

**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: 94001441**

**Date Listed: 12/8/94**

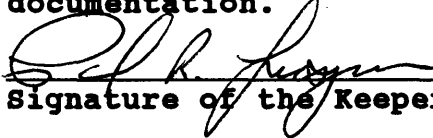
Schade Brewery  
**Property Name**

Spokane  
**County**

WA  
**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.

  
Signature of the Keeper

12/8/94  
Date of Action

=====  
**Amended Items in Nomination:**

**Historic Function:**

The Historic Function is amended to add Industry/Processing--Manufacturing Facility and Agriculture--Processing. [This conforms to National Register guidelines in NR Bulletin 16A.]

**Significance:**

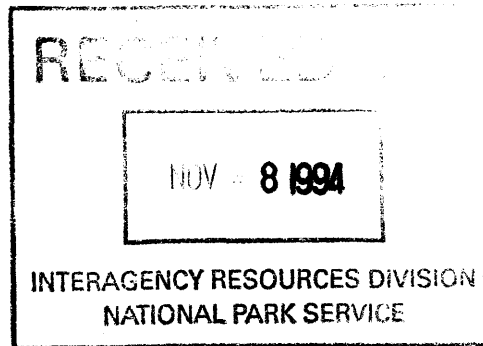
Industry is added as a more appropriate area of significance reflecting the historic contributions of the property.

The period of significance is amended to add the period 1933-1937. The two combined periods reflect the significant industrial use of the property as a brewery and include all of the major building construction periods.

These changes were confirmed with Lauren McCroskey of the WA SHPO.

**DISTRIBUTION:**

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



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# 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 Schade Brewery

other names/site number Schade Antique Mall/Carpet Manufacturer's Outlet

### 2. Location

street & number E 528 Trent Avenue  not for publication

city or town Spokane  vicinity

state Washington code WA county Spokane code 063 zip code 99206

### 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 M. Thompson 12/2/94  
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:) \_\_\_\_\_

Carl R. Ferguson 12/2/94  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Keeper Date of Action

Property Name Schade Brewery

County and State Spokane Washington

**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>	<u>    </u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>    </u> 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:

**6. Functions or Use**

Historic Functions  
(Enter categories from instructions.)

Commerce/Trade, Brewery  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions.)

Commerce/Trade,  
Antique store  
Carpet Warehouse  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(Enter categories from instructions.)

Late 19th and 20th  
Century Revivals  
others: Flemish Revival  
\_\_\_\_\_  
\_\_\_\_\_

Materials  
(Enter categories from instructions.)

foundation Stone  
walls Brick  
\_\_\_\_\_  
roof Asphalt  
other Concrete  
\_\_\_\_\_  
\_\_\_\_\_

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



Property Name Schade Brewery

County and State Spokane Washington

**9. Major Bibliographical References**

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than 1

UTM References

1	<u>1/1</u>	<u>4/6/9/8/6/0</u>	<u>5/2/7/8/4/8/0</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.)

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

**11. Form Prepared By**

name/title Sean Albright and Historic Preservation Office date \_\_\_\_\_  
 organization City Hall street & number \_\_\_\_\_ telephone \_\_\_\_\_  
 city or town Spokane state WA zip code \_\_\_\_\_

**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.)

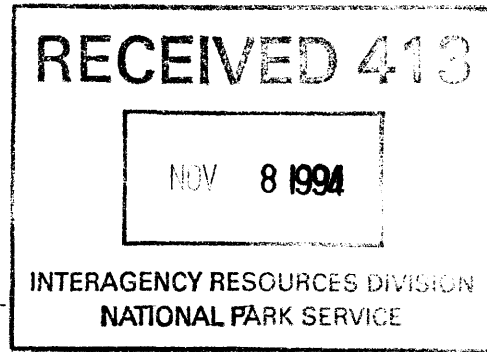
**Property Owner (Complete this item at the request of the SHPO or FPO.)**

name Louis and Gailya Bonzon telephone \_\_\_\_\_  
 street & number W 2315 First Avenue city or town Spokane state Wa zip code \_\_\_\_\_

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County and State Spokane Co., WA



The Schade Brewery in constructed roughly in the shape of a 101' x 201' rectangle, flaring gradually to the southeast. The majority of the building exterior is composed of brick with a rock-faced granite foundation. Exceptions include the rear addition (subbasement, basement, and one story), constructed of poured concrete, and the addition of the south side constructed of concrete block sheathed in brick.

The Schade Brewery as it stands today was constructed in four phases: ca. 1902, 1903, and 1934-47. The oldest part of the building was originally constructed as a cold storage facility, prior to purchase by Bernhardt Schade. This section essentially comprises the central mass of the Brewery and is visible on the north facade. Standing two-and-a-half-stories tall, this portion of the existing structure has a gambrel roof and is now faced on the west by the spectacular western addition built in 1903.

