United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **GERMOND BLOCK**

other names/site number Travo Building, Michael Building

2. Location

street & number 830 West Sprague Avenue ☐ not for publication

city or town Spokane ☐ vicinity

state Washington code WA county Spokane code 063 zip code 99201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___local

Applicable National Register Criteria

___ A ___ B ___C ___ D

Signature of certifying official/Title Date

WASHINGTON SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [x] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		**Total**

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: multiple dwelling
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: restaurant

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: restaurant
COMMERCE/TRADE: specialty store
VACANT: not in use

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN: Romanesque

Materials
(Enter categories from instructions.)

foundation: STONE and CONCRETE
walls: BRICK
roof: SYNTHETICS
other:

Narrative Description

Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.

NARRATIVE DESCRIPTION

Summary Statement

Built in 1890, the Germond Block is a four story brick masonry construction commercial block located in the center of downtown Spokane, Washington. Sited on the corner of a busy intersection in the city's Arts & Entertainment District, the Germond Block is visually prominent due to its multi-story height, central downtown core location, and busy downtown corner intersection site. The building is a fine example of the Romanesque Revival style, and is distinguished by decorative brick masonry embellishment emphasized by a series of brick arches, a brick arcade, and continuous brick archivolt and impost designs on the building's south and west upper story facade. The property is further emphasized with two prominent angled corners at the southwest and northwest corners of the building. Significant architectural features inside the building include an original open grand stairway that ascends from the second to the fourth floor, illuminated by a hip ridge skylight. Except for modified interior spaces and exterior storefront designs at street level, the Germond Block retains good integrity in original location, design, setting, materials, workmanship, feeling and association.

CURRENT CONDITION AND APPEARANCE

Site

The Germond Block is located on Lot 7 and Lot 8 on Block 23 in the Resurvey & Addition to Spokane Falls at the intersection of West Sprague Avenue and North Lincoln Street. Each lot is 50 feet wide and 90 feet deep. The building comprises nearly all of the space offered by the two city lots on which it is sited except for a seven-foot-wide strip of land that allows access to the rear, north side of the building which is located along an alley that abuts the north border of the property. Eight-foot-wide paved sidewalks separate the building from Sprague and Lincoln streets on the building's primary south and west facades. The east side of the building is adjacent to and shares a common wall with a two-story historic brick building built in 1894, and the north side of the building faces an alley. The Germond Block measures 100 feet wide, 83 feet deep, and is built on a nearly level grade (the building site descends slightly northward).

Exterior

The Germond Block faces south and west along Sprague Avenue and Lincoln Street. The building has a flat roof with single-ply EPDM roofing. A plain parapet with a corbelled brick cornice highlights the south and west facades of the building. The entire four story building is constructed of brick masonry, and is supported by a concrete and basalt rock foundation. While the building's brick masonry construction is made of common brick, the south and west facades of the building are clad in face brick installed over the common brick masonry construction. The facades were painted light brown in the 1990s. The Germond Block exhibits a symmetrical design along its south and west facades with multiple vertical window bays and two vertical angled corner bays. The storefront bays at street level were modified many times over the years with the most recent modification installed in 1970 (Spokane building permit #B75672). The south-facing storefronts consist of a combination of glass doors and glass display windows with aluminum frames, and have entrances addressed as 822, 824, 824 ½, 826, and 828 W. Sprague Avenue. The entrance at 830 W. Sprague Avenue is in the angled southwest corner. Some of the south-facing street-level commercial bays are flush with the planar wall surface of the building; others are recessed. The recessed canted bay entrance at 826 W. Sprague Avenue is most like original commercial bay/entrance designs from 1890 as pictured in a 1935 newspaper.[1]

The street-level bays on the west façade and angled northwest corner façade located along North Lincoln Street are completely covered with the stucco-like material "marblecrete" installed in 1970 (Spokane building permit #B75672). Commercial street-level bays at the south façade and southwest angled corner are partially

[1] "Golden Locket Reveals Pioneer Romance." *Spokesman-Review,* 20 Jan 1935

covered by marblecrete between glass doors and glass display windows. The installation of marblecrete extends above the storefronts to cover original transom windows on both the south and west facades. A decorative brushed-aluminum canopy projects two feet from the planar wall surface of the building over the entrance in the angled corner bay at 830 W. Sprague Avenue, and extends north along the building's west façade at street level, wrapping around the northwest angled corner bay.

Above street level at the second, third, and fourth stories of the building, the south façade is divided symmetrically by five vertical window bays and a beveled bay at the southwest corner of the building. The west façade has four vertical window bays and a beveled bay at the building's northwest corner. Vertical window bays at the second and third stories of both facades hold pairs of tall rectangular-shaped double-hung windows in arched window openings. Window openings at the second story are capped by segmental arches, and window openings at the third story are capped by semi-circular aches. The segmental and semi-circular arched window openings are original but the existing rectangular windows in the window openings are not original. Archival photographs from 1927, 1935, 1945, and 1949 reveal original windows with arched sashes that matched the arched openings. The arched windows were destroyed in a 1963 fire,[2] and were at that time replaced with contemporary metal-sash units. The metal-sash units were later replaced in 2008 with vinyl-sash 1/1 rectangular windows that exist today. Because the 1963 replacement windows were not arched like the original window openings, existing painted wood panels were installed in 1963 to fill the arched tympanums above each window. Window pairs at the second and third stories are divided by original flat wood mullions with square capitals and fluted shafts. Plain brick fields are located above the voussoired brick arches of the second-story windows. Spandrel courses of rusticated brick and honeycomb brickwork are located between the plain brick fields and third-story window sills. Window pairs at the third story are capped and highlighted by a continuous brick archivolt and impost course that extends around the south façade, southwest angled corner, west façade, and northwest angled corner of the building. A plain brick field is located above the windows at the third story and terminates at a continuous fourth-floor window sill that extends across the south façade, the southwest angled corner, the west façade, and the northwest angled corner of the building. In contrast to wood mullions that divide window pairs at the second and third stories, the fourth story has paired window openings divided by narrow brick posts at the south and west facades but not at the southwest and northwest angled corner bays. The window pairs in the southwest and northwest angled corner bays are divided by painted wood mullions that were installed in 1963. Like the third story, a continuous archivolt and impost course accentuates the tops of the bays at the fourth story. The exterior vertical edges of the southwest and northwest angled corner bays are defined by brick course ends and distinguish the pointed corner edges of the angled corner bays.

The north and east exterior walls of the Germond Block are not prominent facades. The east exterior wall of the Germond Block is common brick and has no windows above the adjoining two-story brick building. The rear exterior north wall of the Germond Block is common brick construction and reveals symmetrical window placement with segmentally arched windows at the second, third, and fourth stories. Street-level windows at the rear of the building are infilled with wood panels. A large recessed Syrian arch is located in the center of the building's north wall, and originally provided an entrance/exit for horse-and-wagon teams when the building was built in 1890. Today, the large recessed arched entrance is modified, secured, and infilled with a brick masonry wall installed in 1945. The wall is punctuated with various wood and metal service doors and boarded windows.

Interior

As reported in Spokane County tax assessor records,[3] the interior of the building includes first, second, third, and fourth floors and a full basement, for a total of 40,800 square feet of interior space. At street level, the storefront bays at 822 and 824 ½ W. Sprague Avenue are vacant while the bays at 824 and 826 are leased to tenants (sundries and candies respectively). The bays at 828 and 830 W. Sprague Avenue and the enclosed bays along North Lincoln Street include space used by Agave Latin Bistro. The existing commercial bays

[2] "Blaze Routs 25 Tenants: Business Firms Suffer Damage." *Spokane Daily Chronicle*, 4 July 1963.
[3] Spokane County tax assessor records. Spokane County Courthouse, Spokane, WA.

have been modified and remodeled several times since the building was built in 1890, and do not retain any historic design, materials, or fabric.

The central street-level entrance at 824 ½ West Sprague Avenue opens to a vacant bay that served as a lobby for the apartments on the upper floors. The framing of the lobby's eastern wall is exposed, revealing a stringer which supported a straight run staircase (no longer existing) adjacent to the wall. This staircase, which was separate from the grand stairway and relatively nondescript, ascended to the apartments on the second floor. A contemporary automatic electric elevator is located to the west, adjacent to the stair area, and operates between the basement and the fourth floor.

The building's most historically and architecturally significant interior feature is the prominent, open grand stairway. The stairway is an essential character-defining original feature of the building. Located in the building's core, the open stairwell, which is illuminated from above by a hip ridge skylight, floods the interior with natural light, and creates dramatic views throughout and across the interior. The grand stairway was designed to be open and has never been enclosed. It ascends through an open volume that connects the second, third, and fourth floors. It is composed of two 5'6" by 22' single-run stair flights stacked above each other, rising through 13' by 22' floor openings. After 123 years, the stairway retains architectural and historic integrity in its original form, wide treads and risers, handrails, turned-wood balusters, and turned-wood newel posts. The grand open stairway is in good condition after more than a century of continual use. The 1963 fire destroyed all of the original interior finish materials and most of the other non-structural materials on the second, third, and fourth floors of the building. However, the original structural materials survived and remain exposed. These include: brick masonry perimeter walls, arched window openings, timber beams and floor joists, floorboards, timber columns, cast-iron column caps, bolts, and connection plates. With the exception of the exposed structure and the grand stairway, the interior is gutted. No photographs or drawings of the original interiors are known to exist.

ORIGINAL APPEARANCE AND SUBSEQUENT MODIFICATIONS

The original appearance of the Germond Block is found in archival photographs and newspaper photographs from circa 1902-07, circa 1910, 1927, 1935, 1945, and 1949. Photographs from circa 1902-07, circa 1910, and 1935 indicate 24- to 30-inch-high bulkheads located at street level below rectangular display windows. Rectangular transom windows were located above the display windows, and panels used for advertisement signage were located above the transom windows. Fabric awnings were suspended between the transom windows and the advertisement sign panels.

Photos from 1927 and 1935 picture a large Syrian arched entryway on the building's south façade at 824 ½ W. Sprague Avenue, which opened to a lobby and stairway to the Germond Apartments, located upstairs on the second, third, and fourth floors. The Syrian arched entryway appeared to match the Syrian arch that still exists on the north, rear face of the building. The arched entryway is not evident in 1945 and 1949 photos (likely removed in 1962 when the storefront was altered—Spokane building permit #B53544).

Photos from 1927, 1935, 1945, and 1949 picture the original existing parapet, cornice, decorative brick embellishment, 1/1 upper story windows with second and third-story window pairs divided by existing original vertical wood mullions, and fourth-story window pairs divided by brick posts on the building's south and west facades. All of the original windows had arched sashes to match the arched window openings. The upper-story windows at the southwest angled corner bay were 1/1 units with arched sashes that matched the arched window openings. Although not pictured, it is assumed that windows on the northwest angled corner bay matched those at the southwest angled corner bay.

Various Spokane building permits from 1909 through 1940 list minor repairs, remodels, fixtures, and wiring for storefronts and shops in the Germond Block. In chronological order, examples include "wiring and fixtures" for the Spokane Candy Kitchen at 830 W. Sprague Avenue (1909), a "$500 bar" installed in D. Holzman's saloon at 828 W. Sprague Avenue (1912), "changing sign" for Waffles Café at 830 W. Sprague Avenue in 1914,

"alterations to storefront-brick construction" for 824 W. Sprague Avenue (1925), "alterations" to the Davison Café at 8 N. Lincoln Street (1927), "repairs" to "store" at 830 W. Sprague Avenue (1938), "change glass front" on "store building" for the Royal Typewriter Co. at 824 W. Sprague Avenue (1939), "recover awning" for Spokane Interstate Investment Co. at 824 W. Sprague Avenue (1939), "lower lights in ceiling" for the "Food Store" at 826 W. Sprague Avenue (1940), and install a 16-foot "awning" for Anderson Health Food at 828 W. Sprague Avenue (1940).

