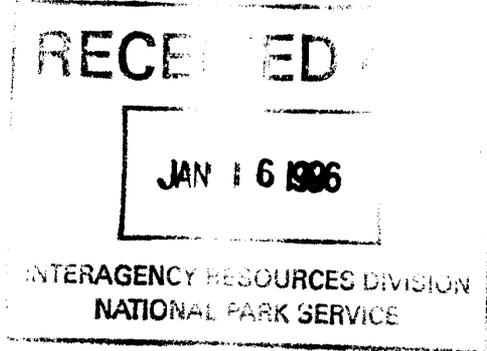


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11NPS Form 10-900  
OMB No. 1024-0018  
(Rev. 10/90)

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 Gustav Meese Building, Washington Broom Factory  
other names/site number Inland Trading Company

### 2. Location

street & number West 1727 Sinto Avenue not for publication  
city or town Spokane vicinity  
state Washington code WA county Spokane code zip code 99205

### 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.)

Mary Thompson ACTING SHPO 11.8.95  
Signature of certifying official Date

Mary Thompson, State Historic Preservation Officer  
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.
- other, (explain:)

Edson H. Beall 2/16/96

\_\_\_\_\_  
Signature of Keeper Date of Action

Property Name Meese Washington Broom Factory

County and State Spokane WA

**5. Classification**

| Ownership of Property                       | Category of Property                            | No. of Resources within Property |                                     |
|---|---|----------------------------------|-------------------------------------|
|   |   | contributing                     | noncontributing                     |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | <u>1</u>                         | <input type="checkbox"/> buildings  |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <input type="checkbox"/>         | <input type="checkbox"/> sites      |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | <input type="checkbox"/>         | <input type="checkbox"/> structures |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | <input type="checkbox"/>         | <input type="checkbox"/> objects    |
|   | <input type="checkbox"/> object                 | <u>1</u>                         | <input type="checkbox"/> Total      |

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

N/A

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

0

**6. Functions or Use**

Historic Functions

(Enter categories from instructions.)

Commerce/warehouse factory  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions

(Enter categories from instructions.)

Commerce/warehouse  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification

(Enter categories from instructions.)

No style  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Materials

(Enter categories from instructions.)

foundation stone and mortar  
walls brick  
\_\_\_\_\_  
roof tar and composition  
other wood brace frame  
\_\_\_\_\_

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

(See Continuation Sheet for Section 7)

Property Name Gustav Meese Washington Broom Factory

County and State Spokane WA

**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.)

INDUSTRY

ARCHITECTURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1904-1934

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

1904

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

N/A

Architect/Builder

N/A

(See Continuation Sheet for Section 8)

Property Name Gustav Meese Washington Broom Factory

County and State Spokane WA

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)  
(See Continuation Sheet for section 9)

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
- Specify repository:  
Spokane City Library, Northwest History

**10. Geographical Data**

Acreage of property Less than 1 acre

UTM References

|   |             |                    |                      |   |             |             |             |
|---|-------------|--------------------|----------------------|---|-------------|-------------|-------------|
| 1 | <u>1/1</u>  | <u>4/6/7/2/0/0</u> | <u>5/2/7/9/4/8/0</u> | 3 | <u>    </u> | <u>    </u> | <u>    </u> |
|   | Zone        | Easting            | Northing             |   | Zone        | Easting     | Northing    |
| 2 | <u>    </u> | <u>    </u>        | <u>    </u>          | 4 | <u>    </u> | <u>    </u> | <u>    </u> |

See continuation sheet

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

The Gustav Meese building is located in Chamberlins Addition of Spokane Washington. It includes Lots 1-2-3, block 21. The building is in the northwest corner of the site, adjacent to Sinto Avenue on it's north facade and Oak Street on it's west.

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

The boundary is the 3 city lots, set by the city.

