

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.

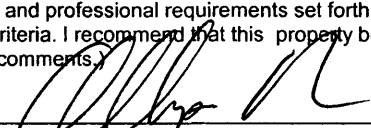
1. Name of Property

historic name SANITARY MEAT MARKET
other names/site number Palace Meat Market, Central Meat Market

2. Location

street & number 1015-1019 North State Street not for publication N/A
city or town Bellingham vicinity N/A
state Washington code WA county Whatcom code 073
zip code 98225


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.)

Signature of certifying official _____ Date 12/16/04
WASHINGTON STATE HISTORIC PRESERVATION OFFICE
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): _____


Signature of Keeper: _____ Date of Action: 2/2/05
Edson H. Beall

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
<u>2</u>	buildings
<u>0</u>	sites
<u>0</u>	structures
<u>0</u>	objects
<u>2</u>	Total

Name of related multiple property listing

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

Commercial Buildings of the Central Business District of Bellingham, Washington, 1882-1915

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Cat: Agriculture/Subsistence
- Commerce/Trade
- Sub: Processing/Storage
- Specialty Store

Current Functions

(Enter categories from instructions)

- Cat: Work in Progress
- Sub:

7. Description

Architectural Classification (Enter categories from instructions)

Late Nineteenth and Early Twentieth Century American Movement

Materials (Enter categories from instructions)

foundation Sandstone/Concrete
 roof Asphalt
 walls Brick/Concrete

other

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

See Continuation Sheets

8. Statement of Significance

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

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

Narrative Statement of Significance

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

See Continuation Sheets

Areas of Significance

(Enter categories from instructions)

- Commerce
- Architecture

Period of Significance

1902-1936 function as meat market

Significant Dates

- 1902 date of construction
- Ca 1915 rear and second story additions
- 1936 southwest addition

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Selene, Emil (builder) 1936 addition

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:

Whatcom Museum of History & Art**10. Geographical Data****Acreeage of Property Less than one acre (approx. 0.16 acre)****UTM References**

(Place additional UTM references on a continuation sheet)

1 10 538116 5399320
 Zone Easting Northing

2 _____
 Zone Easting Northing

3 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

____ See continuation sheet.

Verbal Boundary Description

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

The nominated property encompasses the north half of lot 10 & and the south half of lot 11 in Blk 51, Town of New Whatcom Plat, Bellingham, Whatcom County, Washington

Boundary Justification

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

The nominated property encompasses the urban tax lots occupied by the Sanitary Meat Market.

11. Form Prepared Byname/title Michael Sullivan, Principal/Spencer Howard, Associateorganization Artifacts Consulting, Inc. date 28 May 2004street & number 201 North Yakima Avenue telephone 253.572.4599city or town Tacoma state WA zip code 98403

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 State Street Equity LLC/ Robert K. Hall, Kane C. Hall, and David Johnston

street & number 115 Unity Street, Suite B telephone 360.734.6600

city or town Bellingham state WA zip code 98225

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 the 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 Project (1024-0018), Washington, DC 20503

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SANITARY MEAT MARKET
WHATCOM COUNTY, WASHINGTON

Narrative Description:

Built in 1902 in downtown Bellingham, Washington, the Sanitary Meat Market stands at 1015-1019 North State Street at the southern edge of city's Central Business District. The building remains as one of the few, intact multiple-story commercial buildings on an important city block along North State Street. The period of significance for the Sanitary Meat Market, 1902 to 1936, encompasses the building's date of construction (1902) and use as a sausage factory, meat market and residence. The nominated property includes two buildings, the 1902 building and the 1936 expansion.

The Sanitary Meat Market draws its architectural significance from its historically significant functions that drove the market's physical evolution. Originally a compact, single-story commercial space with approximately 20' of frontage on North State Street, the market's physical envelope soon expanded to approximately 46' by 110' and included two buildings. Employing un-reinforced brick masonry walls, reinforced concrete wall additions, a broad storefront, decorative front facade brickwork and parapet, and a flat roof, the Sanitary Meat Market presents an intact, character-defining example of the evolution of a commercial enterprise.

Substantial historically significant alterations occurred in:

- **ca 1915:** Construction of an approximately 20' by 30' primary rear addition to the northwest. This addition removed an existing wood porch to add a brick masonry volume. The new volume contained an electric kettle for sausage making, smoke house, walk-in meat locker, additional working space for butcher blocks, and stairs to the basement storage spaces.
- **ca 1915:** Construction of a primary second story addition. This addition extended the full length of the building's original footprint and rear addition. The second story space functioned as the residence for the Oberleitner family.
- **September 1936:** Construction of a primary concrete frame cold storage addition to the southwest. This 28' by 80' addition relates directly to the expanded production capabilities of the Sanitary Meat Market. The addition provided greatly increased cold storage facilities, working space for sausage production, and a cutting room. Emil Selene was the contractor.¹ Building permits estimated the value of the addition at \$7,000, a substantial financial investment during the Depression. Structurally, the addition is independent from the 1902 building fabric.

Subsequent significant alterations:

- **ca 1950s to 1960s:** Addition of a secondary delivery truck garage to the northwest. This addition across the rear of the lot served as loading and parking for the fleet of delivery trucks that dispersed the company's wares.
- **ca 1970s to 1980s:** Remodel of storefront (1017 North State Street).
- **1988:** Renovation of second story.

¹ Building permit No. 5390.

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Today, the Sanitary Meat Market retains a substantial proportion of original structural and exterior building envelope fabric, storefront and entrance, and historically significant front facade brickwork and parapet. Interior building fabric, cooler doors and hardware, and basic spatial volumes and relationships remain intact. The original commercial space occupied 1017-1019 North State Street. The 1936 addition stands at 1015 North State Street. The historically strong physical and functional interconnections and relations between these volumes necessitate treatment of the original and subsequent additions as a single market comprised of two buildings (1015-1019 North State Street). Alone, the individual components do not tell the complete story of the Sanitary Meat Market's role within the community and region. The 1950s to 1960s garage addition represents a relatively modern addition in contemporary materials.

Site

The 1883 plat of the *Town of New Whatcom* orients the street grid (and consequently the buildings in this area) to Bellingham Bay. This places east/west streets approximately parallel to the Bay and the Sanitary Meat Market's facades approximately 22 degrees east of North. The buildings stand on a sloped site. Grade descends from North State Street towards the northwest. The slope leaves the basements of both buildings exposed on the northwest end along the alley and below-grade on the front, southeast side. The north/south-running North State Street and associated concrete sidewalk bound the site's southeast side. A paved alley extends along the northeast side of the site. A single-story brick masonry building abuts the 1902 building's northeast side facade. A contemporary four-story condominium rises above the 1936 addition on the southwest side. An approximately 1' wide space separates the condominiums from the Sanitary Meat Market's 1936 addition. The condition of the site in 2004 is fair to good with the sidewalk and areaways in good repair. The site retains its overall topography. In 1944, the Oberleitner's added a carrier track in front of the 1936 addition for unloading meat. C. A. Standen was the contractor.² This track was removed by subsequent owners following closure of the meat market.

1017-1019 North State Street Building

Foundation

With the exception of interior basement walls, the foundation is not visible for inspection. To date, no original or previous remodel drawings have been located to indicate below-grade footing and foundation assembly and composition type. Based on the building type and above-grade portions, spread footings likely carry the foundation walls. Rubble sandstone foundation walls carry the above-grade walls of the original footprint and rear addition. The sandstone is set in a soft, lime containing mortar. The condition of the foundation in 2004 is fair to poor. There are no overt signs of eccentric settlement, soil failure, cracks or sagging in the walls to indicate foundation or bearing soil failure.

² Building permit No. 652.

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Exterior Walls

Exterior walls of the original building and rear addition are load-bearing, brick masonry walls. The bricks in these multiple wythe walls are set in soft, lime-containing mortar. Exterior brick bears a contemporary painted finish. The condition of the exterior walls in 2004 is fair. Painted surfaces on all facades exhibit minor deterioration.

Windows

Windows in the original building and rear addition provide day lighting to the second story residence. Three large windows punctuate the second story's southwest side, with four smaller windows on the northeast side, two on the rear northeast facade, and two large window openings on the front facade. The larger openings consist of classic Chicago Style windows having thick mullions dividing each opening into a large central pane with two smaller single-hung openings on either side. Front facade windows are contemporary. The condition of the windows in 2004 is fair. Originally, a sky light provided additional day lighting for the internal stairway leading to the second floor residence. Previous owners covered the skylight.

Roof & Drainage

Bounded by a low parapet, the flat roof over the building is covered with contemporary roofing material. The original building portion features a low, peaked parapet on the front facade. The roof over the original portion and rear addition slopes to the rear of the building. Metal flashing caps all parapets. The condition of the roof in 2004 is fair. The roof had severely deteriorated just prior to purchase of the building by the Morse Hardware Company ca 1983.³ The Morse Hardware Company repaired and replaced some framing and re-roofed the building.

Entrances

Entrances to the 1017-1019 North State Street building consist of the main retail storefront at 1017, with a single personnel doorway at 1019 to the second floor. A continuous metal lintel spans the entire 1017-1019 opening with wood framing dividing the personnel entry from the storefront. A single personnel doorway services the rear of the second story residence above 1017. An exterior, non-original wood stairway descends from this entrance to a back patio area.