In 1945, the *Spokesman-Review* newspaper announced the "GERMOND BUILDING CHANGES OWNERS."[4] From 1945 to 1962, the property's new owners, the Travo Brothers, modified and upgraded exterior storefronts and store interiors in the building. In 1947, 1953, and 1955, Pierone's Men Shop at 824 W. Sprague Avenue was extensively remodeled for $1000, $5000, and $2500 respectively. In 1947, the storefronts at 826 and 828 W. Sprague Avenue were remodeled and altered for $5000 and $3000 respectively. In 1949, the store at 6 N. Lincoln was modified for $5000, and in 1960, the storefront at 822 W. Sprague Avenue was altered for $3500. A newspaper article in the July 6, 1949 edition of the *Spokesman-Review* reported "TRAVOS TO OPEN NEW FOUNTAIN."[5] The "200,000 modernization project" changed the interior décor and the name of the restaurant at 828-830 W. Sprague Avenue to "Travo's." In 1962, the interior commercial bay at 824 ½ W. Sprague was remodeled when wood stairs located on the east wall were removed (stair shadow exists today), and an automatic electric elevator was installed for $30,000 (Spokane building permit #B53544) (this may have been the time that the Syrian arched entryway was removed—the arched entryway is clearly pictured in the 1935 photo).

Newspaper headlines read, BLAZE ROUTES 25 TENANTS—BUSINESS FIRMS SUFFER DAMAGE, on the front page of the July 4, 1963 edition of the *Spokesman-Review.* The Germond Block was severely damaged by fire which destroyed ground floor businesses and upstairs apartments on the second, third, and fourth floors. A Spokane building permit for 1963 listed "fire damage" repairs at $50,000 for "office, restaurant, apartments, stores." Debris left from the destroyed apartments on the second, third, and fourth floors was cleared, and the destroyed original arched wood-sash windows were replaced with metal-sash rectangular-shaped sliding windows that were installed in the arched window openings. Wood panels were built in tympanum spaces above the windows.

In 1970, a Spokane building permit reported "exterior alterations-first story reface-marblecrete stucco" for $35,000 to the storefronts on the Germond Block on the south and west facades. In 2008, a street-level brushed-aluminum canopy was installed along the building's west façade and over the southwest corner entrance at 830 W. Sprague Avenue, and the interior restaurant space was remodeled. The contemporary metal sliding windows installed after the 1963 fire were replaced in 2008 with 1/1 vinyl-sash windows at the second, third, and fourth floors of the building. On the third floor, construction of apartment and office space was started in 2008 but never finished (only wood framing exists). Albeit fire damage and modifications, the Germond Block retains good integrity in original location, setting, design, materials, workmanship, feeling, and association.

[4] "Germond Building Changes Owners." *Spokesman-Review,* 28 Feb 1945.
[5] "Travos to Open New Fountain." *Spokesman-Review*, 6 July 1949.

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.)

- [x] 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.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMERCE

Period of Significance

1890-1963

Significant Dates

1890

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Reid Brothers (Architects)

Statement of Significance Summary Paragraph
Provide a summary paragraph that includes level of significance and applicable criteria.

STATEMENT OF SIGNIFICANCE

Summary Statement

Historically significant, the Germond Block meets National Register Criterion A in the area of "Commerce" as one of the first commercial brick buildings erected during the reconstruction of Spokane, following the devastating Spokane Fire of 1889. The "Period of Significance" for the Germond Block begins in 1890 when the building was constructed, and ends in 1963, the year of the 50-year mark. Of the more than 150 commercial masonry buildings constructed in the year following the 1889 Fire, only ten remain standing today.[vi] Although the Germond Block's storefronts and interiors have been modified, the building remains a prominent, distinctive, and important presence in downtown Spokane's historic streetscape and honors the triumphant efforts of the people who rebuilt Spokane after the city's largest and most destructive fire. Architecturally significant, the property meets National Register Criterion C in the area of "Architecture" as a fine example of the Romanesque Revival style and the work of master architects, James W. and Merritt J. Reid. Known as the Reid Brothers, the firm was based in San Francisco, California.

HISTORICAL SIGNIFICANCE

Spokane Fire of 1889

The modern city of Spokane began in the 1870s with little more than a sawmill, a flour mill, and a few fur trappers, farmers, and pioneers who all settled around the banks of the Spokane River and the river's powerful waterfalls. Coupled with mining discoveries east and north of Spokane, and development of the area's timber, agriculture, and water-power resources, the city's population increased from 3,500 to 20,000 in 1889 as employment oportunties grew. Shacks, apartments, hotels, and rooming houses were quickly built on every available piece of land, and downtown Spokane buzzed with a variety of commercial buildings, industrial warehouses, barns, dwellings, and an influx of people. A business count revealed six banks, twelve blacksmiths, fifteen barbers, four cigar factories, ten lunch counters, sixteen restaurants, three theaters, 30 groceries, more than 30 real estate offices and 40 saloons operating in Spokane.[vii] A majority of the buildings and structures were made of wood frame construction, a highly combustible material, but easily constructed and quickly erected.

In the summer of 1889, a massive fire swept through downtown Spokane. By day's end, the fire had destroyed nearly the entire town, including more than 30 city blocks of buildings in the city's central business district. Historian William Stimson writes:

> *A Sunday morning, particularly a hot, languorous one like August 4, 1889, would have been one of the few times things were quiet. Even the little flame that started up in a restaurant by the railroad depot seemed lazy. A man who saw it right after it started said a stream from a garden hose would have put it out easily. But there was no stream forthcoming. The water that fed all the city's new fire hydrants (a matter of considerable pride) had been shut off, and the only man who seemed to know how to turn it on was out of town.*
>
> *The flame grew, lept across the street, took hold in a row of wooden buildings, then spread through the whole block. Some buildings were dynamited in an effort to cut the blaze off. When that had little effect, it became apparent that nothing was going to stop the blaze. The population, all except the two who died in the flames, escaped across the river or out into the fields. As night fell the fire crested over the roofs of the city and shot burning timbers into the air like rockets. Only some quick dousings saved the buildings on the north side of the river.*[viii]

[vi] "Six Millions." *Spokane Falls Review,* 5 Aug 1890
[vii] Stimson, William. *A View of the Falls: An Illustrated History of Spokane.* Northridge, CA: Windsor Publications, 1985, p. 33
[viii] Ibid, p. 33

The fire's devastation was enormous but the citizens of Spokane committed to rebuilding their downtown, and immediately began a re-construction of the city. One year later in August 1890 the *Spokane Falls Review* published an anniversary edition, giving a "complete record of the tangible results of the energy and confidence of the citizens of Spokane" with a list of all buildings "erected in the business portion of the city since the great fire of August 4, 1889." Article headlines read:

SIX MILLION [DOLLARS]
A GRAND RECORD OF YEAR'S GROWTH
BRICK AND GRANITE—OVER 150 BRICK BUILDINGS SINCE THE FIRE
A MIGHTY FAITH IN SPOKANE
MAGNIFICENT [BUSINESS] BLOCKS COVER ALL THE OLD FIRE RUINS OF A YEAR AGO

The newspaper listed a summary of rebuilding costs by streets for the city's downtown commercial core:

Riverside Avenue	*$2,607,000*
Main Avenue	*1,424,500*
Sprague Avenue	*810,000*
Howard Street	*402,400*
First Avenue	*264,000*
Front Avenue (Spokane Falls Blvd)	*95,000*
Second Avenue	*93,500*
Other streets	*181,000*

The *Spokane Falls Review* further reported Spokane spent $6 million for the construction of "business blocks" after the fire and was preparing "for even greater expenditures in the same line." The newspaper stated that "in the face of so many buildings being thrown open at about the same time, it is a noticeable fact and a most encouraging sign of the times that all of them are rapidly filling up with tenants. No sooner is a building ready for occupancy than the rooms and stores are immediately rented."[ix]

The destruction of the 1889 fire created a greater need for fire protection and initiated a re-writing the municipal fire and building codes. Most of the buildings lost to the fire were wood frame construction which led to an interest in stronger fire-retardant materials like stone and brick. Load-bearing masonry walls were introduced, and masonry (brick or stone) became the primary material used to rebuild the city. As quoted in *Spokane Skyline: A Century of Architecture, 1889-1989,* a description of the city's new buildings in an 1892 newspaper reported "Spokane's business blocks [buildings]...are widely known for their superiority in capacity and architectural beauty, all being well-built of pressed brick, terra cotta, and granite upon a natural foundation of bedrock..."[x]

Today, the nominated four-story Germond Block was one such building is one of the few remaining buildings constructed just after the Spokane Fire of 1889. The brick masonry building is named for Eugene Germond, a Swiss and French immigrant who constructed the building to house his saloon.

Eugene "Gene" Germond

Eugene Germond was one of Spokane's early pioneers, arriving in the city in the early 1880s. Initially he worked as a porter in Jack Squire's saloon in downtown Spokane, and quickly learned the business. In 1884, Squire and his partners developed the Squire & Benham Block on the corner of Main Avenue and Mill (now Wall) Street. An article in the *Spokesman Review* recalls:

> *It must have been about this time that Gene Germond became a partner of Jack Squire. They built a two-story brick building at Main and Mill, and established a fine saloon*

[ix] "Six Millions." *Spokane Falls Review,* 5 Aug 1890
[x] EWSHS. *Spokane Skyline: A Century of Architecture, 1889-1989.* Spokane: EWSHS, 1989, quoted *Picturesque Washington and Idaho,* 1892.

and restaurant known as Squier's. It was regarded by old-timers as one of the finest on the Pacific Coast. Gene was an expert judge of wines, liqueurs, and cordials. They carried the finest imported liquors from Europe…and…handled Guinness stout in Stone jugs. It is said people came 150 miles…to visit Squier's. The delicatessen was equally as famous as the bar. They brought the first [train] car-load of Annheuser-Busch beer to Spokane, and sold it at 5-cents a glass. They boasted that their hard liquor was 10 years old or older…and…they generated their own carbonated water.[xi]

Jack Squire and Eugene Germond dissolved their business partnership just before the Spokane Fire of 1889 destroyed their two-story brick building at Main and Mill. In 1887, two years before the fire, Eugene Germond purchased Lot 7 and Lot 8 on Block 23 on the northeast corner of Sprague Avenue and Lincoln Street in the Resurvey & Addition to Spokane Falls for $2500. Fortunately, Germond did not erect his building at that time, because it would have been destroyed by the great fire. Following the fire in July 1890, Germond secured a mortgage for $40,000 and began construction of the nominated building that would house a saloon solely owned by Germond. A 1890 newspaper noted:

GERMOND'S BUILDING
$50,000

On the northeast corner is Eugene Germond's building. The dimensions are 82 x 100 feet. The building will be four stories high of pressed brick and will cost $50,000. It will be ready for occupancy December 1.[xii]

The first business in the Germond Block was Germond's Log Cabin Saloon, located on the ground floor in the northwest corner of the building. A large Syrian arched entrance at the north rear of the building allowed access to teams pulling beer wagons to enter the building. The Log Cabin Saloon offered beers, wines, and spirits from around the world. An article in the *Spokesman Review* recalls:

In the Germond Block, Gene achieved his great ambition to have his own saloon. He called it the Log Cabin [Saloon]. He worked as his own bartender and also his own porter. The Log Cabin became a rendezvous for the French who were fairly numerous in the city at the time. Each Christmas, Gene would give his cronies a bottle of fine whisky, always in a bottle the shape of a log cabin.[xiii]

Despite the popularity of the saloon, Germond lost the business and building as part of the 1893 National Economic Depression (sometimes called the Panic of 1893). In 1894, he transferred the Germond Block to his lender, the Northwest & Pacific Hypotheekbank Corporation. The saloon was then run for the next eight years by Louis L. Bertonneau. After he lost the building, Eugene Germond fortunes went awry. After several arrests, and a suicide attempt, he was diagnosed with emotional and medical problems. Germond died on September 7, 1926 at the State Hospital in Medical Lake at the age of 70. His wife, Anita Claudia Germond, died at the County Poor Farm in Spangle on December 8, 1934.

