

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name	QUALITY GARAGE
Common Names	Quality Garage Auto Repairs, Quality Tire & Electric Company, Quality Supply Auto Parts, Skaggs Auto Parts, Skaggs Automotive

2. LOCATION

Street & Number	1919 East Sprague Avenue
City, State, Zip Code	Spokane, WA 99201
Parcel Numbers	35163.4108 (parking lot), 35163.4109 (building)

3. CLASSIFICATION

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> moved				

4. OWNER OF PROPERTY

Name	SDS 9TEEN SPRAGUE DEVELOPMENT LLC
Street & Number	108 N. Washington Street #600
City, State, Zip Code	Spokane, WA 99201
Telephone Number/E-mail	509-462-9305, Steve Schmautz, property owner steve@sdsrealty.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number	1116 West Broadway
City, State, Zip Code	Spokane, WA 99201
County	Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title	City of Spokane Historic Landmarks Survey
Date	Federal____ State <u>2015</u> County____ Local ____
Location of Survey Records	Spokane Historic Preservation Office

7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check One

☐ unaltered

☒ altered

Check One

☒ original site

☐ moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane 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 or 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 history.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

Less than 1 acre.

Verbal Boundary Description

Subdivision of Section 16, Lots 7 and 8, Block 68.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

Spokane, WA

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

September 19, 2018

Spokane Register of Historic Places Nomination
QUALITY GARAGE

13. SIGNATURE(S) OF OWNER(S)



14. FOR OFFICIAL USE ONLY

Date nomination application filed: 8/9/18

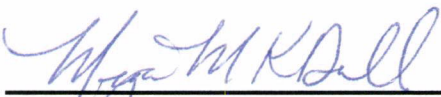
Date of Landmarks Commission Hearing: 9/19/18

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 10/8/18

City Council/Board of County Commissioners' decision: Approved

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.



10/8/18

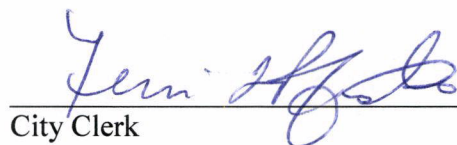
Megan Duvall

Date

City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor—City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:

Approved as to form:


City Clerk


Assistant City Attorney



Quality Garage in 1941



Quality Garage in 2018

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1930, the Quality Garage is an excellent example of the industrial garage building type and form. The garage is a single-story rectangular building with a rectangular footprint, a flat roof, multi-paned metal-sash windows, a service garage and repair bays with original multi-paned wood garage doors, and an expanded sales area with metal-sash display windows. Highly visible on a busy thoroughfare corner in East Central Spokane, the building's south and east facades are prominently clad with raked,

wire-cut brick veneer laid over pilaster-reinforced common brick masonry construction. The Quality Garage retains a high level of exterior integrity in original location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The Quality Garage is located on Lots 7 and 8 in Subdivision 16 of Block 68 in the northeast quadrant of Spokane, Washington. Sited on the northwest corner of the intersection of East Sprague Avenue and North Napa Street in a commercial/industrial section of Spokane, the property's combined lots measure 100 feet wide along Sprague Avenue, and 120 feet deep along Napa Street. Each lot is 50 feet wide and has a slight descending northerly grade. A graveled east-west alley abuts the two lots along their north, rear borders. A one-story, flat-roof commercial building built in 1954 is located adjacent to the west face of the Quality Garage. The nominated property is surrounded by buildings used as warehouses, garages, service centers, and automobile dealerships intermingled with mercantile shops, furniture stores, office space, restaurants, cafes, and bars—all constructed along a grid work of north-south and east-west paved city streets and paved sidewalks. About 50%-60% of the surrounding built environment is historic, built between the 1890s and 1950s. Non-historic infill reflects contemporary structures, buildings, and paved parking lots.

