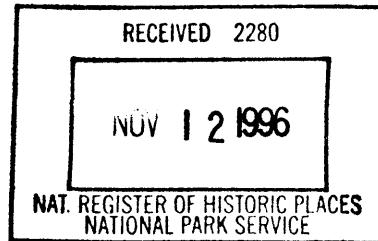


United States Department of the Interior National Park Service

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 CENTRAL STEAM HEAT PLANT
other names/site number _____

2. Location

street & number 152 South Post Street/815 West Railroad Avenue not for publication
city or town Spokane vicinity _____
state Washington code WA county Spokane code 063 zip code 99204

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.)

David Hansen 10-31-90
Signature of certifying official Date
David Hansen, Acting 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 12.13.96

Entered in the
National Register

for Signature of Keeper Date of Action

USDI/NPS NRHP Registration Form

Property Name CENTRAL STEAM HEAT PLANT

County and State SPOKANE CO., 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.)

ARCHITECTURE

INDUSTRY

Period of Significance

1916-1946

Significant Dates

1916

Cultural Affiliation

Significant Person

N/A

Architect/Builder

Arnold and Company, Chicago, Engineers

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

Property Name CENTRAL STEAM HEAT PLANT

County and State SPOKANE CO., WA

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

Acreege of property less than one-half acre

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>1/1</u>	<u>4/6/8/2/2/5</u>	<u>5/2/7/7/8/8/0</u>	3	<u>/ / / / /</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
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.)

Lots 2, 3, and the west 33 feet of Lot 4, Block 26, Railroad Addition.

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

Based upon the city lots historically associated with the property.

11. Form Prepared By

name/title Sally R. Reynolds
 organization Consultant date 8-8-96
 street & number 7015 East 44th Avenue telephone 509-448-0311
 city or town Spokane state WA zip code 99223

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 SHPO or FPO.)

name Steam Heat Square, L. L. C.
 street & number West 1325 First Street telephone 509-624-8050
 city or town Spokane state WA zip code 99204

National Register of Historic Places

Continuation Sheet

Section 7 Page 1

Central Steam Heat Plant **Spokane County, Washington**

Description

Summary

The twin stacks of the Central Steam Heat Plant have been one of downtown Spokane's most familiar landmarks for eighty years. The plant is located in the southwest portion of the central business district, one block south of the Davenport Hotel and immediately south of the Burlington Northern Railroad's elevated tracks. Covering approximately one-quarter acre of land, the structure is 50 feet high with its smokestacks rising another 175 feet. The building construction features masonry bearing walls, reinforced concrete floors and a superstructure of exposed steel columns, beams and trusses. The exterior walls are red brick with white terra cotta trim emphasizing its arcading and its classical entablature. Once hidden from view by surrounding structures, the Steam Plant's two-story-high arched windows are now partially visible from Lincoln street. The building and its adjacent structures have changed over time to accommodate new technologies prompted by economic and environmental pressures. Despite these changes, the Steam Plant's architectural integrity is mostly intact. On the primary facade, the lower portion of two arched window openings have been altered to create doorways, and a segment of the east cornice has been removed. Structurally solid and well-maintained until it was vacated in 1986, the building has undergone only moderate deterioration, including vandalism to surfaces and windows at street level.

Description

Located south of the railroad tracks in what was at one time the manufacturing-warehouse district of downtown Spokane, the Central Steam Heat Plant still sits among buildings dating from that era. Across Lincoln Street on the west is the Spokane Dry Goods warehouse. East, on Post Street, is another former warehouse, renovated for retail sales use today. Narrow alleys border the Central Steam Heat Plant on both the north and the south. Its mid-block location places it east of a red brick two-story building, the Seehorn, (or Lang) building constructed about 1890 and remodeled in the mid-twenties, in 1976, and recently. To the east, the Steam Plant's companion office building once occupied the space that is now an electrical substation. To the north, on the other side of the Burlington Northern (originally the Northern Pacific) tracks, a parking lot faces the Davenport Hotel's First Avenue entrance. The landmark hotel is the core of Spokane's Arts and Entertainment District, an area currently undergoing gradual regeneration and restoration.

National Register of Historic Places

Continuation Sheet

Section 7 Page 2

Central Steam Heat Plant Spokane County, Washington

Description--continued

Built in 1916, the Central Steam Heat Plant is steel-reinforced concrete and brick, 140 feet long and 83 feet wide. Approximately three stories tall, the Steam Plant is faced with red brick laid in common bond. The northeast and northwest corners contain the bases of its identical 225-foot tall smokestacks. Constructed one year after the Northern Pacific Railroad's grade separation was completed, the Steam Plant's connection to the railroad was important; the north elevation provided functional access while the building's south elevation reflected design considerations. Its south facade is composed of five arched window openings, rising two stories high and faced with a wide band of glazed white terra cotta. Windows are recessed and consist of small pane metal-framed industrial-style units with pivoting sections. Three of the arches contain windows that end at a base of concrete approximately five feet high. The remaining arches have been altered at street level. The west arch has a metal overhead garage door replacing its base and lower window panes. The center arch has a doorway framed in metal inserted below its window. Construction drawings and early photographs show arches accented with simulated fanlights of wood painted white to match the terra cotta. Above the five arches and just below the cornice are five rectangular windows, their projecting terra cotta sills joined to create a partial string course. A full string course is immediately above the windows. The cornice is composed of a plain entablature of terra cotta below a blocking course and a parapet of brick with terra cotta coping.

The north facade's brick is laid in horizontal bands above a concrete base, returning to a running bond pattern above a wide belt course of terra cotta at the level of the railroad grade. A semi-circular arch that mirrors those on the south facade provides a second-level opening at a loading platform connected to the raised rail bed. The classical cornice of the south facade is repeated here but with the addition of two pairs of symmetrically placed terra cotta panels between the string course and the cornice, and a gabled parapet. The parapet is centered in the cornice, marking a monitor that runs the length of the roof between large skylights. The steeply sloped skylights include four pairs of large double steel door roof hatches that were once opened with chain pulleys. A tower rises from the center of the roof behind the parapet.

On the west elevation, the cornice, and a series of windows set between slightly projecting string courses separated by piers, repeat the window and terra cotta applications of the south facade. The lower terra cotta string course is interrupted between the third and fourth windows, and like its counterpart on the south facade, does not continue to the building's corners but ends with the last sill. Below the windows brickwork consists of recessed panels with corbelling that ends

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Central Steam Heat Plant Spokane County, Washington

Description--continued

where an adjacent two-story brick building was removed sometime before 1950. The now-exposed brickwork reveals sluffed mortar, creating a shadow where the absent building adjoined the Steam Plant.

The east elevation, once finished in an identical manner, with its pressed brick masonry covering all but the wall area where a one-story building adjoined, now has a full-height addition on the south end that has incorporated two window openings, and a three-quarter height addition on the north end that covers four original windows.

The bases of the twin stacks, incorporated into the north end of the building, have an inside diameter of thirteen feet and an outside diameter of over seventeen and one-half feet. Of multiple shades of tan brick, the stacks gradually taper to a flared top. The brickwork, most visible from the south where prevailing winds have discouraged surface dirt, is impressive both for pattern and form. Near the chimneys' tops, cream colored bricks have been used to create a double diamond pattern, and corbelling resembles vertical fluting on the flared tops. The tops have an inside diameter of twelve feet and outside diameter of almost thirteen and one-half feet.