The 1017 storefront features a low, horizontal lapped wood siding bulkhead with large display windows above. The two display windows flank a centrally placed multiple light door. The upper, elongated panel has four glass panes with a recessed wood panel below. A transom comprised of contemporary fixed panes on either side of two contemporary horizontal sliding windows spans the storefront. A fixed pane transom surmounts the personnel doorway to the second floor. A painted metal marquee spans the entire front facade of 1017-1019. Metal ties anchored to the masonry wall above the transom carry the outer edge of the marquee. A small, continuous metal hood shelters the wall-metal tie connection. The original 1017 storefront reportedly featured a one-way folding glass and wood stile door to the retail space from the sidewalk.⁴

³ Conversation with Bob Morse and Robert Hall, April 20, 2004.

⁴ Conversation with Katie Oberleitner, granddaughter of Hans Oberleitner, 20 April, 2004.

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Interior

Interior spaces convey the original use divisions within the building. Retail use was focused within the front portion of 1017. The rear, ca 1915 addition to 1017 provided work and storage space, while the second story served as a home for the owners.

First story, 1017 North State Street

The front retail portion of 1017 retains a walk-in cooler and metal racks along the walls for hanging cured meats and sausages for display. Exposed brick masonry walls line the southwest side of the volume, with painted plaster on wood lath on the northeast side. High ceilings provide a spacious quality to the volume. Contemporary framing supports a small mezzanine level at the back end of the retail portion. A large, central opening beneath this mezzanine leads to the rear ca 1915 addition portion of the building. The original, thick-walled, wood-clad meat locker remains in the east corner of the rear portion. A single, original door with metal strap hinges services the locker. A wood panel door in the room's north corner leads to the upper portion of the integrated smoke house added ca 1915. Adjacent to the smokehouse stands a lift. Operated by a rope and pulley, the lift served to transport processed meats to and from the basement storage areas. The remnants of a utilitarian, wood stairway lead down along the northeast wall to the basement. The condition of the 1017 interior volumes in 2004 is fair to poor after years of demanding use. The metal racks mounted along the walls and the walk-in cooler remain intact. During the operation of the Sanitary Meat Market, swinging doors divided the front retail and office space from the back work space. Sawdust covered the floor in the rear area.⁵

Basement, 1017 North State Street

Wood posts run the length of the volume along a central axis and against the southwest wall of the original portion. These posts carry wood beams supporting the floor joists beneath the first story flooring. Exposed rubble sandstone walls with a concrete slab floor on grade emphasize the starkly utilitarian character of the basement. An enclosed storage space occupies the east corner of the volume beneath the first floor retail space. A broad opening in the thick rubble sandstone walls marks the boundary between the original portion and ca 1915 rear addition. The ca 1915 addition featured board framed concrete walls. The central axis of wood posts and beams continues into this space, carrying floor joists beneath the first floor. The condition of these basement spaces in 2004 is fair to poor. Rubble stonewalls exhibit some efflorescence. Partition walls between the original and ca 1915 portion exhibit extensive mortar loss. The stone jambs on either side of the doorway are noticeably worn. The beams and joists exhibit moderate paint deterioration and loss. A contemporary electrical drop is located within the ca 1915 portion.

⁵ Conversation with Katie Oberleitner, granddaughter of Hans Oberleitner, 20 April, 2004.

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Second Story, 1019 North State Street

A home to the Oberleitner's during their operation of the Sanitary Meat Market, the second story layout, basic spatial relations, pathways and volumes remain intact. Today, the space rents as an apartment, maintaining this historically significant use. A stairway leads up from the sidewalk along North State Street to the apartment's upper landing. Two wood panel doors lead from this landing to the living and dining rooms. The overall layout of the unit consists of high traffic spaces, such as the living and dining rooms and kitchen, along the southwest side. Three bedrooms line the northeast wall. The living room occupies the front, south corner. The front facade and southwest facade windows provide day lighting. The dining room is set between and adjoins the living room and kitchen. The bathroom occupies the west corner. Stained wood trim remains in the entrance landing. The condition of the second story in 2004 is fair. A skylight originally provided day lighting for the entrance landing at the top of the stairs. Ca 1948, the Oberleitner's renovated the apartment for Louise Oberleitner. Subsequent owners updated the kitchen and finishes. Ca 1988, the space was renovated, during which the walls were repainted, carpeting and vinyl replaced and the former pantry remodeled again to increase the bathroom size.

Stairway

The stairway between North State Street and the second story features carpet clad wood tread and risers with painted plaster walls. A stained wood base runs along the sides of the stairway. Contemporary wood railings provide support along both sides of the stairway. The condition of the stairway in 2004 is fair.

Hardware & Fixtures

Basement, first floor, garage and second story spaces throughout the building utilize contemporary fixtures added by previous owners. However, on the first floor and basement, the strap hinges and handles on the cold storage doors are original. The condition of existing hardware and fixtures in 2004 is fair.

1015 Expansion

Foundation

With the exception of interior basement walls, the foundation is not visible for inspection. To date, no original or previous remodel drawings have been located to indicate below-grade footing and foundation assembly and composition type. Based on the building type and above-grade portions, spread footings likely carry the foundation walls. Board formed concrete walls carry the above grade walls within the 1936 addition footprint. Contemporary concrete foundations carry the 1950s to 1960s garage addition. The condition of the foundation in 2004 is fair to poor. There are no overt signs of eccentric settlement, soil failure, cracks or sagging in the walls to indicate foundation or bearing soil failure.

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Exterior Walls

Exterior walls of the main portion of the 1936 addition feature reinforced, painted concrete walls. The secondary 1950s to 1960s garage addition features painted, concrete masonry unit walls. Decorative cresting highlights the front facade of this building. The condition of the exterior walls in 2004 is fair. The Sanitary Meat Company signage was painted across the upper portion of the front facade. Painted surfaces on all facades exhibit minor deterioration.

Windows

See *Entrances* for a description of windows in the 1936 addition's front facade.

Roof & Drainage

Bounded by a low parapet, the flat roof over the building is covered with contemporary roofing material. A prominent, peaked parapet with articulated corners and decorative cresting highlights the front facade. Metal flashing caps all parapets. The condition of the roof in 2004 is fair. Reportedly, the roof had severely deteriorated just prior to purchase of the building by the Morse Hardware Company ca 1983.⁶ The Morse Hardware Company repaired and replaced some framing and re-roofed the building.

Entrances

Entrances to the Sanitary Meat Company's 1936 addition consist of large doorway at 1015. Four multiple panel, overhead garage doors with a personnel door set within one of the doors service the rear of the building. The 1015 storefront features a broad doorway flanked by elevated windows. These elements are set within the concrete wall. A low concrete ramp leads up to the front doorway. Contemporary doors and windows are set within the openings. This doorway provided delivery access to the building interior from North State Street. The condition of the entrances in 2004 is fair to poor.

Interior

Interior spaces convey the original use divisions within the building. The front portion of the 1936 addition served as a cutting room with cold storage below and to the rear. The ca 1950s to 1960s rear garage addition provided loading space for the company's delivery trucks.⁷

⁶ Conversation with Bob Morse and Robert Hall, April 20, 2004.

⁷ Conversation with former Sanitary Meat Market employee, Casey Thompson, 14 May 2004.

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First story, 1015 North State Street

Access between 1017 and the 1936 addition consists of a rough basement doorway in the concrete wall and a single large first floor doorway. The 1936 volume features a large, open work area along the front of the addition. Painted concrete walls, wood flooring in the front and concrete flooring in the back facilitated cleaning. The broad window openings on the storefront provide natural day lighting. Their elevated placement stems from the use of this space, along with the rear portion of 1017, as the main cutting area for the meat market, requiring less of an interactive role with the public sidewalk space comparative to the open retail oriented space of 1017. A long, narrow hallway leads along the southwest side to the cold storage areas at the rear portion of the 1936 addition.

Basement, 1015

A second, short hallway leads from the front cutting room to a flight of stairs descending to the basement. The basement features concrete walls, floors and ceilings. Portions of the ceilings in the former cold storage areas retain a panelized insulating ceiling cladding. An original doorway leads from the rear of the addition to the cold storage space at the front of the addition. The condition of these basement spaces in 2004 is fair to poor. Rebar corrosion has led to limited spalling in the concrete ceiling. A contemporary wood stud partition wall subdivides the front cold storage area. Basement spaces contain a sizeable volume of stored items by the current tenant.

Ca 1950s to 1960s Garage

The 1950s to 1960s garage addition consists of a large open volume and a two-story smoke house. The addition measures approximately 29' in depth, 52' in width, and 13' in height. Columns, dividing the volume into four bays, carry the ceiling and roof supports. Concrete floors and exposed concrete masonry unit walls define the finishes within the space. The condition of this space in 2004 is fair to poor. They provide storage and parking space for the current tenants. A wood stud partition was added on the northeast end ca 1983.

Stairway

A wood carriage quarter-turn stairway provides access between the first floor and basement. The condition of the stairway in 2004 is fair.

Hardware & Fixtures

Basement, first floor, garage and second story spaces throughout the building utilize contemporary fixtures added by previous owners. However, on the first floor and basement, the strap hinges and handles on the cold storage doors are original. The condition of existing hardware and fixtures in 2004 is fair.

