beverage company occurred on 29 December 1915, for the purpose:

to buy, sell, lease or otherwise acquire bottling works, ice and refrigerating plants and all real, personal or mixed property necessary or proper to conduct and maintain the same; and to conduct a general bottling business in the City of Spokane, the State of Washington and elsewhere; and to manufacture, bottle and sell pure waters, carbonated soda and mineral waters, ginger ale, sarsaparilla and all other non-alcoholic beverages;

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Archaeology
Historic Preservation

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 21

and generally to do all things necessary and proper for the acquisition, maintenance and operation thereof [Imperial Beverage Co. 1915:1].

As the prohibition initiative became effective in Washington State during January 1916 (when the state did, in fact, go dry, prior to the onset of national prohibition in 1920), the 1915 incorporation of the Imperial Beverage Co. seems not coincidental. After moving from Broadway Street, the company is listed as a building tenant in 1926, where it was bottling fruit beverages, syrups, mineral water, and "highest grade ginger ale" (R.L. Polk & Co. 1926:403). Since the state was in the midst of national prohibition by this time, production of these refreshments was no doubt profitable. The end of the prohibition in 1933 signaled the return of stronger beverages and, not surprisingly, the last year of Imperial Beverage Co. production at North 1107 Pearl Street.

That same year, a tenancy of brewery ownership of the building began, lead by the Goetz Breweries Inc. Apparently the interior layout which met the production needs of a fruit beverage bottler was insufficient for the needs of a brewery, as Goetz Breweries Inc. hired Spokane architect Henry C. Bertelson to redesign the interior space in 1933. Bertelson had become the heir apparent to the architectural firm of Cutter & Malmgren after Karl Malmgren and Kirtland Cutter both departed for other venues in 1917 and 1923, respectively (Nolan 1987:Entry 14). Working with Spokane building contractors Auld & Shinn, Bertelson reworked the structure's interior as an "alteration" (City of Spokane 1933).

Two sets of architectural drawings which appear as relating to the Bertelson remodel are in the possession of present property owner, Gustav P. Harras. One group contains three unsigned pencil drawings designated as the "Goetz Warehouse" and seems to document an on-site architect's visit, prior to the redesign. The second set is blueprints, dated 25 April 1936 and signed by Bertelson. These illustrate an elaboration of the pencil drawings and show the interior space further subdivided into a number of smaller rooms. The changes are not extensive and, as described on each blueprint sheet, certify "that this is a correct drawing showing the premises of the Goetz Breweries Inc. at Spokane, Wash." (Bertelson 1936:Sheets 1, 3, and 7). Construction cost of the interior remodel was estimated at \$10,000 (City of Spokane 1933).

Sheet 3 of the 1936 Bertelson blueprints delineates a covered loading shed with sliding doors on the building's north elevation. This seemingly modern covered addition appears to have some antiquity. One sliding door is now replaced with an overhead metal door. This same drawing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 22

also illustrates a ca. 60-foot-long loading platform along the building facade. As of April 1936, this platform was not enclosed by roof or walls (Bertelson 1936:Sheet 3).

In 1937, Goetz Breweries Inc. was acquired by Spokane Breweries Inc., who, in 1938, closed the Pearl Street plant (Meier and Meier 1991:110). The new owner continued to produce "Goetz Beer" in its nearby larger facility on Broadway Street (Meier and Meier 1991:110). Spokane Breweries Inc. became part of Sicks' Spokane Brewery, Inc. in 1944. A building permit dated 28 November 1947 indicates that a frame addition was made to one of the building's loading docks. Valued at \$400 (City of Spokane 1947), it appears that this enclosure may have been to the long platform on the facade. This explanation seems plausible since the aforementioned loading shed on the alley was apparently enclosed as of 1936, and \$400 seems like an excessive amount in "1947 dollars" to enclose the smaller loading dock on the south elevation. If this evaluation is correct, then enclosed loading docks have obscured the building's facade for almost 50 years.