On the west, the 1890s Cater building, a two-story brick, was removed and the property acquired by Washington Water Power in 1947. A two-chambered oil tank with a 147,000 gallon capacity was buried on the north half of the lot in 1965 and a 25 x 50-foot concrete block shop-garage was built on the south portion in 1975. A small office was added in 1978 and the buildings faced with white square tiles. A one-story auxiliary equipment and office building, fronting on Post Street and constructed in conjunction with the Steam Plant, once abutted the plant on the east. Altered repeatedly after 1930, most of this building was removed in 1975 when additional underground oil storage, capable of holding another 400,000 gallons, was installed. At ground level today is Washington Water Power's electrical substation, protected by an eighteen-foot high perimeter wall of concrete and brick.

The cavernous interior, without separate floors except on the southwest end where an elevated room once housed large storage batteries, still contains catwalks. Despite removal of great quantities of piping, a good amount of it remains in place. The basement accesses a tunnel that runs under the south alley, where pipes, buried twelve to eighteen feet below the streets, once

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

**Central Steam Heat Plant
Spokane County, Washington**

Description--continued

spread out in all directions to serve over 300 buildings between the South Hill and the Spokane River. Also accessible from the basement are the massive bases of the twin stacks, where openings made the removal of ash possible. On the main level, and high above the floor, running two-thirds the length of the Steam Plant parallel to the monitor, is a huge bunker, twenty-eight feet wide and thirty-five feet deep. It was used to transfer coal from the loading dock to the boilers. The twelve original coal-fired boilers were long ago removed, replaced over time with increasingly updated boilers designed for greater efficiency and run with more environmentally acceptable forms of fuel.

The narrow adjoining wing on the building's east originally housed turbine generators and rotary converters and, for a much longer period, housed water treatment equipment and supplies. Separated by a free-standing brick wall is the locker room and shower area set aside for employees, with its original tile walls and floor and its circular wash fountain intact.

The steam plant was closed at the end of 1986. The life expectancy of the underground piping system and mains had been reached and the high cost of repairing broken lines made the plant no longer economically feasible to operate. All exposed asbestos on heating pipes was enclosed or removed according to regulations by 1991.

National Register of Historic Places Continuation Sheet

Section 8 Page 1

Central Steam Heat Plant Spokane County, Washington

Statement of Significance

Summary

One of Spokane's most prominent skyline features, the Central Steam Heat Plant with its graceful twin smokestacks is historically significant for its role in the evolution of the power industry in the Inland Northwest, and its seventy-year contribution to sustaining a major share of downtown Spokane's buildings. Tied to the city's history, at one time it provided heating for more than 300 central business district structures from Deaconess Hospital on the South Hill to retail businesses on the south bank of the Spokane River. The Steam Plant's architecture is notable, both for its engineering and its design. It exhibits particular quality in its construction and attention to finish detail. The equipment was innovative in the Inland Northwest in 1916 when it was first placed in operation. Representative of an enterprise common but frequently short-lived in a number of cities across the northern states, the plant endured a series of changes in the generation of heat and power and remained operational until 1986.

Context

A part of the Northern Pacific Railroad's right-of-way until 1888, the half-block between Post and Lincoln and immediately south of the rail lines was untouched by Spokane's Great Fire of 1889. The Fire began in a lunchroom in the block just north but winds carried the flames north and east and the two frame warehouses on either end of the block were untouched. In the aftermath of The Fire, the era from 1890 to 1916 left its imprint on Spokane, giving it today's legacy of historic architecture. Even those structures south of the Northern Pacific Railroad's right-of-way that composed the warehouse and manufacturing district reflected the investment Spokane businessmen were making in their architecture. The six-story Spokane Dry Goods warehouse is to the west across Lincoln Street from the Central Steam Heat Plant. More commonly known as the Crescent warehouse, this handsome brick building designed by Loren L. Rand was among those featured in the *Western Architect's* September 1908 edition devoted to Spokane. East on Post Street is the former Electro-Kold manufacturing and service center, where the first electric refrigerators in Spokane were made, converted in the 1970s to Joel's, an upscale gift and furniture store. Sharing the block with the steam plant is the Seehorn building, a two-story brick with a series of three identical storefront entries. Dating from about 1900, its facade was remodeled with a new brick face in 1926. A transfer and storage company for many years, it has been recently renovated and is partially occupied by a winery.

National Register of Historic Places Continuation Sheet

Section 8 Page 2

Central Steam Heat Plant Spokane County, Washington

Statement of Significance--continued

History

The plans for a central heating plant were conceived at the end of an era. Exploding growth and fortunes based on tapping new natural resources were bound to level out. With the beginning of World War I, the cycle slowed. The steam plant is one of the last ventures that typified the entrepreneurial spirit of Spokane's boom years. The idea came from Harry A. Flood, the chief of staff for a company of business block owners. Their firm, the Trustee company, held ownership of five downtown Spokane buildings: the Wolverton, Hyde, Eagle, Temple Court and Empire State. In February, 1913 Mr. Flood, hoping to more economically heat the Trustee buildings, submitted an application to the city for a franchise to lay mains and provide steam heat from a single source.

The franchise, granted fourteen months later, stipulated investment and service contract requirements--ten city blocks of service mains and \$200,000 in investment--within two years, and mentioned electric lighting and power as well. Mr. Flood terminated his job as manager of the Trustee company and formed the Merchants Central Heating Company of Spokane in June of 1915. In the meantime, he travelled across the country to research the fledgling steam heat-electrical generation industry, looking at central steam heating businesses in cities from San Francisco and Portland to Chicago and New York. He contracted with a New York State firm to supervise the laying of mains, and hired Eleazor Darrow, formerly manager of the largest steam heating plant in the United States--the Merchants' of Indianapolis--as manager. Before the end of the year he had also purchased lots 3 and 4 in block 26 of the Railroad Addition, immediately south of the Northern Pacific's downtown rail line, from mining millionaire August Paulsen, and erected a temporary frame building, and installed two boilers and a smokestack.

The company had begun laying asbestos-covered mains from twelve to eighteen feet beneath city streets in mid-1915 and by March of 1916 had contracts to heat 38 buildings. On March 3, delivery of steam to the two-year-old Davenport Hotel and the adjacent Pennington was marked by a ceremony in which Louis Davenport himself turned the service valve to begin operation. The steam whistle at the plant sounded for several minutes in celebration. Fourteen more buildings were shortly added to the list of customers receiving steam heat.

National Register of Historic Places Continuation Sheet

Section 8 Page 3

Central Steam Heat Plant Spokane County, Washington

Statement of Significance--continued

In June of 1916, the Merchants company was dissolved. In its place, the Spokane Heat, Light and Power company was incorporated issuing two million dollars of common stock and one million of preferred stock, and bringing in Field, Richards & Company of Ohio as investors. The new corporation immediately purchased the two lots to the east of its site, providing both frontage on Post Street for offices and space for auxiliary equipment. Flood had contracted with a recognized Chicago engineering firm, Arnold and Company, to design his permanent plant and construction was well underway by the end of the summer. The massive base of the east stack went into place first. Upon its completion in September, the *Spokesman-Review* announced a " 'Calculate the Number of Bricks' in the first of our 'Twin Stacks' plant contest." On October 1, ten winners of generous cash prizes were announced. The first place winner was within ten bricks of the correct number of 166,770.