Subsequent Owners

The Northwest & Pacific Hypotheekbank Corporation leased the main floor to various businesses, and leased the apartments on the upper floors. In 1907, Spokane brewer, D. Holzman, bought the Germond Block, and sold it to the Spokane Interstate Investment Company in 1914. In 1945, the Travo family—Michael & Caroline Travo, Antonio & Angela Travo, Frank & Della Travo—purchased the property.[xiv] The *Spokesman-Review* featured a photograph of the building with the following headlines and caption:

GERMOND BUILDING CHANGES OWNERS

Purchase of the Germond building on the northeast corner of Sprague and Lincoln was announced

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[xi] "Golden Locket Reveals Pioneer Romance." *Spokesman-Review,* 20 Jan 1935
[xii] "Six Millions." *Spokane Falls Review,* 5 Aug 1890
[xiii] "Golden Locket Reveals Pioneer Romance." *Spokesman-Review,* 20 Jan 1935
[xiv] Public records, Spokane County Courthouse. Spokane, WA.

> *yesterday by Frank Travo with the consideration said to be more than $100,000. Associated with Mr. Travo are his brothers, Mike and Tony, operators of the Outside Inn and [Travo's] Barber Shop. Edwin R. Schiller, president of the Spokane Interstate Investment Company, was the seller. Heavily constructed, the building is among the widely known early business structures of the city.*[xv]

The Travo family owned the Germond Block from 1945 to 1993. Travo's Restaurant became one of the most recognized and popular eateries and cocktail lounges in Spokane. Above the restaurant on the second, third, and fourth floors, the Travo Apartments were continually leased for many years.

The Germond Block

The Germond Block was a true multi-purpose building. It was designed with commercial bays on the main floor and space for apartments, offices, and meeting rooms on the second, third, and fourth floors. Over the years, commercial businesses in the street-level shops and stores provided a diverse assortment of services from food and drink, saloons, sundries, clothing, electrical and hardware tools, harness implements, business and medical services, and miscellaneous uses and services which were conveniently enjoyed and available to residents who lived in the upper floors. Public events were also presented in the building, including athletic events, dances, meetings, government services, and others. Just a year after the property was erected, an 1891 Sanborn Fire Insurance Map depicted a wholesale shop on the ground floor commercial bay at 828 W. Sprague Avenue, and a gymnasium next door at 826 W. Sprague Avenue. Without a private clubhouse, the Spokane Athletic Club leased space in the Germond Block. In 1891, an article in the *Spokane Daily Chronicle* reported a four-round boxing exhibition with American middle-weight boxing champion John Dempsey, and a gymnastics and athletic show open to the public in the Germond Block.[xvi] During this time, the building also served as Spokane's first City Hall/government seat while a new city hall building was erected on Front St. (now Spokane Falls Blvd) and Howard Street. In addition, the Germond Block served for a time as an armory. In 1896, a ball was given by Company B First Battalion Infantry N.G.W. in the building. Reception rooms for the army and cloak rooms for guests were located on the third floor, and the fourth floor served as a dance hall, and was said to be "the largest dancing room in the city."[xvii] Organized by the building's commercial bays, various businesses and services occupied the Germond Block at different times from 1891 to 2013, and included the following:

822 W. Sprague Avenue

The Pierce Hamers Harness Company (1906-1911), Withers Brothers Taxidermists (1912-1922), Electric Furnishing Company (1923-1934), Spokane Electric Company (1935-1945), Rohrer's Spokane Electric/Rohrer's Lamps & Lighting Store (1950-1963), Cameo School of Charm and Les Femmes Beauty Salon (1965), Betty's Wigs Les Femmes & Beauty Salon (1970), Fred Jackson Hearing Aid (1972-75), Union Dental Services (1980), Tiffany's Dental Services (1985-2011), vacant (2013).

824 W. Sprague Avenue

Empire Tile & Mantle Company (1909-1914), Little Taylor & Month (1909 and 1919), New Paris Beauty Parlor (1922), Paris Beauty Shop and Parisian Cloak & Suit (1924), Parisian Cloak & Suit (1925), Parisian Women's Furnishings (1929-1930), Fur Access (1932-1934), Remington-Rand Office Supplies (1935), Spokane Interstate Investment (1939-1940), Royal Typewriter Company (1939-1945), Harold Bradley (1944), Pierone's Men Shop (1947-1956), Jamieson's Clothing (1965), Spokane World Travel Agency (1975-1982), Northwest Professional Hearing Aid (1985), Bohemian Trading Company (1995), Gary Brandt (2000), and Jeffrey & Riley Dodd (2006), vacant (2013).

824 ½ W. Sprague Avenue

This space served as an entry lobby for the apartments on the upper floors. A stairway along the east interior wall brought visitors to the second floor.

[xv] "Germond Building Changes Owners." *Spokesman-Review,* 28 Feb 1945
[xvi] "A Contest of Athletes." *Spokane Daily Chronicle,* 25 July 1891
[xvii] "Flags, Bunting, and Dancing." *Spokesman-Review,* 23 Feb 1896

826 W. Sprague Avenue
196 N. W. Shining Parlors (1915), Louie Sackless (1918-1919), Charles Wilson (1925), Kavolaris Shine Parlor (1931), Spokane Shoe Shine (1935), F. C. Parrish (1945-1946), Parrish Flowers (1949-1964), Mike Travo's Barber Shop (1963-1970), Big Norwegian Gift Shop (1975-1990), Visions Art Gallery (1992-1995), Bruttles Candy (1908-present).

828 W. Sprague Avenue
Draper & Rapp Guns & Sporting Goods (1901), Elk Saloon (D. Holzman) (1912), Lewis Green Saloon (1913-1915), Mrs. Ella Kay (corset, hosiery, dress business) (1916), Portegues Cigar Store (1921-1925), Johnson Drug Company (1926-1930), Service Drug Company (1931-1932), Maxine Earl (1935), Jordan & Company Soft Water Systems (1936), Health Food Store (1944), Harold Bradley (1945), Miller's Photos (1945-1946), The Hanger Ladies Apparel (1975), Sound Hole Music (1982-2000), Artist's Tree (2006), vacant (2013).

830 W. Sprague Avenue
Rapp & Lloyd Sporting Goods (1902-1907), The Spokane Candy Kitchen (1909-1911), Germond Waffle House (1913-1914), McLean & Taylor (1916), Outside Inn Ice Cream Parlor (1919-1949), Travo Brothers (1950), Travo's Fountain Lunch (1954), Travo's Restaurant & Apache Cocktail Room (1959-1992), Marco Polo (1994-1995), Travo's Outside Inn (1999-2001), Quinn's Restaurant (2002-2003), Joe Brazil's Restaurant & Lounge (2006), Blue Fish Restaurant (2007-2010), Agave Latin Bistro (2011-2013).

6 N. Lincoln Street
Spokane Candy Kitchen (1909-1911), Palm Barber Shop (1912-1918), Mike Travo Barber (1927), Travo Brothers (1940-1949), part of restaurants at 830 W. Sprague Avenue thereafter.

8 N. Lincoln Street
Log Cabin Saloon (1892-1916), Lewis Green Saloon (1913-1914), E. M. Sampson Saloon (1915), Holzman Brothers Saloon (1916), H. E. Mountain Café (1916), Dave's Waffle House/Davison Waffles/Davison Café (1924-1927), Patterson & Carpenter Café (1930), Callihan's Café (1934-1940), Needle Nook (1945-1946), Palm Barber Shop (1947), part of restaurants at 830 W. Sprague Avenue thereafter.

ARCHITECTURAL SIGNIFICANCE
Romanesque Revival Style
The Germond Block is architecturally significant as a property that embodies the distinctive characteristics of its period of construction and is a fine example of the Romanesque Revival style. Commonly described as "round-arched," the tradition is a revival of mostly medieval Italian and Western European prototypes, and served as the basis for the Richardson Romanesque style. Prominent arched features illustrated on the Germond Block are depicted as round arches, segmental arches, Syrian arches, arched windows and doorways, a brick arcade, and continuous brick archivolt and impost designs. Additional style-defining features on the building include brick masonry cladding with a broad smooth surface,[xviii] brick masonry decorative details (honeycomb brickwork, rusticated brickwork), and a property built date of 1890 that falls within the built-date parameters of the Romanesque Revival style, roughly defined by the *Third Edition of the Dictionary of Architecture & Construction (2000)* as the time period 1880 to 1900.[xix]

A 1945 *Spokesman-Review* article described the Germond Block as "heavily constructed" and "among the widely known early business structures of the city." [xx] Early business structures erected in downtown Spokane were constructed in the late 1800s reflecting the Romanesque Revival style, a popular commercial building type at the end of the 19th century/beginning of the 20th century. "Heavily constructed" refers to brick/granite masonry construction buildings with brick and/or stone embellishment that were erected after the 1889 fire. The city's fire and building codes were re-written after the fire to mandate fire-resistant materials be used in building construction. Stronger fire-retardant materials like stone, brick, and terra cotta were emphasized. A

[xviii] Whiffen, Marcus. *American Architecture Since 1780, Revised Edition.* Cambridge, Mass: MIT Press, 1993, p. 61
[xix] Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition.* New York: McGraw-Hill, 2000, pp. 766 and 775
[xx] "Germond Building Changes Owners." *Spokesman-Review,* 28 Feb 1945

few buildings built in downtown Spokane following the fire remain. Like the Germond Block, these buildings are mostly three and four-story commercial buildings constructed of a combination of brick and granite, and reflect the Romanesque Revival type with round and segmental arches, Syrian arches, arcades, and other arched designs. Additional examples of these buildings are the Miller Block (1890), the Whitten Block (1890), and the Bennett Block (1890).

Reid Brothers Architects

The Germond Block was designed by the noted San Francisco architectural firm, the Reid Brothers. The building illustrates the firms' architectural adeptness for a variety of architectural styles and attention to detail as demonstrated in the brick masonry construction.

James W. (1851-1943) and Merritt J. Reid (1855-1932) were born in St. John, New Brunswick, Canada. James received his formal architectural training at MIT, while Merritt attended the famed École des Beaux-Arts design school in Paris. After working as draftsmen in Boston, they joined the architectural firm of Boyd & Brickley in Evansville, Indiana.

Well trained and with experience at hand, in 1879 the brothers purchased the contracts of Boyd & Brickley and opened their own office. From there they designed several buildings for the Evansville & Terre Haute Railroad, and other local clients and began to make a name for themselves. However, it was in 1886 when the founders of the Coronado Beach Company invited the Reid Brothers to San Diego to design them a grand hotel giving the young firm notoriety. Their design for Hotel Del Coronado, when it opened in 1888, was the largest resort hotel in the world at the time and was the first hotel to use electrical lighting. The commission brought the firm national press coverage and additional work, mainly on the west coast. Their younger brother, Watson E. Reid, opened a San Diego Office and oversaw the construction of the hotel and the brothers formally moved their business to San Francisco in 1892.