**11. Form Prepared By**

name/title Stacey Mueller, edited by Lauren McCroskey  
 organization "M" Consulting Group date August 15, 1994  
 street & number West 1305 Fifth Avenue #6 telephone 509- 747-7847  
 city or town Spokane state WA zip code 99204

**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 the SHPO or FPO for any additional items.)

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

name John Davis  
 street & number West 1727 Sinto Avenue telephone 509-325-3333  
 city or town Spokane state WA zip code 99205

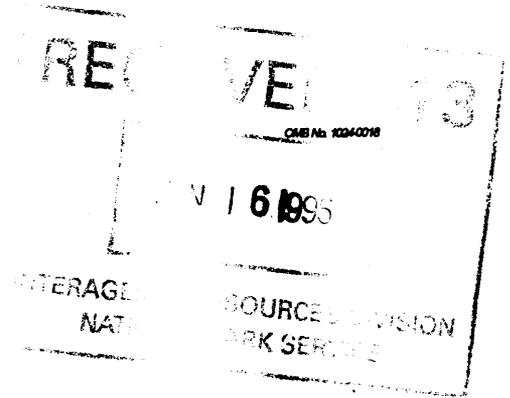
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Name of Property Gustav Meese Building

County and State Spokane Co., WA



### DESCRIPTION SUMMARY

The Gustav Meese Washington Broom Factory sits on the corner of Oak Street and Sinto Avenue in the West Central neighborhood of Spokane, Washington. Built in 1905 as a replacement to a previous factory which burned, this factory is one of the first industrial buildings constructed in the West Central neighborhood, and has been in use since its construction. This three-story building and basement rises off of a stone and mortar foundation to a flat roof. Walls consist of brick and frame construction with brick cladding. The brick is medium red in color and laid in an American bond. The interior structure is comprised of a wood post-and-beam framing commonly used in Spokane at this time. The exterior appearance of the building is linear and plain, with only corbelled brick creating a corbel table at the cornice, and minimal painted advertisements or ornamentation. The fenestration is symmetrical on the two upper floors and asymmetrical on the first floor, due to the placement of double-sized freight doorways and single doorways intermingled with the windows. The facade of the building has six bays, with the second and fifth bays serving as entrances to the first floor. The west elevation mirrors the primary facade on the upper two floors, and has only four bays on the street level. The south elevation is expressed as four bays on the upper two levels and features two entrances on the street level. At the east elevation a one-story warehouse has been attached at the ground level, leaving the two upper stories exposed. The exposed elevation on the east originally had two bays of large windows, which have since been bricked up. This building is in good condition. No structural alterations have occurred. Minimal alterations have taken place in some of the openings, being bricked or boarded up.

### SITE

The Meese building resides at the northwest corner of the lot in the 1700 block of Sinto Avenue. The lot is at the southeast corner of the crossing of Oak Street and Sinto Avenue. The building is bordered on the west by Oak Street, the south by an alley, the east by an attached warehouse, and the north by Sinto Avenue. There is no vegetation on the site. A rail line runs down Sinto Avenue in front of the building. The primary facade of the building is fifty feet wide and the east is fifty feet wide.

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Name of Property Gustav Meese Building

County and State Spokane Co., WA

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### DESCRIPTION

Three features are common to the entire building. These are the cornice, the segmentally arched window and door treatments, and a painted band surrounding the building. The cornice, is composed of corbelled brick, which creates a corbel table at the roof line. The cornice continues from the primary facade around the building, except on the east elevation. Windows are four-over-four, double-hung sash. The lintels for both the double and single wide doors are also segmentally arched. A light colored painted bands surrounds the entire building, beginning above the third story windows and continuing to midpoint of the cornice.

One feature on the building, which no research could explain, is the function of some odd-sized openings that have all been bricked up. These undetermined openings are the width of double doors, yet they are located two feet above the floor line. The east side of the building has two of each of these openings on the second and third levels. The north facade has one, and the west elevation has two on the ground level. All the other windows are smaller and located higher up on the wall, yet the height of these openings indicates they must have been windows.