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**SANITARY MEAT MARKET
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Narrative Statement of Significance:

Built in 1902 during Bellingham's building boom (1900 through 1915), and with historically significant additions ca 1915 and 1936, the Sanitary Meat Market is located at 1015-1019 North State Street. The Sanitary Meat Market is significant as one of Bellingham's well-preserved examples of the Multi-Storied Commercial Building property type as set forth in the requirements of the *Commercial Buildings of the Central Business District of Bellingham, Washington, 1882-1915, Multiple Property Listing (MPD)*. The Sanitary Meat Market is eligible for listing in the National Register of Historic Places under Criterion A, as the former center of a sausage factory, smokehouse, and meat market servicing Bellingham residents and retailers across three counties, including the fishing fleet. The Sanitary Meat Market is a representative property from the period of vigorous commercial development in Bellingham's Central Business District (CBD) at the beginning of the 20th Century. The Sanitary Meat Market is also eligible under Criterion C, as an intact example of the Multi-Storied Commercial Building type. The Sanitary Meat Market retains substantial intact, original and historically significant additions of exterior fabric and character-defining location, setting, site, orientation, exterior design elements, basic interior spatial divisions, functions and materials. The building's physical fabric is significant as an amalgamation of spaces driven by the success and expansion of sausage and smoked meat production and the use of the premises by the market owners as a residence. As a combined entity, these spaces conveyed the evolving, growing role of the business within the community. The addition of the family residence over the market was a distinctly European preference driven by the recently emigrated Oberleitner family. As a functional addition, it was one of the few, if not the only such addition to a commercial building within the Central Business District during the early 1900s and as such represents an important variation on the Multi-Storied Commercial Building type.

Relation to Thematic Nomination

The following broad discussion of contextual and stylistic development associated with Bellingham's Central Business District, of which the Sanitary Meat Market plays an integral, contributing role, is provided from the following:

"Consolidation and Growth, 1900-1915," and "[Central Business District] CBD Commercial Architecture, 1900-1915," within the *Multiple Property Listing of Commercial Buildings of the Central Business District of Bellingham, Washington, 1882-1915*, prepared by Kathryn Franks, Development/Historic Preservation Specialist, Planning and Community Development Department, City of Bellingham.

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Historic Context: Consolidation and Growth, 1900 - 1915

By 1900, the nation-wide Depression had ended, East Coast capital was once more invested in local industries, and resources from the region were in demand throughout the United States.¹ As a result, during the first decade of the 20th century, the bay shore towns of New Whatcom and Fairhaven experienced a period of unprecedented growth.

The county population in 1900 was recorded at 25,000, according to the Polk City Directory, which also boasted that Fairhaven had the world's largest shingle mill, the Puget Sound Saw Mill and Shingle Company, and the world's largest salmon cannery, the Pacific American Fisheries. New Whatcom was home to the Bellingham Bay Improvement Company's expansive sawmill operations. Industries in the Whatcom County area were also prospering—in 1900 there were 55 shingle mills, 17 saw mills, 10 salmon canneries, three fertilizer and fish oil factories and the only sheet metal or can factory in Washington. Fairhaven and New Whatcom were connected by miles of trolley system, and the State Normal School on Sehome Hill was experiencing the largest enrollment of any normal school in the state.

Duplication of basic services and competition over limited capital finally moved citizens of New Whatcom and Fairhaven to vote for consolidation in 1903. To satisfy both parties of the new "City of the First Class"—the fourth largest city in the state at the time—the neutral name of "Bellingham," after the bay, was chosen. By 1904, when consolidated Bellingham's new charter was adopted, its population had reached 22,632, providing for substantially increased investment in the [Central Business District] CBD.²

The city of Bellingham continued to experience astronomical growth over the next few years. According to the 1906 Bellingham City Directory, the 1890 census had recorded the population of the four bay shore towns at 8,135; by 1900 population had grown to 11,062 (a 36% increase from 1890); in 1904 growth had surged to 22,632 (a 104% increase within four years); and by 1906 the population was 31,000, a 37% increase since 1904 and a total increase of 180% since 1900.³

During the first part of the 20th century, the commercial activity in the city's CBD revolved around the waterfront activity based in the original town of Sehome - Dock Street (renamed Cornwall Avenue) area, and the railroad-related passenger and freight movement along Railroad Avenue. Industrial and commercial development along the waterfront had been hastened by the completion of the Bellingham Bay & British Columbia (BB&BC) in 1891, and railroad expansion had continued since this time, with lines completed through town and connecting to outlying areas. The Fairhaven and Southern, later absorbed into the Great Northern, had run its track on a long trestle across the tide flats between Squalicum Creek and Sehome

¹ "Bellingham," n.p.

² *At Home on the Hill*, p. 9.

³ Carhart, Edith Beebe. *A Historic of Bellingham, Washington*. (1926, 1968). Compiled from Newspaper Articles City Directories and Books of local History by The Bellingham Public Libraries. Bellingham: Argonaut Press, p. 6.

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Wharf. In 1902, the Great Northern built its present line on a trestle (paralleling the earlier one) along Roeder Avenue, across Whatcom Creek, and along the shore to Fairhaven. The Bellingham Bay & Eastern (BB&E) was purchased by Northern Pacific in 1902, thereby completing its line through the town. The third line, the Chicago, Milwaukee and St. Paul, picked up the BB&BC, and joined the other two to create a major rail corridor along the shoreline from the southernmost end of the city to beyond the northern end.⁴

The consolidation of the Bellingham streetcar lines during the 1893 depression had also contributed to the commercial growth of the area, and acquisition of the Fairhaven and New Whatcom Railway in 1902 by a Boston-based firm greatly facilitated their expansion. The newly renamed Whatcom County Railway & Light Company (WCR&L) -- the direct ancestor of today's Puget Power Company -- expanded Bellingham's street railway system to its maximum length of almost 14 miles by 1913.⁵

The construction of infrastructure, services, and transportation systems facilitated the growth of businesses in the CBD area. In 1906, the WCR&L invested in major expansions to its existing lines and constructed new ones all over town. The Main Line, which had connected Fairhaven with New Whatcom between Harris and Eldridge Avenues, passed along Elk Street. For sheer accessibility, proximity to a streetcar line created a prime business location and commercial development followed.⁶ Major investment was made along the streetcar arterials of Holly and Elk Streets and Cornwall Avenue. Other streets in the heart of Bellingham's commercial center also grew through their proximity to public transportation lines.

By 1906, Whatcom County had 162 miles of rail and a good road system within its borders, and major investment was being made in the CBD as theaters, hotels, restaurants, specialty shops, and the like were constructed -- many in the height of style and sparing no expense.⁷ According to the *Whatcom County Souvenir* circa 1906, Bellingham was home to people of culture and refinement and had in its midst "thirty-eight churches, two public libraries, 52 secret society lodges, two men's social clubs owning the finest specially constructed club houses in the state, two public hospitals, a fair grounds, a race track and a baseball park, a \$30,000 Y.M.C.A. building, a yacht club and club house, a \$50,000 city hall, a \$200,000 sewer system, a well-equipped fire department, a \$300,000 city water system, and numerous associations, splendid public and office buildings and residences."⁸

⁴ Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture in Washington State: An Environmental Perspective*. Seattle: University of Washington Press, p. 322.

⁵ Scott and Turbeville, III. *Whatcom County in Maps: 1832-1937*, p. 46.

⁶ Jewell, Jeffrey. "Early Trolley Service Right on Track." *The Bellingham Business Journal*. (December 1998), pp. 64-65.

⁷ *Whatcom County Souvenir: the Land of Opportunity, Bellingham, Washington*. (ca 1906). Bellingham: Parker Printing Company, p. 10.

⁸ *Ibid*, p. 1.

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Downtown businesses listed in the 1906 *Whatcom Souvenir* spanned a broad range of specialized services reflecting the affluent life styles and related accoutrements available to Bellingham citizens and visitors. Those commercial enterprises listed included business offices housing banks, brokerage firms, real estate brokers, investment counselors, insurance companies and other professionals such as dentists, doctors and lawyers; recreation related enterprises such as theaters, cafes, bars, liquor stores, saloons, restaurants, and hotels; meat and produce businesses, groceries, city markets, bakeries, candy companies, and catering businesses; men's and women's clothing stores, tailors, jewelry stores, shoemakers, emporiums and department stores; furniture, home furnishings, paint and wall paper companies; plumbing, hardware, and implement supply companies; artist's studios; laundries; pharmacies; and transportation-related businesses such as harness companies, livery and feed stables, hay and feed stores, blacksmiths and horseshoeing, as well as auto garages.⁹ Many of the buildings housing these businesses were multi-storied, with upper floors rented as professional offices, as housing in the form of high-end or single room occupancy hotels and rooming houses, as well as meeting and/or dance halls. Although some businesses were still housed in early frame buildings, many existed in increasingly specialized, distinctive buildings of style and substance.

By 1909, rail activity had become so congested in the CBD that Magnolia Street was double-tracked between Dock and Elk Streets to reroute some of the streetcar traffic off Holly Street. During this same year the WCR&L made another major investment and constructed over 50 blocks of new trolley lines to reach the city's outlying areas, providing access to the central business core from the new "streetcar suburbs" that grew along their lines. During that same year, tracks were laid south down the long pier to Sehome Wharf and the enormous Bellingham Bay Lumber Company mill. Although it was the shortest streetcar route, the "Dock Line" was a vital link between the waterfront and downtown, as it allowed trolleys to meet the "mosquito fleet" of Puget Sound passenger steamers, and to deliver mill employees to and from work.¹⁰

Bellingham's importance as a major railroad center for northwestern Washington prompted many wholesale firms to locate there early in the 20th century. Because of its direct proximity to the rail, Railroad Avenue became an ideal location for retail and wholesale businesses. For example, in 1909, the Northern Grocery Company, one of the largest of its kind in the area, constructed a two-story reinforced concrete building as the company headquarters on Railroad Avenue near the corner of Chestnut Street. This was a prime location as the BB&BC tracks ran past the front of the building and the Northern Pacific spur ran behind the building down the alley.¹¹

⁹ *Ibid*, pp. 10-15.

¹⁰ Jewell, Jeffrey. "Early Trolley Service Right on Track," pp. 64-65.

