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National Register of Historic Places
Registration Form

32-567

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 Bump Block, Bellevue House, Hawthorne Hotel

other names/site number Carlyle Hotel

2. Location

street & number S 206 Post Street

☐ not for publication

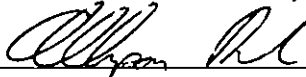
city or town Spokane

☐ 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 of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility 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

7/5/00
Date

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

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-Local	<input type="checkbox"/> district	1	-
<input type="checkbox"/> public-State	<input type="checkbox"/> site	-	-
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	-	-
	<input type="checkbox"/> object	-	-
		1	-

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)
 Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910

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

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC multiple dwelling
 COMMERCIAL storefronts

Current Functions

(Enter categories from instructions)

DOMESTIC multiple dwelling
 COMMERCIAL storefronts

7. Description

Architectural Classification

(Enter categories from instructions)
 Commercial Style

Materials

(Enter categories from instructions)
 foundation Basalt rubble
 walls Brick

roof Built up
 other Metal frame windows
 Sandstone details

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)

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance

1890-1950

Significant Dates

1890, 1909

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Rand and Dow, Preusse and Zittel

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

9. Major Bibliographic References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
Specify repository

10. Geographical Data

Acreage of property: Less than one acre

UTM References:

1 11 468250 5277760
zone easting northing

2

3
zone easting northing
4

☐ 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 Stephen Emerson
organization Archisto Enterprises
street & number W 212 Dawn
city or town Spokane

date April, 2000
telephone (509) 466-8654
state WA zip code 99218

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 SHPO or FPO for any additional items)

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

name
street & number
city or town state zip code telephone

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 1

Carlyle Hotel
Spokane County, Washington

7. Narrative Description

Current Exterior and Interior Appearance

The Carlyle Hotel, located at the southwest corner of Second Avenue and Post Street, is a seven-story brick masonry structure with a basalt rubble foundation and a flat built-up roof. It exhibits characteristics of the Brick Commercial Style, distinguished as well by classically inspired elements such as the overhanging corona and modillion block of the cornice and the round-arched windows, with decorative keystones, of the third floor. The building, constructed in 1890, was significantly enlarged in 1909. At that time, the original 50 foot (fronting Second Avenue) by 100 foot footprint was expanded southward, along Post Street, by forty feet. Also, the height of the building was raised by three stories, which entailed removal of the original roof and construction of a new cornice. These additions were designed in such a way as to replicate the original exterior appearance of the lower four floors and, through the use of similar Brick Commercial design elements on the upper floors, to create a new but cohesive structure.

The primary elevations of the Carlyle Hotel are on the north and east, facing Second Avenue and Post Street respectively. These sides are veneered with a higher quality brownish red brick and are capped by the classical cornice. The primary elevations are further distinguished by the use of decorative brickwork, ornamental window design, and the presence of storefronts. The secondary elevations, on the west and south sides, are characterized by the use of cheaper common red brick, the lack of a cornice, and simpler decor and window design. The south elevation faces an alley and the west elevation abuts and overlooks an adjacent one-story brick building. Within the last several years, an exterior, full-height elevator and stairwell shaft, with brick veneer, has been attached to the West Side of the building. The flat roof of the hotel is bordered by flat and stepped brick parapets, with metal coping, on the secondary south and west sides, and by a metal cornice on the primary sides. At the top of the east elevation of the Carlyle Hotel is cornice of block modillions, resting on a brick corbel table. The rectangular windows at the seventh

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 2

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

floor level are metal sash double-hung with sills of brick headers below and brick flat arches, with a slightly segmental curve, above. Sixth floor windows are identical to those above them except that the brick header sills are connected to form a string course. Similar windows of the fifth floor are divided into double sets or singles by brick continuations of the wall pilasters of the lower floors. At the sill level of these windows the pilasters are marked by sandstone capstones that were part of the design of the 1890 structure. Fourth floor windows are metal sash double hung, like those above, but of a greater length. These windows have large, flat sandstone lintels and narrow sandstone sills. Underneath each of the fourth floor windows are rectangular recessed brick panels. The windows of the third floor level are the most distinctive of the building, with semi-circular brick arches that feature decorative sandstone keystones and springers. These tall double-hung windows are divided into double sets and singles by the exterior brick pilasters and have sandstone sills. Beneath this row of windows are recessed brick panels like those above them. Below this are the windows of the second floor level, which are identical to those of the fourth floor level. The original 1890 fenestration of the east elevation, visible on floors two through four, includes four double sets of windows with a single window on each end. The three double sets of windows to the south, and all of the windows above the fourth level, are part of the 1910 expansion. Design elements of the original structure were replicated in the 1910 expansion, including window frame shapes, the brick pilasters, and the sandstone decorative details. The crowning metal cornice, however, is much more elaborate than the flat brick parapet of the 1890 structure. An iron stair-and-ramp fire escape has been attached to the east elevation, accessing a column of double window sets. On each of the upper levels, the right windows accessing the fire escape, except for the uppermost, have been removed and replaced by wood doors. The design features and window appearance of the upper levels of the north elevation are identical to that of the east elevation but on a narrower scale, consisting of three double sets of windows and single windows on the West End. Just below the top row of north-facing windows is a wood panel with the words "Hotel Carlyle" painted on it.

The secondary west elevation of the Carlyle Hotel presents a mostly plain brick wall appearance. A brick elevator and stairwell shaft, with two columns of fixed metal sash windows, has recently

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 3

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

been attached to this side of the building. This structure, which scales the full height of the building, probably obscures some older windows, as well as partially hiding an old painted Coca-Cola advertisement and the painted words "Hotel Carlyle." To the south of the elevator shaft, the western walls of the hotel are plain except for two columns of metal sash double-hung rectangular windows with segmental brick arches and sills of header bricks. About 40 feet from the south end of the west elevation, a vertical line is visible that delineates the 1890 construction from the 1910 addition. At the street level, the west elevation of the building abuts an adjacent one-story brick garage structure. The south elevation of the Carlyle Hotel faces the alley. On the upper six levels of this side there are rows of five windows that are identical to those of the west elevation. These windows are situated to the West Side of the wall, leaving the east side a blank brick surface. The easternmost windows of this side are accessed by an iron stair-and-ramp fire escape which is currently partly dismantled at the top. All of the windows accessed by the fire escape, except for the uppermost, have been removed and replaced by wood doors. At the very top of the south elevation are the painted words "Hotel Carlyle." On the alley level, there are two double-hung windows, placed to the West Side, and a rectangular freight entry with a metal door. The level of the alley has apparently been raised at some point, for the upper sections of segmentally arched brick window openings, as well as part of the basalt foundation, are visible.

Storefronts: At the street level, on the east and north elevations, are several storefronts and entries. These include, from south to north, the Empire Dance Shop, at the south end of the east elevation along Post Street, a boarded-over storefront, the hotel lobby entrance and marquis, and a grocery store occupying the south end of the building along Second Avenue. The original hotel entry is located just west of the grocery store space. This is a high brick framed opening with a brick semi-circular arch. The opening has been boarded over and the original interior stairway that once led to the second floor has been removed.

The exterior of the storefront currently occupied by the Empire Dance Shop has been altered. The old iron storefront frame, however, remains intact. Such structures were commonly used for storefronts in early Spokane. They usually consisted of iron pilasters, resembling two-dimensional

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 4

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

columns, which delineated the fenestration of the display windows and, sometimes, the doors. These posts were surmounted by a horizontal iron beam which was attached to the building wall by metal anchor bolts. Often, the outside ends of the bolts were disguised by the attachment of metal ornaments which usually took the form of rosettes. In this case, the iron pilasters resemble plain columns with simple decorative capitals and bases. The upper crossbeam is attached to the building wall by anchor bolts with decorative rosettes. At the bases of the iron pilasters, words reveal the identity of the manufacturer "Union Iron Wks Spokane." The metal-framed picture windows that occupy the spaces between the iron frames are of recent origin. The recessed entry configuration remains intact, however. Although the metal-and-glass door and flanking windows are newer, the wedge-shaped floor of the recessed entry space retains its old ceramic tile surface, consisting of one-inch square and round tiles, mostly white but trimmed with red and green. Above and below the display windows, the wall surfaces have been covered with stucco panels with wood trim detail. The upper panels cover what was probably, at one time, a space for glass transoms. The interior of the Empire Dance Shop storefront has been altered, with the installation of wall partitions and built-in store furnishings. This space retains important historical elements, however. These include old wood plank flooring, high ceilings covered with decorative pressed tin panels, and a half-floor mezzanine clad in wood soffit. The mezzanine is accessed by a wood stairway featuring square balusters and newels.