Amended articles of incorporation were filed in August of 1916, increasing preferred stock by one-half million dollars. Despite its growing list of customers, the Spokane Heat, Light and Power company had difficulty raising sufficient revenue from sale of its steam heat to cover its large investment costs. The company had announced its intention to also supply electrical service in conjunction with its steam heat as early as March 1916, but few customers chose the dual program. With a large capital outlay and competitive fees for heating and power service, the company was heavily in debt to its investors, which included the Westinghouse Electric and Manufacturing company of Pittsburgh, suppliers of all its heating equipment. Despite its success in attracting steam heat customers, plans for expansion of the system were abandoned. In 1917, Mr. Ludwig Kemper joined the company as assistant to Harry Flood and by the end of the year, Kemper became president and Flood and Darrow ended their affiliation with the company. In September of 1918, the Spokane Heat, Light and Power company was placed in receivership under Mr. Kemper's management. A plea for new electric customers was made while the company stated it was serving all the steam heat subscribers its current equipment could handle. Seven months later, the Washington Water Power company purchased the assets of the Spokane Heat, Light and Power company through sale by the Federal Court, reincorporating it as the Spokane Central Heating Company, a subsidiary of WWP.

Washington Water Power's acquisition of the central heating system gave closure to what had been a fierce rivalry for control of city franchise rights to deliver steam heat by means of underground lines. In early 1916, just two months before the announced service delivery start

National Register of Historic Places

Continuation Sheet

Section 8 Page 4

Central Steam Heat Plant Spokane County, Washington

Statement of Significance--continued

date of the Merchants' company, Spokane businessman and real estate magnate Fred B. Grinnell announced that he was requesting a franchise from the city to provide downtown steam heat service. Grinnell, "brusque and nervy" according to historian John Fahey, claimed over one-half million dollars in backing by "reputable businessmen of Spokane." The news generated cries of protest from a number of interests, amid charges that "double franchises" for services that covered gas, phone, and railways had proven costly to Spokane's economy, crippling financial backers of such enterprises through competitive rates. Nevertheless, the City Council granted Grinnell's request and a civic group, the Public Welfare League, circulated a petition to place the controversial franchise before the voters. A heated public debate, carried out in the local press, ended with a decisive "no" vote for the second franchise. The *Spokane Press* furthered the controversy right up to the June 6 election by speculating that Grinnell's unnamed backers were Washington Water Power interests.

Washington Water Power

The Washington Water Power company held the franchise to run electrical lines above ground throughout Spokane's business district. WWP traces its beginnings to 1885, when George A. Fitch, using a dynamo salvaged from a Columbia River steamship, was granted a franchise to put up poles and run electric lines supplying power to eleven arc lights suspended over the streets of Spokane Falls. The following year, a group of local businessmen bought out Fitch and signed a contract with the Edison Electric Light Company, accepting Edison equipment in exchange for its 30% interest in Spokane's new power company. A power station was completed at Post Street in the spring of 1888 but when Edison interests failed to agree with Spokane investors who wanted to purchase rather than lease Spokane River water power, local businessmen formed a new corporation, the Washington Water Power company, in March of 1889. F. Rockwood Moore was named its first president.

The rapid growth of the WWP company paralleled that of the city itself. In 1890, a new power station was added at the base of the falls over Monroe Street. In 1899, WWP became a full electric service company when the properties of the Edison Electric Illuminating Company, electric streetcar lines that included the Spokane Street Railway Company and the Spokane Cable Railway Company, as well as other properties, were merged. A power site at Post Falls was added at the turn of the century and developed over the next few years. Planning for the Little Falls power station, thirty-nine miles west of Spokane, began in 1906 and distribution

National Register of Historic Places

Continuation Sheet

Section 8 Page 5

Central Steam Heat Plant Spokane County, Washington

Statement of Significance--continued

systems expanded into the Spokane Valley and rural communities to the south. By 1910, the company was planning its Long Lake power station. In taking over the central steam plant, WWP was able to furnish the technology, capital, and management to place the enterprise on firmer ground. After 1939, WWP dropped the title "Spokane Central Heating Company" and the plant was made a part of WWP's Spokane division.

Plant Operation

The steam plant was designed for twelve 500-horsepower coal-fired boilers, fed from a gigantic 1,200 ton bunker/hopper that ran two-thirds the length of the building and was supplied with coal from railroad cars by a conveyor. The plant burned 150 tons of coal--the equivalent of three railroad cars--each day, and generated 350,000 pounds of steam per hour. Manned by ten to twelve workers per shift, the plant ran continuously and had only two brief shutdowns in its seventy-year history. Under Spokane's streets, the distribution system consisted of asbestos-covered mains with an inside diameter of up to twenty inches and a series of valves and variators to control pressure and delivery. Intended to make the system more cost efficient was a then-revolutionary product manufactured by the Westinghouse Electric and Manufacturing company, called a turbo generator, able to convert unused pressure into electrical energy. The system enabled delivery of low pressure steam to supply heating, as well as high pressure steam used by customers with special needs, such as the Davenport Hotel, to run its pumps, fans and laundry. In anticipation of generating electricity as well as steam heat, ducts to carry electric current were laid in conjunction with the installation of mains.

Besides the Davenport Hotel, the company served an impressive list of subscribers that included the Empire State, Eagle and Hyde buildings, the Pennington, Parson, Pedicord and Ridpath hotels, the Palace, Culbertson, Kemp-Hebert and Crescent stores, the Citizens, Union Trust and Old National Bank financial institutions, and the Rex, Casino and Hippodrome theaters. At one time it furnished heat to over 320 customers, the majority of Spokane's business district. The plant was responsible for a great improvement in the quality of Spokane's air over time, first by gradually removing a number of smaller smokestacks and consolidating fuel burning, emitting the smoke high overhead; and later with increasingly cleaner burning fuels and continual equipment upgrades.

The Inland Northwest's abundance of hydroelectric power made the generation of electricity by the steam plant uneconomical and with WWP's purchase of the plant, sale of electricity was

National Register of Historic Places Continuation Sheet

Section 8 Page 6

Central Steam Heat Plant Spokane County, Washington

Statement of Significance--continued

discontinued. In addition, the electrical distribution system was installed over steam mains, hastening its deterioration. Coal as a fuel was often difficult to handle, especially in winter when dynamite was needed to free frozen carloads. Removal of the quantities of ash generated by burning coal was also a challenge. The plant was adapted to operate with a variety of other fuels, first wood chips and sawdust and later, electricity, oil, and natural gas. A parcel of land to the west of the plant was purchased in 1947 for coal storage. In 1965 underground oil storage tanks were installed on the parcel. In the early 1970s, modernization, along with installation of advanced pollution control equipment, was not sufficient to make operation cost-effective. Steam pipes under city streets continued to deteriorate. Announcement of pending closure was made in the early 1980s. Service to the plant's steam customers ended in December 1986 when its last boiler was turned off. A borrowed steam whistle was blown, acknowledging the giant whistle that once announced numerous events with a series of coded signals--America's entry into World War I was marked by two long blasts two minutes apart at 6:45 P.M. on April 2, 1917.

