

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Spokane Brewing & Malting Building – 901 W Broadway Avenue

FINDINGS OF FACT

1. **SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1913; the Spokane Brewing & Malting building meets the age criteria for listing on the Spokane Register of Historic Places.

2. **SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Spokane Brewing & Malting Building meets Spokane City/County Register of Historic Places under **Categories A & C** for its significance as a building associated with the beer brewing industry in Spokane (Category A) as well as for its significant architectural character as a vernacular commercial brick building with intricate brickwork (Category C).
 - Constructed in 1913, the Spokane Brewing and Malting Building is eligible under Category A because it was constructed during the growth of the beer industry in Spokane and is a fine example of buildings of that type and period. The building functioned as both the Spokane Brewing and Malting offices and bottling house and is associated with the Spokane Brewing and Malting plant that occupied the lot east of the subject building until 1938.
 - The building is also a legacy of the Galland brothers and their contributions to Spokane real estate, financial, and brewery industry. The period of significance for the building is from its construction in 1913 until it was sold out of the Galland brother's real estate portfolio in 1938.
 - As an early downtown brewery, it is a rare remnant of the heyday of brewing in Spokane. It is one of only two existing buildings built as breweries that remain in downtown Spokane, the other being the Schade Brewery (1902, SRHP, NRHP).
 - The Spokane Brewing and Malting building is also eligible under Category C as a unique building both in terms of design and detailing. The brick itself is unique in Spokane, a high-fire brick with rounded edges reminiscent of street pavers, but more finely rendered. The brick is composed in an intricate pattern that richly details the main facades. The building form is distinctive and attractive with its horizontal striations, corbeling, articulated window arches, a pronounced pressed tin entry architrave, a parapet with stepped and rounded pediments, and corner finials.
 - The Spokane Brewing & Malting building contains very good integrity of location, design, materials, workmanship, and association. While the replacement of the original windows does reduce the integrity somewhat, its most character-defining feature is the intricate and detailed brickwork throughout the exterior. Plans for rehabilitation of the building include replacement of the plate glass windows with operable sash windows in the future.

3. **SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**
 - The Spokane Brewing & Malting building is well-preserved on the exterior and is architecturally significant as an excellent example of the brick commercial vernacular style as well as for its association with the early brewing industry in Spokane.

4. **Once listed, this property will be eligible to apply for incentives, including:**
 - Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historical plaque,

and special code considerations.

STAFF RECOMMENDATION

The **Spokane Brewing & Malting** building is eligible for listing on the Spokane Register under **Category A** for its association with the beer brewing industry in Spokane, as well as under **Category C** for its architectural significance as an excellent example of the brick commercial vernacular style.

Preservation Officer Review: Megan Duvall
Nominations Committee: Rast, Dickey, Noll
Landmarks Commission Review: Pending

Report: 3/3/2023
Site Visit: 3/1/2023
Hearing: 3/15/2023