Directly north of the Empire Dance Shop is a storefront that has been largely covered with particleboard panels. This situation, which obscures most of the storefront features, appears to be temporary. An old iron storefront frame cross-member, with rosettes, is visible above. A glass display window space has been partially filled with a wood door and frame. The old central entry space appears to be only slightly recessed. One corner of the flanking window configuration is visible to the right of this space. The area above the display windows, where glass transoms would have once been situated, is covered with wood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 5

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

To the north of this boarded-over storefront is the substantial marquis framing the entry and lobby windows of the Carlyle Hotel. The marquis is a one-level-high glazed terra cotta structure incorporating a classical column-like pilaster and entablature motif. In some ways, this marquis mimics the appearance of the adjacent iron storefront frames. It is built of cast terra cotta structural blocks. At the top of the four pilasters are decorative capitals featuring central cartouches. The simple entablature above has a plain frieze and is covered with a short pent roof clad with mission-style ceramic tiles. The newer glass doors, located at the south end of the marquis, and the display windows of the hotel lobby are framed with metal but retain some of their historical appearance through the retention of glass transoms.

A brick wall, with two square windows, occupies the space between the hotel entry marquis and the storefront on the north side of the building. The windows have sandstone sills and lintels. This wall, and the windows, are part of the original 1890 construction. An exterior concrete stairwell, allowing access to the basement, is situated below this space. A small grocery store, the Carlyle Minit Mart, currently occupies the northern street-level end of the Carlyle Hotel building. This storefront occupies most of the north side, facing Second Avenue, and wraps partly around the East Side, where the entry door is currently located. Fenestration is delineated by an iron storefront frame similar to that of the Empire Dance Shop, with pilasters supporting cross-beams with rosettes. The corner pilaster is especially substantial and identifies the manufacturer, with words embossed on the base, as "Union Iron Works Spokane, Wash." All fenestration of this store consists of newer metal-framed glass. Although the current entry to the grocery store faces Post Street, earlier entries faced Second Avenue. The rectangular spaces above and below the display windows are covered by stucco panels with wood trim details, similar to that of the Empire Dance Shop. The interior of the store has been extensively altered with wood partitions and store furnishings. The store interior has been expanded westward into the space once occupied by the original stairway entrance to the hotel. Formerly, this area contained three, and later two, separate stores. Historical structural elements that remain are the high ceilings, covered with panels of decorative pressed tin, and several interesting floor surfaces, including terrazzo, hexagonal white tile, and geometrically arranged colored tile.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 6

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

Hotel Lobby and Interior: The lobby of the Carlyle Hotel is accessed through a metal and glass door that is situated in the northernmost opening of the exterior terra cotta marquis. The front desk alcove is approached by a short hallway. To the left, this space opens into the two-level lobby and common room. This rectangular area features high beamed ceilings with painted wood trim, a central, square wood support column, and terrazzo floors. The East Side is faced by the picture and transom windows of the exterior marquis. At the center of the West End of the lobby is a stairway with marble rails and newels, and terrazzo steps. A newer metal handrail has been installed down the center of the stairway. These steps access an interior gallery, bordered by wood railings with cutout wood balusters. This gallery is situated along the West End of the lobby and part of the north side. There are several wood doors in this gallery space, one of which opens to an enclosed stairway leading to the third floor. There are three remarkable metal pendulum light fixtures suspended from the ceiling of the lobby. One of these features an old decorative milk-glass globe with a metal tassel at the end. The hallway and bathroom floors of the upper levels are terrazzo except on the upper two floors where they have either been removed or the floors were always wood plank. A winding interior staircase features terrazzo steps, wood railings and newels, and spindle-work wood balusters. The hall and room spaces of the upper floors have been extensively altered and have suffered from deterioration, especially of the original doors, many of which have been replaced. Most of the original door moldings, however, remain, featuring the common bull's-eye motif at the corners. On most of the floors, the original door and room configuration has been retained. The upper two floors, however, have largely been gutted. Most of the wood frame wall studs remain, however, preserving the original room configuration to some degree. One notable thing about the interior of the Carlyle Hotel is that there is no light and ventilation well. This is due to the narrow nature of the building's construction, allowing most interior rooms access to exterior windows. The basement spaces of the building are delineated into room and passages by rock and brick walls. Utility facilities, such as the furnace, are visible. Also present in the basement is the old cage-style elevator car and the operating machinery, which were probably installed in 1909. Perhaps the most interesting space of the basement level is the laundry room. Remarkable features of this area are the terrazzo-style floors, incorporating round tiles, and the pressed tin decorative panels of the ceiling.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 7

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

Alterations: The Carlyle Hotel has undergone extensive alterations since the construction of the original building in 1890. Not all of these changes can be easily dated accurately. The most significant renovation, of course, was the 1909 lengthening of the building by about 40 feet to the south and the addition of three more stories above the original four. Although much of the upper-floor architectural decor and fenestration of the old structure was retained at that time, and even mimicked in the design of the new additions, the product of the expansion effort was a more imposing building. The most obvious change was the new metal overhanging cornice. The storefront areas may also have been altered in 1909, the expansion to the south required the addition of new street level space. Prior to the 1909 renovation, the first floor level appears to have been used to house only one business enterprise. Not until afterwards, apparently, was the space divided to serve as individual storefronts offering a variety of goods and services. The 1910 Sanborn Insurance Map indicates that at that time there were five storefronts in the building, three facing Second Avenue and two facing Post Street.

The storefronts have retained their iron exterior framework, and as a result still exhibit much of their original display window panel configuration. The windows and doors have been replaced, however, with new materials and, in some cases, original entry openings have been reconfigured. Multiple storefront entries on Second Avenue have been replaced by windows, and a round-arched window that once faced Post Street was rebuilt to contain the entry to the store area at the south end of the building. Until 1925, when the hotel's address was changed from Second Avenue to Post Street, the hotel probably occupied only the upper floors of the building. Prior to this, stair access to the hotel was gained through the round-arched entry that is still visible on the West End of the south elevation. This entry was originally distinguished by a decorative marquis, of unknown composition, and a canopy. Bolts and holes that are currently visible in the brick around this entry likely denote where this structure was attached to the wall of the building. A 1950 article in the *Spokesman-Review*, the local newspaper, indicates that the marquis had previously been moved to the Post Street side of the hotel. It is probably safe to assume that this was done in 1925, when the hotel's address changed. The same newspaper article reports that the original marquis was removed in 1950. It is again safe to assume, therefore, that the current terra cotta

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 8

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

marquis was built in about 1950. It was installed in a section of wall that originally contained a blank brick wall, facing Post Street, with four square windows. The north section of this wall, as well as two of the windows, remain. Another original round-arched entry facing Post Street has been replaced, perhaps when the new marquis was built. Later renovations to the storefronts of the Carlyle Hotel led to the removal of original glass transoms and refurbishing of the panels above and below the display windows. The original interior store spaces have been altered as well. The three store interiors of the north end have been consolidated into one. The only store interior occupying its original space is that of the south end of the building. A small store interior space between the south storefront and the hotel lobby has been converted to a food preparation area and the storefront boarded over. The first floor lobby of the Carlyle Hotel did not exist in 1910, one year after the major expansion of the building. It was likely built in about 1925, when the address of the hotel was changed.