Beginning with the first floor of the primary facade on the north side of the building and moving upward, the obvious features are the openings, loading dock, and shed roof porch. The loading dock spans the entire front of the building. It has been renovated to meet current building codes. Due to the original function of the building, and the level of the openings, it can be assumed a loading dock was previously located there, though no original photographs have been located to verify. The loading dock and its porch are preexisting to the current owner, but necessary to the current business. The ground floor also features three windows, a single wide door, a double wide space and a boarded up window. Both the second and third floor have six windows across the facade. The far west window on the second floor has been bricked up.

The west side on Oak Street also possess six windows across the second and third stories. The ground floor has a freight door and two boarded and bricked up spaces, which are the same size as the freight door, yet located one foot higher on the wall. Half basement windows can be seen, but all have been boarded up. The most interesting features on the building are the faded, but recognizable, painted advertisements from the original broom factory period. Two circular signs approximately five feet in diameter and featuring the profile of George Washington, are

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## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Name of Property Gustav Meese Building

County and State Spokane Co., WA

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located on the third floor. One circle is found on each of the outside edges. Under the circular signs are two rectangular signs approximately eight feet long, reading, from right to left, "BRUSHES AND BROOMS."

The south side bordered by the alley has only four windows across on the upper stories, one window and a freight door on the ground level. The mechanical equipment and storage bins remain.

The east side currently connects to a single story addition by a freight door. All the openings have been bricked up, but were at one time all double wide windows or doors. They are the size of doors, but located high enough to be windows.

The interior is also in excellent condition. The original tongue and groove wood floors on the ground floor still exist. The wood infrastructure in the ceiling is open, and is structurally sound. The main beams run north and south, supported by trusses. A new wood staircase rises up the center of the north side to all floors.

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Name of Property Gustav Meese Building

County and State Spokane Co., WA

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The Washington State Broom Factory is significant due to its architectural stature as an industrial property type of good integrity representing the West Central neighborhood, its association with commercial development in the area, and its connection to persons important to the commercial development of Spokane. The Washington Broom Factory is the oldest industrial building in the area and retains a higher level of integrity than most nearby buildings of historic vintage.

### History of Commerce and Persons Associated with Washington Broom Factory

The West Central area of Spokane was homesteaded in 1879 by a former Seattle area attorney, Colonel D.P. Jenkins. His one hundred and sixty acre homestead was the first residence on the northwest side of the Spokane River. Originally, the city of Spokane was called Spokane Falls and was located on the south side of the river as a cluster of approximately fifty houses. The only method of transportation between his homestead and Spokane Falls, for Colonel Jenkins, was a ferry. Other prominent Spokane businessmen followed Jenkins' example of buying property north of the river, and by 1889 a wood bridge was constructed at Monroe Street, connecting the north and south banks of the river. This bridge encouraged the residents of both the north and south banks to cross frequently, which prompted the establishment of a small business district on the north bank. Such businesses as hotels, saloons, clothing, and grocery stores flourished to create the first commercial center away from the downtown of Spokane Falls. None of these original buildings still exists due to a fire, which swept away the buildings and the wood bridge in 1890. By 1891 a new steel bridge had replaced the faltering wooden one, and new masonry buildings began to replace the wooden ones. Noted Spokane architects were employed to design some of these buildings, such as the Jenkins Building and the Ricardo Apartments designed by Albert Held. Interurban rail cars ran across the steel bridge, providing transport into this flourishing shopping area.

During this building up of the commercial area Gustav Meese began the first industrial commerce on the north bank. In 1900 Meese needed building space and access for train trackage for his expanding wooden and willow ware business. He bought a two-story wood frame building with side wings on the corner of Sinto and Oak, which had a spur line of the Oregon-Washington Railway and Navigation Company's line directly in front of the property. In May of 1904, however, this building was destroyed by fire.

In the fall of that year he began construction on a three-story brick building with a basement, which is the building nominated today. An expanding population was one reason for the

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Section number 8 Page 2

Name of Property Gustav Meese Building

County and State Spokane Co., WA

development of the north bank of the Spokane river, but also important to its development (and consequently to Washington Broom Factory) was the railroad. Due to Spokane's location between the Pacific coast and the midwest cities of Duluth and Minneapolis, Spokane became a center for transcontinental railroads. Several railroads crisscrossed through the Spokane area. During the early 1890s the Great Northern Railroad and the Oregon-Washington Railway and Navigation Company had rail lines to the west central area. The Oregon-Washington Railway and Navigation Company's line ran through Sinto Avenue, which would later be the site of the Washington Broom Factory and a small industrial area.