Architecture

The Central Steam Heating Plant and its twin smokestacks are architecturally significant as a familiar downtown landmark and a unique part of Spokane's skyline. Both in construction and design the Steam Plant measures up to the excellence that Spokane's businessmen were demanding in their downtown buildings. Arnold and Company, engineers and constructors, a Chicago firm Harry Flood found when he investigated the central steam heating industry, drew up the plans and did the engineering work. The quality of the exterior design and brickwork is evident but ascertaining its origins is more difficult. An association with the architectural firm of Cutter and Malmgren is implicit.

Built at the very end of Spokane's era of greatest growth and prosperity, the initial backers did what more than a generation of Spokane pioneers and businessmen had done before them, and invested in an idea, making grand plans and drawing on the finest resources to be the biggest and the best. Harry Flood's cross country trip to assess the technological leadership in steam-electrical generation represented that attitude. Locally, he turned to the best-known architectural firm, that of Cutter and Malmgren. Nationally recognized, their renowned Davenport Hotel was completed in 1914. The architecture of the Steam Plant has been historically attributed to the Cutter-Malmgren firm but there is no documentation to substantiate this. Most of Cutter's

National Register of Historic Places

Continuation Sheet

Section 8 Page 7

Central Steam Heat Plant Spokane County, Washington

Statement of Significance--continued

Spokane records are gone. The connection is undeniable, however. Spokane city records do indicate that the firm designed its companion building, the one-story red brick and white terra cotta building east of the steam plant. Completed in late 1916, it held the firm's offices and provided space for the steam plant's support equipment. Brick and terra cotta design detail on the two buildings is identical.

Kirtland K. Cutter was born in Cleveland, Ohio and came to Spokane at the age of 26 after schooling at the Arts League of New York and study and travel in Europe. Briefly employed in Spokane's First National Bank, he quickly found opportunities to practice architecture. After Spokane's Great Fire of 1889, requests for his designs increased and his commissions included numerous downtown structures in addition to residences for many of Spokane's wealthiest men. His partnership with Swedish-born Karl Malmgren was a long one, lasting from 1894 to 1917. When Spokane's expansion slowed after World War I, his clientele dwindled, and in 1923 he moved to Long Beach, California where he continued to practice, frequently in conjunction with John C. Olmsted of the renowned landscape architecture firm of the Olmsted Brothers. Cutter's many honors include an award for his Idaho Building at the Chicago World's Fair of 1893 and commendation from his fellow professionals. He was recognized nationally for his work. The terra cotta arches and cornice of the steam plant are typical of the elaboration he gave even to his industrial designs.

National Register of Historic Places Continuation Sheet

Section 9 Page 1

Central Steam Heat Plant Spokane County, Washington

Major Bibliographical References:

Fahey, John. *Shaping Spokane*. University of Washington Press, 1994

Hyslop, Robert. *Spokane Building Blocks*. Spokane, 1983

Sanborn Fire Insurance Maps

Spokesman-Review, 1913-1995 (various articles)

Spokane Daily Chronicle (various articles)

Spokane Press (1915, 1916 articles)

Eastern Washington Historical Society, Archives & Photo collection

Northwest Room, Spokane Public Library, Vertical Files

Spokane City Building Code Records

Spokane County Assessor Records

Washington Water Power Company, Archives & Building Services Records

Fechner, Ron, retired Plant Superintendent, tour

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

**Central Steam Heat Plant
Spokane County, Washington**

Verbal Boundary Description

Railroad Addition, Block 26, Lots 2, 3 & the west 33 feet of Lot 4

Boundary Justification

The boundary encompasses all of the property under the jurisdiction of the Steam Plant Square limited partnership and includes that portion of the two tax parcels--Lot 3 and the west 33 feet of Lot 4--on which the Central Steam Heat Plant was constructed in 1916. Steam Plant additions to the east beyond the holdings of the limited partnership have undergone numerous alterations over time. Lot 2, purchased by Washington Water Power in 1947, once held an abutting brick building and now provides necessary pedestrian access to the Steam Plant as well as visual access.

Owners:

Steam Plant Square, L. L. C.
West 1325 First Street
Spokane, WA 99204

L. L. C. partners include:

Wells and Company
West 1325 First Avenue
Spokane, WA 99204
(509) 624-8050

Washington Water Power Company
(in care of)
Kim Pearman-Gillman
Project Manager
1411 East Mission, P.O. Box 3727
Spokane, WA 99220-3727
(509) 482-4826/1-800-727-9170

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

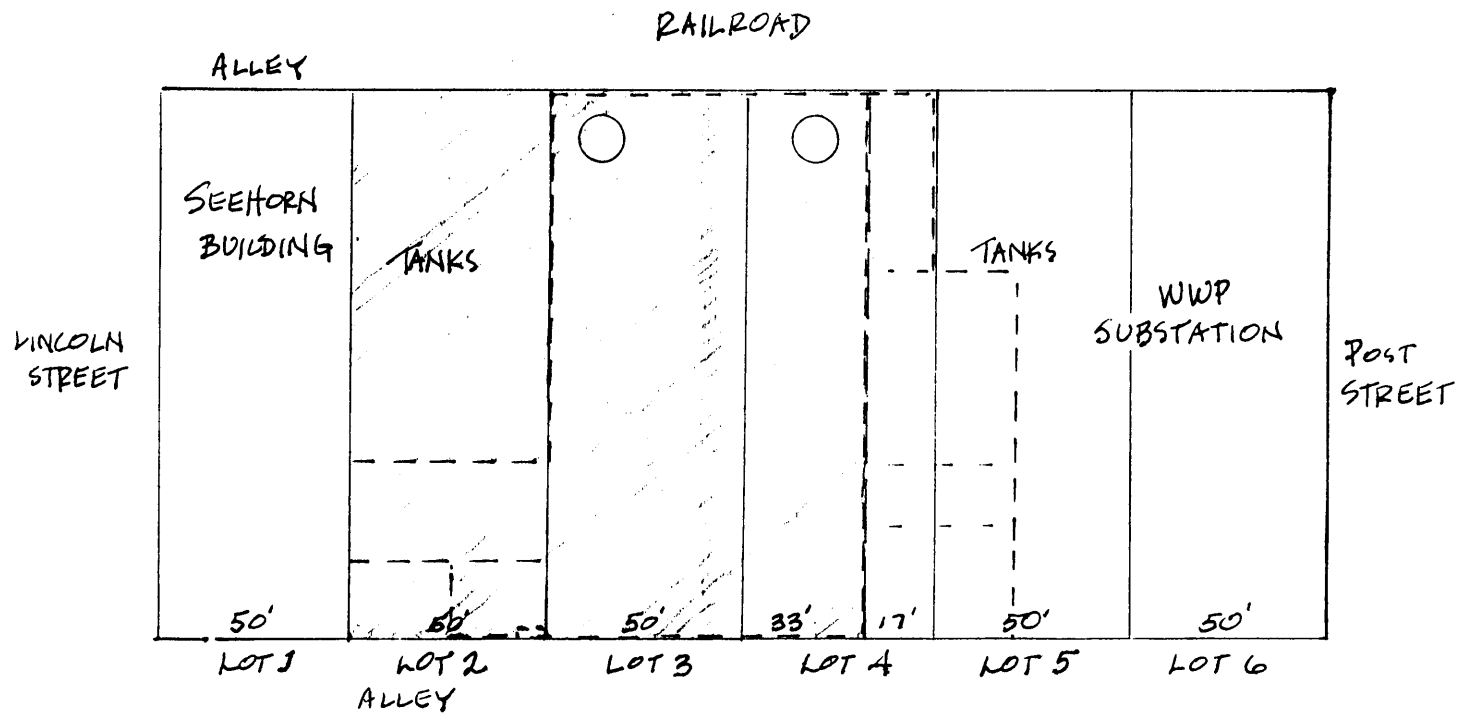
**National Register of Historic Places
Continuation Sheet**