Many of the alterations discussed above are themselves historic. More recent alterations of the Carlyle Hotel include further refinishing of store interiors and remodeling of some lobby sections and portions of the upper residential rooms and halls. In about 1980, the window frames of the upper floors of the hotel were replaced with thermally efficient steel sash double-hung windows. The original wood sash double-hung windows had deteriorated and were not considered to be adequate protection for hotel occupants. This represents a major departure from the original materials used in construction of the Carlyle Hotel. There are, however, two mitigating factors concerning these new windows. First, the metal frames of the windows are near replicas of the original wood sash frames and were designed to fit into the same fenestration template as the previous frames. Thus, they could be easily replaced with more authentic wood sash frames. Secondly, the exterior appearance of the Otis Hotel is practically unaffected by the presence of the new windows. The most recent alterations to the building, occurring in the last few years, involved construction of the elevator/stairwell shaft attached to the building's western exterior and the removal of room partition walls on the upper two floors. The elevator shaft represents a significant departure from the historic appearance of the building, but it was deemed necessary to provide a safe and adequate exit from the hotel. The narrow and confined nature of the building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 9

Carlyle Hotel
Spokane County, Washington

7. Narrative Description (Continued)

precludes the construction of a similar facility within the original walls. To mitigate the visual effects of this addition, it was clad with reddish brick to blend with the background of the hotel walls and it was placed on a secondary elevation where it would not detract from the appearance of the primary elevations of the building.

8. Narrative Statement of Significance

The Carlyle Hotel is eligible for listing in the National Register of Historic Places under Criterion A for its association with early SROs in the Spokane Central Business District and the social phenomenon of rapid town growth and the migratory population spawned by it. Unlike most SROs in Spokane, The Carlyle Hotel spans two of the city's earliest such periods of growth: 1889-1893 and 1900-1910. The Carlyle Hotel has functioned as an SRO continuously for about 110 years and retains a largely intact lobby and upper room configuration. Additionally, the Carlyle Hotel is eligible under Criterion C as a surviving SRO with excellent integrity in both its exterior and interior appearance, and therefore satisfies the requirements for registration set forth by the MPD.

Historical Context

Construction of the 1890 building, among the first of the new brick structures built following the devastating fire of 1889, was the result of a business deal involving Eugene A. Routhe and Gile O. Bump. For many years, the building was known as the Bump Block. While Mr. Routhe was a prominent local business man and real estate broker, Mr. Bump was a carriage manufacturer and an unlikely candidate to have one of Spokane's business blocks named after him. Prior to the construction of the hotel in 1890, the property on which the building is located was purchased from the Northern Pacific Railroad by the First Baptist Church, of which Gile Bump was the secretary. On December 31, 1889, the church sold the property to Eugene Routhe who, for undetermined reasons, sold the property to Gile Bump the very same day. The deal may not have been a very wise one for Mr. Bump. Real estate title records indicate that the property, and the newly constructed building, were returned in 1893, through the issuance of a sheriff's certificate, to the church. Following the general economic collapse of that year, the Northwest and Pacific

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 10

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

Hypothekbank foreclosed on the property in 1894. The bank maintained title to the building until selling it to Spokane businessman John Hieber in 1908. It was Mr. Hieber who financed the expansion of the Carlyle Hotel which took place in 1909. As for Eugene Routhe and Gile Bump, they apparently were ruined by the economic depression that followed 1893, neither of them achieving any kind of financial prominence in their later years. Mr. Bump returned to carriage building and subsequently spent his latter years working as a constable for city hall and at the county courthouse. Mr. Routhe afterwards became a U.S. customs agent. He later dabbled in real estate, mining, and even worked as an accountant before disappearing from the scene. He does not seem to have ever recouped his former elevated financial position.

The 1890 building was designed by prominent local architects Loren L. Rand and John K. Dow, who are discussed below. Some accounts suggest that the business space below the hotel was occupied by a carriage repository owned by the partners Routhe and Bump. This is unlikely, however, as there is no evidence that the hotel building ever contained any vehicle entry bays.

Possibly, the carriage business was located, for a short time, in a two-story brick building adjacent to and west of the Carlyle Hotel. This structure was owned by Gile Bump for a brief period. Sanborn Fire Insurance maps indicate that in 1890 this building contained a restaurant and a carriage business. Subsequently, it was briefly the location of the Northwestern Business College. This building seems to have been demolished shortly after 1910 and replaced with a one-story brick structure that for many years served as an automotive service and repair facility.

When the Carlyle Hotel building first opened for business in 1890, the upper portion was called the Bellevue House Hotel, offering furnished rooms, while the first floor was used as a store of some kind. At that time, buildings which offered furnished rooms were common along Second Avenue, including the nearby Windsor Hotel, Nicolett Hotel, and the Ross Block. In 1902, the hotel was briefly called the Bump Block Lodging House, with Mrs. S. B. Bayley as the proprietor.

Following this, the hotel was called the Hawthorne Hotel, operating under various proprietors, including Kate Hoffman and Fred Kaiser, until 1909, when the name was changed to the Hotel

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 11

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

Carlyle This appellation is the one found on the three painted signs that are still visible on the structure walls During the 1920s, the name was changed to the Carlyle Hotel, which the hotel has retained ever since

As stated above, prior to 1909, the first floor level of the Carlyle Hotel building was used to accommodate a single business enterprise One of the primary occupants of this space during the early years was the Hazelwood Creamery, a company which prepared and stored dairy products The following advertisement is displayed in a 1905 city directory "Hazelwood Co LTD Manufacturers of and Dealers in Butter, Eggs, Cheese, Cream, Ice Cream, Milk, Buttermilk " The company offices were located at the north end of the building, the ice cream factory and churn room in the center, and the cold storage at the south end The Hazelwood Creamery operated in the building from 1902 until about 1908, just before the renovation of the structure

As described above, in 1909 the Carlyle Hotel was significantly restructured In July of 1908, the Northwest and Pacific Hypotheekbank sold the building to John G F Hieber, a local real estate investor and vice-president of the Inland Brewing and Malting Company Mr Hieber financed the expansion of the hotel, likely to accommodate the booming demand for single occupancy rooms in Spokane It was probably during the 1909 renovation that the first floor level was divided into several separate storefront areas The entrance to the hotel itself likely remained on Post Street until about 1925, when the address was changed from Second Avenue to Post Street The opening of the newly refurbished hotel was prominently advertised in the Spokane city directory of 1909, where this notice appears "The Hotel Carlyle, European, Corner Second Avenue and Post Street, Two Blocks South of Davenport's Restaurant, Phone Main 4994 A fine new hotel, located in the choicest part of the city, 150 rooms, all first class and strictly modern Phone and elevator service all night We cater to both transient and regular guests Daily rates \$1 00 to \$3 00 Weekly rates \$5 00 to \$15 00 Our Motto Is 'To Provide Comfort ' Ready April 1st, 1909, Geo F Carr, Proprietor "

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 12

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

In 1910, owner John Hieber leased the Carlyle Hotel to Thomas J. Tracy and J. H. McLennan. The new proprietors retained M. A. Newton as manager, a position he had held since the hotel and re-opened. As part of the deal, \$18,000 was paid for the furniture inside the hotel, an indication of the overhead expenses necessary when offering furnished rooms. In 1926, the Carlyle Hotel was sold to the Washington Trust Bank, which subsequently sold the building to the Old National Bank. It was at about this time that the main entrance to the Hotel was moved to the Post Street side of the building. The old marquis of the Second Street entrance was probably moved at around the same time. A newspaper article indicates that the Carlyle Hotel underwent "extensive modernizing," in 1935, but the nature of the work is not specified. In 1950, the hotel was purchased by Harold C. Chapman, who embarked on a program of modifications. That year, the old marquis was removed from the Post Street hotel entrance. This feature had become well known enough to be referred to, in the *Spokesman-Review*, as "one of Spokane's minor downtown landmarks." Mr. Chapman announced that he would modernize the storefront exterior of the building. It was probably at about this time that the current terra cotta marquis of the hotel entrance was installed. By 1950, the original function of the Carlyle Hotel, renting furnished rooms, had changed to include apartments. That year the building contained 48 apartments and 55 hotel rooms. Apartments were generally unfurnished, larger, and let for longer periods of time than furnished rooms. The total number of units listed in 1950, compared to the total number of rooms available in 1909, indicate that some rooms had been consolidated into the larger apartment units. Following the 1950s modifications, the Carlyle Hotel evolved into a provider of low-income, furnished rental rooms for residents of the downtown area, once again becoming a true Single Room Occupancy hotel. This arrangement was facilitated by the long presence of a small grocery in one of the first-level storefronts. The building had recently been used as an assisted living center for residents on fixed incomes. Ongoing remodeling of the interior is intended to improve living conditions for the residents.