Utilization of the Pearl Street plant during the period from 1938 to 1947 is otherwise unknown; however, on 2 January 1948, ownership of the building was transferred by cash sale to Gustav P. Harras. It is noted that the warranty deed stipulated "that no part or portion of the said property shall for a period of thirty years from date hereof be occupied, sold or used by said purchaser, his executors, administrators, heirs or assigns for the manufacture, sales, storage or distribution of beer or malt beverages" (Spokane County 1948).

Since the 1948 property sale, the structure has been occupied under a variety of arrangements by various candy, nut, and popcorn wholesalers. At times, even margarine distributors and at least one auto freight business have also shared interior space in the building. The longest tenure was by the Peerless Popcorn & Nut Company, the descendant of which is the current building occupant, Peerless-Sunpuft Inc. Throughout its 71-year existence the structure's ongoing function has remained as a warehouse or beverage factory.

Although not associated with the existing warehouse at North 1107 Pearl Street, a brief mention should be made concerning another building that occupied a portion of this property prior to 1925. Between 1905 and 1910, the Kalispell Flour Company maintained a warehouse on Lot 7. Illustrated by the Sanborn Map Company, a three-story brick building completely covered the lot (Sanborn Map Company 1910:323). The Kalispell Flour Company manufactured wheat flour and acted as wholesaler of cereals, hay, grain, and feed. Although no longer listed at this

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 23

address in the city directory for 1911, the limited presence of yet another pre-existing warehouse in the Desmet Avenue Warehouse Historic District would seem to further strengthen the area's warehouse association. Demolition of the flour mill warehouse apparently predated the 1925 construction by J.J. Cox.

In addition, a building containing the previously mentioned Shaw-Wells Company should also be considered in this regard. Domicile to a variety of warehousing and manufacturing businesses over a 37-year-plus length of time, the structure's foundation continues to have significance as a recycled component in the Market Equipment Company Office and Warehouse. Beginning in 1904 and extending to the present, historic warehouses located in the southern lots of Block 7 and 8, Sinto Addition to Spokane, Washington have served a long and constant tenure of industrial and commercial function.

Significant Persons

Spokane real estate developer Walker L. Bean is probably the single most important individual associated with the Sinto Addition. As noted by Emerson (1995:Section 8:4), Bean sold a number of lots for warehouse construction sites in his role as the "pioneer in the North side warehouse section." The success of warehouse development on Desmet Avenue was directly related to the transportation access provided by Bean's financing of a switch for a railroad siding (*Spokesman-Review* 1914:6). Switch construction may have occurred as early as 1905 (*Spokane Chronicle* 1905b:3).

A railroad siding was laid out between Division Street and just east of Pearl Street where the line departed from the Oregon Railroad & Navigation Company's tracks (Ogle 1912:43). Switch installation guaranteed railroad access for not only the OR&N but for other railroads in the Union Pacific system, the Spokane International, and additional rail competitors. Bean and his firm, the Bean-Barret Company, benefited greatly from lot sales along the length of the two-and-one-half block-long siding, properties desirable to both warehousing and manufacturing concerns. As of September 1914, Bean had "sold all the sites of the present warehouses" (*Spokesman-Review* 1914:6).

Historic Context Summary

Buildings situated in the Desmet Avenue Warehouse Historic District represent but one such assemblage of north side warehouses and factories (others now mostly demolished) constructed during the first half of the twentieth century. As previously stated, such structures were most

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8 Page: 24

often located adjacent to railroad tracks. Development of discrete warehouse districts in Spokane is directly related to the railway presence and to the city's role as a shopping center for residents, as well as for the inhabitants of the surrounding Inland Empire agricultural districts:

The needs of these districts, particularly that of the Palouse, for food, clothing, machinery, and other items, was of such a magnitude that Spokane was able to sustain a prosperous, expanding wholesale business in spite of aggressive competition from the coast cities [Kensel 1962:195].