Section number 11 Page 1 Name of Property CENTRAL STEAM HEAT PLANT
County and State SPOKANE COUNTY, WA

PHOTOGRAPHS

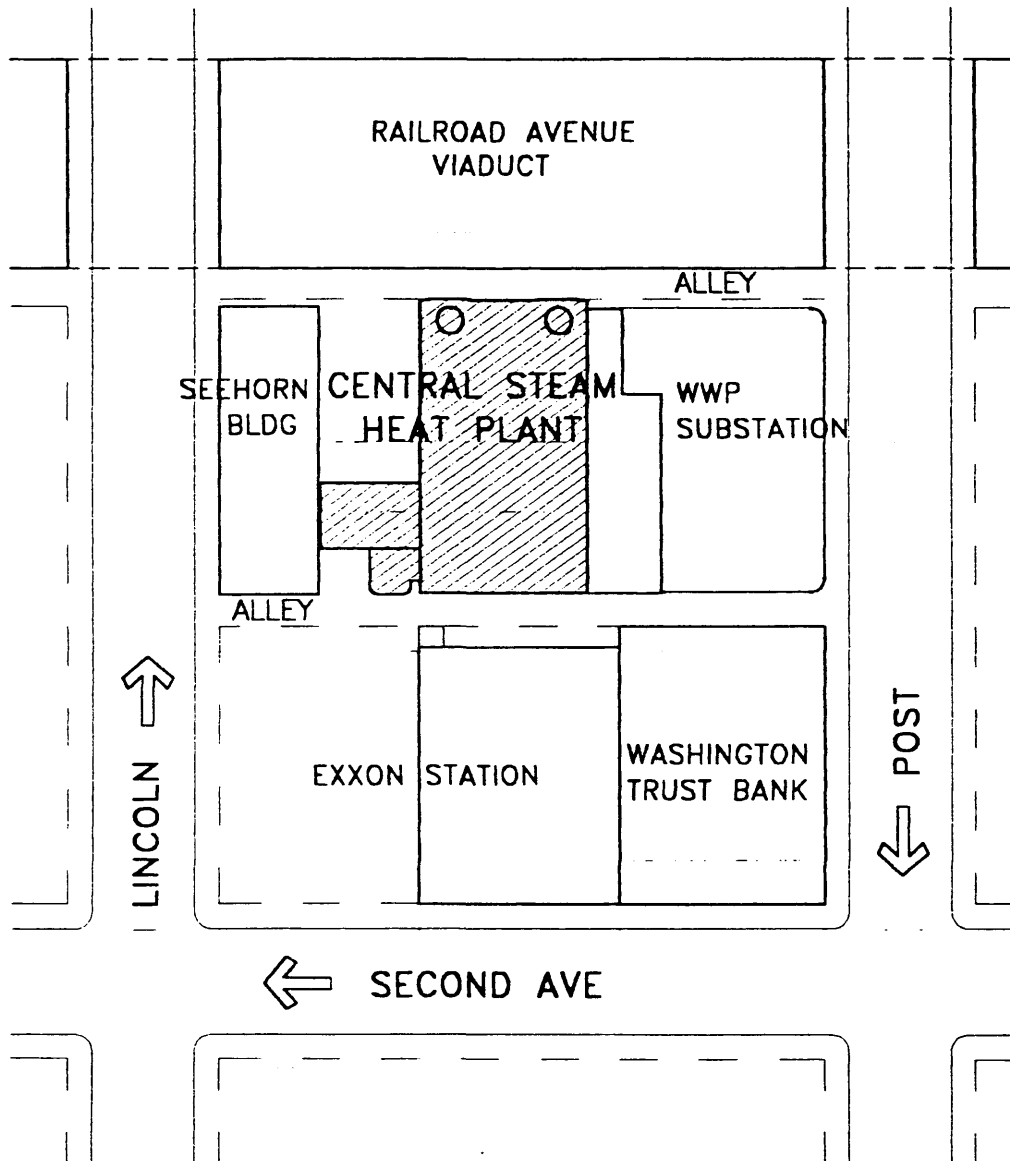
All photographs taken April, May 1996
by Sally Reynolds, negatives with photographer

1. South (primary) facade, looking NE
2. West elevation and garage, office, south alley, looking NE
3. Garage, office south alley, looking NE
4. Smokestacks from Deaconess parking lot, looking N
5. North elevation and smokestacks from Post Street, looking SW
6. South (primary) facade, looking NW
7. North elevation and alley, loading platform, looking E
8. North elevation and alley, loading platform, looking W
9. Interior, pipes and ductwork, looking S
10. Interior, steam tunnel under south alley, looking W



Central Steam Heat Plant
Spokane, WA

Sketch Map-Nomination Boundaries
Lots 2, 3, & west 33' Lot 4



1325 West First Ave Suite 300 Spokane WA
(509) 624-8050 99204-0613
Real Estate Investment General Construction
Architecture-Interiors Remodeling Renovation

