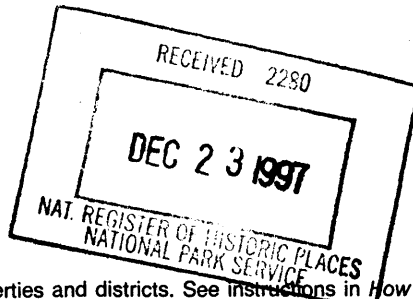


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1674

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 in the appropriate box or by entering the information requested. If an 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 Seehorn-Lang Building

other names/site number _____

2. Location

street & number 151 to 165 South Lincoln Street not for publication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, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] ACTING SUPO 11.13.97
Signature of certifying official/Title Date

State of 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 certifying official/Title Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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): _____

[Signature] Signature of the Keeper 11/23/98 Date of Action
Edson W. Beall

Seehorn-Lang Building
Name of Property

Spokane, Washington
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/warehouse+commercial storage

/business+transfer & storage co.

offices

/business+furnace sales & service

/specialty store+x-ray supply

business

Current Functions

(Enter categories from instructions)

INDUSTRY/processing site+wine production

COMMERCE/specialty store+wine sales

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions)

Commercial

Materials

(Enter categories from instructions)

foundation stone

walls brick

roof

other stone, wood, glass, terra cotta

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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce _____

Architecture _____

Period of Significance

1890-1925 _____

Significant Dates

1890, 1925 _____

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Spokane City/County Hist. Pres. Office

Seehorn-Lang Building
Name of Property

Spokane, Washington
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1
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4	6	8	1	8	0
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5	2	7	7	8	8	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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--	--	--	--	--	--

--	--	--	--	--	--	--	--

 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 Sally R. Reynolds

organization Consultant date 4-21-97

street & number 7015 East 44th AV telephone (509) 448-0311

city or town Spokane state WA zip code 99223-1410

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 Mary S. Lang

street & number 2503 West Rockwell Avenue telephone (509) 326-3202

city or town Spokane state WA zip code 99205-1557

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places

Continuation Sheet

Section 7 Page 1

Seehorn-Lang Building Spokane County, Washington

Description

Summary

The Seehorn-Lang Building is located just south of the Burlington Northern Railroad's elevated line on the southern end of the Spokane Central Business District. It is one block south of the Davenport Hotel with Spokane's Central Steam Heat Plant to its east. Across the street to the west is the Spokane Dry Goods Company's warehouse, one of Spokane's most impressive warehouse buildings. The Seehorn-Lang Building is fifty-feet deep and one hundred and thirty-seven feet long on its Lincoln Street frontage, nearly filling its lot. Two stories tall, the symmetry of its three store front bays is broken only by the downward grade of Lincoln Street, adding length to entry steps and height to basement windows. The facade dates from 1925 and is composed of dark red pressed brick and off-white trim of cast concrete, with three recessed entry bays below modillioned pent roofs. Facade piers of this Commercial Style building have ornamental terra cotta panels. The north elevation, with full arch openings and a corbeled cornice, represents an earlier and more simple style, still found in warehouse buildings to the west of the Seehorn-Lang site. Sanborn Maps and interior construction details offer evidence that this building's original 1890 brick structure covered only the south two-thirds of its lot. By 1910, both length and height had been added. Changes since 1925 have consisted of masonry repairs on a secondary elevation and updating of interior accessories. The building's integrity remains intact.

Exterior

The Seehorn-Lang Building's primary elevation is composed of dark red pressed brick and cast stone with a symmetrical series of wood-framed display windows and street level entries. Ten brick piers with smooth terrazzo bases anchor the three deeply recessed entry bays and six glass display windows. At the top of each pier, framed in tan brick, are terra cotta panels containing high relief eagles. Above display windows and entryways are three-part wood-framed transom lights with pronounced mullions. Below the display windows, and separated by horizontal wood panels, the mullioned three-window pattern is repeated with stationary windows, divided into six panes, and lighting the building's basement level. Terrazzo steps with non-historic wrought iron hand rails lead to three business doorways at each entry. The steps, once flush with the face of the building, were extended and now encroach on the sidewalk due to lowering of the Lincoln Street grade. The center door in each entryway is flanked by plate glass panels. Side doors perpendicular to them lead to additional store spaces. The doors are single, with wood frames

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Continuation Sheet

Section 7 Page 2

Seehorn-Lang Building Spokane County, Washington

Description--continued

and full glass panels. On the second level, above a slightly projecting belt course, eighteen windows with deep brick reveals are evenly spaced. The nine-over-two double hung windows are framed above and below by a continuous band of cast stone blocks that constitutes both lintels and sills as well as architraves for the two extreme side windows. A parapet with cast stone coping completes the facade. The 1925 face is compatible in style with the other buildings that were part of this block in the 1920s. They included the Central Steam Heat Plant with dark red brick and white terra cotta trim, and the now-demolished office building to its east that was part of the Steam Plant complex.

Sanborn Fire Insurance Maps show that the north one-third of the building was constructed between 1891 and 1902, and then a second story was added by 1910. Masonry walls and junctures visible on both the interior and exterior confirm this. This elevation's style matches that of the two warehouse buildings across the street. On the first level, four tall semicircular arch window openings have been in-filled with slightly recessed masonry blocks. At the east end, only the arch of a fifth opening is filled in, allowing for a double-door service entrance above a concrete loading platform. On the second level, four window openings have segmental arches and brick sills. Boarded up, their nine-over-two double-hung sashes are in place. A fifth, and longer, segmental arch opening contains a doorway that connects the second floor with an overhead bridge to the elevated tracks. It appears to be original and suggests that the grade separation of the Northern Pacific Rail lines, announced in 1908, was anticipated by the owners when the second level was added. A projecting and ornately corbeled parapet rises above the windows. The common red brick is laid in running bond. Replacement brickwork, used to repair the northeast corner of the wall, damaged in the mid-1970s, is barely visible. This wall would have matched the primary facade that existed before 1924 and appears in 1910-1912 advertisements for the Seehorn Transfer and Storage Company. That front, of common red brick, had semicircular arches of white brick over tall windows, and an entry on the south end framed by pilasters and an entablature.

The lower half of the south wall is original, dating from 1890. Sanborn Maps say that this wall was initially one story, with an eighteen-inch high parapet and a single window. This transition, barely visible on the exterior, is evident from the interior where second-floor masonry has always been exposed. There are two off-center windows on the first level and four evenly spaced windows opening on the second floor, all with segmental arches. Windows are tall and narrow,

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Continuation Sheet

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Seehorn-Lang Building Spokane County, Washington

Description--continued

with two-over-two double-hung wood-framed sashes. A service entry on the east end has an opening with a flat lintel. Faded signage painted on the red brick surface dates back to the 1910-1925 occupancy of the Seehorn Transfer and Storage Company.

In 1890, when the initial portion of the building was constructed on the south two-thirds of the lot, the parcel to the east was vacant. By 1902, when the Seehorn-Lang Building was extended north to fill the remainder of the lot, a one-story brick warehouse, the Cater Building, sat to the east. The solid brick east wall reveals, through subtle variations, the gradual expansion of the Seehorn-Lang Building. Mortar joints on the north third were not smoothed where the adjacent Cater Building had an abutting wall. The shadow of a stepped parapet can be discerned on the south half. The east wall's parapet has castellations on the south half, but on the north, the parapet has barely detectable steps.

Interior

After 1900, the first floor interior was composed of two, and later three, large rooms separated by what had been the north exterior wall. In 1925, the Seehorn-Lang Building's first floor interior was redesigned with nine store spaces that extended east from facade entries. Interior walls are mostly plaster and wood doors are paneled and painted. Exposed flooring in store spaces is terrazzo. Along the first level's east end, an alleyway runs between the loading platform doorway on the north and a freight elevator. Alleyway flooring is fir and walls are covered with service style wood paneling. The elevator was installed when the second story was added sometime between 1902 and 1910.

Two large storage rooms and alleyway access to the northeast doorway and skybridge make up the second floor. Brick wall surfaces are exposed, as are support posts and ceiling beams. The north room also has exposed joists and fir flooring.