Before they moved, their skills were noted when their peers elected the two older brothers to the College of Architectural Fellows in 1889. Cementing the Reid Brothers legacy was their design of the San Francisco Call Building (1897). The steel-framed Call Building reached to a height of 315 feet—nearly twice the height of San Francisco's first skyscraper, the Chronicle Building (160 feet tall). With offices in a four-story dome built atop the Call Building, the Reid Brothers enjoyed praise from a local San Francisco architect who described the Call Building as the "handsomest tall office building in the world." After designing the Call Building for Claus Spreckels, the Reid Brothers were retained by the Spreckels family to design family houses, mansions, and other buildings.

One of the Reid Brothers best-known and most significant commissions, is the Italian Renaissance style Fairmont Hotel on San Francisco's Nob Hill, designed by the firm in 1902. Nearing completion, in 1906 when a devastating earthquake and fire badly damaged the building, the hotel was repaired under the supervision of noted architect, Julia Morgan and opened in 1907. Other building examples in San Francisco that reflect designs rendered by the Reid Brothers include two department stores for the Hale Brothers (989 Market, 1902, and 901 Market, 1912), the W. & J. Sloane Building (222 Sutter, 1908), the First Congregational Church (1913), and the third generation Cliff House, which opened in 1909, replacing its predecessor which was destroyed by fire in 1907.

The Reid Brothers also designed many theaters in San Francisco: the Coliseum Theater (745 Clement, 1918), the Alexandria Theater (5400 Geary, 1923), the Metropolitan Theater (2055 Union, 1924), and the Balboa Theater (3630 Balboa, 1926). In addition to the San Francisco theaters, the Reid Brothers designed the Grand Lake Theater in Oakland (1926).

The prolific Reid Brothers partnership ended in 1932 with the death of Merritt on February 4th. James Reid retired from active practice and devoted his time to music and oil painting. James died on September 22, 1943.

In Spokane the Reid Brothers were commissioned to design three buildings immediately after the fire: the Nichols Block, the Lindelle Block, and the Germond Block. How the Reid Brothers received these commissions is unknown. They are the only Reid projects in Washington State. All three buildings reflected similar heights of four and/or five stories, brick masonry construction, symmetrical fenestration patterns, and prominent arches and archivolt designs — all characteristics of the Romanesque Revival style/type. The Lindelle Block and the Nichols Block were erected at the east edge of Spokane's downtown business district, and shared the west third of the city block located east of Washington Street between Riverside and Sprague Avenues. The Nichols Block faced north onto Riverside Avenue and backed into the Lindelle Block at the corner, which fronted Washington Street. Although the three buildings shared the same built date in 1890, the same architects, and the same style/type, the Germond Block, in contrast, was built in the center of the city's business core six blocks west of the Lindelle Block and the Nichols Block. All three buildings had similar uses as apartments/offices/meeting rooms on the upper floors and commercial bays on the first floor. The Lindelle and Nichols Blocks were demolished in 1963, but the Germond Block remains standing today—the only known surviving building in Spokane designed by the Reid Brothers.

9. Major Bibliographical References

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
_x_Local government
____University
____Other
Name of repository: Spokane City/County Office of Historic Pres.

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Less than 1 acre.
(Do not include previously listed resource acreage.)

UTM References _X_ NAD 1927 or ____ NAD 1983

(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	4-68-200	52-78-120	3			
2				4			

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1	47.657412	-117.424712	3		
2			4		

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property's urban legal address is the Resurvey & Addition to Spokane Falls, Block 28, Lots 7 & 8. It is otherwise known as Spokane County tax parcel number 35183.0608.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is associated with the Germond Block.

11. Form Prepared By

name/title Linda Yeomans, Preservation Consultant (EDITED BY DAHP STAFF)
organization Historic Preservation Planning & Design date August 2013
street & number 501 West 27th Avenue telephone 509-456-3828
city or town Spokane State WA zip code 99203
e-mail lindayeomans@comcast.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: ***GERMOND BLOCK***
City or Vicinity: ***Spokane***
County: ***Spokane***
State: ***WA***

Photographer: Linda Yeomans, preservation consultant and nomination author
Date Photographed: 2013 *Description of Photographs and corresponding numbers:*

1 of 23: Southwest façade of building in 2013, looking northeast.
2 of 23: South façade of building in 2013, looking north.
3 of 23: South façade of building in 2013, looking north.
4 of 23: West façade and northwest corner of building in 2013, looking southeast.
5 of 23: North, rear of building in 2013, looking southeast.
6 of 23: South façade upper stories in 2013, looking north.
7 of 23: South façade storefronts at street level, looking west (closest storefront is 822 W. Sprague Ave).
8 of 23: South façade storefronts at street level, looking northwest (closest storefront is 824 W. Sprague).
9 of 23: South façade storefront at street level, looking north (storefront is 824 ½ W. Sprague Ave).
10 of 23: South façade storefront at street level, looking north (storefront is 826 W. Sprague Ave).
11 of 23: Southwest corner entrance at 830 W. Sprague Avenue, looking north.
12 of 23: North façade storefront at street level, looking north.
13 of 23: First floor, 824 ½ W. Sprague Avenue, staircase shadow on east wall.
14 of 23: Grand staircase on 3rd floor, looking north. Notice 2nd floor below staircase, and 4th floor above staircase.
15 of 23: Grand staircase on 3rd floor, looking northeast.
16 of 23: Grand staircase on 3rd floor, looking east.
17 of 23: Newel post on grand staircase on 4th floor.
18 of 23: Exposed beams and bracing, looking up from 3rd floor.
19 of 23: 2nd floor, looking northwest.
20 of 23: 3rd floor, looking southwest.
21 of 23: 4th floor, looking northwest.
22 of 23: Skylight in ceiling of 4th floor.
23 of 23: Skylight on roof of building, looking northwest.

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

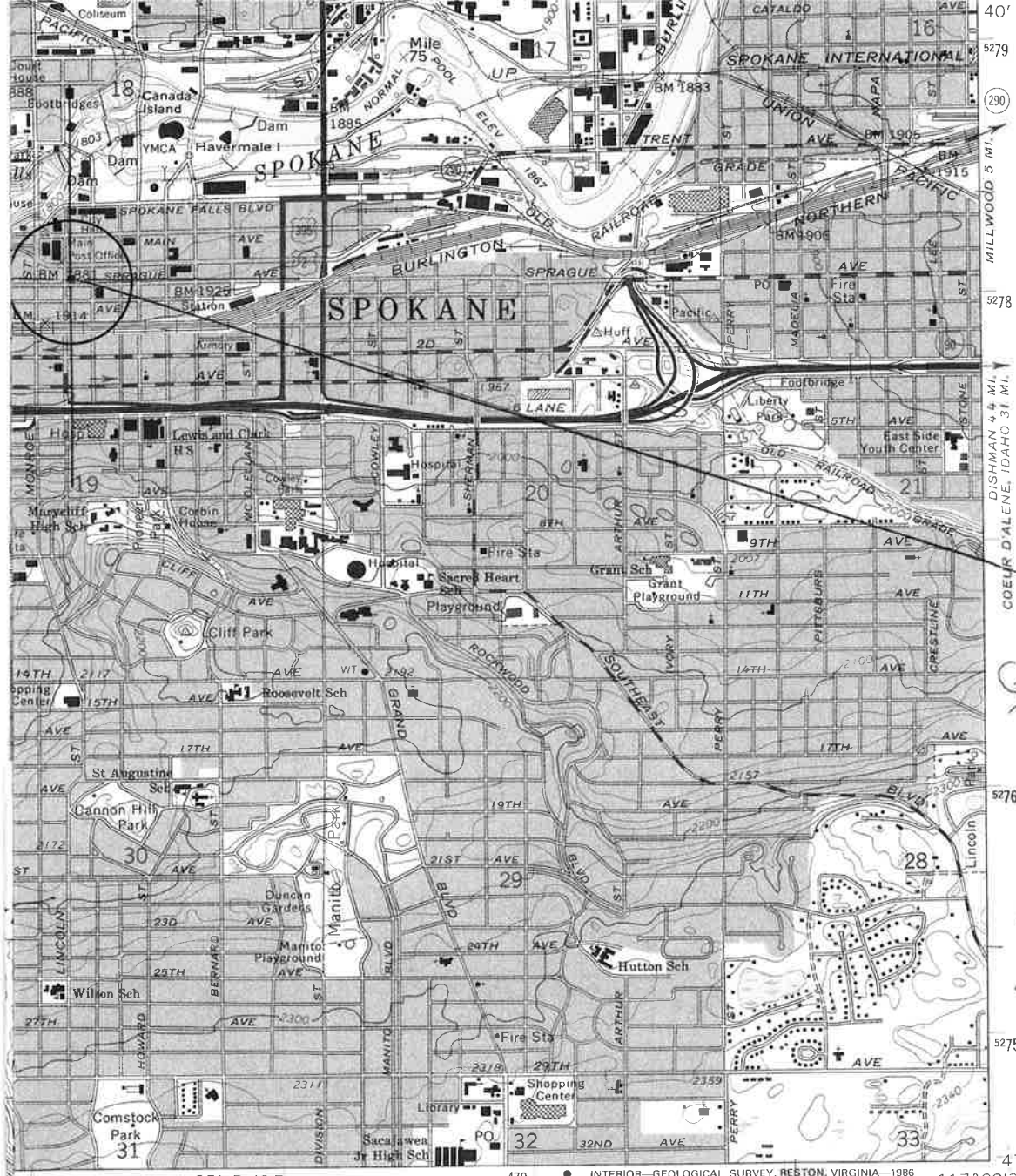
name Diamond Plaza LLC

street & number 605 First Avenue Suite 600 telephone 509-624-8050 (Ron Wells)

city or town Seattle state WA zip code 98104

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



GERMOND BLDG
830 W. SPRAGUE
SPOKANE WA
SPOKANE CO

UTM:
ZONE 11
4-68-200E
52-78-120N

(SPOKANE (SE)
2579 III SE

1 MILE
6000 7000 FEET
1 KILOMETER

NTOURS

ANDARDS
RESTON, VIRGINIA 22092
BLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface

Light-duty road, hard or improved surface

Secondary highway, hard surface

Unimproved road

Interstate Route

U. S. Route

State Route

QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources
This information not field checked. Map edited 1986

Purple tint indicates extension of urban areas

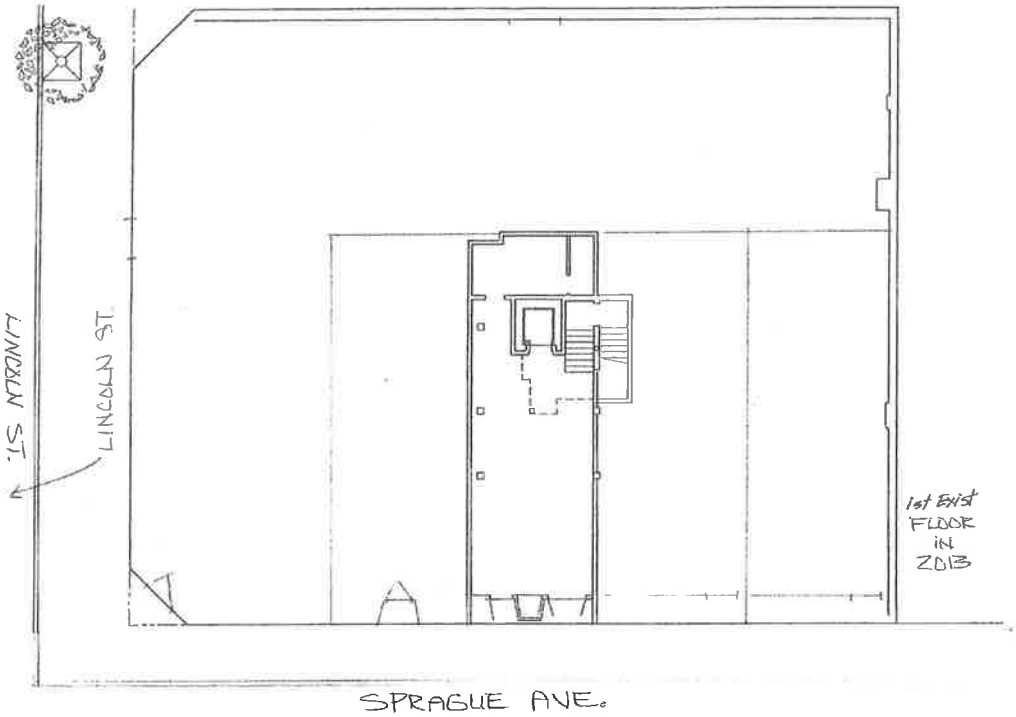
SPOKANE NW, WASH.