Since the ground floor level of the Carlyle Hotel building was divided into several commercial storefronts, in 1909, a number of business enterprises have occupied these spaces. Rarely have

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 13

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

any of them remained vacant for long. Over time, the original five storefronts have been consolidated until only two remain in use at present. It is difficult to determine specific tenants for the earlier years but, by the late 1920s, the Polk City Directory for Spokane began producing street address indexes, making it possible to identify some of the businesses occupying the hotel storefronts.

The three commercial spaces at the north end of the building had been consolidated into two sections by 1929, one occupied by the McGinnis Brothers Tailors (801 W. Second Avenue) and the other (803 W. Second Avenue) vacant. By the next year the McGinnis Brothers had moved to the vacant space and the Carlyle Drug Company occupied the other space, located on the corner. In 1934 the Carlyle Cash Grocery opened in the corner space at 801 W. Second Avenue.

This was the beginning of a tradition, a small grocery store has been located at the north end of the building almost without a break until the present time. By 1946, the McGinnis Brothers were gone and the space at 803 W. Second was occupied by the Post Street Laundry and Cleaners, operated by Archie Okawa. In about 1954, the commercial space at the north end was finally consolidated into one storefront, completely occupied at the time by the Carlyle Cash Grocery.

This space was empty during the early years of the 1960s, but reopened as the Carlyle Food Mart in 1966. Two years later the name changed to the Carlyle Minit Mart, which has operated, with only one short hiatus, until the present day.

The commercial space at the south end of the Carlyle Hotel building appears to have been occupied almost continuously since 1929, when it was the home of the Electrical Products Corporation, which manufactured signs, some of which were neon. Beginning in 1931, this space was occupied by the Wakefield-Park Company, Printers, for about 10 years. The storefront was briefly vacant in 1943, but by 1945 it was occupied again, this time by Pratt Printcrafters, operated by proprietor Joseph O. Pratt. Ten years later, that company had been replaced by Post Street Signs, which was shortly thereafter replaced by the Acorn Print Shop, operated by Henry Jackson. This storefront seems to have been vacant during part of the 1960s, which seems to have

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page ____ 14 ____

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

been kind of a nadir period for the building. It was occupied by the Empire Costume Company during part of the 1970s. The current tenant is the Empire Dance Shop, which evolved out of the previous enterprise.

The small commercial storefront space to the north of the Empire Dance Shop has recently been converted for use as a food preparation area for the Carlyle Hotel. For many years, however, it was occupied by a barber shop. The tenant who remained at this location the longest was F M Lindesmith, who operated Lindy's Barbershop at the site from 1942 until at least 1968. At times, Lindy's Barbershop was associated with a beauty parlor that operated sporadically in the lobby of the Carlyle Hotel. A door led directly from the barbershop into the lobby.

The Architects

The Carlyle Hotel represents the combined efforts of four of Spokane's most prolific and talented architects. The original 1909 building was designed by the partnership of Loren L. Rand and John K. Dow. The major expansion of the building, in 1909, was the work of Herman Preusse and Julius Zittel, also acting as partners. Although they designed the Carlyle Hotel as partnerships, all of these men went on to establish themselves as highly reputable architects in their own right.

Loren L. Rand was born in Amesbury, Massachusetts, in December of 1851. He received his early education in public schools and later attended the Massachusetts Institute of Technology. He practiced architecture briefly in Grand Rapids, Michigan, and Minneapolis, Minnesota, before moving to Spokane in 1888. There, he designed several residences for well-to-do citizens. These included his own, at N 1215 Nettleton, as well as those of former Territorial Judge Lucius B. Nash, businessman and civic leader Edward Louis Powell, one time Spokane mayor Horatio Belt, and Sylvester Heath, founder of the stationery company that later became John W. Graham and Company. Mr. Rand also designed a number of commercial buildings, including the Main Street addition to the Crescent Department Store, the Spokane Dry Goods building, and the Marble Bank.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 15

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

Building In partnership with John K. Dow, Loren Rand was also involved in the design of the Tidball block, which is credited with being the first four-story building constructed after the 1889 downtown fire, as well as the Masonic Temple, the Carlyle Hotel, and the Bennet Block. The First Presbyterian Church is also a Loren Rand designed building. He is best known, however, for designing educational structures, foremost of which was Lewis and Clark High School and the Administration Building/Annex. Elementary schools designed by Loren Rand once dotted the Spokane landscape. Of the fourteen such schools he is credited with, almost all have been demolished. Mr. Rand died at his Spokane home in 1935.

John K. Dow was a native of Minnesota who, like a number of other architects, came to Spokane in 1889 to take advantage of the many opportunities available in a town where much of the downtown had to be rebuilt following the disastrous fire of that year. Practicing on his own, Mr. Dow designed the Empire State Building, the Mohawk building, the Westminster Congregational Church, and the Grace Baptist Church, all in Spokane. He also developed plans for courthouses in Lincoln and Adams counties, as well as for buildings at the state penitentiary and Washington State College (WSU). During his career, Mr. Dow at times worked as a partner with two other Spokane architects. With Loren Rand he designed the Carlyle Hotel/Bump Block, built in 1890. These two also combined efforts on the Masonic Temple, the Bennett Block, and the Tidball Block. As a partner of lesser known architect C. Z. Hubbell, Mr. Dow participated in the design of the Metals/American Legion Building, the Hutton Building, the Paulsen Building, and the Jenson Byrd Building. John K. Dow retired from architecture in 1937 and moved to the Seattle area. After many years of pursuing his hobbies of golf and following baseball, Mr. Dow died in Kent, Washington in 1961, one year short of his 100th birthday.

Julius Zittel was born in Germany in 1869, and came to America thirteen years later. He only briefly studied architecture in Chicago before moving to Spokane in 1887. There, at the age of eighteen, Mr. Zittel initiated a meteoric rise to prominence. Only six weeks after entering the architectural firm of Herman Preusse, he was admitted as a partner. Preusse and Zittel practiced until 1910, during which time both men established enduring reputations. In addition to their renovation of the Carlyle Hotel, the two men cooperated in the design of the Armory, Victoria,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 16

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

and Pacific Hotels, the Carnegie Library, Holy Names Academy, the Columbia Building, St Aloysius' Church, and the Our Lady of Lourdes Cathedral. Preusse and Zittel also worked together on most of the older buildings of the Gonzaga University campus, including the Administration Building. From the beginning of Governor John R. Rogers' administration in 1897, Julius Zittel served off and on as a designer of state structures, and in 1912, Governor Ernest Lister officially appointed him State Architect. Twelve years later, when Roland Hartley replaced Lister as Governor, Democrat Zittel became a Republican, and remained as State Architect throughout the next administration. He remained active until his retirement from architecture in 1934. Among the many buildings he designed in his capacity as State Architect are Old Spokane City Hall, Finch School, and buildings at Eastern Washington University and Eastern Washington Hospital.

Zittel's oft-time partner, Herman Preusse, was born and educated in the practice of architecture in Germany. In 1870, as a young man of 23, Mr. Preusse immigrated to New York City. Subsequently, he worked in Chicago, California, and Kansas. He finally settled in Spokane, arriving in 1882. Some of his earliest buildings were destroyed in the 1889 fire, but the aftermath of that event brought opportunity for Mr. Preusse and other architects who were needed to rebuild. Early Spokane structures attributed to Herman Preusse include the Auditorium, Fernwell, Jamieson, Blalock, Granite, Ziegler, Holland/Van Valkenburg, Great Eastern/Peyton, and the Bodie/1889 buildings. In 1893, Preusse's firm took on Julius Zittel as a partner. Together the two designed a number of prominent Spokane and vicinity buildings, as noted above. This partnership lasted until 1910. Shortly afterward Herman Preusse retired. He died at the age of 80 on December 11, 1926.