Garage Exterior

Sited on the two-lot property, the industrial-influenced Quality Garage building is 50 feet wide and 120 feet deep as it encompasses the entire space of Lot 8. The property's paved parking lot has a slight descending northerly grade, abuts the east façade of the garage building, and comprises all of Lot 7 to the public sidewalks along East Sprague and North Napa streets (gasoline pumps were originally located in the parking lot from 1931 to 1962). The building has a flat roof surrounded by a plain brick parapet which hides views of the roof from public rights-of-way along Sprague Avenue and Napa Street. Covered with built-up tar and a vinyl membrane, the roof supports three pyramidal-shaped, multi-paned, metal-sash skylights built on the building's north/south center axis. Exterior perimeter walls on all four faces of the building are a combination of common brick and hollow brick masonry construction reinforced by brick pilasters spaced 12-14 feet apart. A veneer of articulated raked, wire-cut, tan-colored face bricks clads common bricks at the south and east facades of the building. A dark brown-painted concrete bulkhead is located below the windows and encircles the building. Display windows with black-colored metal frames and sash are located at the south and southeast facades, and multi-paned black-colored metal-sash windows are located on the east façade and north face of the building.

The south façade of the one-story building faces onto a concrete sidewalk and paved street at East Sprague Avenue. The south façade reveals a brick veneer parapet with metal coping, and three symmetrically placed window bays with large display windows. A canted front entry porch with a glazed metal-frame front door is located in the center of the middle display window bay. The three display windows across the south façade of

the building are identical with metal frames and glazed panes separated by vertical metal sash. All three display window bays are capped with original wood-frame, multi-paned, clerestory windows articulated with vertical muntins made of wood. Decorative tan-colored raked, wire-cut brick veneer laid in stretcher bond clads the building's south façade. The three symmetrically placed display window bays are separated by four brick pilasters that reinforce the building's brick walls. The area above the pilasters and window bays is a continuous horizontal area of wire-cut brick veneer highlighted by three symmetrically placed, decorative crème-colored terra cotta squares with one square each centered over each window bay. Contrasting red brick soldier courses outline window bays and pilasters.

The east façade of the garage is highly visible as it faces east along North Napa Street. Mimicking the bay design on the south facade, the building's east façade has seven similar-sized bays separated by brick pilasters. The east exterior facade of the garage is clad with a continuation of the tan-colored raked, wire-cut brick veneer that covers the south façade. Like the articulation at the south façade, the east façade repeats the dark red brick soldier courses that outline the bays and pilasters.

The two bays at the southeast corner of the east facade are identical to the three bays at the building's south facade with display windows capped by multi-paned clerestory windows and vertical muntins. Forming a large display area, the windows and bays wrap around the southeast corner of the building from the south façade to the east façade for a total of five large display windows. Next to the display windows at the south end of the east façade are four bays that lead north and terminate at the north end of the east facade. The northern-most bay on the east façade is infilled with wire-cut brick veneer that matches the wire-cut brick veneer on the south and east facades. Adjacent south of the infilled bay are two bays with multi-paned metal-sash windows. Between the display windows and the multi-paned metal-sash windows are two bays. Both bays have original circa 1930-1940 full-height, multi-paned, wood-sash overhead garage service doors. The wood-paneled, windowed, garage service doors are in excellent condition. Three pedestrian doors are located on the east façade—a single metal/glass door at the south end of the east facade, and two plain metal security doors with one located in the center and one at the north end of the east façade.

The west face of the garage is partially covered at its south end by an adjacent one-story 1954 building. The exposed portion of the garage's west face is located at its north end. Most of the visible west face is clad with common brick masonry construction laid in stretcher bond. A few areas along the west face of the building are infilled with boards.

The north, rear face of the garage is brick masonry construction made of common brick and reveals three same-sized symmetrically placed bays with original multi-paned, metal-sash casement windows. Pilasters clad with common red brick separate the three bays of windows and reinforce the brick masonry construction. A graveled alley abuts the north rear face of the building at the property's north border.

Garage Interior

The interior of the 50-foot by 120-foot garage building has 6,000 square feet of interior space.¹ The southern third of the building's interior faces Sprague Avenue and is finished as a merchandise show room with a combination of brick and finished lathe-and-plaster/sheetrock walls and ceiling, all painted a bright white. The ceiling is 14 feet high, the floor is poured concrete, and display window bays are accentuated with raised display platforms made of unfinished wood boards and plywood, located beneath the bottom edges of each window. A total of five large display windows wrap around the building's southeast corner, and illuminate the expanded showroom with a large volume of natural light.

A wide entryway on the showroom's north wall leads to the rear, northern two-thirds of the building's interior. This portion of the building is unfinished and reveals a combination of exposed brick masonry and structural hollow clay brick masonry construction walls. Some wall surfaces are painted white while other areas reveal exposed brick. The interior east wall reveals multi-paned metal-sash windows, and two overhead full-height multi-paned garage service doors. More than 14 feet high, the ceiling reveals exposed wood beams and trusses, exposed metal ductwork, and three pyramid-shaped, metal-sash skylights with multi-paned glazing. The floor is poured concrete.