Several of the aforementioned warehouses had associations with agricultural implement dealerships. For a time during the continuing settlement period after the turn-of-the-century, these Spokane-based dealerships sold farm equipment over a wide geographical area. In 1903 alone, 750 box cars of farm machinery and tools were transported into Spokane (*Spokesman-Review* 1903:13). The commercial importance of this business is reflected in the 20 such dealers identified in the 1910 city directory. Competition, consolidation, and new sales outlets would ultimately compromise this commercial enterprise. Although businesses that occupied these warehouses changed over time, for the most part, the function of the buildings did not. Whether or not these structures were utilized as warehouses or factories, the fire insurance companies considered them all as warehouses, a category distinct from dwellings, stores, or other structures of the built environment.

In the view of many observers, commercial-industrial warehouses have little in common with the many high-style residential and commercial architectural structures with which Spokane is so abundantly blessed. Due in large part to their lack of ornamentation, vernacular styling, and manufacturing association, commercial-industrial properties have been greatly undervalued. However, they too participated in the larger story of Spokane's community development. Construction of these warehouses and factories was largely based on the resource utilization which has traditionally provided the cornerstones of Spokane's financial wealth: water power, timber, mining, agriculture, and livestock (White 1933:182). As White has so eloquently stated:

These industries not only influenced the architectural development directly by building their own fine structures to house mills, factories, elevators, refineries, smelters, markets, packing plants, warehouses etc., but influenced its development indirectly by furnishing the wealth to finance the many large office buildings, banks, and civic structures as well as homes, schools, orphanages, hospitals, parks, and highways.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 8, 9 Page: 25

Geographical conditions indeed greatly affect the development of architecture in any community, but especially has this been true of Spokane [1933:182].

To the degree that businesses which occupied space in the six warehouses or factories in the Desmet Avenue Warehouse Historic District participated in this process, they validated the pronouncements of White. While length of tenure varied considerably from business to business and building to building, taken as a group, the sum of all commercial activity in these warehouses during most of this century represents a substantial influence and continuity of use. The proposed district, though architecturally modest, presents an evolution of industrial design: from masonry buildings with limited fenestration and corbel detailing to the transitional Burgan's Furniture Warehouse #1 with its expansive windows made possible by reinforced construction to culmination in the reinforced concrete and masonry, large window massing, and lack of ornamentation of the W.P. Fuller & Company buildings. In consideration of their role in commercial and community development, their cohesiveness as an intact warehouse district with excellent architectural integrity, and as a representation of an historic-era commercial-industrial streetscape older than 50 years, contributing buildings located on Desmet Avenue appear to compose an historic district eligible for inclusion in the National Register of Historic Places.

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1907 Permission to Connect with the City Water Main No. 9511, East 27 Desmet Avenue. On file, City Department of Public Works, Spokane.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 9 Page: 26

City of Spokane

- 1912a Side Sewer Permit No. 965, East 13 Desmet Avenue. On file, City Department of Public Works, Spokane.
- 1912b Side Sewer Permit No. 1036, East 105 Desmet Avenue. On file, City Department of Public Works, Spokane.
- 1914 Side Sewer Permit No. 2183, East 7 Desmet Avenue. On file, City Department of Public Works, Spokane.
- 1915 Building Permit No. 6255, East 111 Desmet Avenue. On file, City Department of Public Works, Spokane.
- 1920 Permission to Connect with the City Water Main and Retap No. 2663, East 7 Desmet Avenue. On file, City Department of Public Works, Spokane.
- 1925a Building Permit No. 24077, North 1107 Pearl Street. On file, City Department of Public Works, Spokane.
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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 9 Page: 27

City of Spokane

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 9 Page: 28

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 9 Page: 29

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1921 Jones and Dillingham Plant Furnishes Paint for Big Field, 11 November 1921:12.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 9, 10 Page: 30

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10. Geographical Data: Verbal Boundary Description

The Desmet Avenue Warehouse Historic District boundary is described as Lots 7, 8, 9, 10, 11, and 12, Block 7 and Lots 7, 8, 9, 10, 11, and 12, Block 8, Sinto Addition, Spokane, Washington. The east-west trending alley which splits Blocks 7 and 8 is not considered within the district boundary.