The basement has a mortared stone foundation and wood flooring. Variation in materials and construction styles between the older two-thirds and the north third is discernible. Support for upper floors consists of post and beam construction with massive 12-inch wood beams free of knots and checks. Daylight from the windows at street grade lights these spaces.

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Continuation Sheet**

Section 7 Page 4

**Seehorn-Lang Building
Spokane County, Washington**

Description--continued

Since the 1925 conversion of the Seehorn-Lang Building's facade to a commercial storefront, the only exterior changes have been minor alterations to its north elevation. Besides the infill of the street level window openings for security purposes, masonry repair work was performed on the northeast corner after a Burlington Northern boxcar derailment damaged the upper wall. Interior alterations include removal of a south store bay's separating wall, installation of a suspended ceiling in another bay, and upgrading of plumbing fixtures and heating system. A single tenant has occupied the two south store spaces for the last few years.

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 5

**Seehorn-Lang Building
Spokane County, Washington**

Significance

Summary

The Seehorn-Lang Building is historically important as a representative example of the warehouse-commercial buildings that have been a part of the transportation corridor in Spokane's Central Business District. It is associated with the development of Spokane's rail transportation, the moving and storage of goods, and in a subsequent era, wholesale and retail trade. Moreover, it is the last intact example of a specific group of buildings within the transportation corridor that evolved with the area but no longer exist or have lost their historic character. Architecturally significant, today its primary facade is the only remaining 1920s wood-framed and transomed storefront in Spokane's Central Business District.

Property History

Block Twenty-Six, Lot One of the Railroad Addition, land deeded to the Northern Pacific Railroad (NPRR) until the precise location of its rail lines was established, was vacant before 1889. Early Spokane businessmen Gile O. Bump and C. W. Ide purchased Lot One in Block Twenty-Six, in turn deeding it to the Spokane Storage Company. Its new one-story frame warehouse was untouched by Spokane's Great Fire of 1889, which started just across the railroad tracks to the north but was carried northeast by the prevailing winds. By mid-1891, as the city rebuilt with brick, the warehouse had been replaced with a one-story masonry structure--with wood post and beam interior construction--that sat on the south two-thirds of its lot. Early tenants were food distributors. This was a common warehouse use along the railroad corridor. The Cudahy and Hammond Packing Companies were here in 1902 when Sanborn Maps show the building's length had been increased by one-third to fill the remainder of its lot.

By 1910, when a second story had been added, and a California investor owned the property, the Seehorn Transfer and Storage Company had moved here from its Post Street location. Elihu Irwin "Billy" Seehorn was a prominent pioneer Spokane businessman who emigrated to Spokane in 1880 with his family, working his way up to own one of the area's largest moving and storage concerns. He claimed to have the first three-horse van in Spokane. When he added his eighth wagon to his inventory--a special order from Novelty Carriage Works--he owned the largest furniture van in Eastern Washington. The sides of his vans featured his distinctive trademark, a large letter C superimposed with the horns of a longhorn steer. Civic-minded, he served a term as president of the Pioneer Society, and wrote several historical accounts of his early Spokane experiences for local newspapers. The Seehorn business operated at other locations under family

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Seehorn-Lang Building Spokane County, Washington

Significance--continued

ownership until after World War II but the Lincoln Street building continued to be identified as the "Seehorn" long after its fifteen-year association with Billie Seehorn, perhaps due in part to the Seehorn signs painted on its south elevation and still partially visible today.

Billy Seehorn's business remained here, through a 1923 transfer of title to Spokane businessman John Lang, until 1925. When the Seehorn Transfer and Storage Company relocated one block east, the Seehorn-Lang Building was altered. A new facade created three recessed entry areas between retail storefronts with large wood-framed glass windows. The first floor interior was redesigned to create nine new potential rental spaces. John Lang purchased the building from its Southern California owner, Carrie Merrill. He was responsible for its 1925 facade change and conversion to retail sales use. An engineer for Spokane's New York Brewery in the 1890s, John Lang later became an owner of the Inland Brewing and Malting Company, serving as vice-president through its post-prohibition conversion to the Inland Products Company. The Seehorn-Lang Building was one of several investments he made. He died in 1926 at the age of sixty-one, leaving extensive business and real estate holdings in the Spokane area. Under John Lang's ownership, the Holland Furnace Company and the Hoag X-Ray Company became long-term tenants, from the late 1920s through the 1960s. His widow, Wilhelmina, continued to manage the Seehorn-Lang property, passing it on to her son, Otto W. Lang, upon her death in 1940. Still in the hands of the Lang family, the Seehorn-Lang building is now owned by Otto's widow, Mary S. Lang. Knipprath Cellars, a wine producer, is the current tenant.

Railroad Development

The arrival of transcontinental rail lines in the 1880s played a pivotal role in the emergence of Spokane as a city. Direct rail connections came years earlier to Spokane than to Seattle and Tacoma because of the construction challenge created by the Cascade Mountain Range. The linkage, completed between Spokane and Portland in 1881, then with the Northern Pacific's cross-country line in 1883, established Spokane's dominance as the core of the Inland Empire and the gateway to the West Coast. By 1892, five transcontinental rail lines converged in Spokane, along with numerous branch lines to surrounding communities. As many as sixteen passenger trains arrived daily. John R. Reavis, Secretary of the Spokane Chamber of Commerce, wrote that Spokane was "the great railroad center of the upper Pacific Coast" and described the railroads as the "great civilizers and wealth producers of the age" hastening development and the

National Register of Historic Places

Continuation Sheet

Section 8 Page 7

Seehorn-Lang Building Spokane County, Washington

Significance--continued

rapid accumulation of products, increasing population and wealth, and leading to: wonderful achievements in the building of cities . . . it is doubtful if ever there followed in the wake of any advancing line of railways so widespread and great development and enrichment as that which has followed the building of the Northern Pacific Railroad into the Pacific Northwest.

In the wake of migration and importation of goods and services fostered by the railroads, impressive brick buildings in styles popular in Minneapolis and Chicago rose along Spokane's downtown streets.

Railroad-Warehouse Corridor

Historic commercial buildings in Spokane's downtown reflect two periods of intense growth. The first occurred in the late 1880s, an era of prosperity for the country as a whole. Development, already replacing frame structures with brick business blocks, was stimulated by Spokane's Great Fire of 1889 that destroyed thirty-two blocks of the city's core. Grand new brick business blocks rose on Riverside Avenue, the town's main east-west street. One block to the north, Main Avenue attracted retail uses. Sprague and First Avenues to the south developed with the city's better hotels, restaurants, and theaters. The deep block between First and Second Avenues, divided by the Northern Pacific Railway tracks and sparsely developed with mixed residential and business uses before the Fire, became a corridor for warehouse and attendant manufacturing activities.

Spokane's second economic boom occurred between 1900 and 1910 when the city's population more than doubled and many of its present-day historic structures were raised. Commercial development pushed southward and the one and two-story brick buildings next to the NPRR tracks, hastily erected after The Fire, were added to or replaced with larger and better structures. Plans to raise the railroad lines above street grade were announced before the end of the decade and, in anticipation of this construction, buildings were designed with second-floor loading access. Owners engaged major architects to design their warehouse and manufacturing concerns. The shipping-and-storage and wholesale-retail companies occupying the warehouses on both sides of the NPRR lines included national, regional and local businesses. Distribution of food products, including produce grown in the Spokane vicinity, was a common activity. Another one was manufacturing. Spokane produced its share of "firsts" and several companies and products that became nationally important had their beginnings in the warehouse district. Electro-Kold

National Register of Historic Places Continuation Sheet

Section 8 Page 8

Seehorn-Lang Building Spokane County, Washington

Significance--continued

introduced electric refrigerators and the automatic electric range originated with Washington Water Power. Hollister-Stier laboratories developed here as did Brown Trailers and Columbia Electric.