ORIGINAL DESIGN & SUBSEQUENT MODIFICATIONS

The Quality Garage was pictured in a professional black-and-white photograph taken by the Charles Libby Studio in 1941. The photograph indicated awnings and signage attached to the garage, a service garage door at the building's south façade (later changed to a display window), and gasoline pumps installed on a service station pump island in front the garage building's east façade.² As pictured in the 1941 photograph, a round sign advertising QUALITY GARAGE protruded from the building's south façade. A wide horizontal sign proclaiming AUTO ELECTRICIANS was mounted over the two display window bays at the southeast end of the east elevation. A horizontal sign was installed over the northern-most garage service door, announcing GARAGE. Shed-style fabric awnings shaded the display windows along the building's south façade as well as the two display windows at the south end of the east façade. The display window bay at the west end of the south façade (southwest corner of building) was pictured in the 1941 photograph with a full-height overhead garage door instead of a display window. The overhead garage door was replaced in January 1946 (Spokane building permit #79398) with metal-framed windows set in a display window bay identical to the two existing original 1930 display window bays on the building's south façade.

Also pictured in the above-referenced 1941 photograph, the property's parking lot in front of the building's east facade supported a gas station service pump island with five gasoline pumps/tanks from 1930 to 1962. A large, round sign located at the top of a 15-foot-tall iron sign post was installed next to the gas pumps/tanks. Advertising the Texaco

¹ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA. 2018

² Photo archive L87-1.20919-41, Northwest Museum of Arts & Culture (MAC), Spokane, WA.

Oil & Gas Company with its well-recognized red, white, and green-colored logo, the white-painted iron sign post supported a round metal sign emblazoned with a large red star. The word TEXACO was painted across the star. The gas pumps/tanks and sign were prominently located in the southeast corner of the property's parking lot where they were highly visible at the intersection of Sprague Avenue and Napa Street. The gasoline pumps, tanks, service pump island, and TEXACO signage were removed in 1962.

Documented modifications to the property include the following:

1931	Gasoline pump/tank installation (Spokane permit #38231, March 1931)
1936	Gasoline pump/tank installation (Spokane permit #46602, March 1936).
1936	Five gasoline pumps installed (Spokane permit #A10412, July 1936).
1946	Garage door at south façade replaced with display window (Spokane permit #79398, January 1946).
1954	Three awnings installed (Spokane permit #B26593, Dec 1954).
1961	One 12-foot-wide awning installed (Spokane permit #B54656, Nov 1961).
1962	Steam-cleaning and degreasing station installed in northern half of garage.
1962	Gasoline islands, pumps, tanks, and Texaco signage & pillar removed (2018 interview with Louise Hawkins Gustin, daughter of George Hawkins).
1963	One 13-foot-wide awning installed (Spokane permit #A1157, Dec 1962).
1968	Three awnings installed (Spokane Permit #B70476, Dec 1968).
1973	Replacement of tile sewer (Spokane permit #P-2203, February 1973).
1973	Garage showroom at south end of building was extended and enlarged (permit #B-3799, February 1973).
2017-18	Removed debris in parking lot, re-graded and repaved parking lot. Installed matching flat black industrial exterior scone lighting at south and east facades. Cleaned auto repair/service area north of showroom of grease, dirt, exhaust, etc. Repaired/replaced glazing in broken windows. Replaced damaged and deteriorated display windows with safety glass, metal sash, and metal frames identical to the original windows. Repainted the showroom and installed wood display platforms under display windows.

SECTION 8: STATEMENT OF SIGNIFICANCE

Summary Statement

<i>Areas of Significance</i>	<i>Architecture, Industry</i>
<i>Period of Significance</i>	<i>1930-1962</i>
<i>Built Date</i>	<i>1930</i>
<i>Architects</i>	<i>Rigg & VanTyne</i>