¹¹ Turbeville, Daniel E. III. (November 1977). *An Illustrated Inventory of Historic Bellingham Buildings, 1852-1915*. Bellingham: Bellingham Municipal Arts Commission, p. 222.

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The considerable growth that occurred between 1900 and 1915 in Bellingham's CBD is evidenced by the substantial commercial and public buildings that still exist today. By the time World War I began in 1914, several physical elements endorsed the arrival of Bellingham's downtown as an urban center, including a major railroad terminal, federal building, and streetcar system. Prior to August 1914, the local economy had been rapidly expanding in anticipation of the opening of the long-awaited Panama Canal, which would drastically decrease shipping time to markets on the East and Gulf Coasts. This expansion continued until around 1915, when the first signs of World War I became evident in Whatcom County and resulted in the overnight disappearance of investment capital and the subsequent collapse of many projected railroad, shipping, industrial and building schemes. By 1915, ocean shipping was becoming scarce, as was railroad rolling stock. It was not until the United States finally entered the war in April of 1917 that the sudden increase in demand for Northwest raw materials, together with a number of major government construction contracts, led to a turn-around in Whatcom County's economy.¹²

[Central Business District] CBD Commercial Architecture, 1900-1915

With transportation systems connecting the new city with outlying and national commerce, Bellingham's development grew in the familiar pattern of many late-19th and early 20th century American cities, where commerce, social interaction, government, and capital investment gravitated to a central downtown. Fortified by the forces of the railroad and streetcar, during the first years of the 20th century Bellingham's economy was strong and its main streets had become a densely packed intermingling of buildings, buggies, trolleys and people.

The character of the main streets in the CBD evolved and solidified during this period. The landscape of Bellingham's CBD, which had originally consisted of a mass of sandstone hills (some over one and one-half stories high) was being leveled at an increasing rate to make way for new construction. Existing one and two-story frame buildings were being demolished and replaced by substantial, multi-storied high-style buildings designed to house increasingly specific commercial enterprises.

A transformation in commercial architecture in the United States was occurring by the end of the 19th century. Design was moving away from the ornate, agitated Victorian styles as a result of the influence of the French academic practice fostered by the École des Beaux Arts in Paris and newly created American architecture schools. This tendency emerged during the 1880s and early 1890s, and became dominant from the turn of the century until the late 1920s.¹³

¹²Scott and Turbeville, III. *Whatcom County in Maps: 1832-1937*, p. 61.

¹³Longstreth, p. 35.

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While Victorian buildings were characterized by additive compositions, the new academic work tended to emphasize unity, order and balance. These qualities reflected the basis for principles of design which applied not only to individual buildings but also to groups of buildings. Based on this premise, it was thought that commercial buildings should contribute to a coherent urban landscape, and that while each facade might possess its own identity and perhaps stand out as a landmark, most building design should be restrained and relatively unobtrusive. These basic changes did not occur all at once -- a number of buildings constructed between the late 1880s and the early 1900s were transitional and possessed some of the qualities of High Victorian design. Generally, however, ornament was more restrained and elements were more closely related to one another.¹⁴

A preponderance of buildings dating to the 1900-1915 boom period of Bellingham's history remains in the CBD. Multistoried commercial buildings were increasingly being constructed in sandstone, brick, and reinforced concrete. Single-story masonry buildings were also being built, although most were multi-storied, constructed to take advantage of the rising cost of land in the CBD.

The area where the two original towns of Whatcom and Sehome met was undergoing development during this time. To the east of the iron bolt marker, Holly Street intersected the core of Sehome's commercial activity, crossing Champion, Bay, and Prospect Streets, up to Canoe (Commercial), Dock (Cornwall), Railroad Avenue and Elk Streets, all of which were being developed with single- and multi-storied masonry buildings constructed in period fashion. A few of the many remaining buildings in this area that retain high integrity include the two-story brick Holly-Bay-Prospect Building, built in 1912 at 1302-1304 Bay Street/2-8 Prospect Street; the two-story brick Red Front Building, built in 1900 at 200 W. Holly Street; the two-story brick Clover Block, built in 1902 at 201 W. Holly Street; the single-story brick "Leader" Building, constructed in 1901 at 204 W. Holly Street; and the two-story Spokane Block, built in 1902 at 1322 - 1334 Railroad Avenue.

¹⁴ *Ibid.*

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On Elk Street (currently [North] State Street) at the eastern edge of the CBD, businesses were expanding and frame structures were being replaced with high-style masonry buildings that housed commercial services such as groceries, liverys, professional offices, and general merchandisers. Typically, buildings along Elk Street were multi-storied and offered residential rooms, dance and meeting halls, and professional offices on their upper floors. Multi-storied examples that retain good integrity include (but are not limited to) the Morse Hardware Building, built in 1902 at 1025 North State Street; the three-story Laube Hotel, built in 1903 at 1226 North State Street; the three-story Windsor Hotel, built in 1904 at 1222 North State Street; the two-story Daylight Building, built in 1904 at 1201 - 1213 North State Street; and the three-story Dahlquist Building, built in 1906, one of Bellingham's first reinforced concrete structures. Other extant examples on State Street that retain high integrity include the two-story brick Maple Block built in 1903 at 1051-1055 N. State Street and the three-story Exchange Building (currently the YMCA) built in 1906-1907 at 1256 North State Street.

Development in the area west of the iron bolt—the original business district of Whatcom—had been somewhat thwarted due to land claim disputes. By the 1900s, Whatcom had acquired the sobriquet of "Old Town," and over the next two decades would continue to support commercial development of a nature different than that of the Sehome district. Examination of the Polk City Directories for the first decade of the century suggests that this area was relatively prosperous and economically viable. For example, in 1907, roughly 20% of the restaurants in the Bellingham area, 20% of the saloons, 25% of the clothing stores, 30% of the barbers, and 30% of the cigar stores existed along W. Holly Street near the creek. However, the area had practically none of the professional offices of lawyers, insurance agents, physicians, or notaries.¹⁵ Several buildings built between 1900 and 1915 in this area remain and hold varying degrees of integrity. The two-story brick U.S. Hotel built c. 1911 at 700 W. Holly Street is a good masonry example. Other examples with varying degrees of integrity include the two-story frame building (formerly Wilson College) built in 1905 at 401 Holly Street and the one-story frame "Waterfront Tavern" built on piers in 1904 at 521 Holly Street. Although this building's original facade has been somewhat compromised by the addition of modern materials, its general commercial street level configuration remains legible, as do the parapet articulation and small-scale features.

¹⁵ Vandermeer, p. 109.

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Sanitary Meat Market (1015-1019 North State Street)

The Sanitary Meat Market's important community role spans sixty-five continuous years as a meat market, sausage and smoked meat factory. It began in 1902 as the Palace Meat Market in a single-story, brick masonry building at 1017-1019 Elk (now State) Street. This was followed by a brief period as the Central Meat Market before becoming the Sanitary Meat Market in 1911. As the needs of the business grew to include multiple functions as market, factory and residence, the need to expand facilities prompted three historically significant additions: 20' to the rear of the building and a brick masonry second-story residence, both ca 1915, followed by a 28' by 80', single-story, concrete frame addition with full basement to the southwest side in the Fall of 1936.

A brief newspaper announcement in Bellingham's *Daily Reveille* heralded the opening of the Palace Meat Market across from the Laurel House at 1017 Elk Street. Doors opened for business on July 18th, 1902, offering a "full supply of fresh and salt meats, hams, bacon, lard, [and] sausage [...]"¹⁶ The Palace Meat Market and later the Central Meat Market remained a solid presence in the neighborhood through 1910.

A series of partnerships and individuals operated and owned the market during these years. Frederick L. Damesboth owned the market and resided at 1017 Elk Street in 1902. By ca 1905, the partnership of Eaton & Ehrmantraut owned and operated the meat market. Willard H. Eaton resided a few blocks north of the building at 1123½ Forest Street. Peter Ehrmantraut resided at 821 High Street. By 1907, Eaton left and the partnership dissolved. The following year in 1908, Ehrmantraut joined John K. Peterson to form Ehrmantraut & Peterson as owners of the market. Peterson resided at 1001 Forest Street. The partnership, however, did not last long. The following year, Peter Ehrmantraut went on to work as a clerk at the Beck Hotel, owned by the prosperous German immigrant Jacob Beck, who was also proprietor of the Beck Theater.

In 1909, the meat market changed hands again, becoming the Central Meat Market under ownership of Marz & Frank.¹⁷ In 1911, ownership of the Central Meat Market transferred to Hans Oberleitner. John Marz then opened and operated Planet Grocery at 208 East Holly Street, and Joseph B. Frank and his wife, Antoinette, opened Frank's Grocery & Meat Market just down the block at 1051 Elk Street.

The Oberleitners re-opened the store for business as the Sanitary Meat Market. Successive generations of Oberleitner's maintained the market through 1967. During these years, the Oberleitner's undertook character-defining additions to the original structure to enable expanded distribution, facilitate essential sausage and smoked meat production capacities, and provide residency of the family above the market.

Hans Oberleitner immigrated to the United States from Sterzing (Vipiteno in Italian) in 1906.¹⁸ Sterzing, a small mountain village nestled in southern Tyrol between Innsbruck and Bozen, is located in Italy just south of Brenner

¹⁶ *Daily Reveille*. (July 19, 1902:6).

¹⁷ Marz & Frank consisted of John A. Marz and Joseph B. Frank.

¹⁸ Conversation with Katie Oberleitner, granddaughter of Hans Oberleitner, 20 April 2004.