Boundary Justification

District boundaries correspond to legal lots containing the six contributing warehouses and the one non-contributing warehouse that compose the historic district.

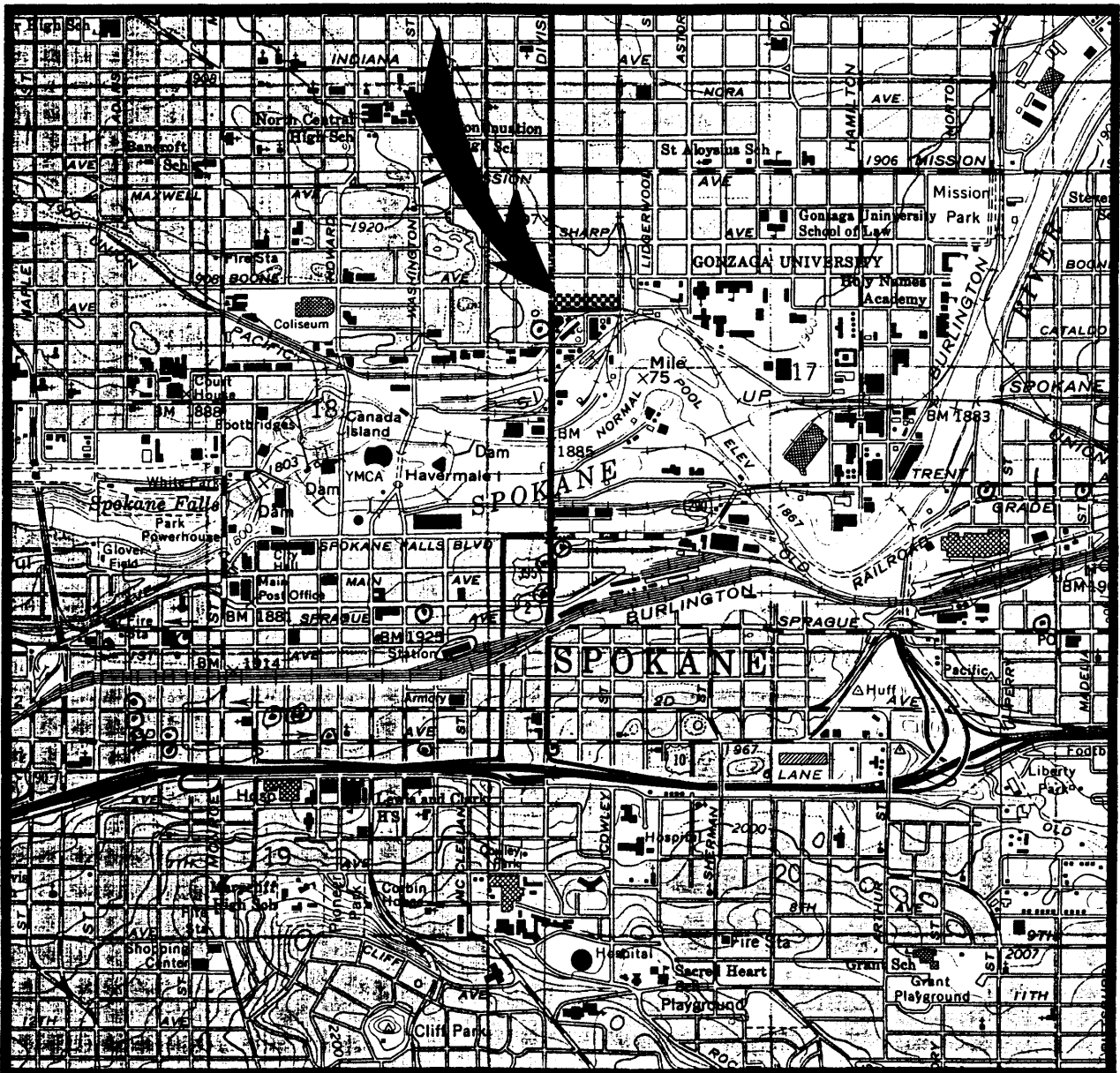
United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 11 Page: 31