HISTORIC CONTEXT

Built in 1930, the Quality Garage is eligible for listing as a historic landmark on the Spokane Register of Historic Places. The property's period of significance is from 1930 to 1962, during a time it was used exclusively as a garage and gasoline service station that offered automobile parts, service, and repairs. Sited on a prominent industrial/commercial intersection at East Sprague Avenue and North Napa Street in East Central Spokane, the property is architecturally significant in Category C as a product of Spokane master architects Archibald G. Rigg and Roland M. VanTyne. The Quality Garage is an excellent example of a simple, rectangular, single-story industrial garage building type and form built during the early 1930s. Engaged in the automotive business for 32 consecutive years, the Quality Garage is further significant under Category A for its historical association with the automobile "transportation revolution and the influence of increased mobility on the landscape"—events that have made a significant contribution to the broad patterns of Spokane history.³

HISTORIC CONTEXT

Early Spokane

Located next to a series of waterfalls on the Spokane River, the small settlement of Spokane was founded in 1873. In the 1880s, abundant gold and silver lodes were discovered in the Coeur d'Alene mining region just east of the city. Transportation was needed to haul the extracted gold and silver, and by the late 1880s, railroad routes linking Spokane to the Mid-Western and Eastern United States were established. The Northern Pacific Railway, Great Northern Railway, Union Pacific Railway, Milwaukee Railway, and a plethora of other railway companies were centered in Spokane, which became a Pacific Northwest railroad hub.

Independent of the importance of Spokane's railroad hub, the first automobile, or motorcar, arrived in the city in 1899. By 1910, the number of automobiles had grown to nearly 1,500.⁴ At the same time, Spokane's population grew to over 100,000 people, and the demand for automobiles was great. The automobile was a self-propelled vehicle driven by an internal-combustion engine or storage battery. The majority of automobiles were owned by people who could afford chauffeurs that doubled as auto mechanics. By 1905, automobiles became widely available to the public with the development of

³ Ibid.

⁴ Mann, John, 2001.

affordable motorcars manufactured *en masse* by Henry T. Ford (Ford Motor Company) in Detroit, Michigan.⁵

After World War I, automobiles and automotive parts were easily accessible, allowing owners to self-repair their private automobiles. However, not all motorcar owners were receptive to or skilled at auto repair. To serve the needs of an increasing mobile public, services such as machinist shops, independent auto repair shops, auto dealership service centers, and auto parts stores and distribution centers were developed and built. The local *Spokesman-Review* newspaper devoted a special section of its Sunday edition to automobiles, including advertisements, posters, drawings, and photographs of motorcars. In Spokane, numerous automobile businesses were constructed along West First Avenue, and east of North Division Street along East Sprague Avenue in the business center of East Central Spokane.⁶

An increase in automobile ownership resulted in an increased demand for filling stations, also called gasoline (gas) stations. Historical references report the first gas station in America was constructed in St. Louis, Missouri in 1905 after gas pump technology was perfected and gas pumps were available for filling stations. The second gas station was built in 1907 in Seattle, Washington by Standard Oil (now Chevron). As reported in a *Spokesman-Review* newspaper article, Spokane's first filling station was erected on East Trent Avenue, three blocks east of North Division Street, in 1906-1907 by the True Oil Company a few months prior to construction of the Seattle gas station.⁷

The Quality Garage

The Quality Garage was built in 1930 on Lots 7 and 8, Block 68.⁸ Before the garage was erected, Lots 7 and 8 were occupied by residential and commercial property. Spokane resident William Evers built a one-story, single-family home on Lot 8 in 1916. As illustrated in a 1924 *Sanborn Fire Insurance Map*, the Evers house had a rectangular footprint with a covered front porch that faced south along Sprague Avenue, and was addressed as E. 1919 Sprague Avenue. Located next east along East Sprague Avenue, Lot 7 was occupied by three one-story buildings identified as "saloons" addressed as E. 1925, 1925½ and 1927 Sprague Avenue. A small, one-story building used as a meat market was located in the northeast corner of Lot 7 with an address of N. 11 Napa Street.

By 1929, the automotive business had grown and expanded along East Sprague Avenue. Single-family homes and saloons had been replaced by automobile shops, service garages, dealerships, showrooms, and gas stations with gasoline pumps used to refuel autos and trucks. In 1930, David L. Hawkins formed a business partnership with his son George Hawkins, and his son-in-law George Carr (married to Mabel Hawkins). Father-and-son David and George Hawkins formed a business with George Carr, and replaced

⁵ Scheer, N.C. 2018

⁶ Rutherford, J. *West Downtown Historic Transportation Corridor National Register Historic District*, 1999.

⁷ *Spokesman-Review*, 1950.