STEAM PLANT SQUARE

815 WEST RAILROAD AVE

FAA STACK LIGHTING

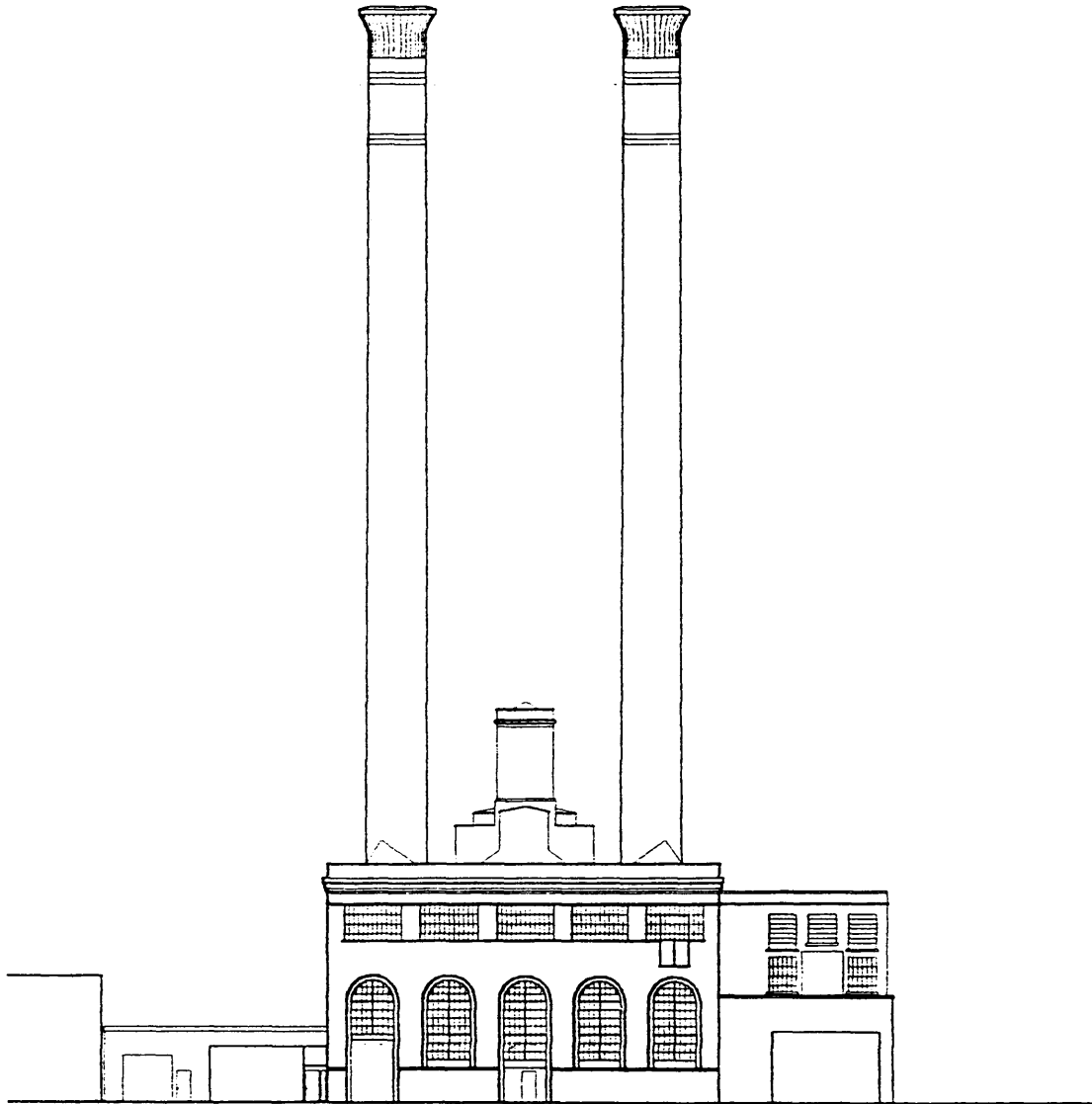
SPOKANE, WA

VICINITY/SITE PLAN

1"=100' SCALE

Central Steam Heat Plant
Spokane, WA

South Elevation



Wells and
Company

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STEAM PLANT SQUARE

850 STEAM PLANT ALLEY

SPOKANE, WA

SOUTH ELEVATION

1"=40' SCALE

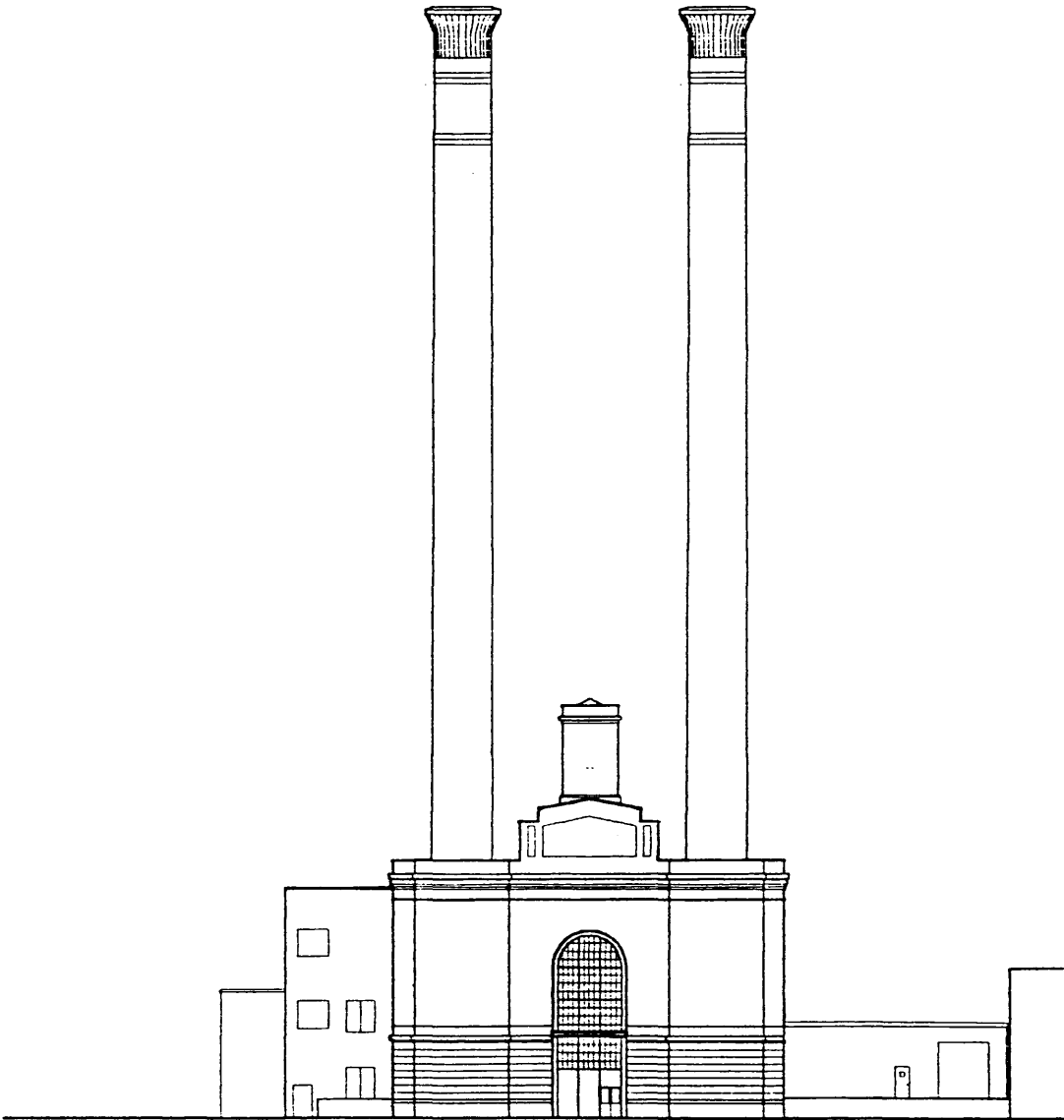
7-23-96

A-3.1

ELEV.DWG

Central Steam Heat Plant
Spokane, WA

North Elevation



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STEAM PLANT SQUARE

850 STEAM PLANT ALLEY

SPOKANE, WA

NORTH ELEVATION

1"=40' SCALE

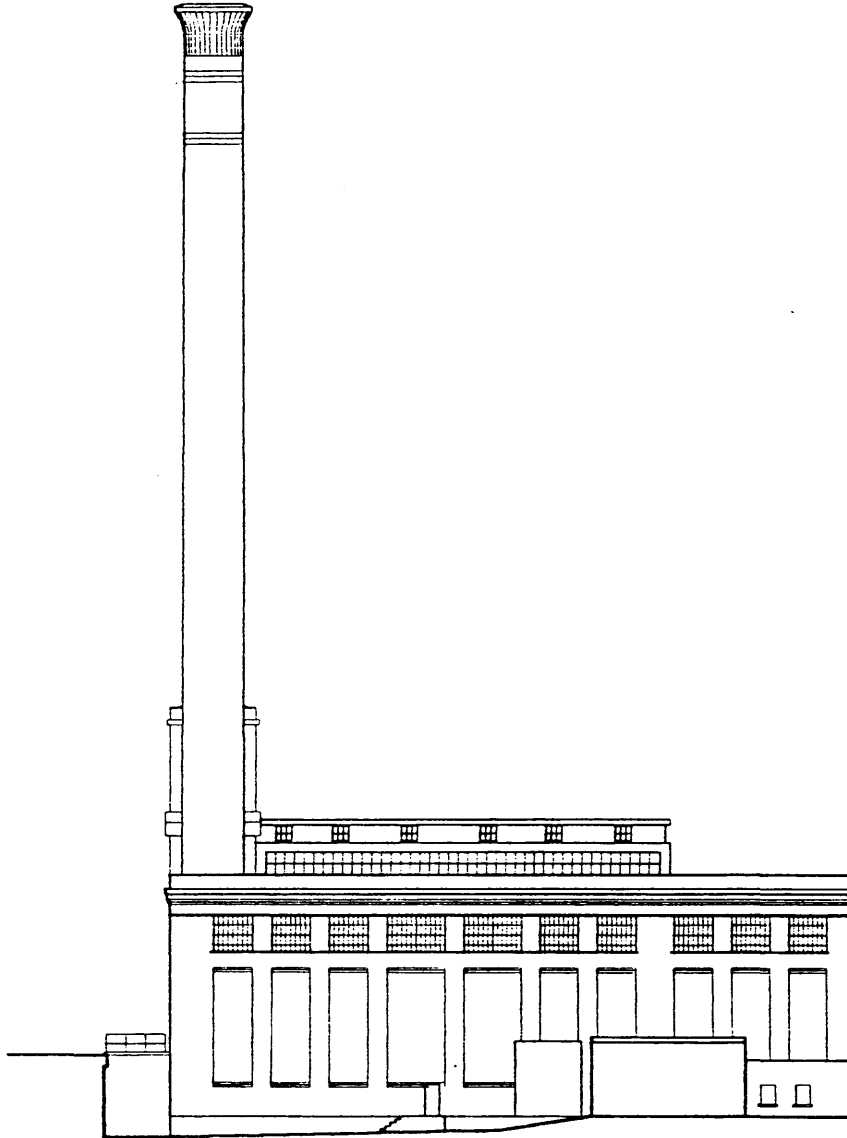
A-3.2

7-23-96

ELEV.DWG

Central Steam Heat Plant
Spokane, WA

West Elevation



Wells and
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STEAM PLANT SQUARE