Corridor Architecture

Once nearly solid with buildings, the railroad corridor in the thirteen blocks immediately adjacent to the railroad tracks between Division Street on the east edge of the Central Business District, and Cedar Street at its west end, has lost several early structures. Of those that remain, the majority are plain and functional one to three story buildings related to manufacturing and storage of goods. Others have lost architectural features at street level. On the west half of the corridor, the Pella dealership on South Jefferson has replacement windows. The two-story brick on South Madison that houses Luminaria, Spokane's leading retailer of historic lighting, has a replacement store front. Among those that retain their integrity, most noteworthy are the six-story Spokane Dry Goods Warehouse on Lincoln Street, and the Central Steam Heat Plant between Lincoln and Post Streets. The Steam Plant is an industrial building atypical in this location but the Spokane Dry Goods Warehouse has a style common to the area. A flat brick facade, simple street-level entry, evenly spaced wood-framed windows--some with full-arch surrounds, and a corbeled cornice, are the principal decorative features. Similar, but more modestly styled, are the Holzman warehouse--today's Old Spaghetti Factory--on South Monroe, and the two-story Nott-Atwater Building across from it. Most of the remaining buildings along the west half of the corridor are plain masonry structures with few windows.

In the center of the district, among the plainly-styled warehouse buildings, a commercial retail area emerged in the vicinity south of the Davenport Hotel not long after the Hotel's construction. Referred to in a 1925 Arthur D. Jones Real Estate advertisement as "a good second-class retail district" in the "heart of the wholesale district," only four of these commercial buildings remain. Sometimes converted warehouse structures like the Seehorn-Lang, they were of two types; those with facades of transomed glass over low bulkheads, with street level entries; and those with above grade recessed entries and basement windows at street level. Pressed brick with terra cotta decoration was typical of the latter. The Electro-Kold Building at 165 South Post, today an upscale home furnishings and gift store, now has a contemporary street-level facade. A companion building to the Spokane Dry Goods Warehouse on South Lincoln has had its 1925 retail storefront altered. At 118 South Lincoln, the Austin-Henderson Building's large arched windows have been replaced. Two others were lost in the 1960s, replaced by parking lots.

National Register of Historic Places Continuation Sheet

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Seehorn-Lang Building Spokane County, Washington

Significance--continued

They were the Mitchell, Lewis, Staver Building on Lincoln Street, and the Crane Company Building on Post Street. In the Seehorn-Lang Block, the Steam Plant offices, designed by the nationally-recognized firm of Cutter and Malmgren, were demolished and replaced by an electrical substation.

The east half of the corridor is anchored by the old Northern Pacific Depot, modernized in the early 1990s to serve as Spokane's Amtrak station. South of the rail line here, plain warehouses still front on Pacific Avenue. One red brick two-story warehouse has been converted to cooperatively-owned offices. Further west, the McClintock-Trunkey warehouse on Stevens Street, a dark red brick with metal-framed windows, is almost unchanged. To the south, early buildings have been modernized or removed. One block further west, on Howard Street, the Holley-Mason Building, a National Register property, remains vacant and boarded up. To the north and across the tracks is the handsome Hughes and Company building, today Kershaw's Office Supply. Its style resembles the Seehorn-Lang Building and its missing or altered companions but its smaller windows have double transoms and basement windows have been replaced.

Central Business District Storefronts

Post-Fire 1900s storefronts in downtown Spokane were often cast-iron with bulkheads of cast iron or wood and sometimes glass to provide daylight to basement-level businesses. Transoms were mostly of vertical panes separated by slender muntins and covered by retractable canvas awnings. With the paving of streets and the rise of the automobile, most of these were replaced. A common style during the economic expansion in the first decade of the century consisted of masonry bulkheads and small leaded transom lights with awnings attached below the transoms. Following World War II, and again in the 1970s when Spokane held a world's fair, storefronts were modernized.

Today, original street level storefronts in Spokane's Central Business District are rare and will be found mainly on two different types of buildings, both predominantly from the 1920s: those with Art Deco styling such as the movie theaters; and those built on the fringes of the business district to serve the automobile trade. The former have bulkheads of enameled tiles below metal-framed windows. The Paulsen Medical and Dental Building (1928), the Met or former State Theater (1916), and the Fox Theater (1930-31) are examples. The latter usually consist of low bulkheads of brick or stone and large metal-framed windows mounted in the same vertical plane as the bulkheads. A few have recessed wood framed plate glass and glass transoms with prominent

National Register of Historic Places Continuation Sheet

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Seehorn-Lang Building Spokane County, Washington

Significance--continued

mullions, similar to the glass framing found in the Seehorn-Lang Building. Watts garage on First Avenue and the Sneva car dealership on Second are examples. Other historically appropriate storefronts belong to historic buildings that have been redone at street level with compatible but non-historic faces emulating earlier wood storefronts. The Bennett Block on Howard Street is an example from the 1970s. The Whitten and Miller on Sprague Avenue, and the Wharton, Minnesota, and Stewart Buildings on First Avenue are recent projects. The Symons Building on Howard Street has been redone with mullioned transoms of metal. The look of the Seehorn-Lang Building has been duplicated in non-original materials, while the few original faces fall short of emulating its appearance.

Architectural Significance

The Seehorn-Lang Building is architecturally significant as the only surviving example of a 1920s wood-framed storefront with tri-part mullioned transoms and original windows and doors in the Central Business District. Its facade is typical of the three-dimensional storefront design among the series of brick commercial buildings that were found in this portion of downtown Spokane after construction of the Davenport Hotel. The building's underlying brick and timber core dates from 1890 and is fabricated of building materials no longer extant. The development phases evident in its construction details allow an opportunity to read the evolution of the warehouse district between 1890 and 1925. The introduction of pressed brick and contrasting trim in 1925 when its facade and first floor interior were redone reflects the transition of the warehouse district from a warehouse and manufacturing area to increased retail service. While an architect has not been identified, it is safe to assume that at least two of the Seehorn-Lang Building's phases were architect-designed. There were many architectural firms offering services in Spokane between 1890 and the early 1920s and the design detail on both the pre- and post-1925 facades was sophisticated enough to suggest the work of a professional. Loren L. Rand designed the Spokane Dry Goods Company warehouse across the street with features very similar to the Seehorn-Lang Building's north elevation, while the firm of Cutter and Malmgren was responsible for the red pressed brick and white terra cotta detail of the Central Steam Heat Plant offices that the 1925 facade attempts to complement.

Today, the Seehorn-Lang Building is a symbol of the warehouse district's evolution. It presents a contrast to the noteworthy Spokane Dry Goods warehouse on the west and the twin stacks of the Central Steam Heat Plant on its east. In good condition, its location in the Davenport Arts and Entertainment District, an area targeted for revitalization, still promises an opportunity for continued usefulness.

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Seehorn-Lang Building Spokane County, Washington

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- Spokane Spokesman-Review*. 1900-1961. Various Articles.
- Spokane Daily Chronicle*. 1900-1961. Various Articles.
- Washington Water Power Company, Archives & Building Services Records
- The Western Architect*. September 1908. Minneapolis.

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 12

**Seehorn-Lang Building
Spokane County, Washington**

Verbal Boundary Description

Railroad Addition, Block 26, Lot 1

Boundary Justification

The property includes the Seehorn-Lang Building and the single lot owned by Mary S. Lang on which the Seehorn-Lang Building sits.