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Pass. This region was formerly part of Austria before the First World War. Born in 1875, Oberleitner arrived in the United States at the age of 31. Within three years of his arrival in the United States, he began work in Bellingham. In 1909 through 1910, he worked as a sausage maker with Frye & Company (later Frye & Brun), a beef and pork packing company with locations at 907-909 West Holly, 1313 Elk, and 1110 Harris Avenue. Oberleitner resided with his wife, Louise, at 615 Potter Street, east of the market.

Upon opening of his own business in 1911, the Sanitary Meat Market was one of approximately nineteen other retail markets serving Bellingham and competition was fierce. The other meat markets were concentrated primarily along Holly Street, in the east 200 and west 1200, 1000, 300 blocks, and the 1300 block of Dock (now Cornwall) Street. In addition to serving local consumers, the Sanitary Meat Market was also an important wholesale sausage and smoked meat distributor. A fleet of delivery trucks operated by the Oberleitner's brought their wares to meat markets throughout Skagit, Whatcom and Island Counties, as well as servicing the fishing fleet. Only two other Bellingham meat markets offered comparable capacity and service. These were Poppes Meats on Railroad Avenue and BB Meat & Sausage (still in operation as Hempler's Sausage) on F Street in old town Bellingham. Two vans provided daily deliveries within Bellingham. Three refrigerated trucks supplied the surrounding counties, traveling north to Bridge Bay and Blain, into Skagit County as far as Marble Mount, and over into Island County to Oak Harbor. Each truck traveled north one day, south the next day, then the driver took a day off. Drivers were on the road four days a week.¹⁹

The first expansion of operations came when an electric kettle and smoke house was added by the Oberleitner's as part of the ca 1915 addition. The front portion of the store functioned as retail space with a large sliding door that opened to the sidewalk.²⁰ By 1917, the Bellingham City Directories indicated that the Oberleitner's opened a second retail market at 214 East Holly Street, and also operated the Economy Meat Market located in the People's Market at the corner of Grand Avenue and West Champion Street. The 1936 expansion (listed as 1015 North State Street) provided additional sausage production space as well as cold storage space to meet demand.

Peter M. Johnson began working for the Oberleitner's in 1919 as a meat cutter. Previously Johnson worked as a manager for the Carsten Packing Company. By 1920, he was part owner in the Sanitary Meat Market. Johnson and his wife, Rose A., lived at 2732 Sunset Avenue. Following Hans Oberleitner's death in 1925, Mrs. Louise Oberleitner took over as president of the company with Johnson as the secretary-treasurer. Hans and Louise's son, Karl Joseph Oberleitner, also helped in the market.

By 1940, Karl Oberleitner became secretary of the meat company. Within the next twenty years, Karl assumed the responsibilities of secretary-treasurer-manager of the meat company. Karl and his wife, Elaine, lived at 505 Fifteenth Avenue during the 1940s before moving to 212 Hawthorn Road by 1960. During the entire time following Hans Oberleitner's death in 1925, Louise Oberleitner remained president of the company.

¹⁹ Conversation with Casey Thompson, 14 May 2004. Thompson worked in the Sanitary Meat Market from 1955 through 1962.

²⁰ Conversation with Katie Oberleitner, 20 April, 2004.

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The Sanitary Meat Market, in the truest sense, was a working meat market of the type in breadth of operations rarely seen today. Walking into the meat market, customers were greeted by the butcher standing behind the meat counter along the southwest wall. Customers could look over the counter into the cutting room in the 1936 addition to watch three to five butchers at work receiving deliveries of and cutting up halves of pigs, beef and sheep carcasses in the cutting room. The Oberleitner's conducted their business and bookkeeping from a small office to the right of the meat counter.²¹

Behind a pair of double doors, a crew of four to five people worked in the sausage kitchen. The room contained grinders for processing meat for the sausages. Pig heads were rendered in a large cauldron. Stainless steel tables provided layout space for turning sausages as the intestines were stuffed with custom-made blends. Salami, wieners, bologna, and breakfast sausage were also produced in this room. The smokehouse in back held racks of salami and wieners.

Down the back stairs in the basement stood an enormous vat for rendering lard. Casey Thompson, a former employee, recalled sitting on an old milk crate at the spigot to this vat. He attached a sack to the spigot and filled the sack with lard. These sacks were then placed in the cooler to set. This high quality lard was a favorite of former North Carolina residents living in Skagit County for cooking.²²

Cured hams and bacon were also kept in the basement cooler. Hams were injected with brine and placed in totes on a wheeled cart. They were then salted and moved into the cooler to cure. A large bacon slicer cut slabs into one-pound units which were then vacuum packed for sale.²³

The Sanitary Meat Market closed ca 1969 and the building remained vacant until 1971. Wine Art, a wine makers supply shop, moved into the space in 1971 and remained through ca 1975. J & R Stained Glass shop moved into the space by 1980. The store operated in the space through 1990 before Glass Works Studio moved into the space. The Morse Hardware company purchased the building ca 1983.

²¹ Conversation with Casey Thompson, 14 May 2004.

²² Ibid.

²³ Ibid.

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1017½ North State Street

The second story residence over the Sanitary Meat Market was listed in the Polk City Directories as 1017½ North State Street. The Oberleitner's added this story ca 1915 to provide a residence for the family over their meat market.²⁴ Hans and Louise Oberleitner, along with their son, Karl, and two daughters, Louise I. and Clara, lived in the residence. By the 1920s, their daughter, Louise I., was listed at this address as a student and Karl J. as a helper with the meat market. This residential addition was a unique occurrence within Bellingham's Central Business District. The proximity provided convenience for the Oberleitner's to oversee operations at their market.

In December of 1925, Hans Oberleitner died at age fifty following a two-year illness. Over the course of Hans' sixteen years in Bellingham, he became an important member of the community and prominent member of several fraternal societies. Hans was a member of the Kiwanis Club, Bellingham Bay Lodge, No. 44, F & M, Royal Arch Masons, Bellingham, Chapter No. 12, Bellingham Elks, No. 194, Modern Woodmen of America Camp No. 5198 and Olalla Camp No. 383, Woodmen of the World.²⁵

Mrs. Louise Oberleitner, his wife, remained in the residence through 1955. Karl, Louise I. and Clara eventually moved into places of their own. The residence remained vacant from 1957 to ca 1965, when Louise Oberleitner moved out briefly to 2518 South Park Drive. The residence was then remodeled and she moved back in ca 1965. Louise Oberleitner passed away ca 1969.

1015 North State Street

The southwest concrete frame 1936 addition was listed as 1015 North State Street in the Polk directories. The Oberleitners added this space to increase their sausage and smoked meat production and storage capabilities. The 1015 addition provided much needed expanded cutting and storage facilities for the market. The addition enabled deliveries of beef, pig and sheep halves directly from slaughter houses in refrigerated trucks. A pulley system and track extended across the sidewalk to North State Street. Carcasses were lifted onto hooks from the trucks and slid along the track into the cutting room. This enabled the 1017-1019 retail portion to service customers walking in off the street. The cutting room in the front of 1015 allowed the back portion of 1017-1019 to be devoted to sausage production. Meat was cut up in the 1015 space for distribution, sausage and cured meat production and retail sale at the meat counter, including specialty cuts. The cold room storage spaces in the 1936 addition allowed the company to keep its delivery trucks supplied and constantly on the road to meet retail outlet demand.

Following closure of the Sanitary Meat Market ca 1969, the space was leased to a camera sales shop. Pioneer Sound Service Company, a stereo components store, moved into the space by 1980 and remained through 1990.

²⁴ Sanborn maps from 1907-1913 and 1909 historic photographs show a single story building. A 1938 photograph and Sanborn maps from 1915-1930 show the second story addition. Prior to 1915, the Oberleitner's resided at a different address, 615 Potter Street; however the Oberleitner's were listed at 1017-1/2 North State Street following 1915.

²⁵ *Bellingham Herald*. (December 21, 1925: 16).

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Today the retail spaces of the former Sanitary Meat Market at 1015-1019 North State Street stand vacant. A tenant occupies the second floor residence above 1017 North State Street, and another tenant occupies the basement of 1015 North State Street. Robert Hall purchased the building along with the adjacent Sweet & Company Building at 1021 North State Street and the Morse Hardware Building at 1023-1025 North State Street. North State Street was formerly solidly lined with commercial buildings. The Sanitary Meat Market stands out as important for its role in trade and commerce for distribution across three counties, its importance to the growth and development of Bellingham, and its role regionally as a commercial and distribution center of cut meats, specialty sausages and cured meats.

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SANITARY MEAT MARKET BUILDING, 1015-1019 NORTH STATE STREET
WHATCOM COUNTY
BELLINGHAM
WASHINGTON

538 116 E



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

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PHOTO No. 1—CA 1909 PHOTOGRAPH, LOOKING DOWN NORTH STATE STREET. THIS PHOTOGRAPH WAS TAKEN WHILE THE CENTRAL MEAT MARKET OPERATED OUT OF THE BUILDING. SOURCE: GALEN BIERY COLLECTION, WHATCOM MUSEUM OF HISTORY AND ART, BELLINGHAM, WA, No. 1996.10.274.



PHOTO No. 2—SPRING 1938 VIEW OF THE SANITARY MEAT MARKET BUILDING. SOURCE: PHOTOGRAPH COURTESY OF GAYLORD LAUE. SELL'EM LOW—SEND AND GET MORE: A CENTENNIAL HISTORY OF THE MORSE HARDWARE COMPANY, 1884-1984: 61.



PHOTO NO. 3—CA 1930s PHOTOGRAPH SHOWING THE CONTEXTUAL SETTING OF THE SANITARY MEAT MARKET BUILDING. SOURCE: GORDON TWEIT.