⁸ Spokane public records. Spokane Public Courthouse, Spokane, WA. 2018

the Evers house and the adjacent three saloons with the Quality Garage. A Spokane building permit listed George Hawkins as the property's owner and A.G. Rigg & R.M. VanTyne as the property's architects. The building faced south and was built as a "new brick and concrete" single-story structure with a flat roof and a rectangular footprint, which consumed the entirety of Lot 8 on which it was built. From 1931 through 1936, a total of five gasoline pumps/gasoline tanks supplied by the Texaco Oil & Gas Company were installed next to the garage building. A City of Spokane building permit #36576 was issued to the property's owners on May 12, 1930, and reported the estimated cost to construct the Quality Garage at \$13,000.⁹

Eleven years later in 1941, a black-and-white photograph of the property was taken and pictured the Quality Garage erected on the intersection of East Sprague Avenue and North Napa Street. The photo was featured in Chuck Flood's 2014 book, *Washington's Sunset Highway: Images of America*, with the following caption:

An elegant brick-built structure, the AAA-approved Quality Garage was a full-service garage and automobile electrical shop at East 1919 Sprague Avenue. Five pumps of various grades of Texaco gas sit diagonally on the service apron, along with signs for Quaker State and Pennzoil motor oils. In 1939, a gallon of Texaco Fire Chief gas cost 22.5 cents a gallon [in Spokane].¹⁰

A 1953 *Sanborn Fire Insurance Map* pictured a footprint illustration and site plan of the Quality Garage. The garage was described in notes on the 1953 map as having a concrete floor, skylights, electric power, a garage service/repair space for 15 cars, and common brick and hollow-core brick masonry construction bearing walls reinforced by brick pilasters that supported wood and steel trusses. The southeast front corner of the garage building was enclosed as a showroom for auto supplies. The garage was addressed as E. 1919 Sprague Avenue while the adjacent service station pump island with multiple gasoline pumps was addressed as E. 1929 Sprague Avenue.¹¹ The address numbers were later changed by the U.S. Post Office to a single address at E. 1919 Sprague Avenue for the Quality Garage and gas station built on Lots 7 and 8.

From 1930 through 1961, the garage building and gas pump service island were interchangeably called Quality Garage Auto Repairs, Quality Supply Company Auto Parts, Quality Supply, and Quality Tire & Electric Company as listed in Spokane city directories.

Skaggs Automotive Auto Parts Incorporated

Beginning in 1962, Spokane businessman Charles R. Skaggs and his wife, Maxine Skaggs, leased the garage property, and changed the business name to Skaggs Automotive Auto Parts Incorporated (commonly called Skaggs Auto Parts). They

⁹ Spokane building permit #36576, May 1930.

¹⁰ Flood, Chuck. Northwest Museum of Arts & Culture (MAC) *Archival Photograph #L87-1.20797-41*.

¹¹ 1953 Sanborn Fire Insurance Map.

removed the gas pumps, service pump island, and TEXACO signage from the parking lot, and dedicated the concrete surface for customer parking. Skaggs was not only known as a service and sales garage, but most importantly became a professional retail and wholesale distribution center for automobile parts. Skaggs Auto Parts on East Sprague Avenue was highly regarded by machinists, mechanics, automotive garages, and dealerships, and was one of the busiest professional distribution centers in Spokane.¹² When the Quality Garage was leased to Skaggs Automotive Auto Parts, Charles Skaggs retained former professional Quality Garage machinist G. Duane Ray as the property's machine shop and building manager. Especially skilled in the Spokane automotive industry and with extensive knowledge of the Quality Garage since 1948, Ray worked as a manager for Skaggs Automotive Auto Parts Inc. until he retired in 1979. Together, the Quality Garage and Skaggs Automotive Auto Parts Inc. were in business in the center of East Central Spokane's business district and transportation corridor for more than 70 consecutive years.

Subsequent Owners

Beginning in 2000, Carquest Auto Home Supply Store became the property's owner. From 2003 to 2016, Carquest leased the property to Teen Challenge, a reclothing and thrift store. In November 2016, SDS 9TEEN SPRAGUE DEVELOPMENT COMPANY purchased the property. The owner, Steve Schmautz (SDS Realty), repaired, rebuilt, cleaned, and rehabilitated the garage and parking lot, using the United States historic preservation publication, "Secretary of the Interior's Standards for Rehabilitation," as a guide.¹³ Blue Cat Vintage, an antiques and collectibles shop, currently leases the property in 2018.