**National Register of Historic Places
Continuation Sheet**

**Seehorn-Lang Building
Spokane County, Washington**

Attachments:

1. Vicinity Map-Proposed Davenport Arts & Entertainment District
2. Seehorn-Lang Building Vicinity/Site Plan--A-1.1
3. Seehorn-Lang Building Main Level Plan--A1.1
4. Seehorn-Lang Building Second Level Plan--A1.2
5. Seehorn-Lang Building Lower Level Plan--A1.3
6. Photocopy, Seehorn-Lang Building (background), 1911 City Polk Directory advertisement
7. Photocopy, Seehorn-Lang Building, 1926 Lincoln Street streetscape, looking north
8. Photocopy, Seehorn-Lang Building, 1944, Facade at north end, looking east
9. Photocopy, Central Steam Heat Plant Office Building, ca. 1930 (demolished 1975)
10. Photocopy, Mitchell, Lewis, Staver Building, South Lincoln, ca. 1926 (demolished 1963)
11. Photocopy, Electro-Kold Bldg., South Post, ca. 1929 (altered 1970s)
12. Photocopy, Crane Co. Bldg., South Post, ca. 1916 (demolished 1966)

**National Register of Historic Places
Continuation Sheet**

**Seehorn-Lang Building
Spokane County, Washington**

Black/White Photographs

March, 1997

1. West (primary) and south elevations, looking ne
2. West elevation, looking se
3. West elevation, north store bay, looking se
4. West elevation, south store bay, looking ne
5. South elevation and south end of east elevation, looking nw
6. North half of east elevation and north elevation, looking sw
7. Northwest corner and north elevation, looking se
8. Lincoln Street, streetscape, looking n
9. Lincoln Street, streetscape, looking s
10. Alley south of Seehorn-Lang & Steam Plant, streetscape, looking w
11. West elevation, center bay entry, looking ne
12. Interior, first floor hallway from alley, looking w
13. Interior, first floor right of center bay, looking w
14. Interior, second floor, south storeroom, looking sw
15. Interior, second floor, north storeroom at northwest corner, looking nw
16. Interior, first floor alley on east wall & service elevator, looking s
17. Interior, basement at service elevator, looking sw
18. Interior, basement, northwest end, looking n

**National Register of Historic Places
Continuation Sheet**

**Seehorn-Lang Building
Spokane County, Washington**

Slides

March, 1997

1. West (primary) and south elevations, looking ne
2. West elevation, north end street level, looking se
3. West elevation, south store bay, looking ne
4. South elevation and south end of east elevation, looking nw
5. North half of east elevation and north elevation, looking sw
6. Northwest corner and north elevation, looking se
7. Lincoln Street, streetscape, looking n
8. Lincoln Street, streetscape, looking s
9. Alley south of Seehorn-Lang & Steam Plant, streetscape, looking w
10. West elevation, center bay entry, looking ne
11. Interior, first floor center bay, looking w
12. Interior, first floor hallway from alley, looking w
13. Interior, first floor alley on east wall, looking n
14. Interior, second floor, south storeroom, looking sw
15. Interior, second floor, north storeroom and wall, looking nw
16. Interior, basement, northwest end, looking n

Attachment to Nomination for
Seehorn-Lang Building
Spokane, Washington
Central Stm. Ht. Plnt.--So. Post St.
--demolished 1975

photo from WWP, ca 1930



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

Attachment to Nomination for
Seehorn-Lang Building
Spokane, Washington
Mitchell, Lewis, Staver Bldg.--So.
Lincoln St.--demolished 1960s

photo from EWSHS, ca 1926



Attachment to Nomination for
Seehorn-Lang Building
Spokane, Washington
Electro-Kold (Joels) Bldg.--So.
Post St.--altered street level 1970s

photo from EWSHS, ca 1929

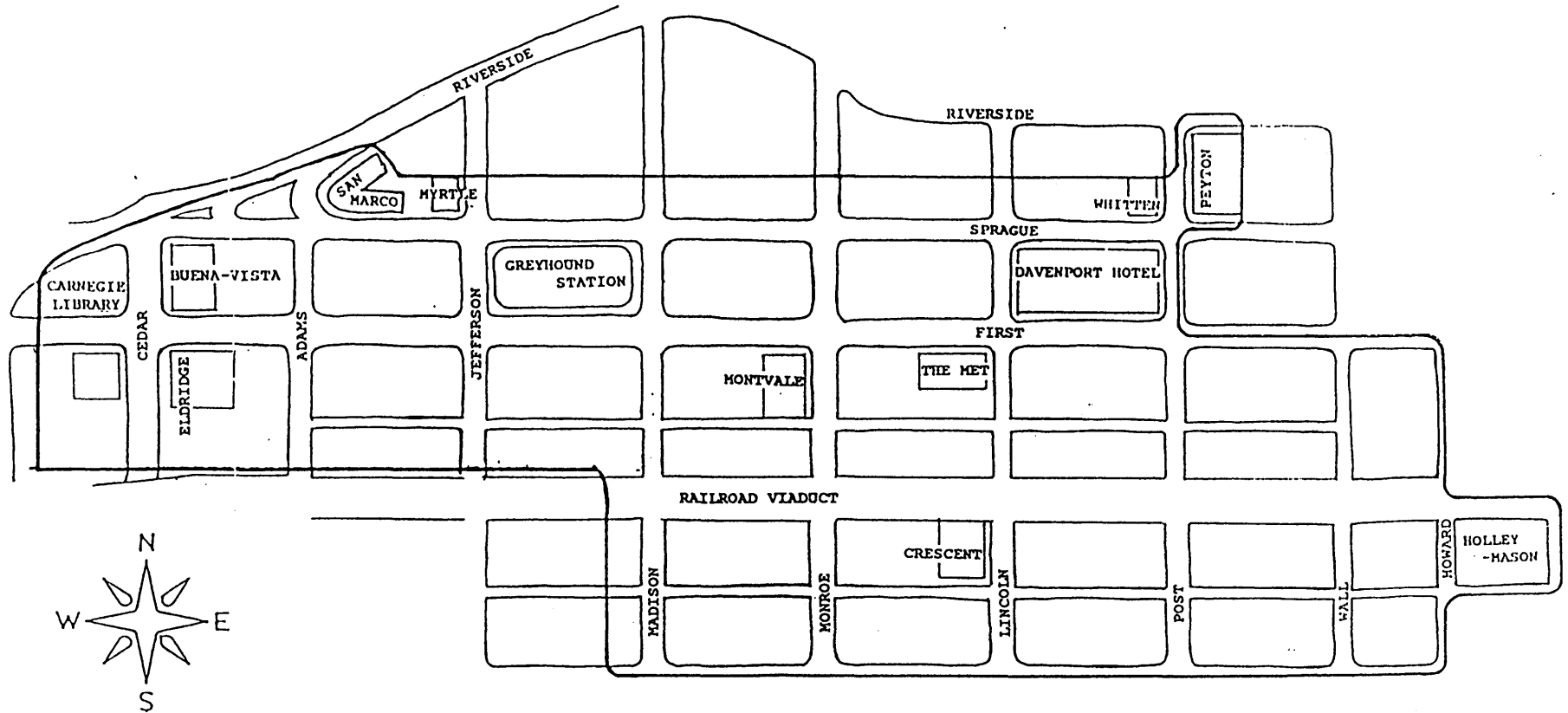


Attachment to Nomination for
Seehorn-Lang Building
Spokane, Washington
Crane Co. Bldg.--So. Post Street
--demolished 1960s