Carlyle Hotel as an SRO

The Carlyle Hotel is one of the longest continually operating SROs in Spokane. Its years of use eclipse the 1900-1910 period which has been identified, by Craig Holstine in his Multiple Property

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 17

Carlyle Hotel
Spokane County, Washington

8. Narrative Statement of Significance (Continued)

Documentation "Single Room Occupancy Hotels in the Central Business District of Spokane Washington, 1900-1910," as the primary years of the prevalence of SRO construction and use in the city. This time period was selected by Mr. Holstine because that decade saw rapid growth in the Spokane vicinity which produced an influx of people, mostly single men, who were looking for work or taking temporary jobs. In this way, those years were similar to the period between 1889, when the great fire struck, and 1893, when financial collapse brought widespread economic depression. Therefore, the Carlyle Hotel is a particularly significant SRO in that it served two separate periods of rapid growth in early Spokane. During the second period, 1900-1910, the Carlyle Hotel was enlarged in order to take advantage of the precipitous increase in a largely transient working population. The Carlyle Hotel retains a number of characteristics common to SROs, which are defined by Mr. Holstine in the MPD as "unreinforced masonry structures of two or more stories, with commercial bays on the ground or street level, and the upper floors consisting primarily of single rooms without baths, with a limited number of rooms with baths."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 18

Carlyle Hotel
Spokane County, Washington

9. Major Bibliographic References

City of Spokane *Historic Landmarks Survey* Spokane City Plan Commission, 1979

Compau, Nancy Historian, Northwest Room, Spokane Public Library Interview and property title information

Durham, N W *History of the City of Spokane and Spokane County, Washington* Spokane, Chicago, Philadelphia S J Clarke Publishing Company, 1912

Holstine, Craig "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900-1910" Multiple Property Documentation On file at the Office of Archaeology and Historic Preservation, Olympia, 1993

Polk, R L *City Directories* Spokane Various issues

Sanborn Fire Insurance Maps Spokane Public Library, 1890, 1891, 1902, 1910, and 1950

Seattle Times Article on John K Dow's 96th Birthday September 20, 1957 n p

Spokane County Assessor's Office Assessment sheets Spokane County Courthouse

Spokane Falls and its Exposition Mathews Northrup and Company, Buffalo, New York, 1890

Spokane Daily Chronicle Article on buildings built after the fire December 31, 1890 n p

Spokane Daily Chronicle "Herman Preusse, Pioneer, Is Dead " December 11, 1926 n p

Spokesman-Review "Lease, \$72,000 For Seven Years " December 17, 1910 11

Spokesman-Review "Hotel Marquee To Disappear " September 27, 1950 n p

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 19

Carlyle Hotel
Spokane County, Washington

9. Major Bibliographic References (Continued)

Standard Atlas of Spokane County, Washington George A Ogle and Company,
Publishers and Engravers, Chicago, 1912

10. Geographical Data

Verbal Boundary Description

The Carlyle Hotel occupies the southwest corner of the intersection of Second Avenue and Post Street The legal description of the property is Spokane, Railroad Addition, Block 35, Lot 6

Boundary Justification

The boundaries described above were chosen because the legal description of the Otis Hotel property corresponds with the location of the National Register of Historic Property (NRHP) eligible property described in this nomination

11. Photographs

- 1 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
East elevation, looking southwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 20

Carlyle Hotel
Spokane County, Washington

11. Photographs (Continued)

- 2 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
East and north elevations, looking southwest
- 3 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Upper north elevation, looking south
- 4 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
North elevation, looking southeast
- 5 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Upper north and west elevations, looking southeast

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 21

Carlyle Hotel
Spokane County, Washington

11. Photographs (Continued)

- 6 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
West and south elevations, looking northeast
- 7 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Upper south elevation, looking northeast
- 8 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
South elevation, street level, looking northwest
- 9 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
East elevation, storefront, looking northwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 22

Carlyle Hotel
Spokane County, Washington

11. Photographs (Continued)

- 10 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
East elevation, storefront detail, looking northwest
- 11 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W. 212 Dawn, Spokane, WA
East elevation, hotel marquis, looking southwest
- 12 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
East and north elevation, storefront, looking southwest
- 13 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
East and north elevation, storefront, looking south

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 23

Carlyle Hotel
Spokane County, Washington

11. Photographs (Continued)

- 14 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Hotel lobby, looking northwest
- 15 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Hotel lobby, upper details, looking northwest
- 16 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Hotel lobby, lamp detail, looking northwest
- 17 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Third floor hallway, looking south

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number _____ Page 24

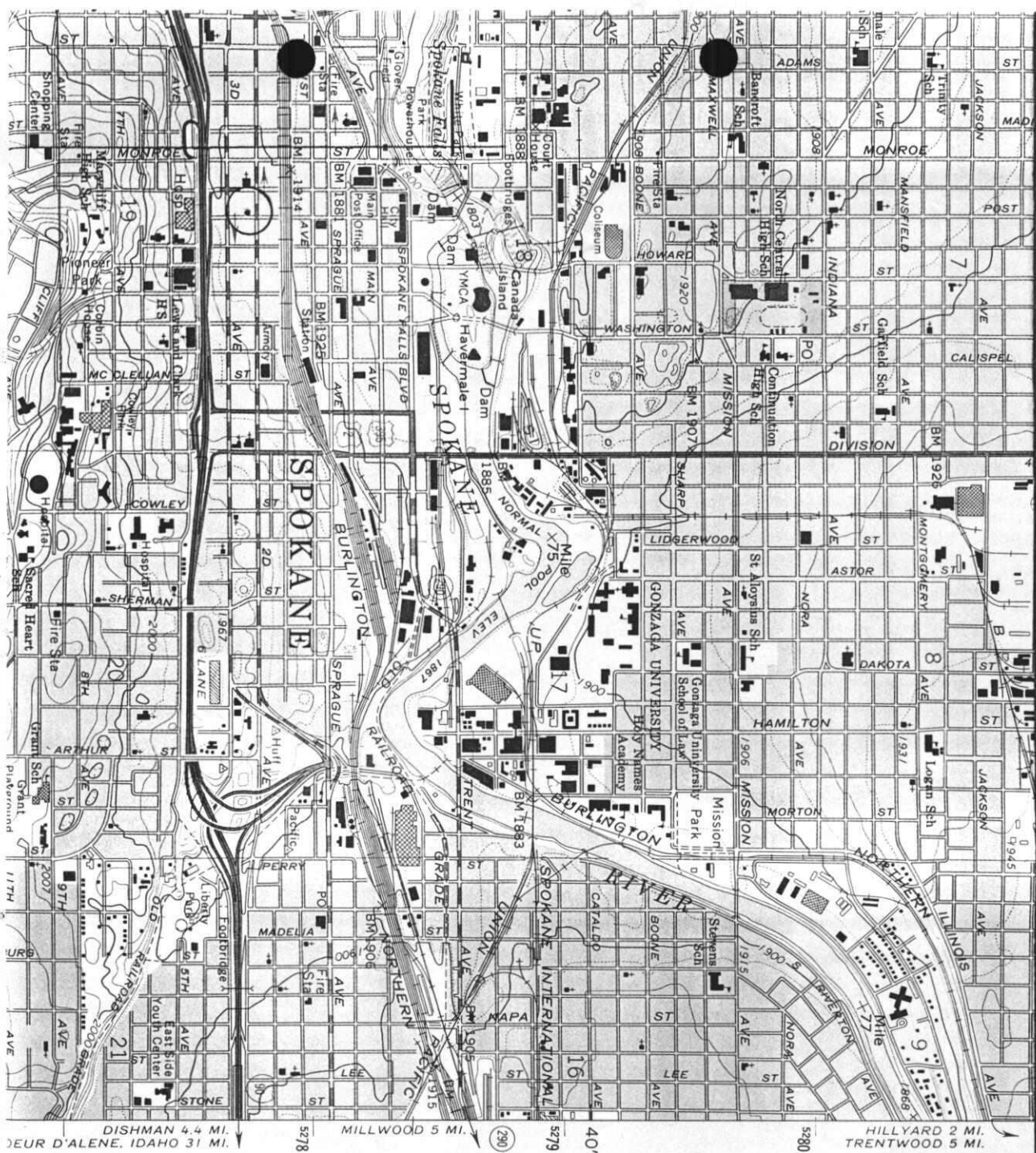
Carlyle Hotel
Spokane County, Washington