11. Additional Documentation: Map USGS, 7.5', Spokane NW, WA, 1974,
photorevised 1986



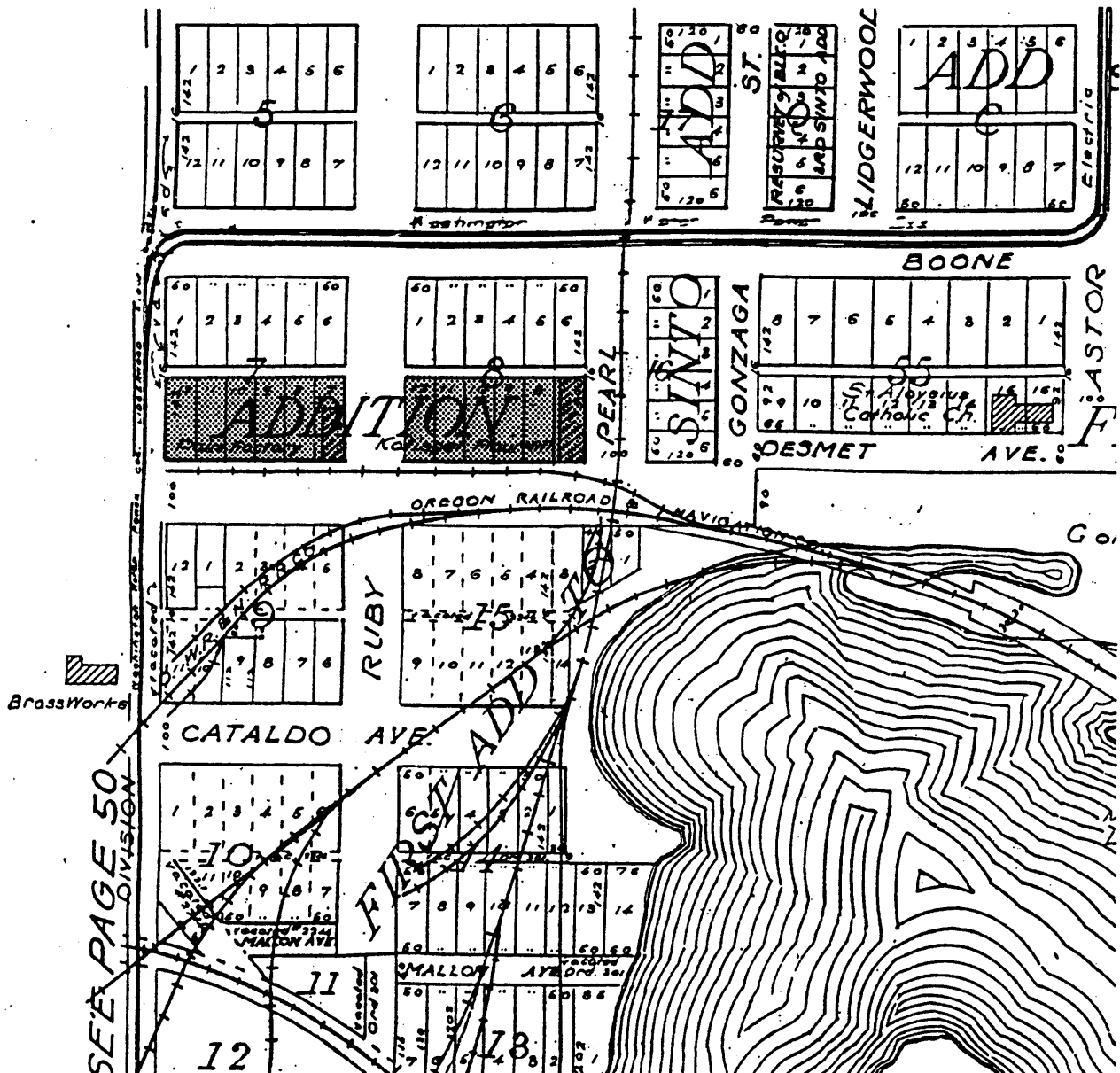
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 11 Page: 32

11. Additional Documentation: Map Map showing the location of the Desmet Avenue Warehouse Historic District, as derived from Ogle (1912).