photo from EWSHS, ca 1916

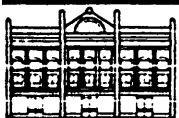
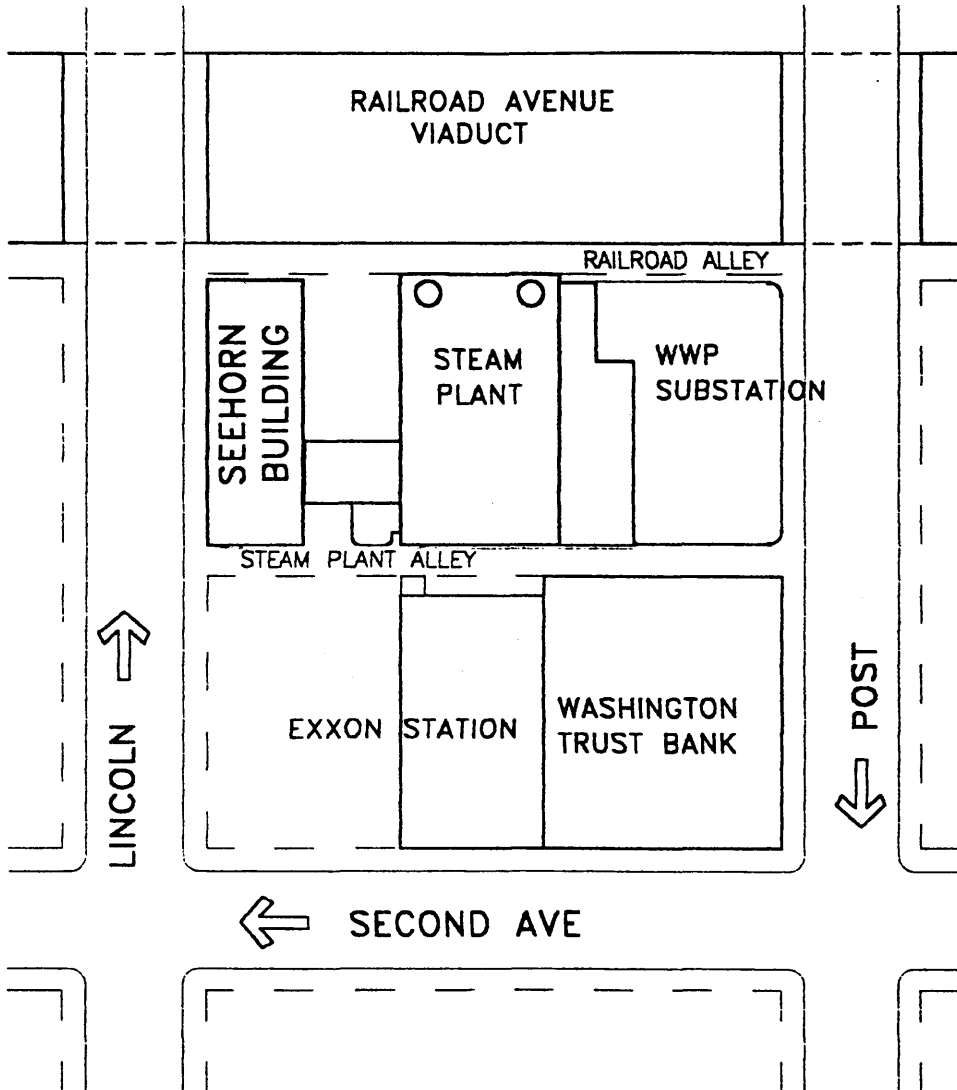


DAVENPORT ARTS AND ENTERTAINMENT DISTRICT



The new boundaries will include
 -West 1st Avenue to the Carnegie Library;
 -the area south of 1st to the RR viaduct; and
 -the properties facing Sprague between Madison and Cedar.
 This picks up not only the Carnegie, but the Buena Vista Apts.,
 the Eldridge Bldg., the San Marco, the Myrtle, and other
 complimentary uses/bldgs. in the District.

MAP of the Davenport Arts and Entertainment District
 prepared for Friends of the Davenport
 with support from The Critical Issues Fund,
 National Trust for Historic Preservation
 by Halcyon Ltd. & Real Estate Services Group, Washington, D.C.
 1000