11. Photographs (Continued)

- 18 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Third floor interior stairwell, looking northwest
- 19 Carlyle Hotel
Spokane County, WA
Stephen Emerson
March, 2000
W 212 Dawn, Spokane, WA
Old elevator and machinery, looking southwest

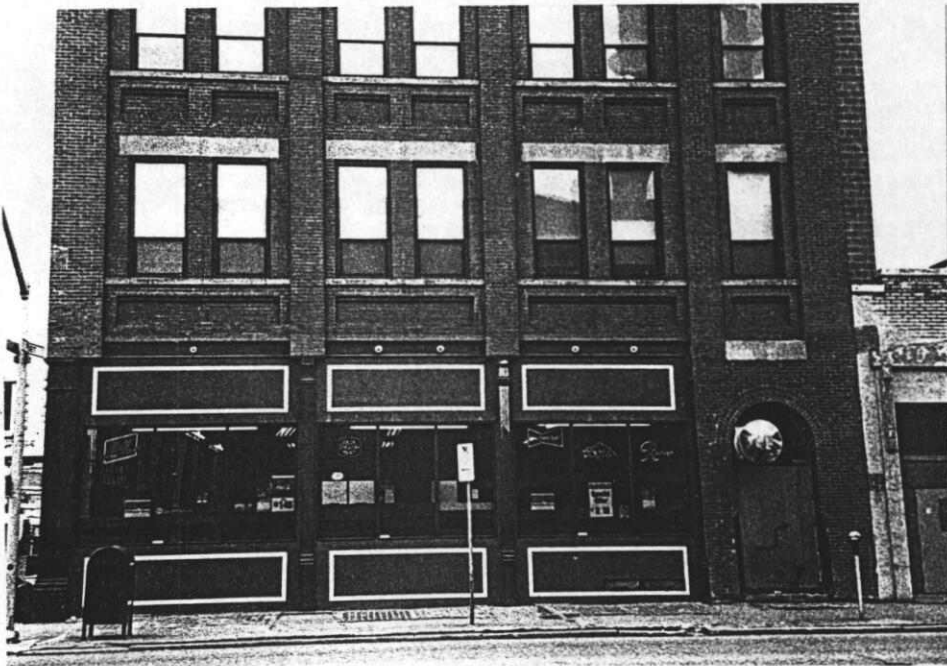
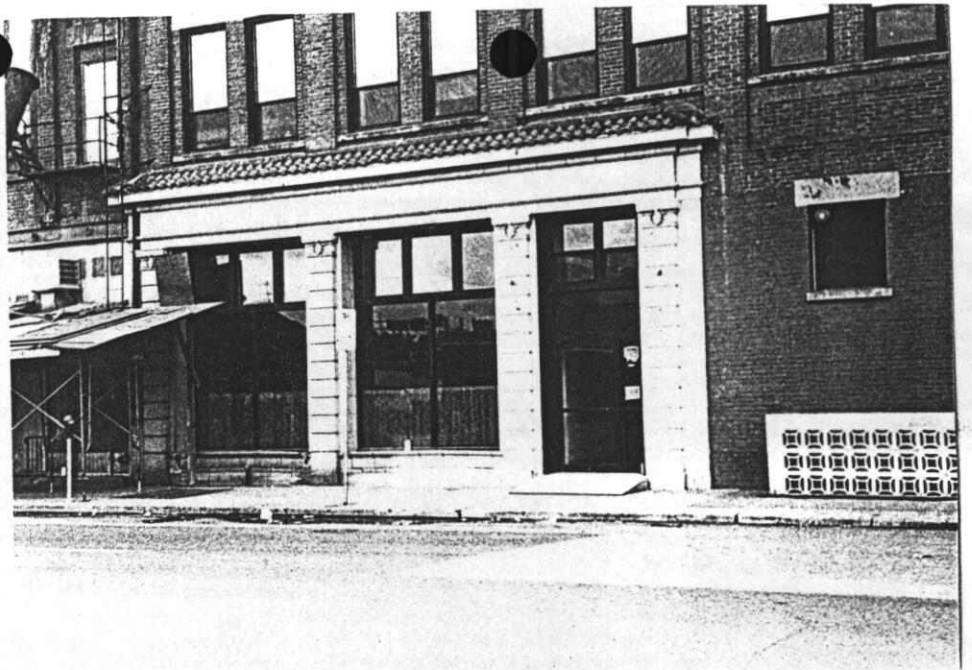
12. Additional Items