The western addition is capped by a flat roof behind a parapet wall of corbelled brickwork. The north facade of this section has a high, two-story arched window outlined with a corbelled brick label molding. The west facade boasts the massive forty-two foot-wide, arched window which once displayed the copper kettles used in the brewing process. This window is also outlined with a corbelled brick label molding; brick keystones accent the vertex of the arch. Third floor contains a row of rectangular double-hung windows.

A stout five-story tower adjoins the front section on the south, and is topped by a gabled roof behind stepped parapet walls on the west and east facades. The windows (most of which are broken) are flat double hung, with the second through fourth floor windows on the east, west and south sides contained in a long arch surround. A double brick string course separates the fifth and fourth stories of the tower. The fifth floor east and west facades contain seven-foot diameter circular windows. Some erosion of the brick facing is the result of a previous owner's decision to sandblast these facades to remove the paint.

Although the building has seen a variety of alterations and additions over the years, most were executed during the building's era of significance as a brewery (1903-1957) and do not detract

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from the significance of the structure. A two-story annex, measuring 32' x 92', was erected circa 1907; it is situated east of the tower and south of the original gambrel roof section. This flat-roofed addition was rendered in the same exterior style as its predecessors, concealing its concrete block construction behind a brick veneer. There are three arched windows and two arched doorways, all filled in to one degree or another. The second story shows evidence of five rectangular windows; all have been infilled with brick.

To the east, the most recent addition a (circa 1934-37) consists of one room at ground level, and two additional levels below ground, due to the slope of the land. The addition is constructed of poured concrete with a flat roof and high, narrow windows. A concrete loading dock adjoins the building to the east. This eastern addition is markedly different in style, and is 57' x 104' in size. Brick facing was applied to the south wall of this newest section, blending it architecturally with the rest of the structure if viewed from Front Avenue. If viewed from the north or east, the difference is jarring, due to the exposed concrete walls.

Although the interior shows evidence of numerous alterations, the majority of these also occurred during the building's era of significance. Many doorways and windows are bricked in, and large portions of the original west facade (now an interior wall) have been removed. Interior stairways have been eliminated. Several exterior loading docks, shed roofs, and the decorative gable roof which once graced the entrance to the west facade, apparent in old photographs, have been removed. Much of the original wood flooring was removed during efforts to modernize in the 1920s and 30s; however, some survives at the rear of the first floor in the original part of the building, and portions of the second story.

Many of the Brewery's floors are of concrete construction - fact which has ensured its structural integrity. This is especially true on the third floor and in the tower, since the gambrel roof has been neglected for decades and is in need of complete replacement. The concrete floors and internal drainage plan, unique characteristics of breweries, have spared the

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structure from calamitous interior water damage. Nevertheless, much of the building remains in a deteriorated condition, and both the elements and animal life have despoiled the third floor and upper stories of the tower. At the present time, only the first floor is being utilized to any extent. The basement, which does not extend under the western section, and the upper floors remain unused.

The Schade Brewery is the last remaining element of an extensive industrial complex, an area formerly laced with railroad tracks. A one-story pump/steam house, with a smokestack surpassing the height of the Schade Brewery Tower, stood at the northwest corner of the west section of the main building; the pump house was razed circa 1970. A railroad siding extended between the two structures. A charming Gothic Style bottling house (razed in 1991) stood at the north edge of the property; the land on which it stood is now under separate ownership.



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The old Schade Brewery provides a prominent physical reminder of past social, industrial, and architectural eras. It is a striking landmark, and a local manifestation of national trends. As such, the Brewery is an important cultural resource that merits official recognition and preservation.

The building takes its name from Bernhardt Schade, the brewmaster who had the building erected in 1903. Schade served as assistant brewmaster at another Spokane brewery, the New York Brewery, for a decade prior to the creation of his own brewing operation. In 1903 he bought the entire oversized city block on East Trent from a Mr. Frost. Included in the purchase was a cold storage building Frost was constructing on the site. Schade hired the architect Lewis Stritesky, designer of the prominent Westminster Apartments at 2301 West Pacific in Spokane, to design a facility based on drawings of a European brewery. Stritesky created a new western addition for the building begun by Frost. A bottling building and steam/pump house were also built on the property. Initial production was 35,000 to 40,000 barrels a year.

Designed to convey a sense of power and permanence, the Brewery's walls are three feet thick in the basement and first floor, and two feet thick in the upper stories. This building is a typical example of commercial/industrial construction of the early twentieth century in general, and of breweries in particular. Designed to accommodate immense weight and rough use, these buildings nonetheless retain aesthetics in their massiveness. The Schade Brewery's Flemish style stepped parapet tower, with its rounded apex and gambrel roof, are reminiscent of the Dutch Revival influence, similar to that of its contemporary, the Old Holy Names Academy north of the Spokane River. The soaring, round arched windows of the primary facade, while artfully rendered, also fulfilled the utilitarian purpose of displaying the scientific brewing works to the general public.