Wells and
Company

1325 West First Ave Suite 300 Spokane WA
(509) 624-8050 99204-0613

SEEHORN BUILDING

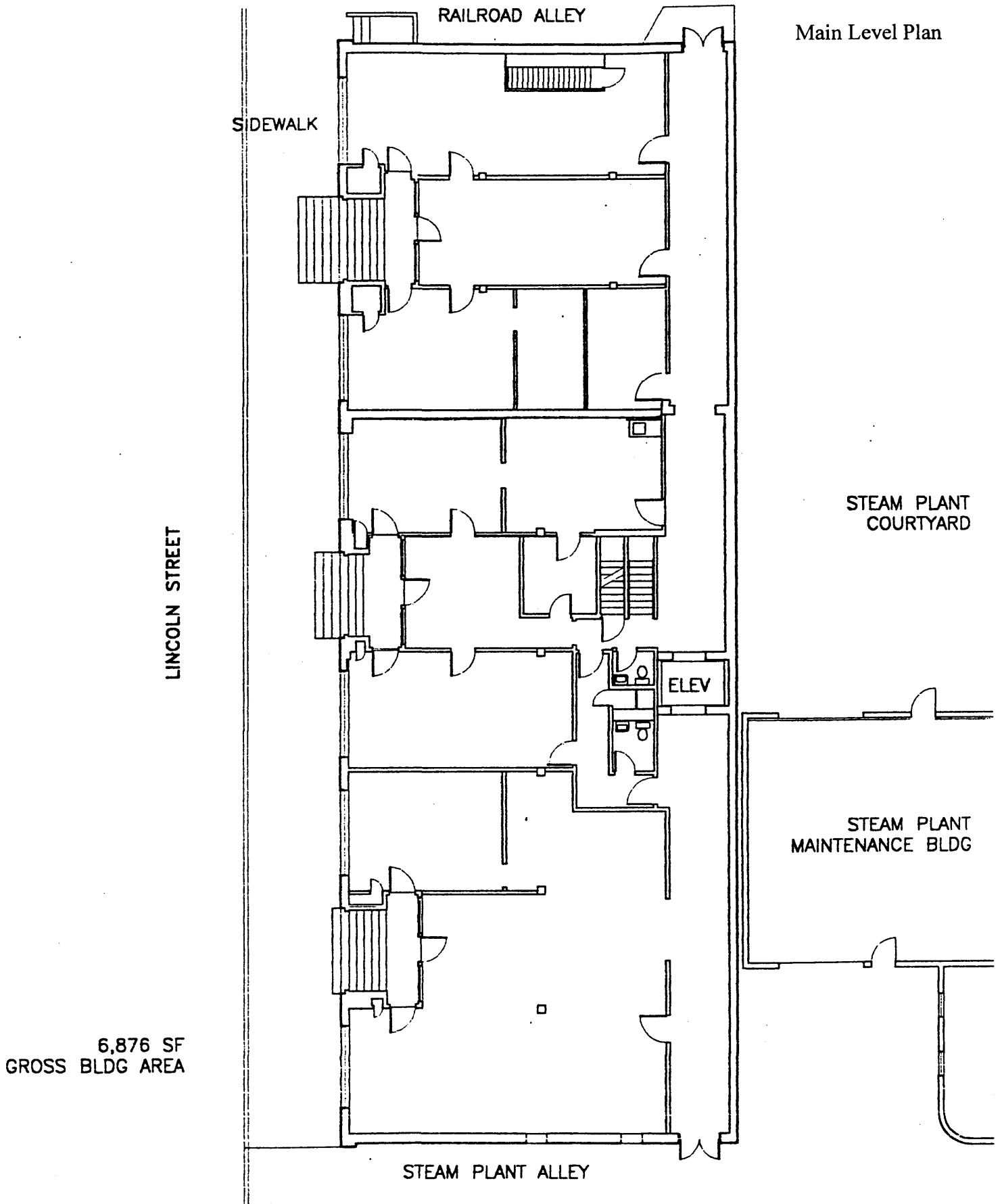
163 SOUTH LINCOLN

SPOKANE, WA

A-1.1

VICINITY/SITE PLAN

Main Level Plan



6,876 SF
GROSS BLDG AREA



Wells and
Company

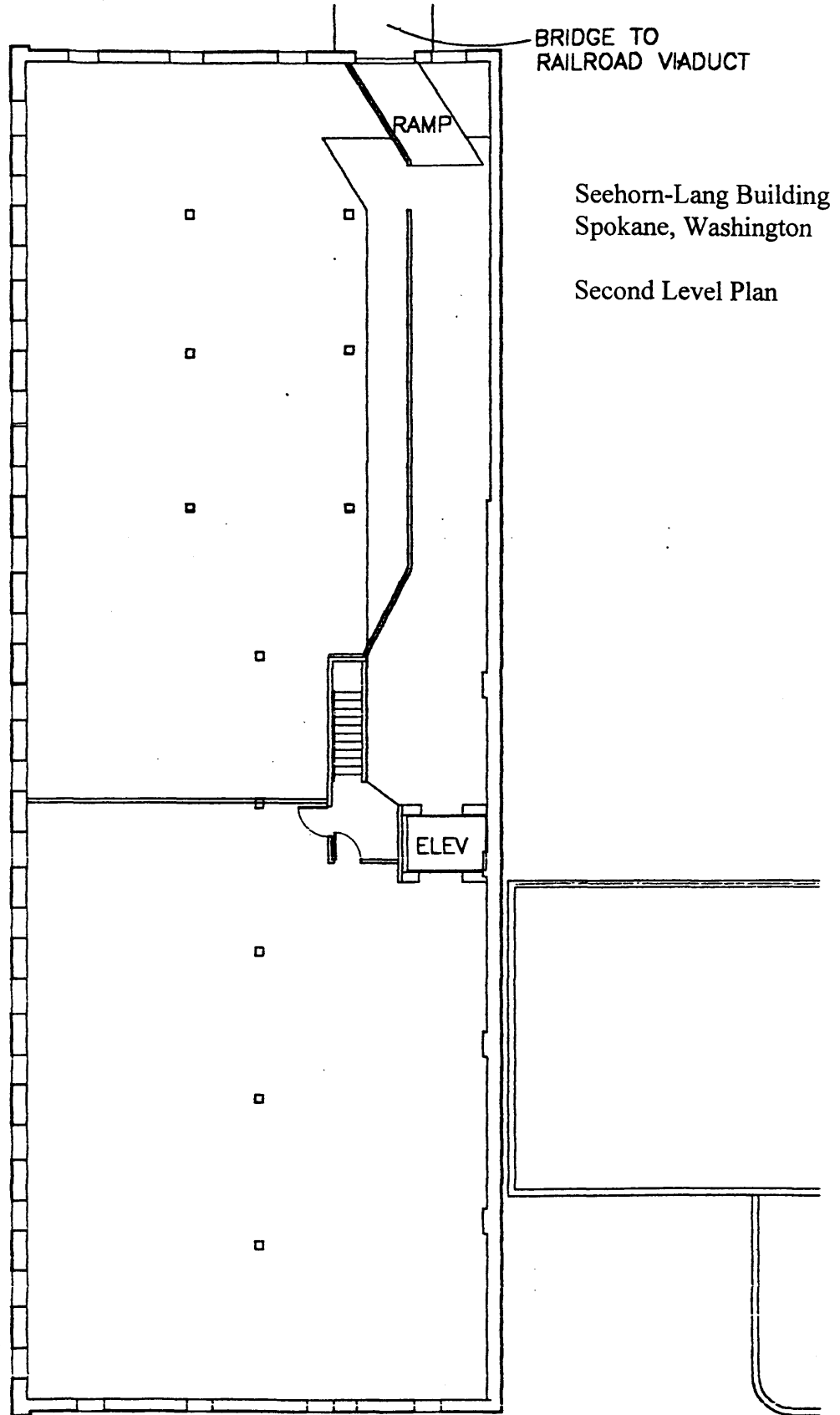
1325 West First Ave Suite 300 Spokane WA
(509) 624-8050 99204-0613
Real Estate Investment General Construction

STEAM PLANT SQUARE
SOUTH 163 LINCOLN STREET

MAIN LEVEL PLAN

SEEHORN BUILDING
SPOKANE, WASHINGTON

A1.1



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Real Estate Investment General Construction

STEAM PLANT SQUARE

SOUTH 163 LINCOLN STREET

SECOND LEVEL PLAN

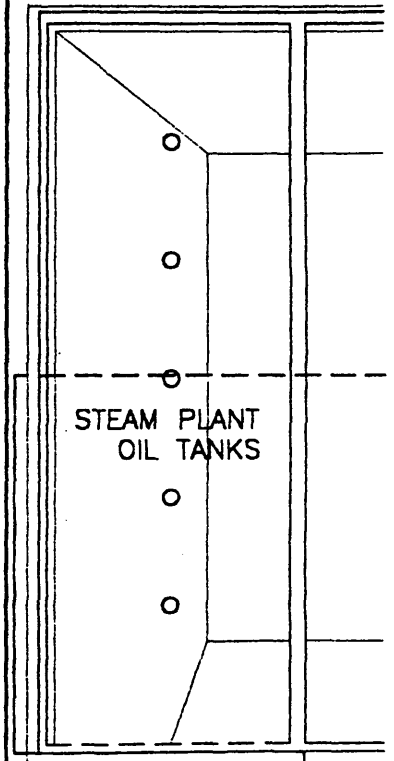
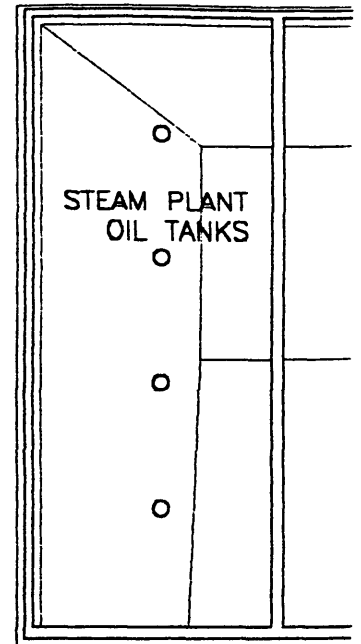
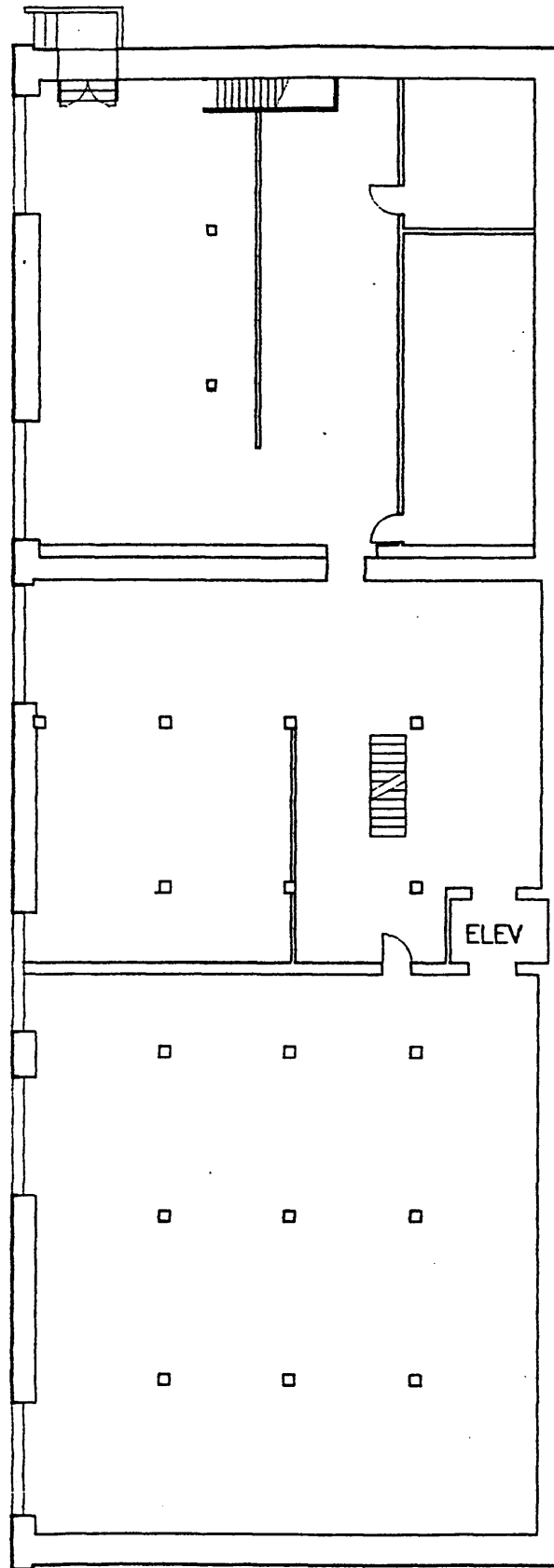
SEEHORN BUILDING

SPOKANE, WASHINGTON

A1.2

Seehorn-Lang Building
Spokane, Washington

Lower Level Plan



AREA: 6,876 sf (PERIMETER)
5,800 sf (INTERIOR)