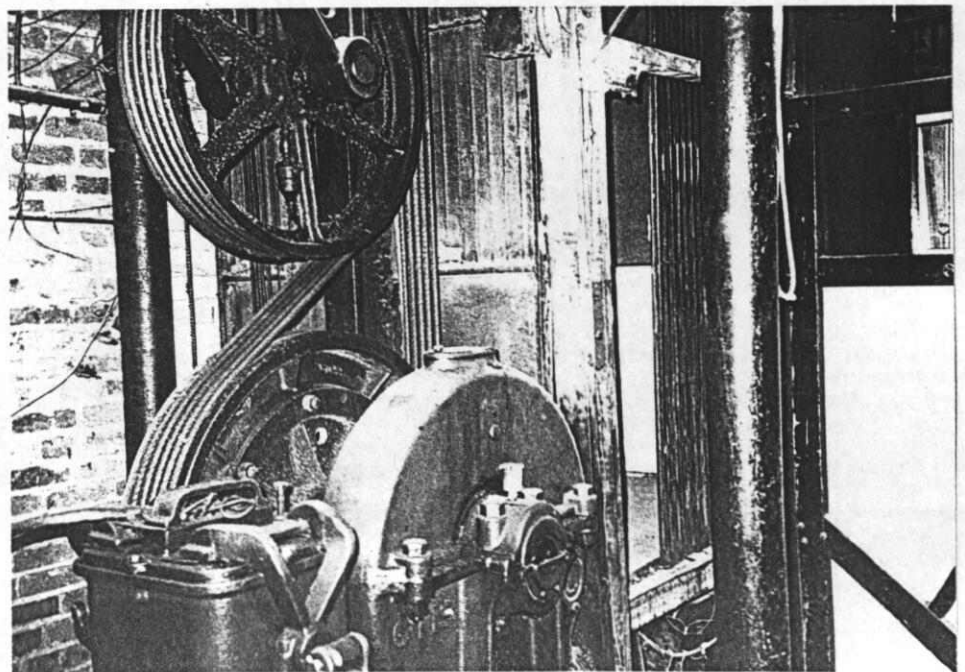
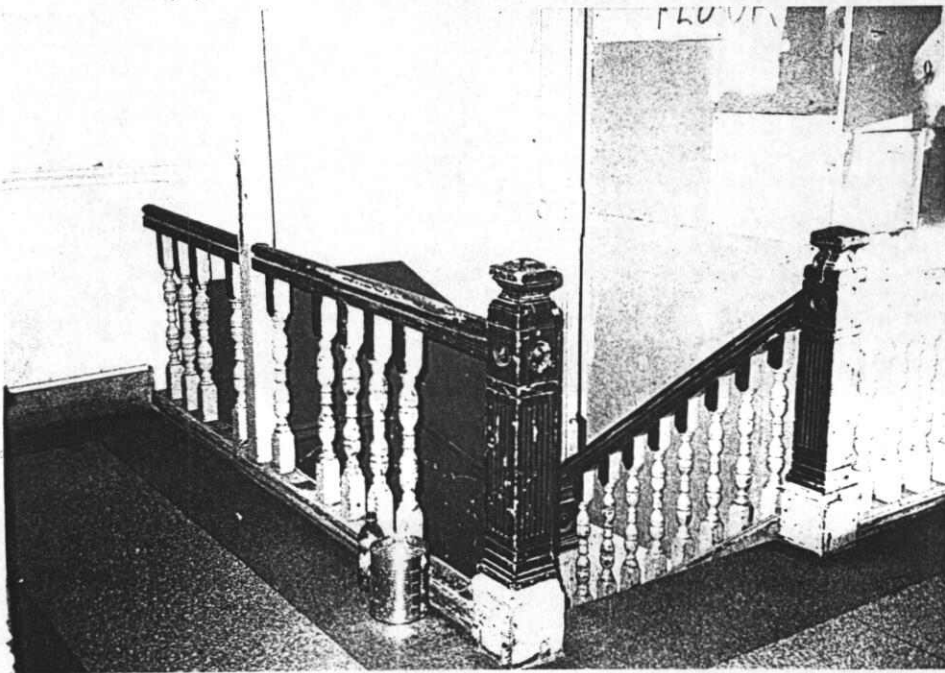
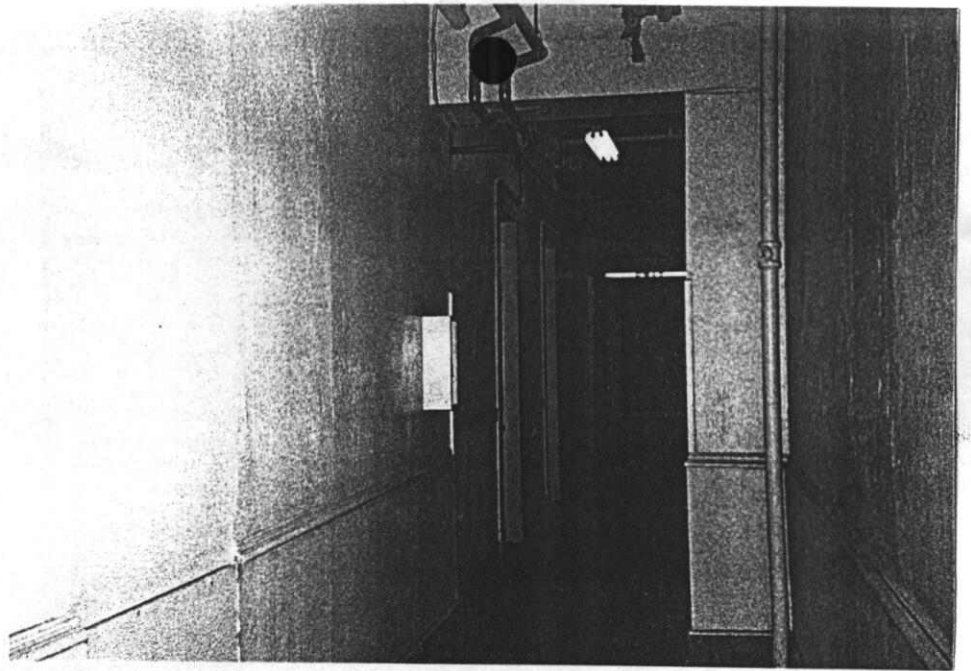
- A Photocopy of a drawing of the Bump Block, *Spokesman-Review*, December 31, 1890

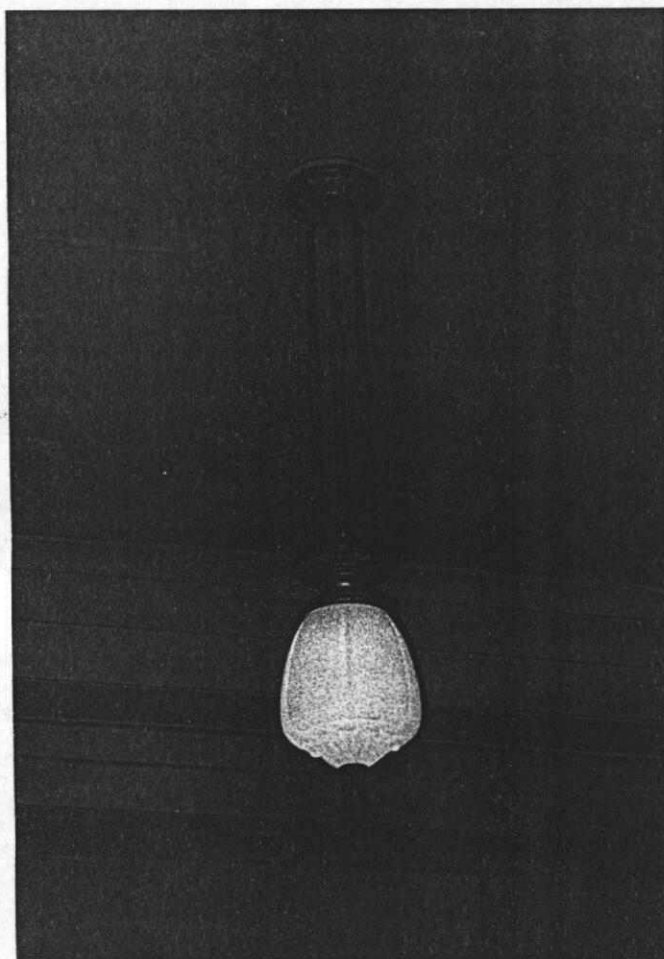
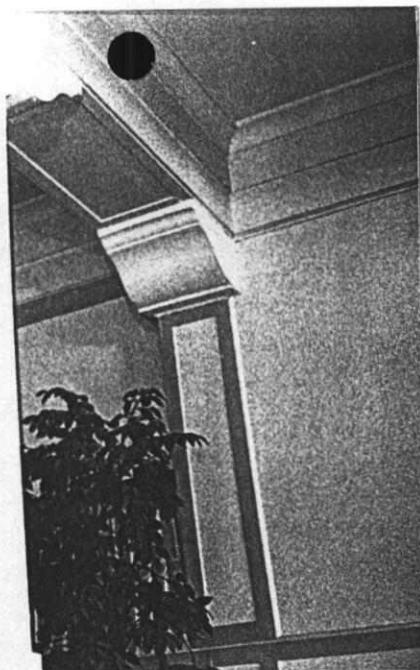
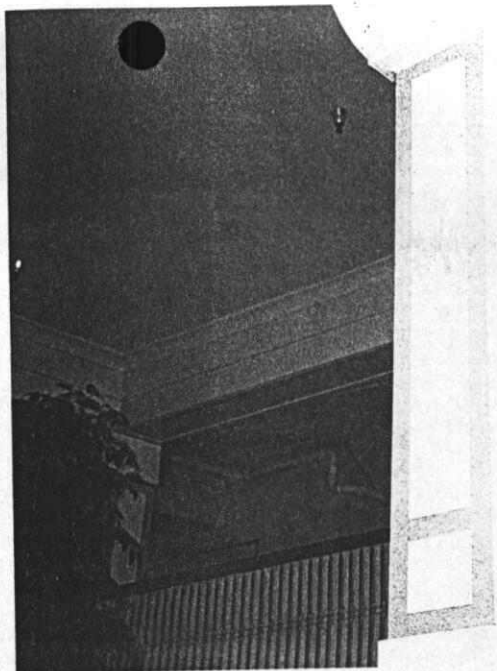