NW/4 SPOKANE 15′ QUADRANGLE

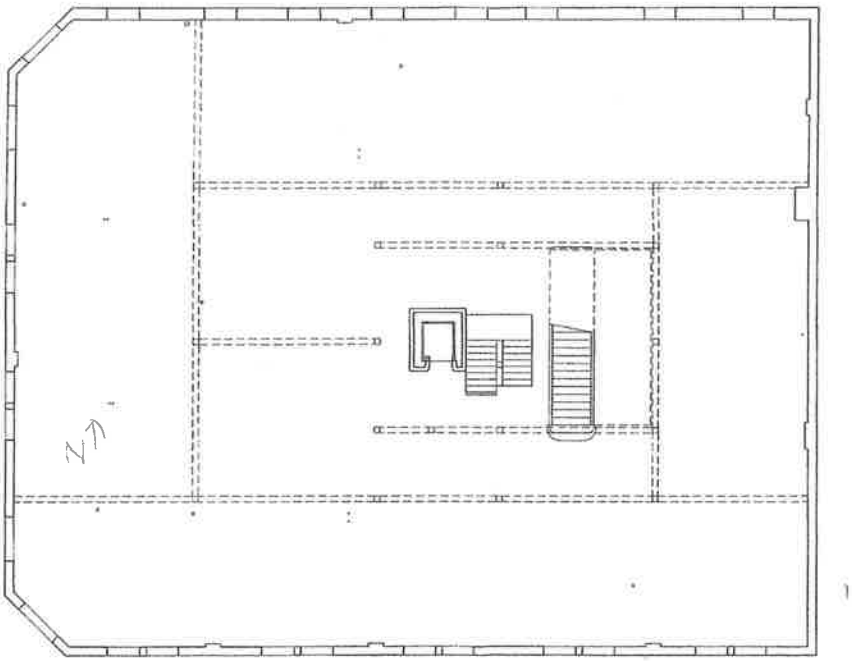
47117-F4-TF-024

1974
PHOTOREVISED 1986
DMA 2579 III NW–SERIES V891

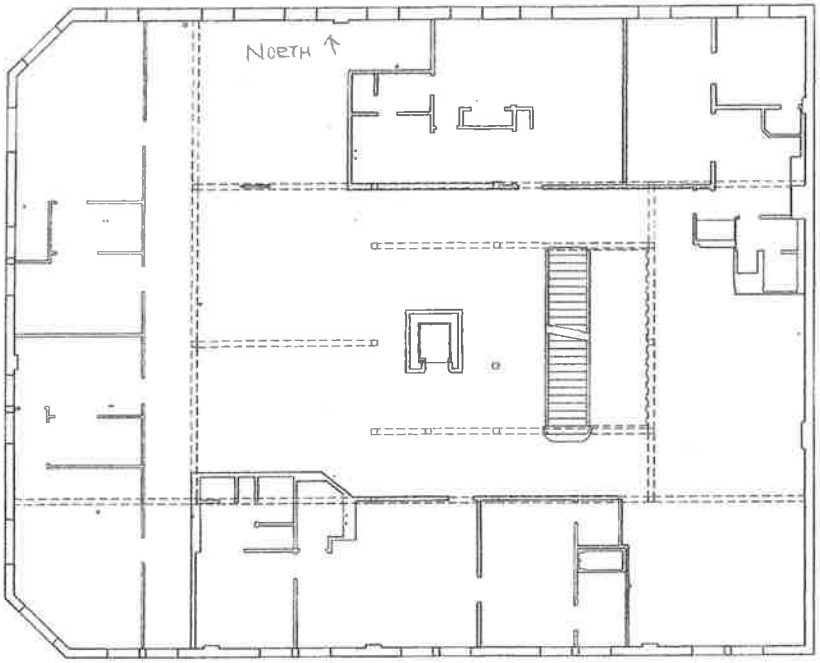
GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201



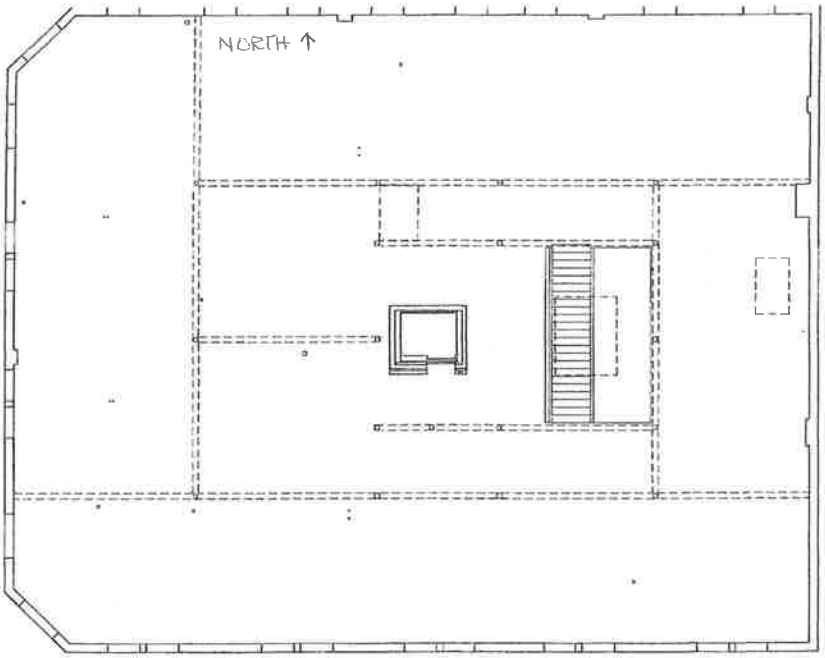
2013 Site Plan for the Germond Block



2013 Second Floor "As Found" Floor Plan for Germond Block



2013 Third Floor "As Found" Floor Plan for the Germond Block



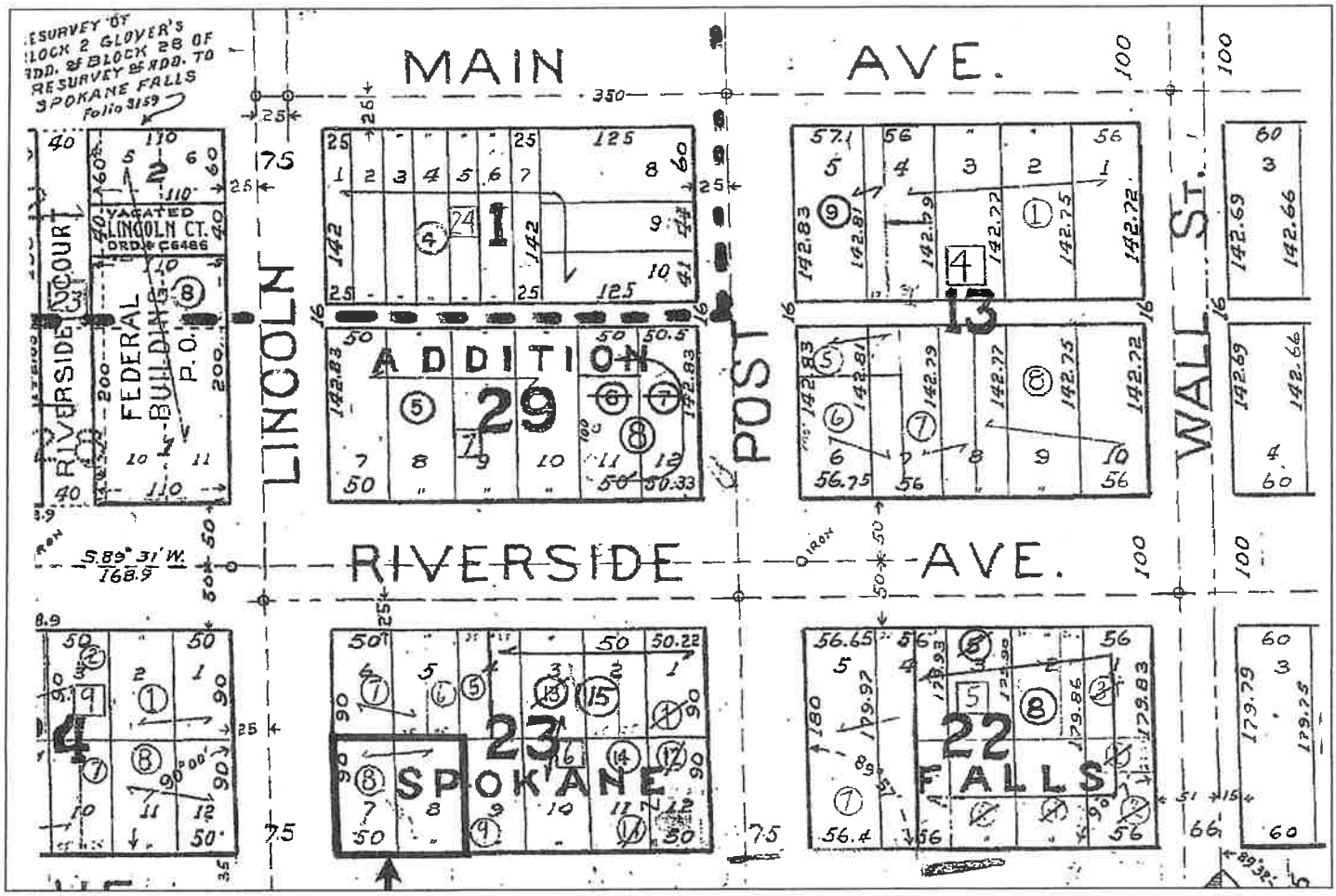
2013 Fourth Floor "As Found" Floor Plan for the Germond Block

GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201

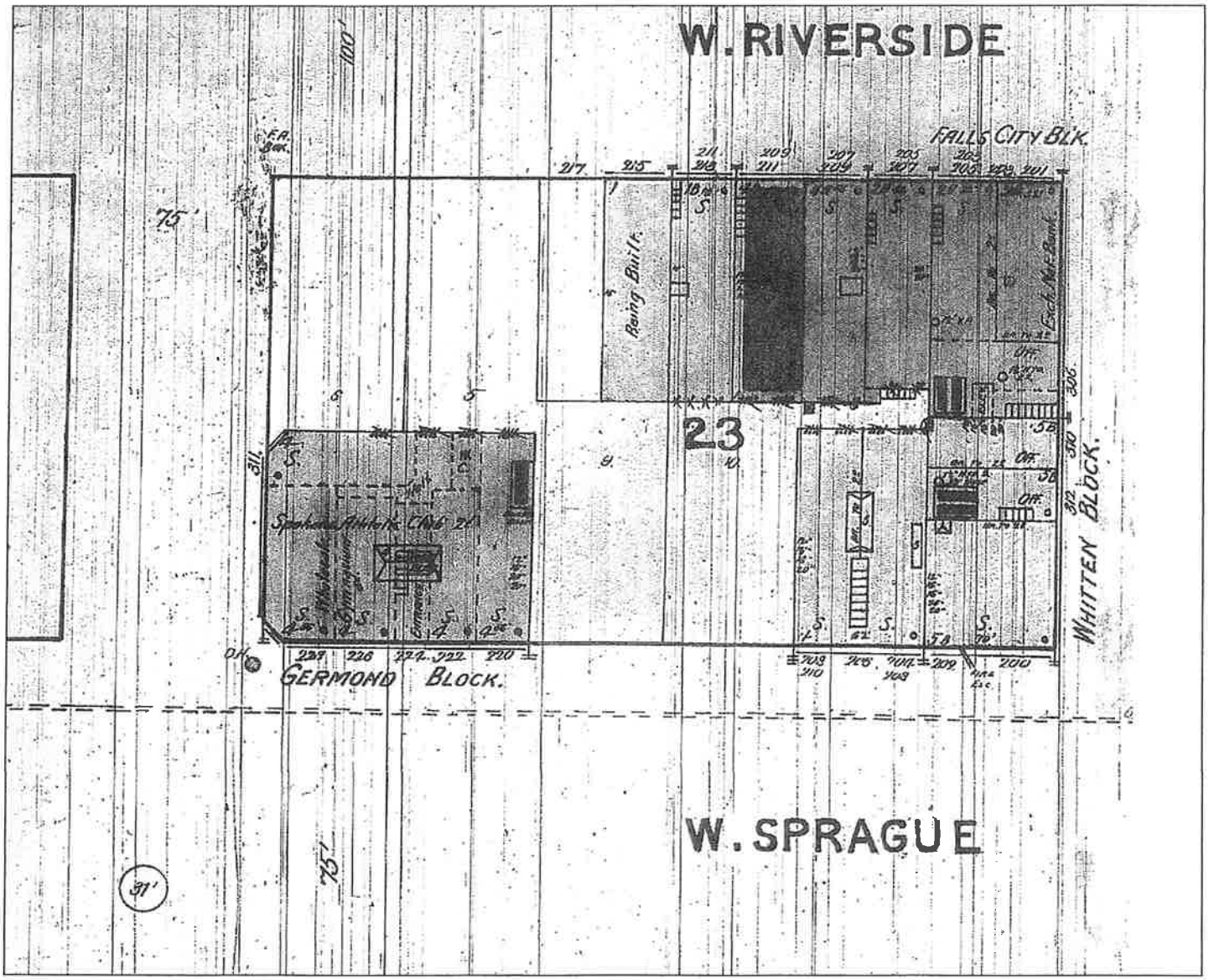
Tax Parcel Number: 35183.0608

Urban Legal Address: Resurvey & Addition Spokane Falls L7-8, Block 23

2013 SPOKANE CITY PLAT MAP
(arrow points to subject property at bottom of map)



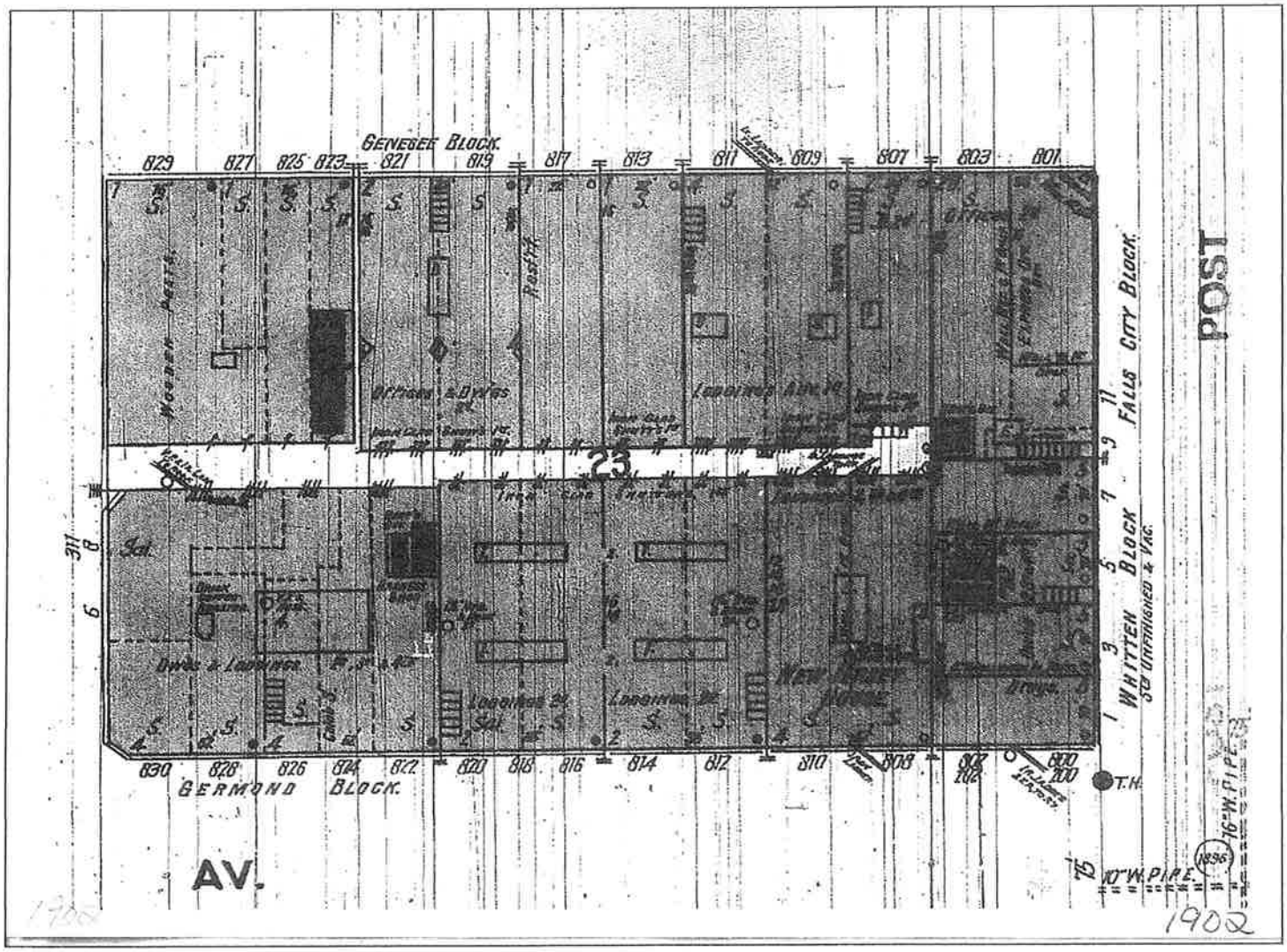
GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201



1891 Sanborn Fire Insurance Map of Germond Block

(pictured in bottom left-hand corner)

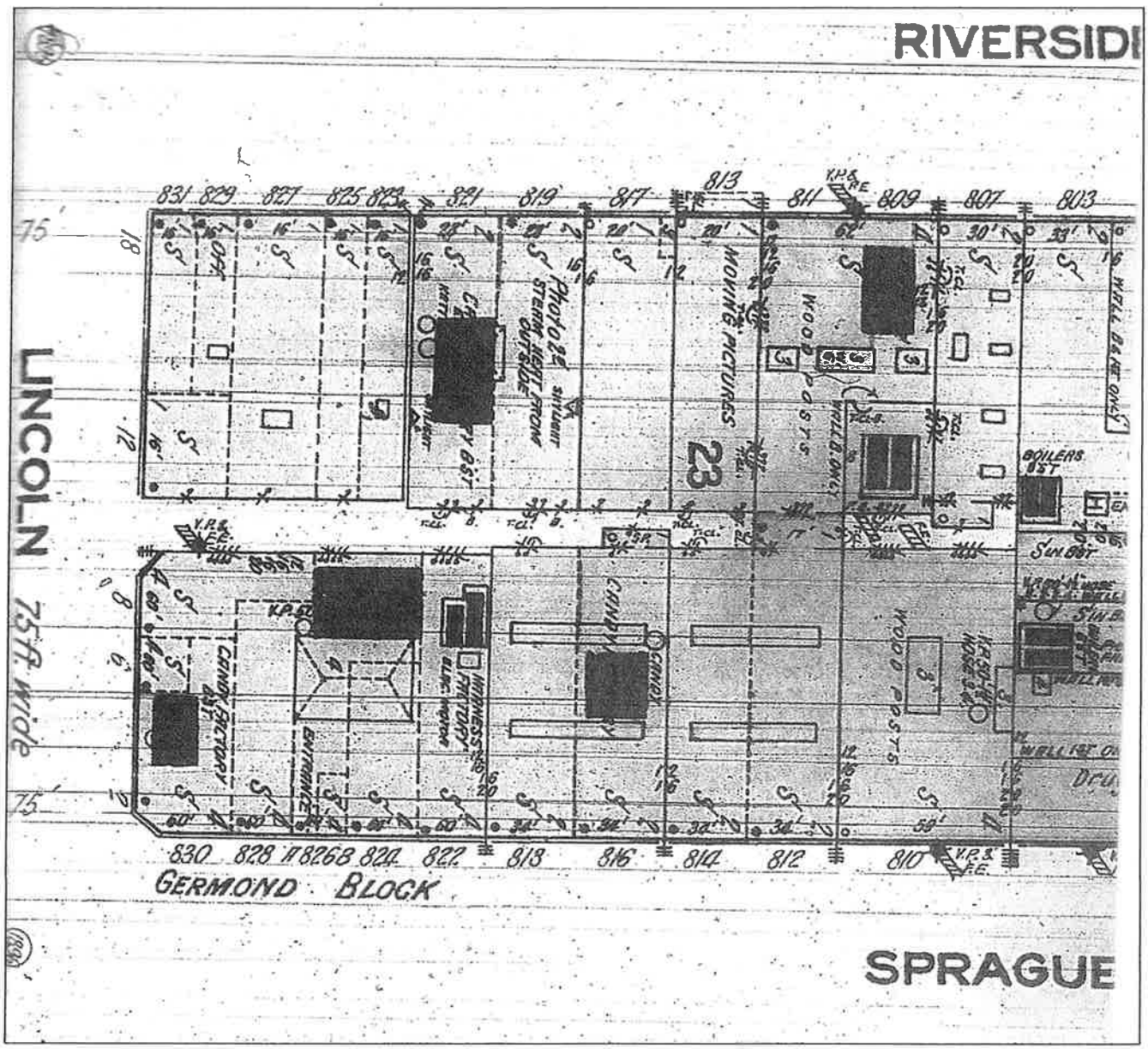
GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201



1902 Sanborn Fire Insurance Map of Germond Block

(pictured in bottom left-hand corner)