HISTORICAL SIGNIFICANCE

Category A

The Quality Garage is historically significant under Category A for its association with the city-wide historic automobile transportation trend that generated the construction of automobile dealerships, showrooms, garages, repair and supply stores, and gasoline service stations. John Mann's 2001 study entitled "Reins, Trains, and Automobiles: Spokane's Historic Transportation Corridor," stated:

The growing number of automobile owners in Spokane during the early years of the twentieth century was representative of the national trend toward an automobile-centered society. Initially, cars were only available to the wealthy but the moving assembly line, standardized production, and generous credit policies pioneered by Ford and adopted by other motor companies created widespread [automobile] ownership.¹⁴

The emergence of automobile dealerships, service/repair/supply shops, and gasoline/oil service stations were fostered by U.S. Highway 10—called the "Sunset Highway" as it

¹² Scheer, N.C.

¹³ "Secretary of the Interior's Standards for Rehabilitation," U.S. Department of the Interior.

¹⁴ Mann, John W.

ran east through Spokane along West First Avenue, and then continued east along East Sprague Avenue through the Spokane Valley (now incorporated as the City of Spokane Valley). Until the 1940s-1950s, the Spokane Valley was a sparsely populated agricultural area. Instead of automobile businesses, East Sprague Avenue in the Spokane Valley was lined with a variety of truck gardens and fruit & vegetable stands, and was affectionately and colloquially called the “Appleway” as it continued east to the Idaho state line. Today in 2018, East Sprague Avenue is an east-west transportation corridor and thoroughfare through the Spokane Valley and is lined with a large number of automobile businesses, automobile dealerships, gas stations, and automobile repair shops.

In 1930, the Quality Garage was erected along U.S. Highway 10 in the heart of East Central Spokane’s business district. In addition to the Quality Garage, more than ten automobile repair shops, gasoline service stations, and associated businesses were built along East Sprague Avenue from the East 1300 block through the East 2900 block at that time. Nearly a century later in 2018, few gas stations and automobile repair shops remain on East Sprague Avenue within Spokane city limits due to the construction of Washington State’s Interstate 90 freeway completed in the 1960s-1970s along Third Avenue. The multi-lane I-90 freeway was built from Seattle west through Spokane to the Idaho state line and beyond, bypassing U.S. Highway 10 on East Sprague Avenue.

As the private automobile/motorcar gained popularity throughout America, gas stations/filling stations/service stations were developed as facilities to sell fuel and engine lubricants for motor vehicles. The most common fuel sold today is gasoline. Fuel dispensers pump gasoline into vehicles, and calculate the financial cost of the fuel transferred to the vehicle. Gasoline pumps were secured to a pump service island, which was located next to a garage building. The garage building served as a point-of-sale center for gasoline purchase, and oftentimes included a sales and auto parts area, auto repairs garage, and machine shop.

ARCHITECTURAL SIGNIFICANCE

Category C

Architectural Significance

When the Quality Garage was built in 1930, it fulfilled a dual need and use: a garage repair parts/service/machine shop with a gasoline pump service island and multiple gas pumps. The property is architecturally significant under Category C as an excellent representation of an industrial garage building, and reveals stylistic characteristics popular during 1930 when it was built. Most automobile garages built at that time were simple, one-story, rectangular buildings. Some—like the Quality Garage—had expanded sales areas designed to market car tires, batteries, auto parts, and accessories. Two tall, overhead, glazed service bay doors at the Quality Garage highlighted auto repair and machine shop services offered within the building. Gasoline was available for automobiles from multiple gas pumps located in front of the Quality Garage’s east façade. Gasoline, service, and parts were purchased from a customer-convenient point-of-sale sales area located in the building’s showroom.