Carlyle Hotel
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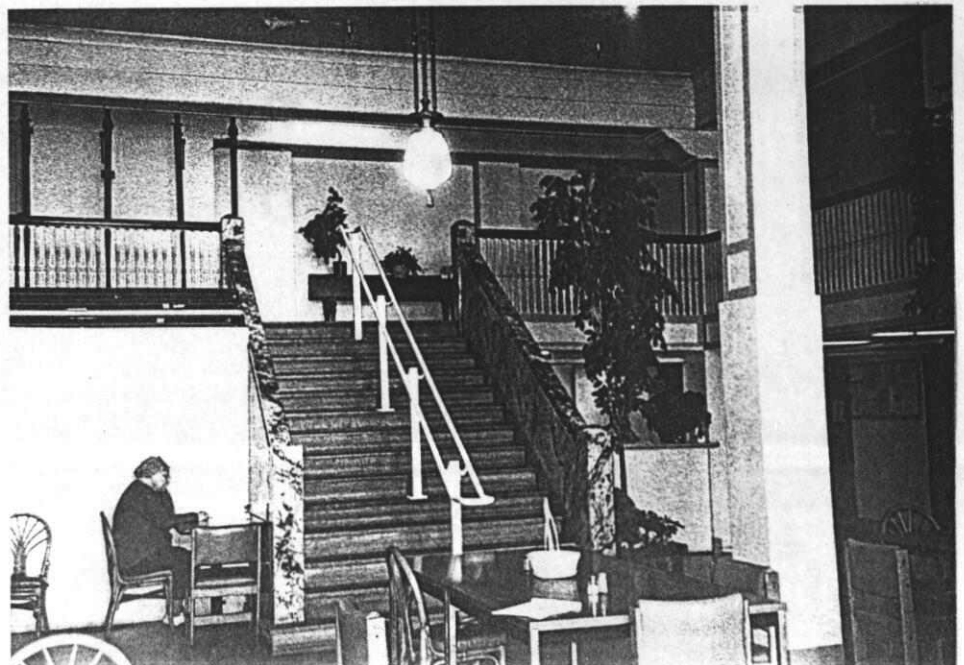
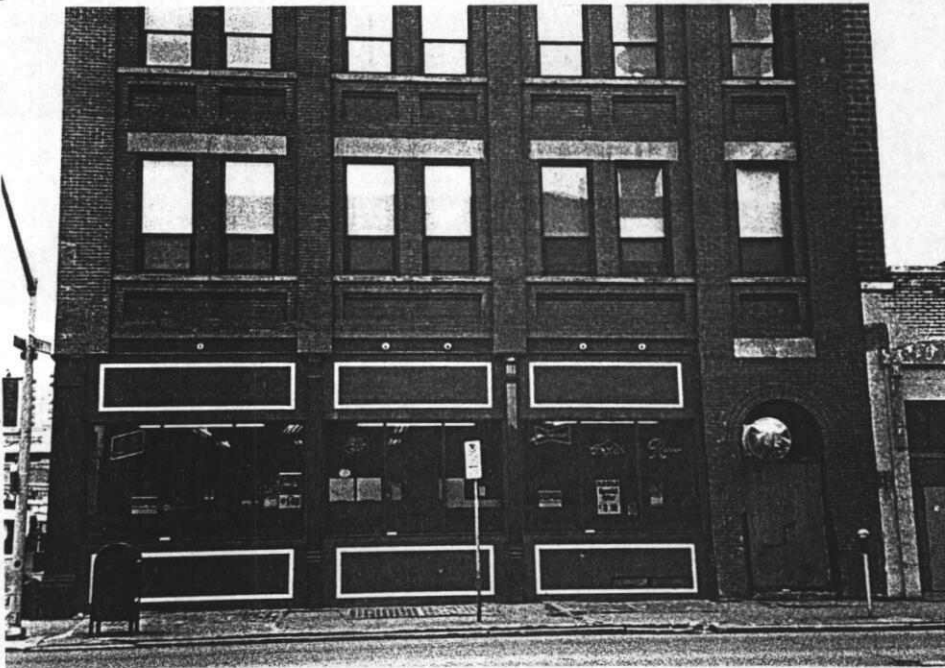


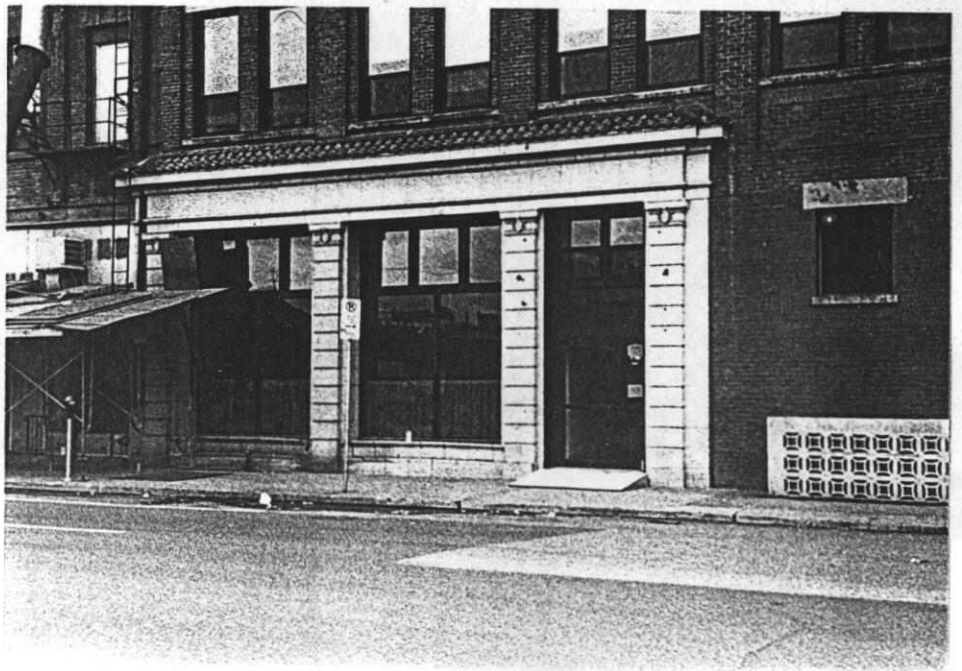


















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country is an immense rolling plateau, with deep valleys of wonderful fertility. Two of these, the Calispel and the Colville, are of the most importance, and it is down the latter that the Spokane & Northern have built their line. A very large portion of this country has never been surveyed, and only within a very short time has the really fine agricultural advantages and mineral resources attracted attention. Now immigration is quite brisk and many settlers are coming into the country. The soil of these valleys especially well adapted to the raising of all small grains, vegetables and fruits, but they have hundreds of thousands of acres of meadow lands on which timothy is grown in

richness, and in the near future its wealth will be a matter of surprise and benefit to Spokane Falls, to which point all its products will trend and from which point it will draw all its supplies. The mineral resources, already great, are but in their infancy, and future development will demonstrate the faith of its present rustlers.

THE OKANOGAN.

The Okanogan country lies to the northwest of Spokane Falls and embraces that section drained by the streams flowing into Lake Chelan, the Methow and the Okanogan rivers. The last named river has its rise in Lake Okanogan in British Columbia. The Methow has its source on the eastern slope

small expense, irrigation ditch but there are terprises of gr in operation at ed and under and grasses Wheat, oats principal grain full fruition, yi bushels to the and cotton give Sorghum is a variety of veget mense size and Fruits of all strictly tropic: greatest stage o grapes, waterm cots, prunes, p melons, all reti yields. Grapes out irrigation. on the valley b gation and b profitable crop alfalfa grows one place in the the past two ye season have be The soil is both this combined defies criticism, interrupted gr as difficult to ex possibilities of irrigation, as it plete idea of it already introduc sheep and hogs tant industry, a try is devoted t considerable p Falls' supplies section, and th draws largely f her wants.



BUMP BLOCK

the greatest abundance. This renders these lands a value of the very highest order, inasmuch as it is bringing them into great prominence as a country exceptionally adapted for horse raising. Beyond the valleys are vast tracts of bunch-grass-grazing ranges extending into valuable timber forests of pine, fir and tamarack in illimitable quantities. The yield per acre in hay in these meadow lands is from three to five tons per acre and the price rarely falls below \$15 per ton and often it runs up to \$25 per ton.

of the Cascades and empties into the Columbia a short distance below the mouth of the Okanogan. Lake Chelan overflows through a stream of the same name into the Columbia at a point still further to the south. The whole of this vast section is well watered and presents the finest possibilities in the way of a grazing country. Immense bodies of timber of the best quality cover the country, and the mineral resources, so far as known, keep pace with

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