850 STEAM PLANT ALLEY

SPOKANE, WA

WEST ELEVATION

1"=40' SCALE

A-3.3

7-23-96

ELEV.DWG

OUT, SOUTH - 100 (FIRST TO
BE BLD) STEAM HEAT PLANT

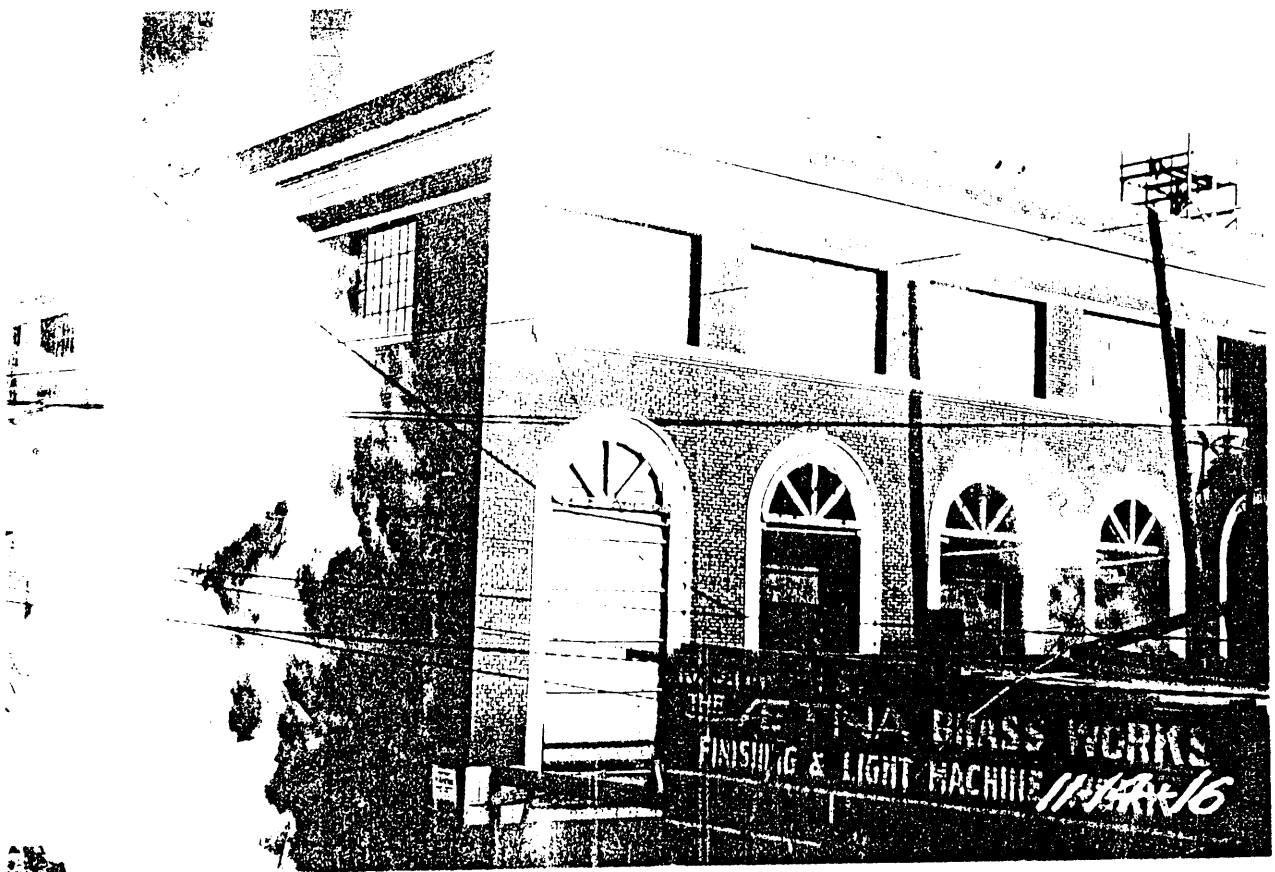
Central Steam Heat Plant
Spokane, WA

Construction of Washington Water
and Steam Heat Plant

1916 photo-photocopy
South & West Elevations

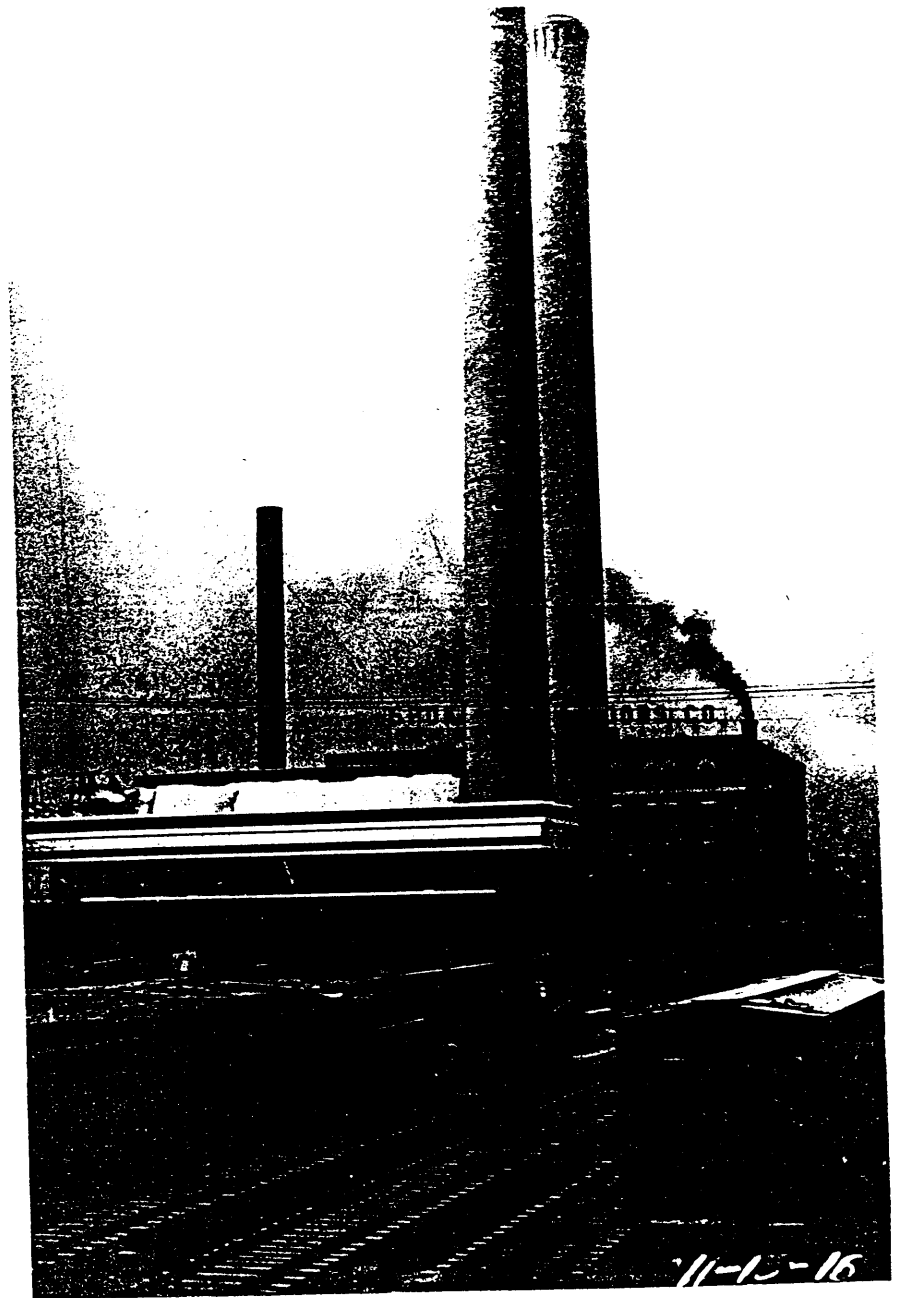
Spokane Central Heating Co.,
(Sp. Post), 1918

W. Arthur Collection



Central Steam Heat Plant
Spokane, WA

1916 photo-photocopy