Wells and
Company

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

STEAM PLANT SQUARE
SOUTH 163 LINCOLN STREET

SEEHORN BUILDING
SPOKANE, WASHINGTON

LOWER LEVEL PLAN

1/16" SCALE

A1.3

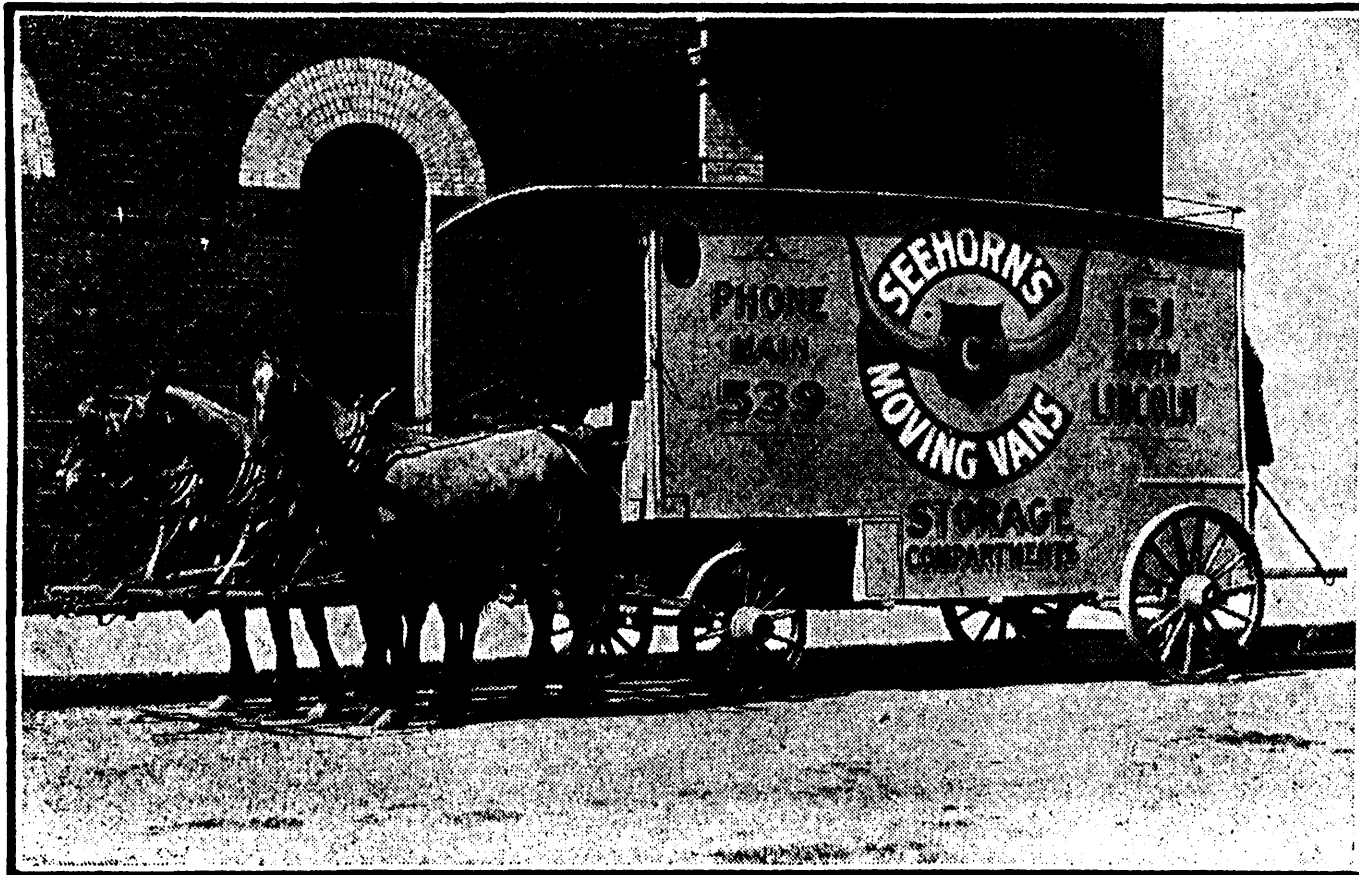
3-24-97

SEEHORN.DWG

Storage

Seehorn-Lang Building
Spokane, Washington
1911 City Polk Directory,
advertisement, page 1333

A MODERN COMPARTMENT WAREHOUSE



Moving

Experts

**PHONE
MAIN
539**

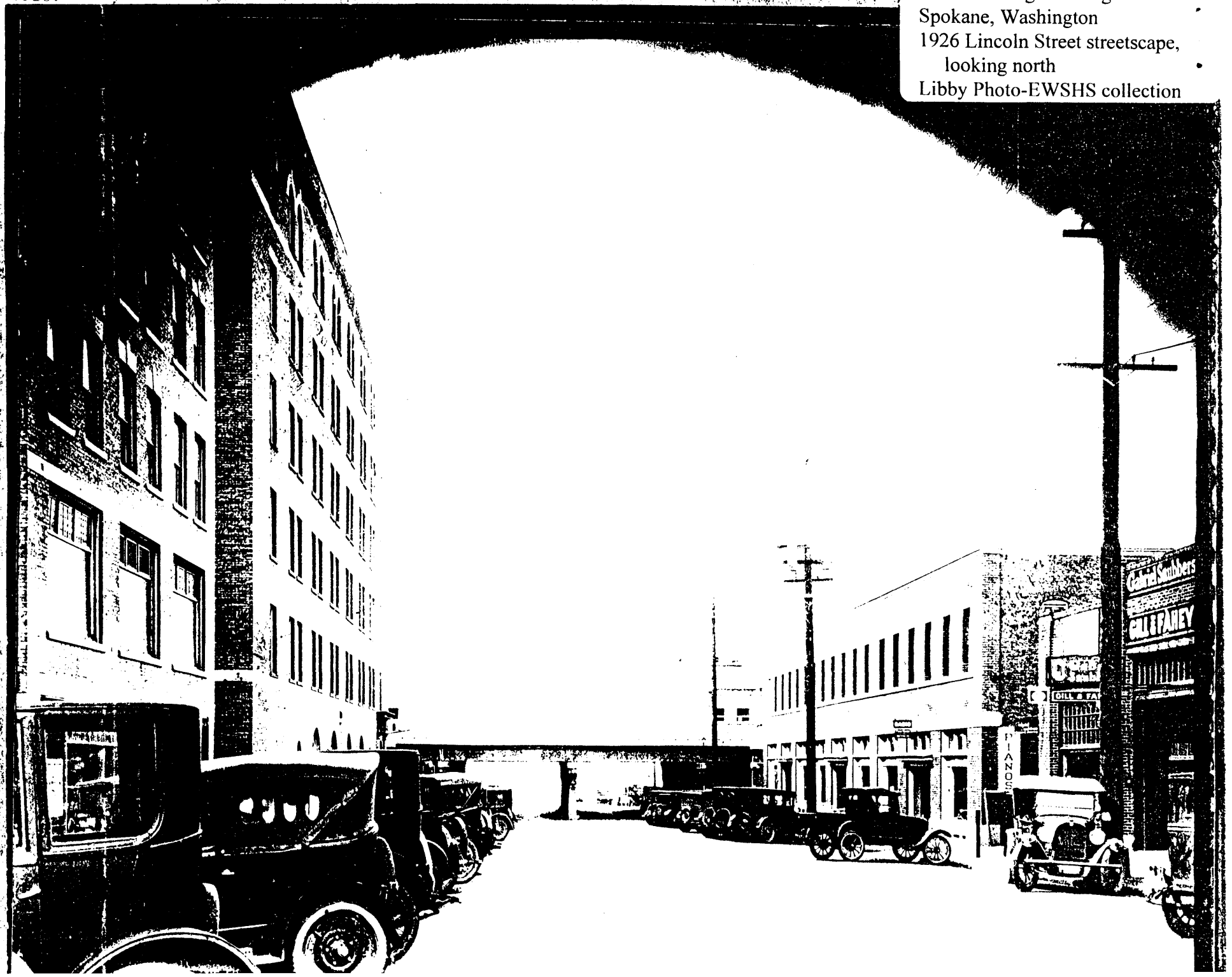
SEEHORN STORAGE & TRANSFER CO. OFFICE S. 157 LINCOLN, CORNER RAILROAD

Pianos, Furniture, Safes, Etc., Moved and Stored. Household Goods, Pianos, Etc., Properly Packed for Shipment. Express and Baggage Hauled.