Today a small business district exists in the North Monroe area. Business include restaurants, antique shops, and other shops. The light industrial area where Meese built his business is approximately ten blocks from the business district, yet in the West Central neighborhood. Two other commercial buildings are near the Broom Factory. The Northwest Knitting Mills currently occupies the nearest commercial building at north 1405 Ash Street. It is a three-story brick building, laid in common bond, with a flat roof and a painted band at the cornice. It is stark in appearance with symmetrical fenestration placed within six bays. Each bay has a pair of one-over-one, double-hung sash windows. It has a modern loading dock. Built in 1910, it is larger in size than the Broom Factory but in greater disrepair. The Pacific States Telephone and Telegraph Company had a building erected in 1907 at West 1124 Sinto. This one-story brick building laid in Flemish bond has recessed panels on the facade, which end in a decorative tin cornice. This building is currently used as a senior citizens home and is in good condition.

Gustav Meese was born in San Francisco, California, on May 30, 1862 to Hermann and Mararethea Meese. Both Mr. and Mrs. Meese were natives of Germany and had crossed the plains as pioneers in 1849 during the California Gold Rush. They had a family of five sons and one daughter. Mrs. Meese died in 1862, but Mr. Meese continued living in Oakland, California, for many years developing his interest in the sugar and wine industries. Meese was the only member of the family to leave California for the Northwest. Before he left he married Martha Suden in 1885. They eventually had three children.

After working as a bookkeeper in the firm of Meyer Brothers and Company in Oakland, he left for Portland, Oregon in January of 1885 to accept a bookkeeping position at L. Feldman and Company. The L. Feldman and Company conducted a wholesale business of woodenware and brooms. He remained in Portland until January of 1893 when he came to Spokane and established a business with W. H. Golder under the name of Meese and Golder on south Post Street. The firm was promoted as "Wholesale dealers and Jobbers in wooden and willow ware and manufactures of brooms".

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## National Register of Historic Places Continuation Sheet

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Name of Property Gustav Meese Building

County and State Spokane Co., WA

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In 1895 Meese purchased the interest of his partner and operated under the names of "G. Meese and Company," for the wholesale of woodenware, and "Washington Broom Factory," for the production of brooms. In 1900, as he expanded the business, he moved into the two-story wood frame building on Sinto and Oak, with a trackage line in front of the new property.

On May 29, 1904 the Washington Broom Factory burned to the ground. The fire also destroyed the Star Shingle Company's warehouse, a barn, stables, and several out buildings. In October of 1904 Meese decided to rebuild his factory on the northwest corner of his lot. He move the remains of the original building to another area for storage. The new building he planned was fifty feet by fifty feet and three stories in height, with a basement. He bought all new electronic powered machinery from the east coast. He planned to use the first floor for manufacturing, and the basement to store broom corn. The factory produced up to six hundred full sized brooms and as many whisk brooms a day. It was the largest and only complete broom factory between Minneapolis and the Pacific coast. A large warehouse was maintained in connection to the factory, and the business employed eighteen men. The monthly payroll was fifteen hundred dollars. The goods were sold locally out of the warehouse and shipped from the factory to a wide area all over the northwest states. The goods were sold as far east as Butte and Anaconda, Montana; north in British Columbia; south to the Palouse area of southeastern Washington; and west to Wenatchee and North Yakima.

After Meese's death in 1934 George McDonald acquired the building and established McDonald Seed Company. In 1961 the building became the home for Northwest Bean and Pea Company. Some time during the many years it was a seed company some mechanisms were added such as, chutes, pipes, and storage tanks. However, the essential features of the original building and its visual association with the period of significance still recall the era of Gustav Meese and the major commercial venture he introduced to Spokane.

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## National Register of Historic Places Continuation Sheet

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Name of Property Gustav Meese Building

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