Architects Archibald Rigg & Roland VanTyne

Spokane master architects Archibald Rigg & Roland VanTyne worked together to design the Quality Garage, built in 1930. Rigg and VanTyne formed a business partnership as early as 1913 that lasted 25 years until VanTyne's death in 1938. During their years as partners, they designed over 50 buildings at Greene Park Amusement Park in Tacoma for the U.S. Army. Their most notable design at the Park was the Salvation Army Red Shield Inn (built in 1919), a Swiss Chalet-inspired structure now used as a military museum for joint Base Lewis-McChord. Projects in the Spokane region included Hutton Elementary School, the Masonic Temple and subsequent enlargements, Idaho State Tuberculosis Sanitarium, Edgecliff Tuberculosis Sanitarium, Riverside Mausoleum, Cheney & Harriet Cowles Library at Whitworth College, the U.S. Post Office, Science Hall at Washington State University (WSC), KFPY Radio Station Building, the Shriner's Hospital for Crippled Children, First Presbyterian Church in Montana, and the Quality Garage in East Central Spokane. Rigg & VanTyne's work reveals their architectural expertise and knowledge of styles and stylistic influences prevalent during their partnership in the early 1900s.¹⁵

Roland M. VanTyne (1887-1938)

Born in 1887, Roland M. VanTyne studied at the Buffalo Polytechnic Institute, and worked for architects in Buffalo, New York and Duluth, Minnesota. In 1910, VanTyne relocated to Spokane where he worked at different times as a draftsman for prominent Spokane architects Albert Held and Julius Zittel. VanTyne partnered with fellow architect Archibald Rigg, with offices in downtown Spokane, known as Rigg & VanTyne Architects. When Roland VanTyne passed away suddenly in 1938, Archibald Rigg continued to work in their firm, and in 1959, named Roland VanTyne's son, Spokane architect Carl VanTyne, a business partner.

Archibald Grant Rigg (1878-1959)

One of Spokane's most prominent architects, Archibald Rigg was born in Canada in 1878 and was educated at Trinity College in Toronto as well as Columbia University in New York and the University of Edinburgh in Scotland. Rigg was registered as an architect in Washington State. Rigg first worked in Illinois where he designed the Madison Insane Asylum, First Christian Church of Indianapolis, the Senator Beverage House, the J.A. Sutherland House, the Harry W. Long House, and the Indianapolis Country Club. Rigg moved to Spokane in 1910 where he was employed at different times by Spokane architects Kirtland Cutter (Cutter & Malmgren) and Albert Held. In 1912, he entered into partnership with architect Julius Zittel, and later partnered with R.M. VanTyne. When working solo, Rigg was responsible for the designs of many commercial buildings, schools, and homes in Spokane. Commissions included those for the Salvation Army Headquarters Building (Luigi's Restaurant), Robert Grinnell House (E. 730 Highland Blvd), Dr. & Mrs. Cunningham House (S. 1220 Division Street), and W. 827 Shoshone Place. Archibald Rigg designed a Dutch Colonial house at 726 E. 25th Avenue for his brother, Dr. Charles Rigg, and his brother's wife, Edith Rigg. On a personal note, Rigg custom-designed two homes in which he owned and resided at different times: E. 827

¹⁵ Houser, Michael.

Overbluff (resided 1912-1928) and S. 1815 Upper Terrace (resided 1929-1960). Since Archibald Rigg lived and worked in Spokane for fifty-eight years, he may have been responsible for more than one-hundred home and building designs. Documentation of the majority of Rigg's work remains unknown.

Archibald Rigg married Indianapolis socialite Mayme Ethel Beck. They had one daughter, Marian Beck Rigg Edgerton, and were socially prominent and popular members of Spokane society. Archibald Rigg was a Mason in Oriental Lodge 74, and was a member of many social and professional organizations, including the Scottish Rite, El Katif Shrine, Spokane Chamber of Commerce, Spokane Amateur Athletic Club, Inland Club, Spokane Rotary Club, Spokane Society of Architects, and the American Institute of Architects.¹⁶

¹⁶ *Spokesman-Review*, Feb 1959.