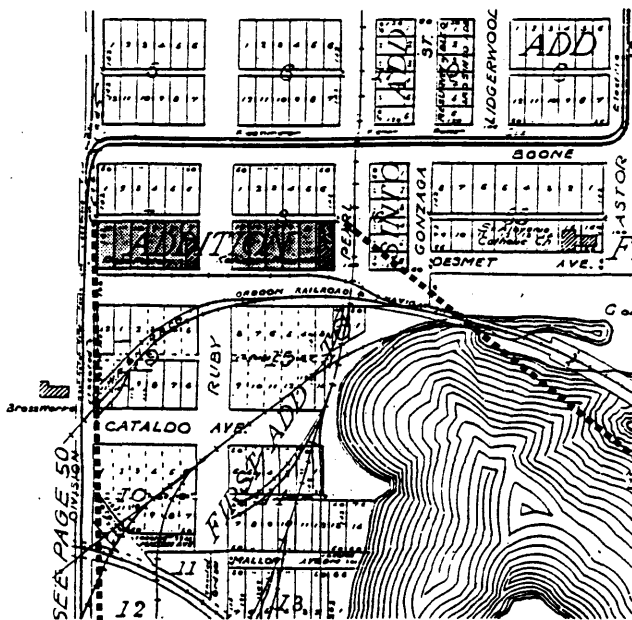
National Register of Historic Places Continuation Sheet

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 11 Page: 33

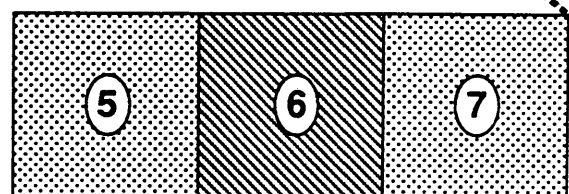
11. Additional Documentation: Map

Map showing the location of buildings in the Desmet Avenue Warehouse Historic District, as adapted from Ogle (1912).



KEY:

- 1 Burgan's Furniture Warehouse #1
- 2 Burgan's Furniture Warehouse #2
- 3 Burgan's Furniture "E" Building Warehouse Addition
- 4 Burgan's Furniture "E" Building Warehouse
- 5 Market Equipment Company Office & Warehouse
- 6 W.P. Fuller & Company Paint Warehouse
- 7 Peerless-Sunpuft Inc. Office & Warehouse



**National Register of Historic Places
Continuation Sheet**

Name of Property: Desmet Avenue Warehouse Historic District
County and State: Spokane, Washington

Section number: 11 Page: 34

Photographic Key:

Contributing Buildings

1. Burgan's Furniture Warehouse #1, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Southwest building corner, looking to northeast.
2. Burgan's Furniture Warehouse #2, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Southeast building corner, looking to northwest.
3. Burgan's Furniture "E" Building Warehouse, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Northeast building corner and rear elevation, looking southwest.
4. Market Equipment Company Office and Warehouse, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Southwest building corner, looking northeast.
5. W.P. Fuller & Company Paint Warehouse, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Southeast building corner and facade, looking northwest.
6. Peerless-Sunpuft Inc. Office and Warehouse, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Southeast building corner and facade, looking northwest.
7. Overview of Desmet Avenue Warehouse Historic District, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Overview of the Desmet Avenue streetscape, looking northeast.

Non-Contributing Buildings

8. Burgan's Furniture "E" Building Warehouse Addition, Spokane County, WA
Charles T. Luttrell, 20 November 1996, 413 4th Street Cheney, WA
Facade, looking north.