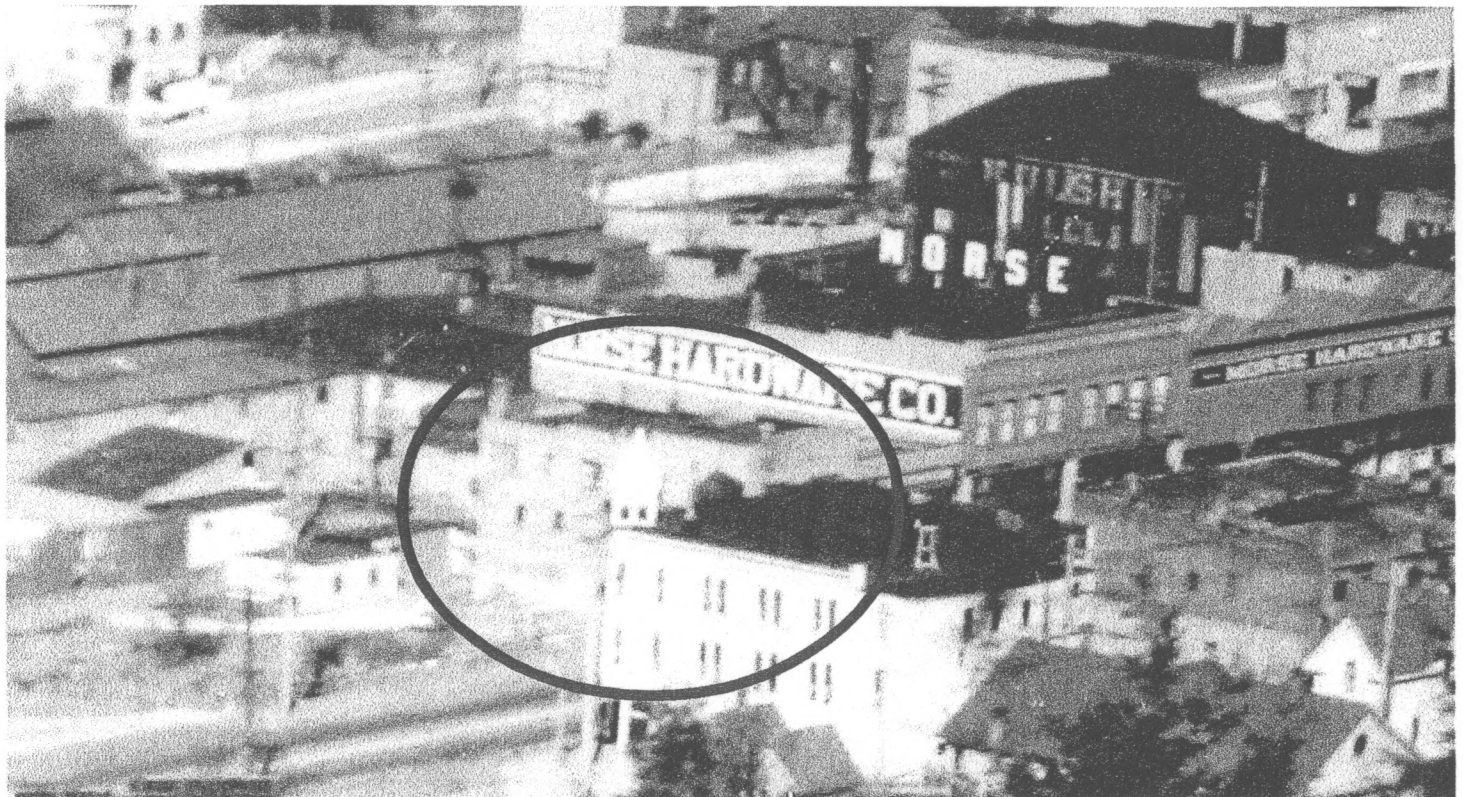


PHOTO NO. 4—ENLARGED DETAIL OF THE CA 1930s PHOTOGRAPH SHOWING THE CONTEXTUAL SETTING OF THE SANITARY MEAT MARKET BUILDING PRIOR TO THE 1936 SOUTHWEST ADDITION. SOURCE: GORDON TWEIT.

NATIONAL REGISTER NOMINATION

SANITARY MEAT MARKET, 1015-1019 NORTH STATE STREET, BELLINGHAM, WA 98225

HISTORIC PHOTOGRAPHS

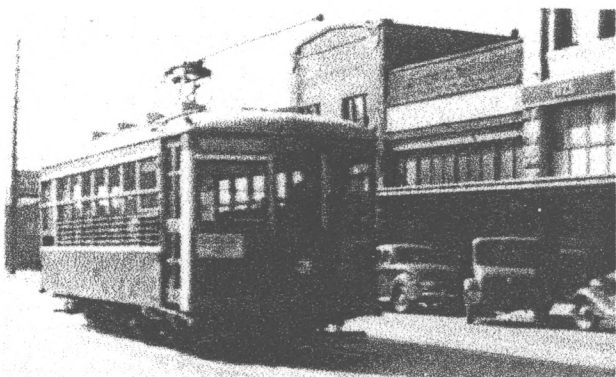


PHOTO No. 5—1938 PHOTOGRAPH OF A STREET CAR PASSING ALONG NORTH STATE STREET. SOURCE: PHOTOGRAPH COURTESY OF GAYLORD LAUE. SELL'EM LOW—SEND AND GET MORE: A CENTENNIAL HISTORY OF THE MORSE HARDWARE COMPANY, 1884-1984: 61.

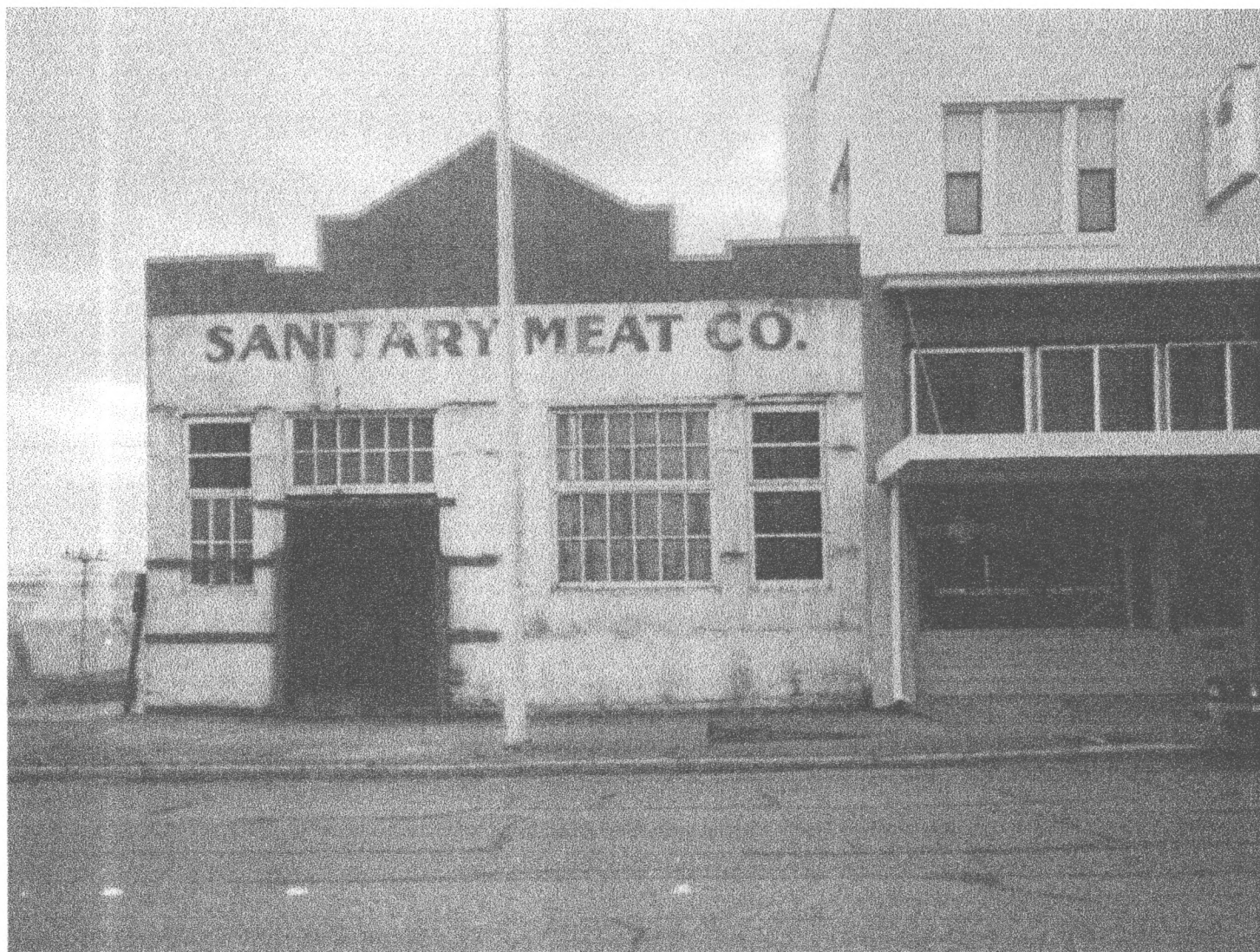
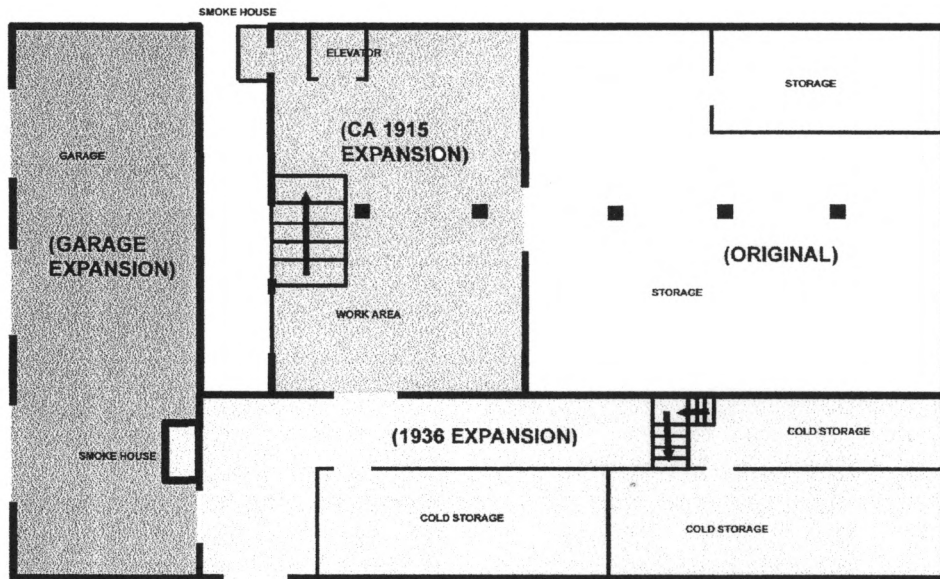
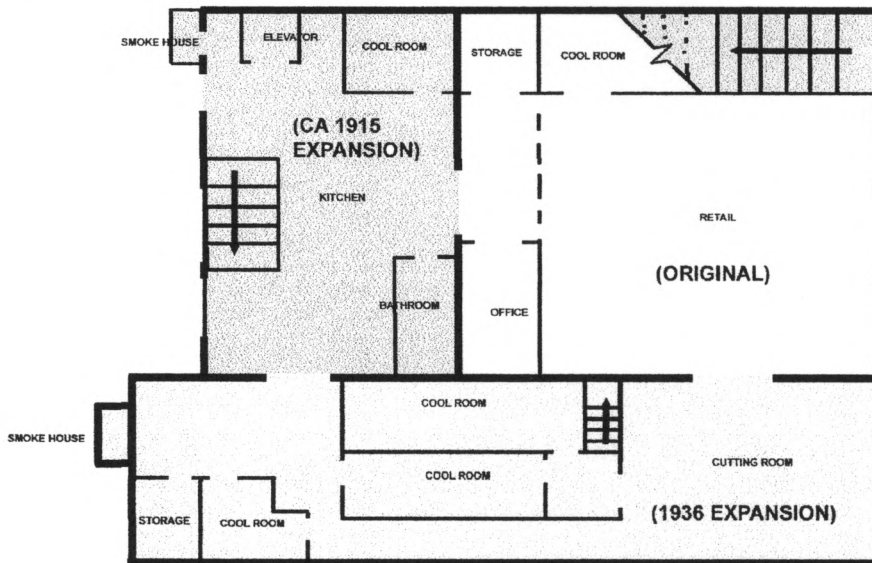