18 June 1926.

: Libby

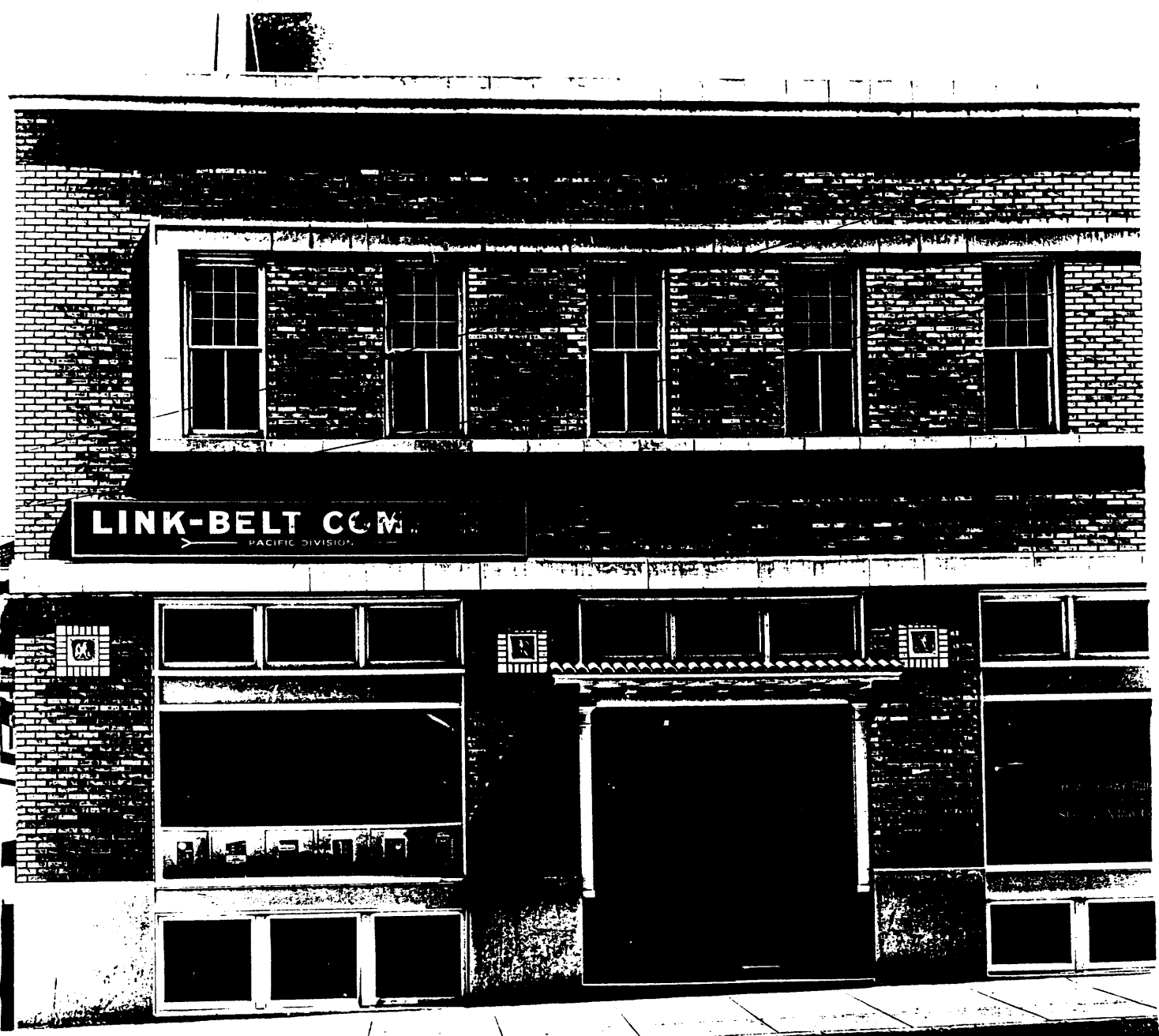
Seehorn-Lang Building
Spokane, Washington
1926 Lincoln Street streetscape,
looking north
Libby Photo-EWSHS collection



Seehorn-Lang Building
Spokane, Washington
1944 Facade, north bay, looking east
east
Libby Photo-EWSHS collection

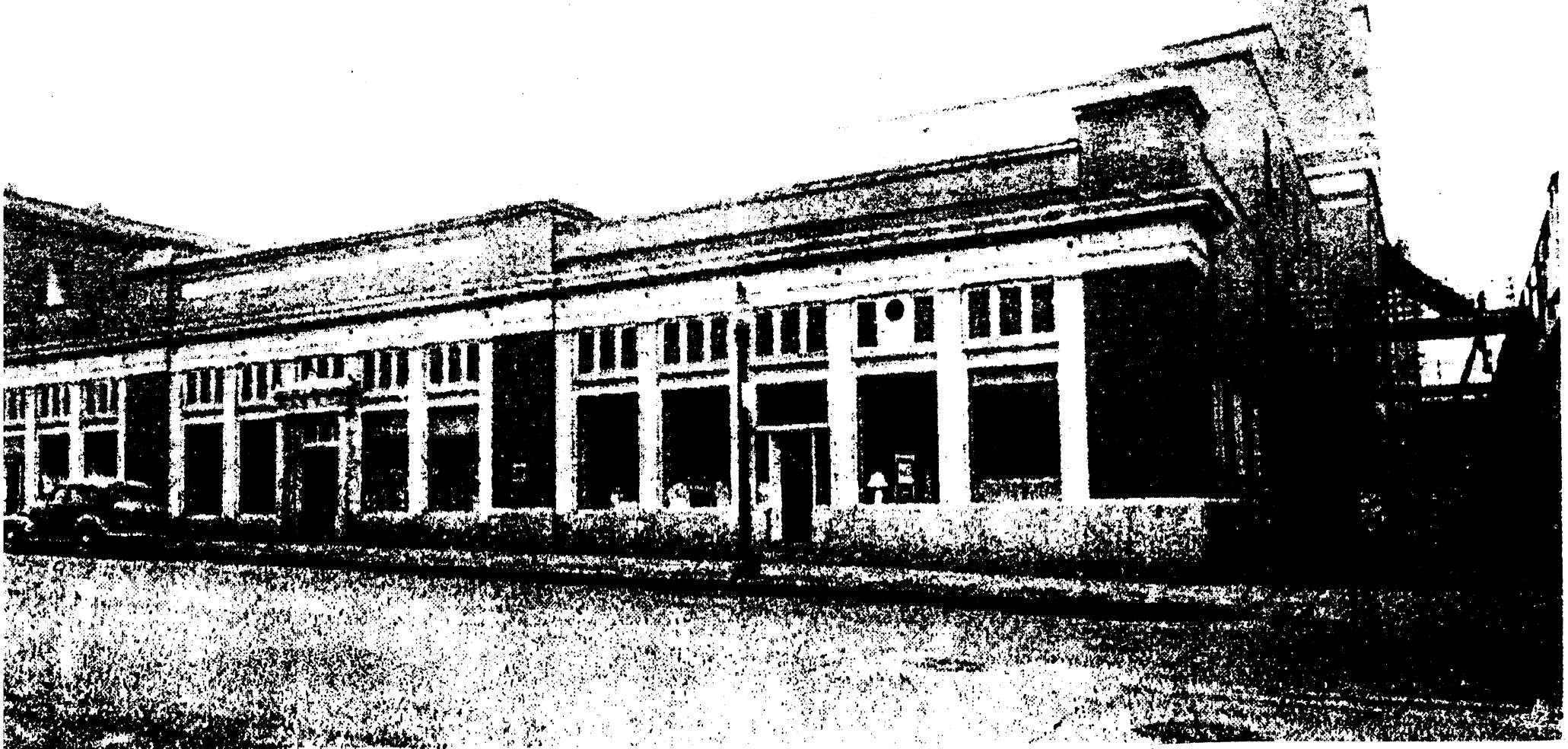
1944.

ctio



1944

Seehorn-Lang Building
Spokane, Washington
Central Steam Heat Plant Office,
152-56 S. Post, circa 1930



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