Stacks & East Elevation



PUSI, SUUIN - IUV (FIRST IV
SECOND) STEAM HEAT PLANT

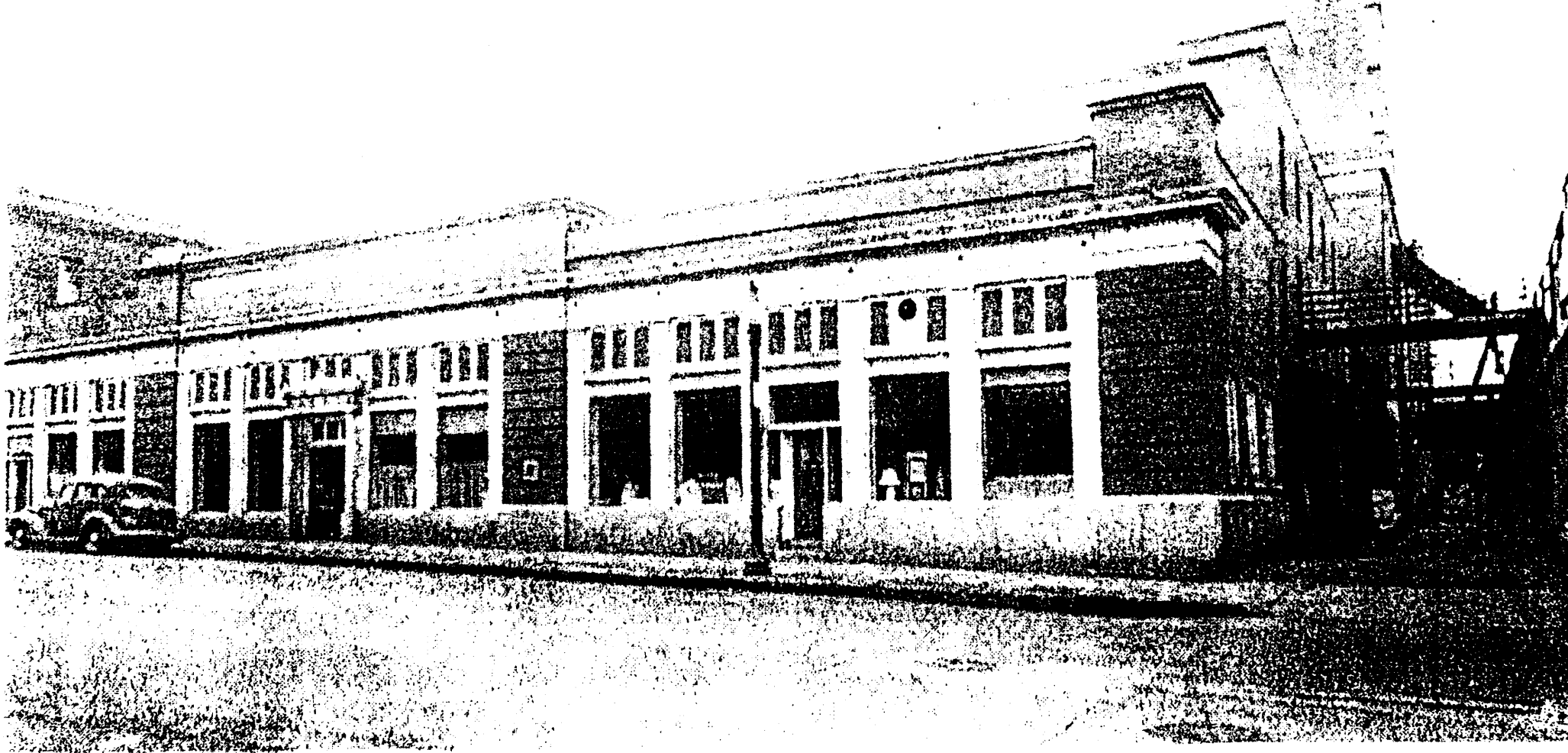
Construction of Washington Water
Power steam heat plant

(Spokane Central Heating Co.,
158 S. Post), 1916

John Arthur Collection

Central Steam Heat Plant
Spokane, WA

1930s photo-photocopy
East office building



CENTRAL STEAM HEAT PLANT
Adjacent Office Building
152-156 S. Post Street
Spokane, WA
Cutter & Malmgren, 1916
Photoconv: WWP Archives, ca. 1930's