PHOTO No. 6—CA 1990s PHOTOGRAPH SHOWING 1015 AND THE SOUTHWEST PORTION OF 1017 NORTH STATE STREET. ORIGINALLY AN OVERHEAD METAL TRACK EXTENDED FROM THE DOORWAY OF 1015 ACROSS THE SIDEWALK TO THE STREET. CARCASSES DELIVERED FOR PROCESSING IN SAUSAGES AND CUT AND CURED MEAT ARRIVED BY TRUCK ON NORTH STATE STREET. THE CARCASSES WERE HOOKED TO THE METAL TRACK AND SLID FROM THE DELIVERY TRUCK INTO THE FRONT CUTTING ROOM IN 1015 TO BE WEIGHED. THEY WERE THEN SLID ALONG THE TRACK INTO THE COLD STORAGE ROOM TO AWAIT PROCESSING. SOURCE: KATIE OBERLEITNER.



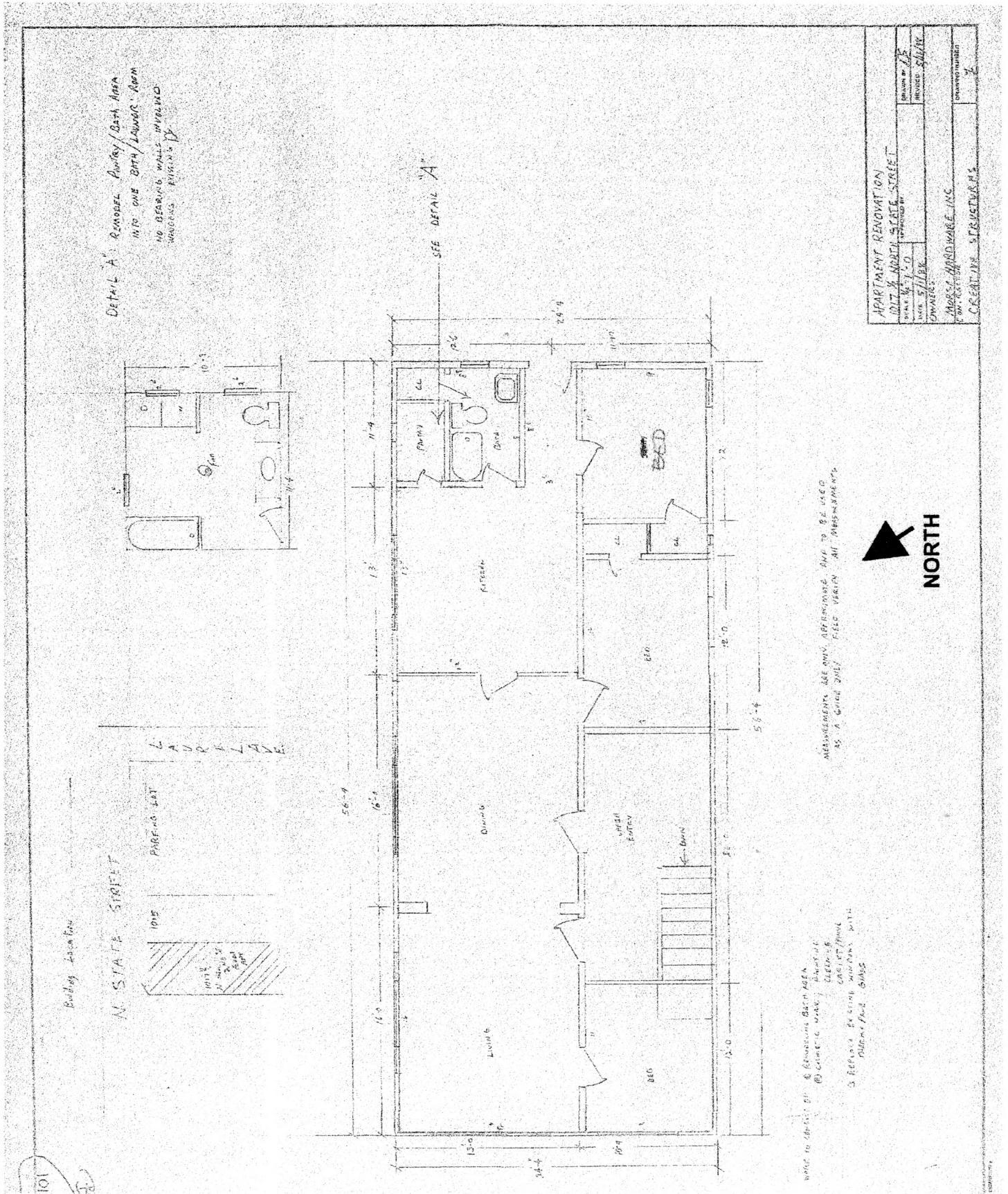
BASEMENT FLOOR PLAN SKETCH NOT TO SCALE



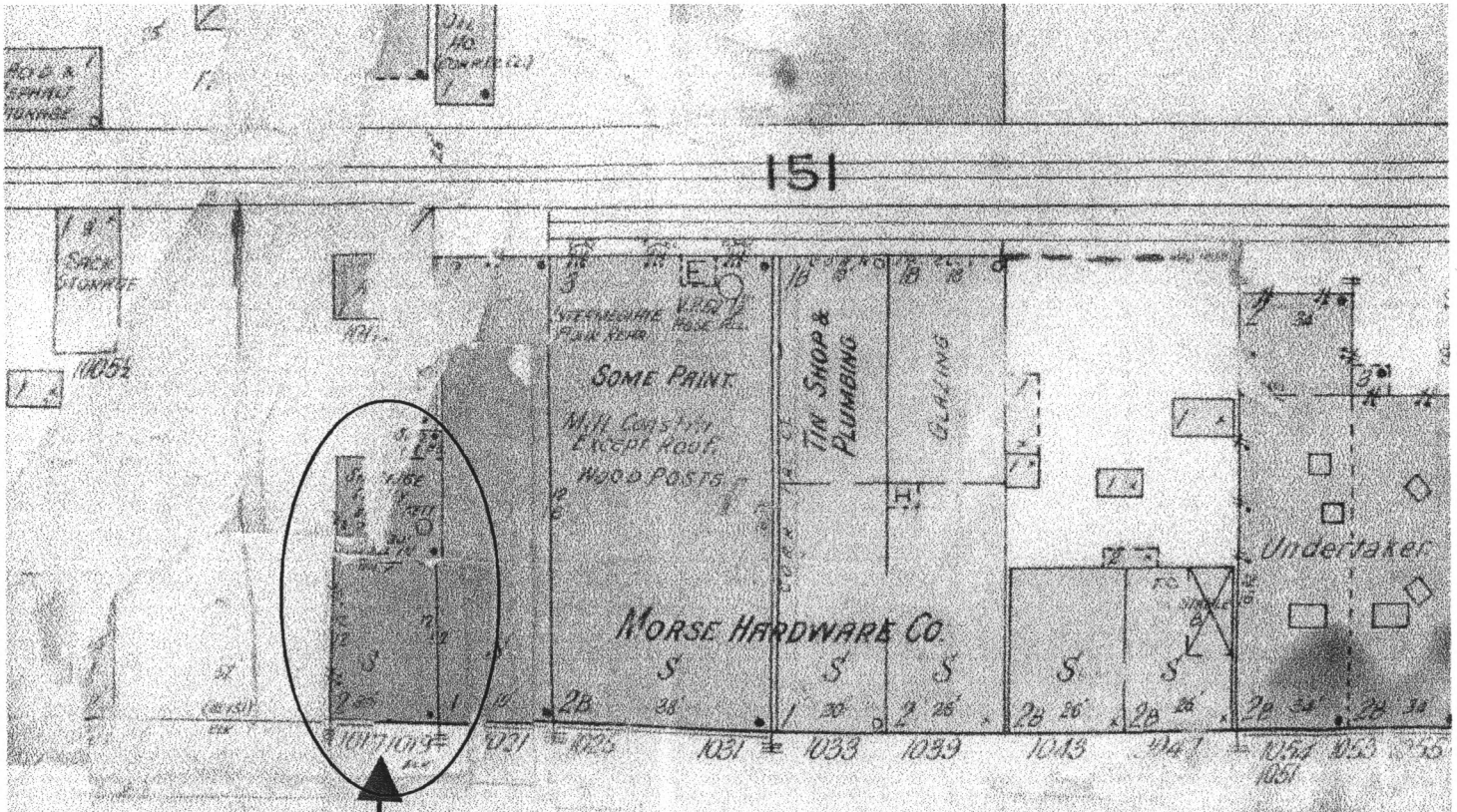
FIRST FLOOR PLAN SKETCH NOT TO SCALE

SECOND FLOOR PLANS SEE ATTACHED

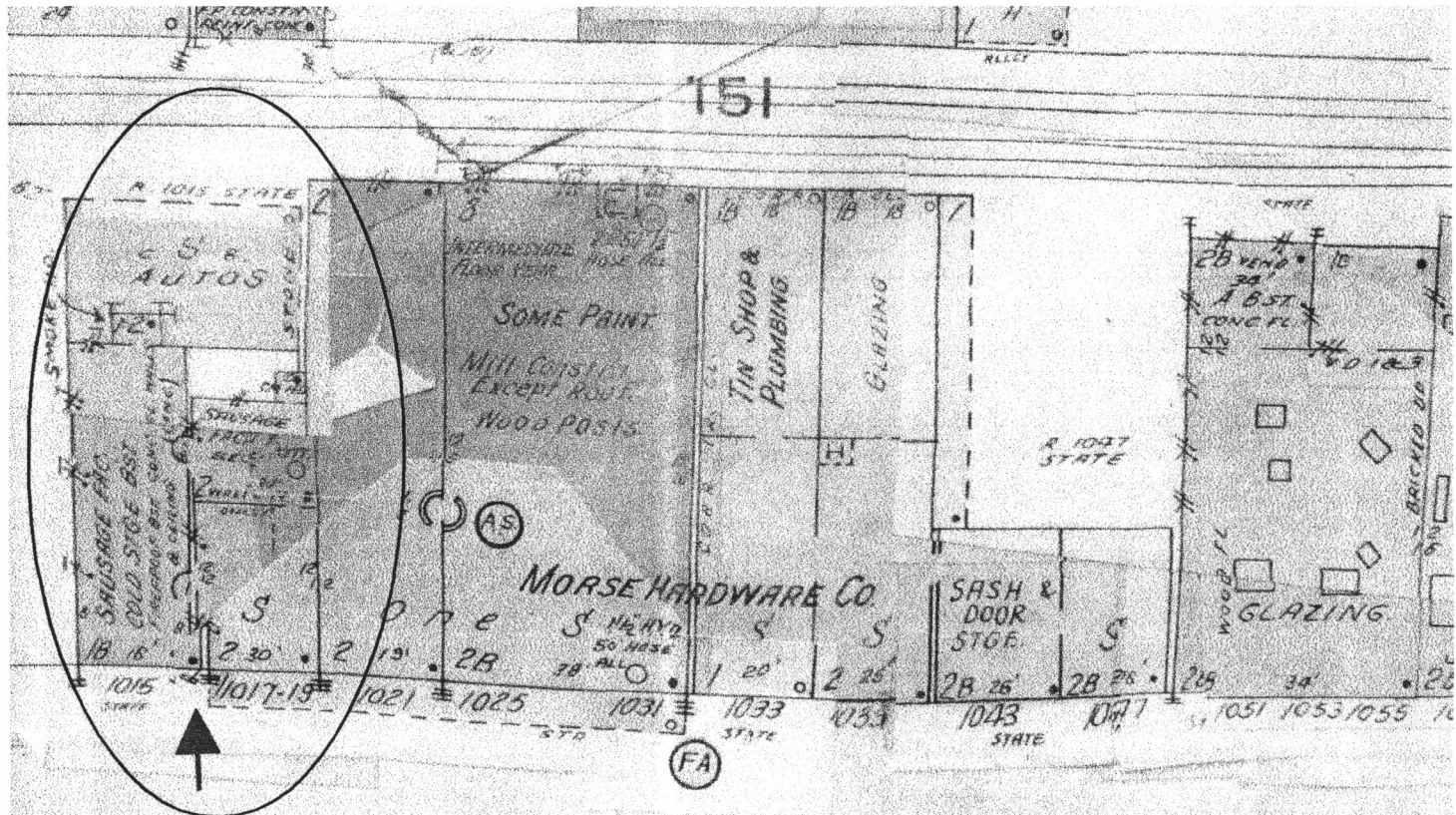




DRAWING No. 2—SKETCH SECOND FLOOR PLAN OF THE SANITARY MEAT MARKET SHOWING PRINCIPAL INTERNAL SPATIAL RELATIONSHIPS. DRAWING INTENDED AS BASIC REFERENCE AID AND NOT TO SCALE. SOURCE: CITY OF BELLINGHAM, BUILDING DEPARTMENT.



MAP No. 2—SANBORN MAP SHOWING THE LAYERS OF ALTERATIONS TO THE SANITARY MEAT MARKET BUILDING AND SURROUNDINGS FROM 1915 THROUGH 1930. SOURCE: WESTERN WASHINGTON UNIVERSITY, CENTER FOR PACIFIC NORTHWEST STUDIES.



MAP No. 3—SANBORN MAP SHOWING THE LAYERS OF ALTERATIONS TO THE SANITARY MEAT MARKET BUILDING AND SURROUNDINGS FROM 1948 THROUGH 1963. SOURCE: WESTERN WASHINGTON UNIVERSITY, CENTER FOR PACIFIC NORTHWEST STUDIES.

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MAPS



MAP No. 4—SITE VIEW SHOWING THE SANITARY MEAT MARKET AND SURROUNDINGS.

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MAPS