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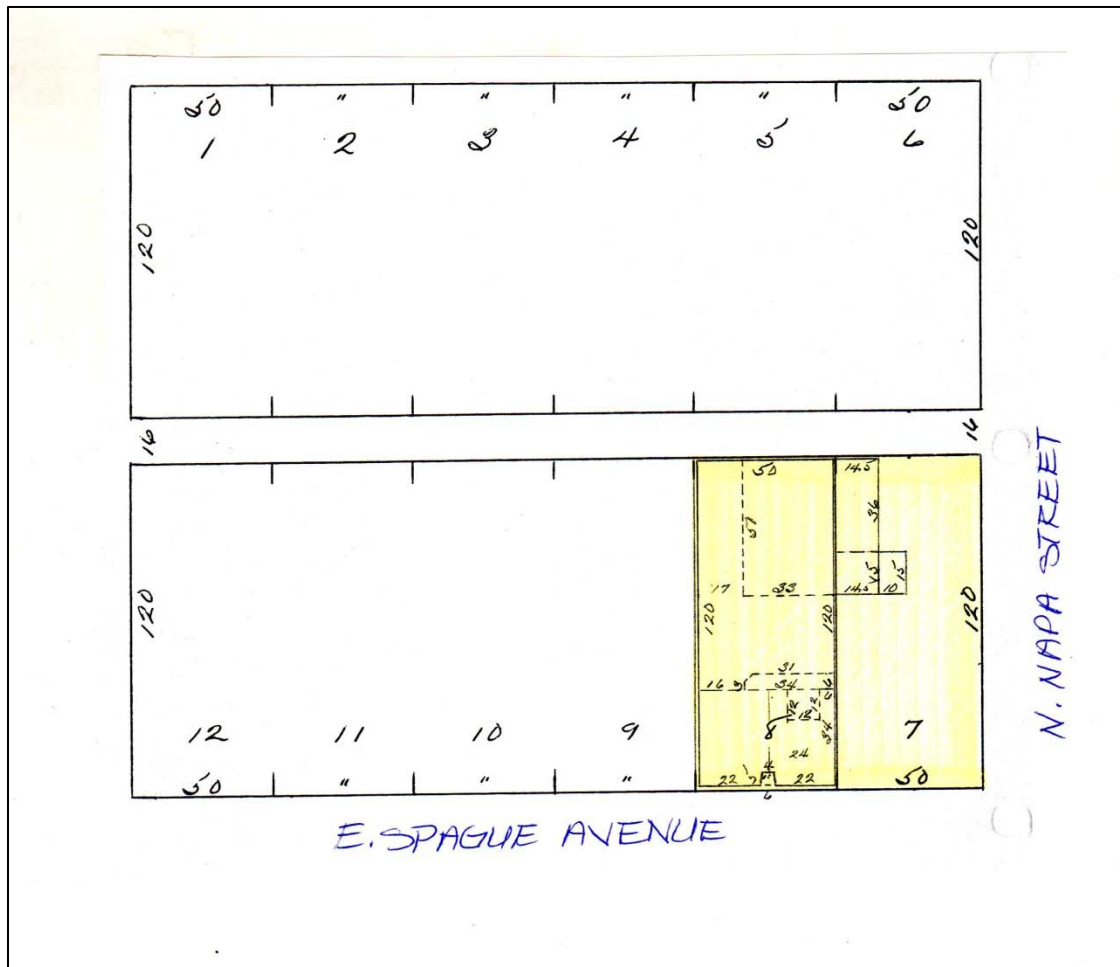
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***Birdseye view of the Quality Garage property in 2018
1919 E. Sprague Avenue in East Central Spokane, WA***

Source: Google Maps 2018

Spokane Register of Historic Places Nomination
QUALITY GARAGE



***1950s Site Plan for the Quality Garage
Lots 7 and 8 at 1919 E. Sprague Avenue (intersection of Sprague & Napa)***

*Source: Spokane County Assessor's Records
2017*



*1941 photograph of the Quality Garage
1919 E. Sprague Avenue in Spokane, WA*

Looking northwest at the two primary south and east facades of building

*Source: Northwest Museum of Arts & Culture
Spokane, WA
Photo Archive L87-12.20919-41*

Spokane Register of Historic Places Nomination
QUALITY GARAGE



The Quality Garage in 2018, looking northwest and north

Spokane Register of Historic Places Nomination
QUALITY GARAGE



Looking east along sidewalk at south façade of building in 2018



Looking north at front entrance door in 2018

Spokane Register of Historic Places Nomination
QUALITY GARAGE



Looking southwest at east face of building in 2018



Looking south at north rear face of building in 2018



Looking east at west exterior wall of garage building in 2018



Looking northeast through an antique/collectible shop located in the south end of the building in 2018

Spokane Register of Historic Places Nomination
QUALITY GARAGE



Looking southeast out front windows in 2018



Looking southwest in 2018

Spokane Register of Historic Places Nomination
QUALITY GARAGE



Looking northwest in 2018



Looking north in 2018

Spokane Register of Historic Places Nomination
QUALITY GARAGE



Looking south along the west wall in 2018



Looking southeast along east wall in 2018