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The Schade Brewery, was fairly typical for its day. All breweries had some sort of tower to supply their gravity-fed operations; all were built on a large, imposing scale for both practical and artistic reasons. In Spokane, the Hiebner and the New York breweries were good examples, but the Schade Brewery was considered the premier establishment.

In 1910, five large-scale breweries were in operation in Spokane. Today the Schade Brewery building is the only remaining structure from that era designed solely for the production of beer. The Brewery is significant also as a tangible reminder of the nations' social past. Created in an era of heavy alcohol consumption, when small, local breweries satisfied most of the region's desire for libations, it was a victim of state prohibition in 1916, and national prohibition in 1920. Attempts to convert to the production of non-alcoholic beer and pop were largely a failure. The Schade family sold the building in 1918, and a rapid succession of title changes followed. During the years of prohibition, the building stood vacant for an extended period.

During the depths of the Depression, the vacant building became a flophouse for migrant men. The brewery was situated in the midst of several transcontinental railroad lines, and was a logical sheltering place. As the operation became increasingly organized, specific duties were assigned to its occupants. The city eventually gave it an official blessing and assisted its clientele by supplying living needs. Known as the "Hotel de Gink," the shelter operated from 1930 to 1933, and was a local example of a national predicament of mass unemployment and transience.

National Prohibition ended in 1933, and the building saw a return to the brewery process under the auspices of the Golden Age Brewery. Prominent Spokane architect G.A. Pehrson was employed to make improvements and changes to the building. These included much concrete work, the replacement of wood floors, and the construction of the eastern 57' x 104' addition. The bottling operation was moved from the Gothic style outbuilding to the main structure. Golden Age, managed by grocer M. Rosauer, claimed to brew "the beer that made Milwaukee jealous."

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Golden Age sold out to another long-time Spokane brewery, Bohemian, in 1948; Bohemian, in turn, sold the operation to the Chicago-based Atlantic Brewing Company.

Brewing was increasingly becoming a business of giant brew houses, and local mid-sized operations began to disappear by the 1950s. Atlantic liquidated its interests in the old Schade plant in 1957, selling the property to Samuel Rykus; Rykus turned the location into Inland Metals. The once majestic brewery became a storehouse for salvaged building materials, and the grounds became a junk yard. Colossal piles of scrap surrounded the building for approximately the next thirty years, and the Brewery was left to deteriorate.

In 1977 the four-acre site was segregated; the portion containing the Brewery building was sold to Louis Ray. The steam/pump house had been leveled circa 1970. Ray had designs to restore the main building and use it as an antique store. He sandblasted part of the Brewery from its green paint, but soon abandoned his attempt, converting the building for storage. The once quaint bottling works, altered by the addition of a concrete block office for the scrap yard on its north facade, suffered an internal fire and was gutted. This, combined with contamination of the site by its long time use as a storage shed for empty barrels of chemicals, forced demolition of the structure in 1991.

The main building remained in use as storage space until 1991, when the present owners, Louis and Gailya Bonzon, acquired the Brewery. Since then, most of the first floor has been renovated and currently holds a carpet business and antique store. The upper floors remain unused, and the third (as well as the upper stories of the tower) are in a serious state of disrepair.

Significant both architecturally and for its historical associations, the Schade Brewery remains an impressive testament to past social trends, and a reminder of an era of aesthetically inspired commercial buildings. As such, it is a visible link with Spokane's colorful past.

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1. City Engineering Records, City of Spokane, Planning Department
2. (Spokane) City Review, 1979.
3. Pioneer Title Company of Spokane
4. Polk's Spokane City Directory, R.L. Polk and Co., Kansas City, MO.
5. Sanborn Fire Insurance Maps
6. Spokane County Assessor's Records
7. Spokane County Auditor's Records
8. Spokane Historic Landmarks Survey, 1978.
9. Spokesman-Review, 5 Feb, p. 5; 14 Feb 1907; 3 March 1922; 1934, p.7; 9 Feb 1935, p. 6; 6 Feb 1948, p.1; 27 Oct 1952; 27 March 1977.
10. Supplemental Information:
  - a. "Breweries" file, Spokane Public Library, Northwest Room
  - b. "Schade Brewery" file, Spokane Historic Preservation Office
  - c. Packet on brewery/Schade family, compiled by Kenneth Schade, in possession of Gailya Bonzon, Schade Antique Mall

NPS Form 10-900-a  
OMB No. 1024-0018  
(8-86)

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**Verbal Boundary Description**

Railroad resurvey of 2nd to 3rd Addition, Spokane, WA. Portion of Block 17 and 18 legally described as follows: Beginning at the southeast corner of lot 22, block 17, and true POB through northerly to center line of vacated alley in SD block 17 through W ALG SD C/L of alley to Ely LN of Trent Avenue. th. Swly.

**Boundary Justification**

Boundaries encompass the present-day ownership of the nominated property, including the parking lot and surrounding parcel -- all of which approximates the original historic parcel which contained the brewery building and additions.