MAP No. 5—SITE VIEW SHOWING THE SANITARY MEAT MARKET AND SURROUNDINGS.

Ord # 8519 and file # 1238120 11/23-76 beginning Waly corner lot 8 Bl 87 - thence S. 45° E 145 ft. to NW corner lot 9 Bl 87 then S 45° W. corner lot 1 Bl 86, thence N 45° E 80 ft. to pt. of beginning

Ord:

C/BP Lb 9,1911 BK 48 920206071 V. 234 P. 456
 C/BP Lb 1-4 BK 78 920302017 V. 238 P. 478
 C/BP Lb 1-4 BK 78 920302017 V. 238 P. 478
 C/BP Lb 1-4 BK 78 920302017 V. 238 P. 478
 C/BP Lb 1-4 BK 78 920302017 V. 238 P. 478

MAP OF THE TOWN OF NEW WHATCOM

WHATCOM CO. WASH. TERR. 1883

Variation 22 deg. 45 min East.

SCALE 400 FEET TO ONE INCH.

E.C. Prather Engr.

J.A. Laffoon Dra.

No location of the corner of Main Avenue from the intersection of the lot line of the same with the N.W. city block line of Chicago, Milwaukee, St. Paul and Pacific Railroad northward to central sec. rail line 370 ft. block.

page 661 Oct 31, 1950

For location of 7' of Alley in Block Bounded by High, Oak, Garden + Pine see ordinance file # 1011354 filed 5/4/66

For location of 25' on each side of Laurel St. between Garden + High St. see Ordinance file # 1015567 Oct. 14, 1966

For location of 4' on C. Pine between High + Garden Sts. see file # 1015771- 10/19/66

For Vacat on Repealing ordinance 8081 see Ord # 8154 AF 4/17/74

Ordinance # 8418 Filed 11-24-75
 Order vacating portion of alley lot adjacent to lot 8 block 57 see file # 1202581

for vacat of alley on block 138 Lot 14 see Ord # 8164 file # 1264162 12/2/77

Ordinance 7510 Vacating E Oak St Lot 16 block 69 see vol 421 page 271 8/1/78

D/Rc - Lb 14-16, BK 58 Coal Wharf # 411221023
 D/Rc Lb 9-10 Bl 297 20 11/173
 vol 222 P. 1499