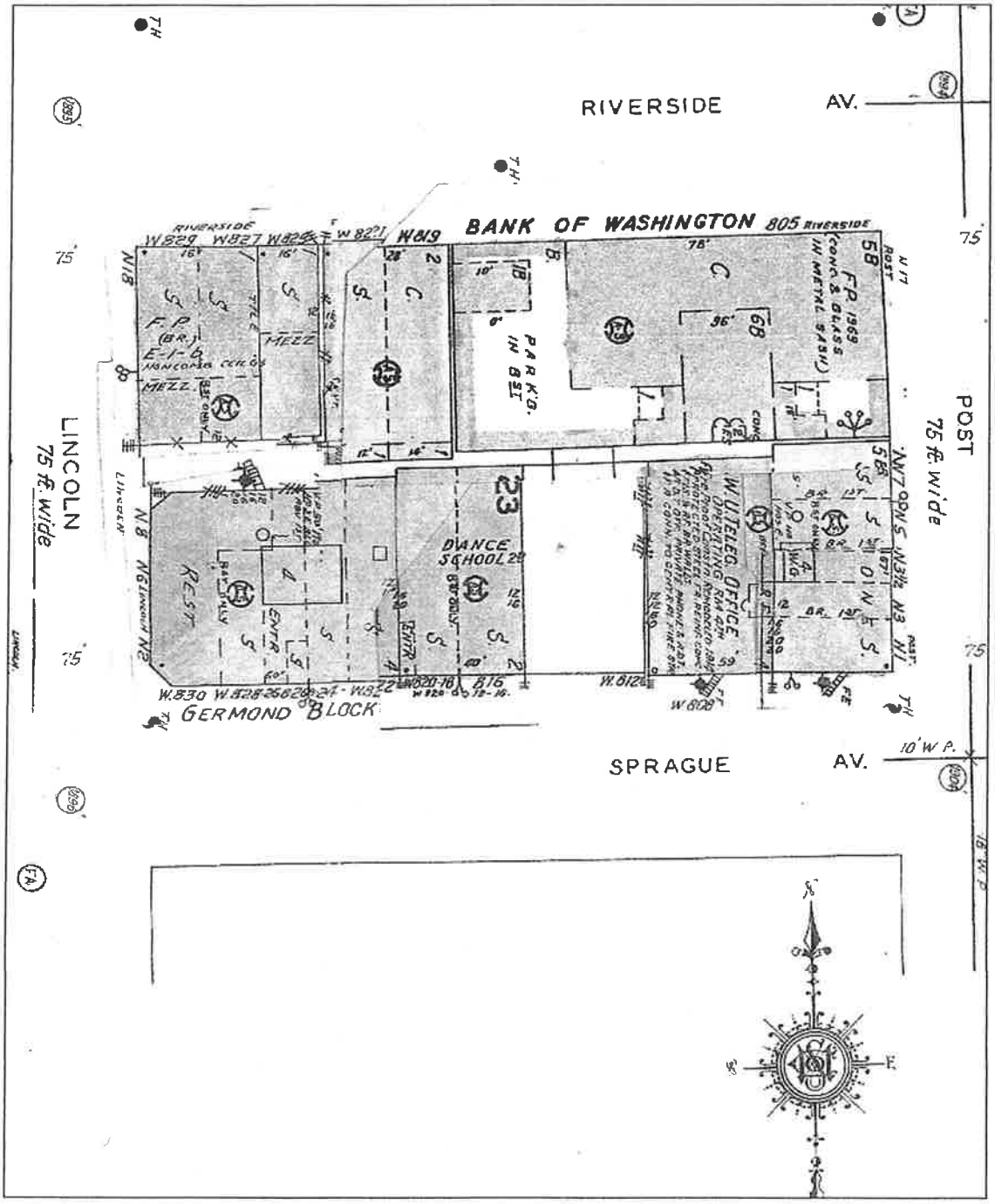
GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201



1910 Sanborn Fire Insurance Map of Germond Block

(pictured in bottom left-hand corner)

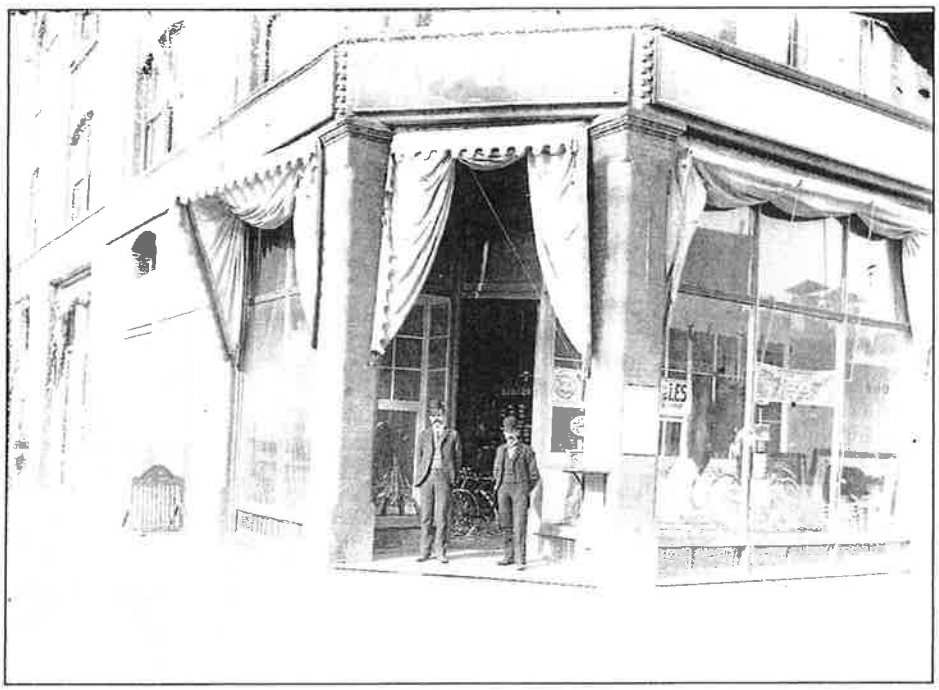
GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201



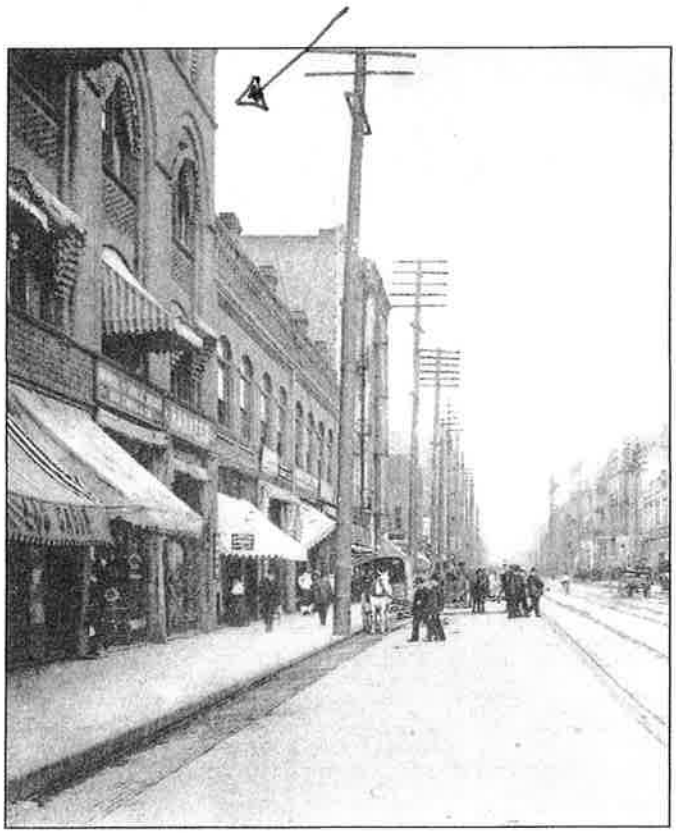
1952-53 Sanborn Fire Insurance Map of Germond Block

(pictured in bottom left-hand corner)

GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201

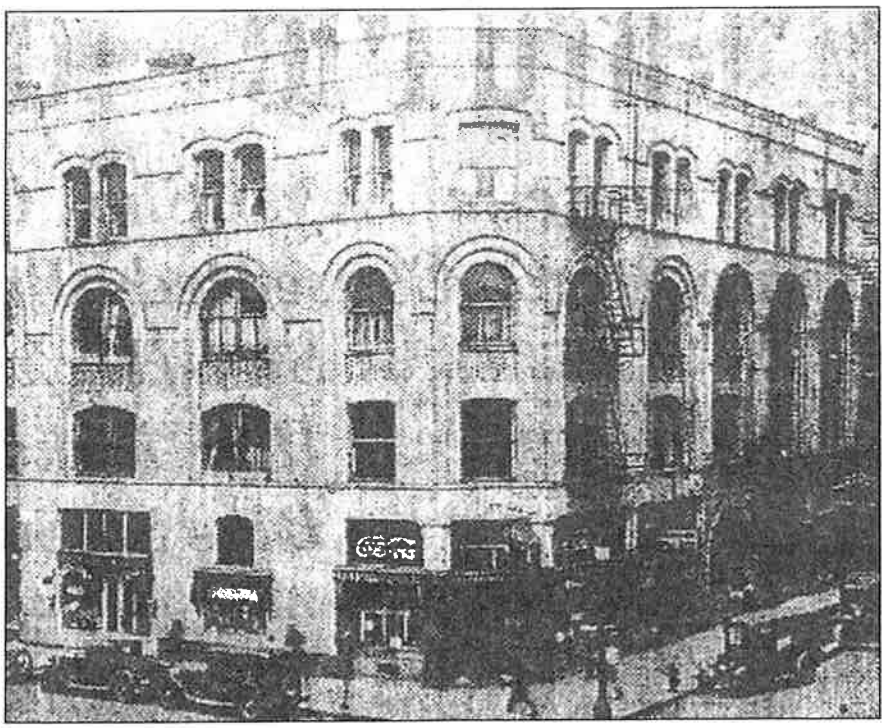


1902-1907 photo of Rapp & Lloyd Sporting Goods Store, southwest façade corner of Germond Block



1910 photo of Germond Block, south façade (left side of photo)

1927 photo of Germond Block, southwest façade corner



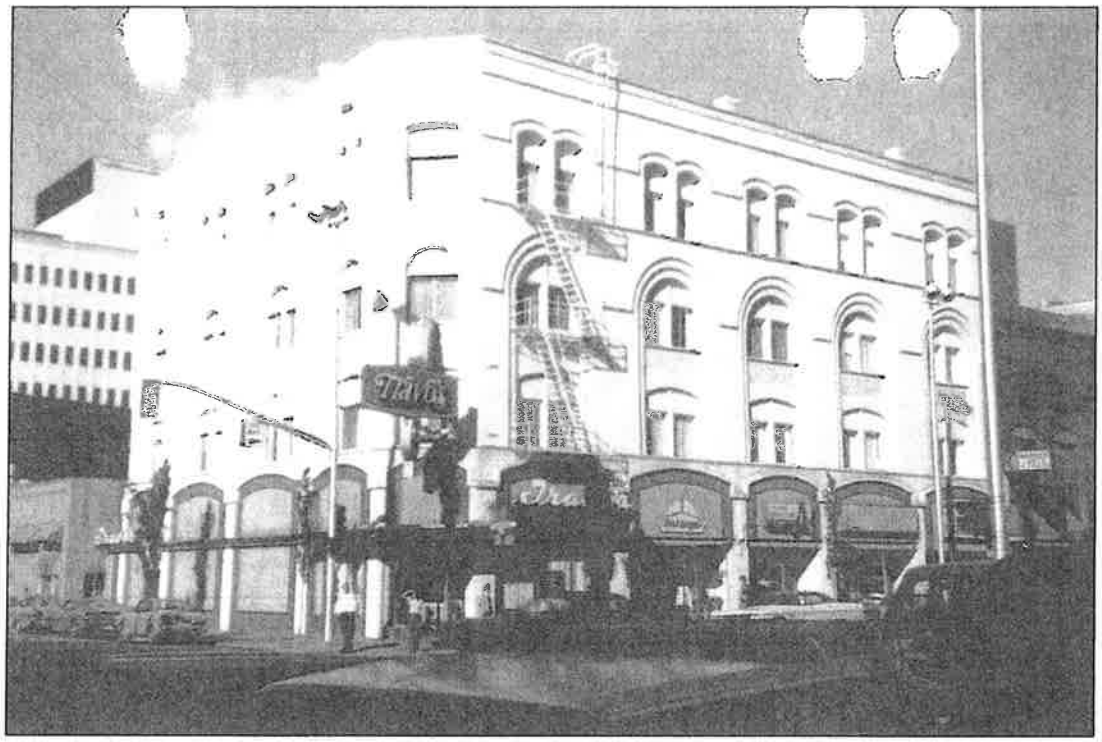
1935 photo of Germond Block, southwest façade corner

GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201

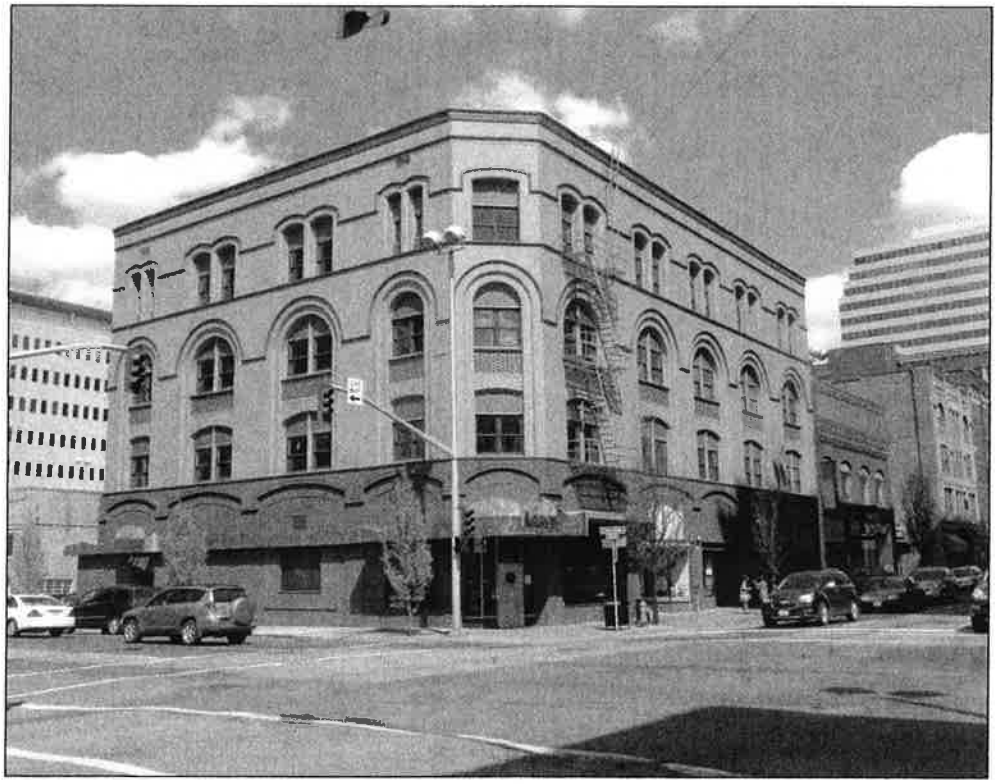
1945 photo of Germond Block, southwest façade corner

1949 photo of Germond Block, southwest façade corner (left side of photo)

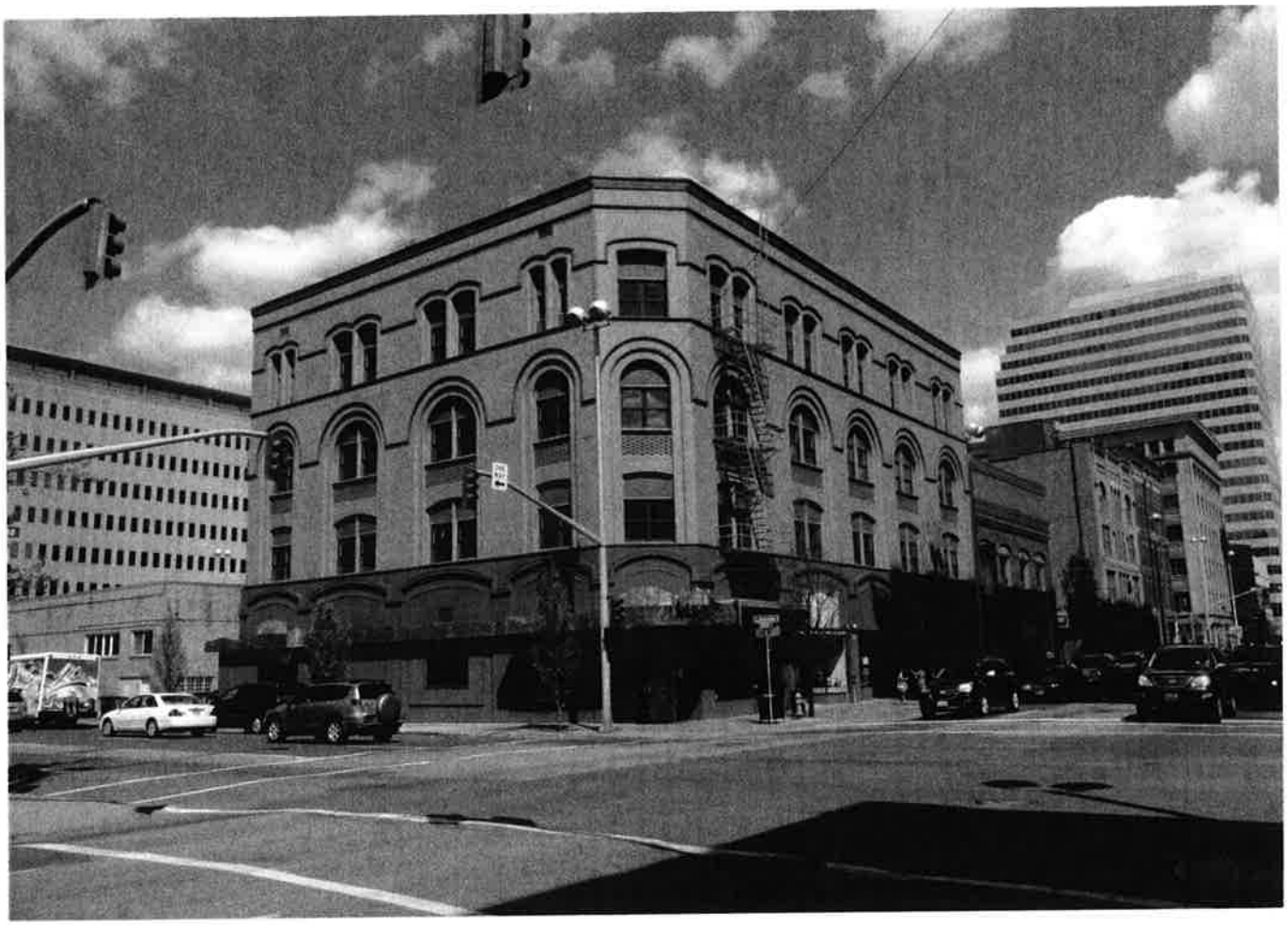
GERMOND BLOCK
830 W. Sprague Avenue, Spokane, WA 99201



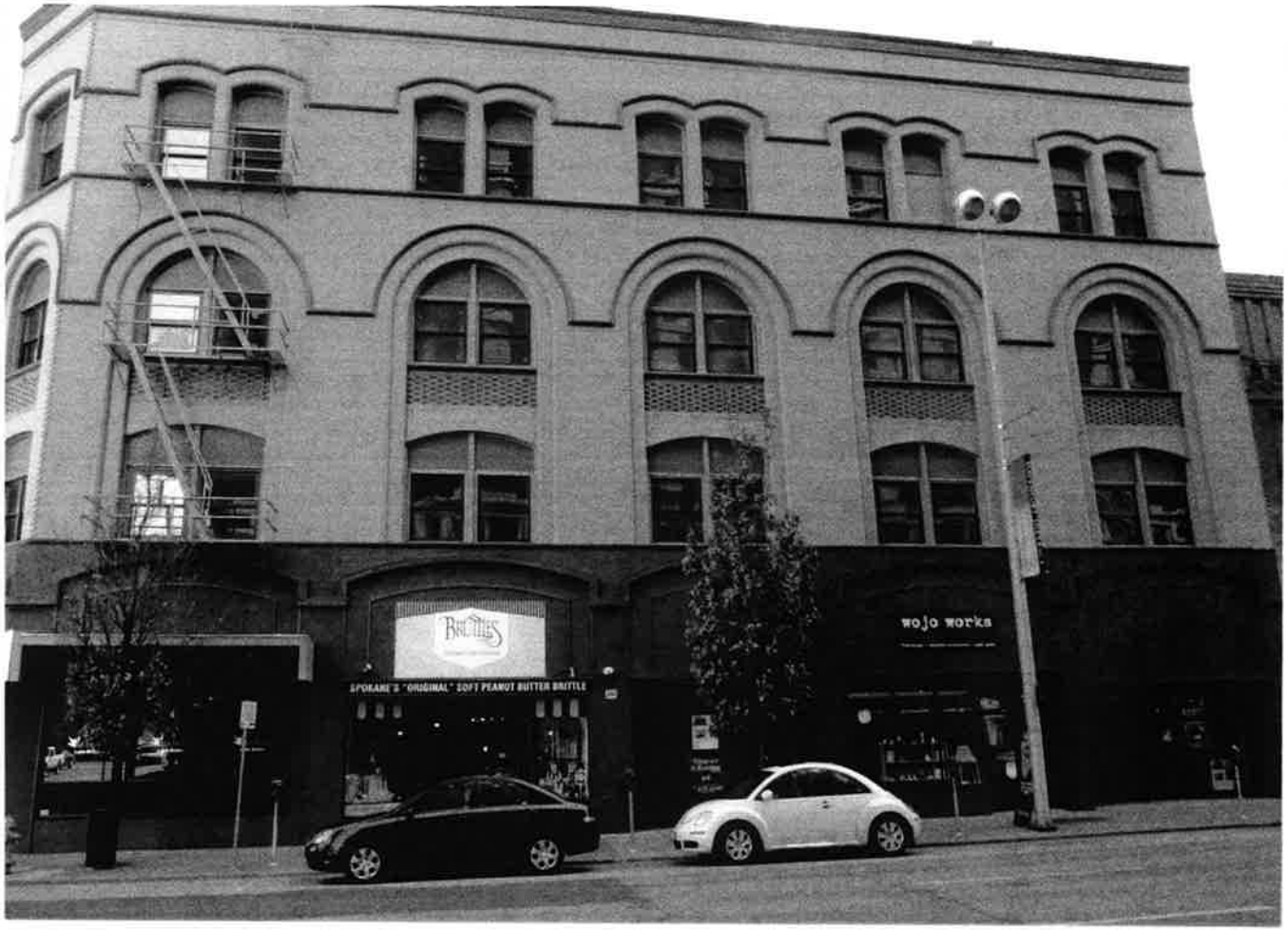
1963 photo of Germond Block, southwest corner facade

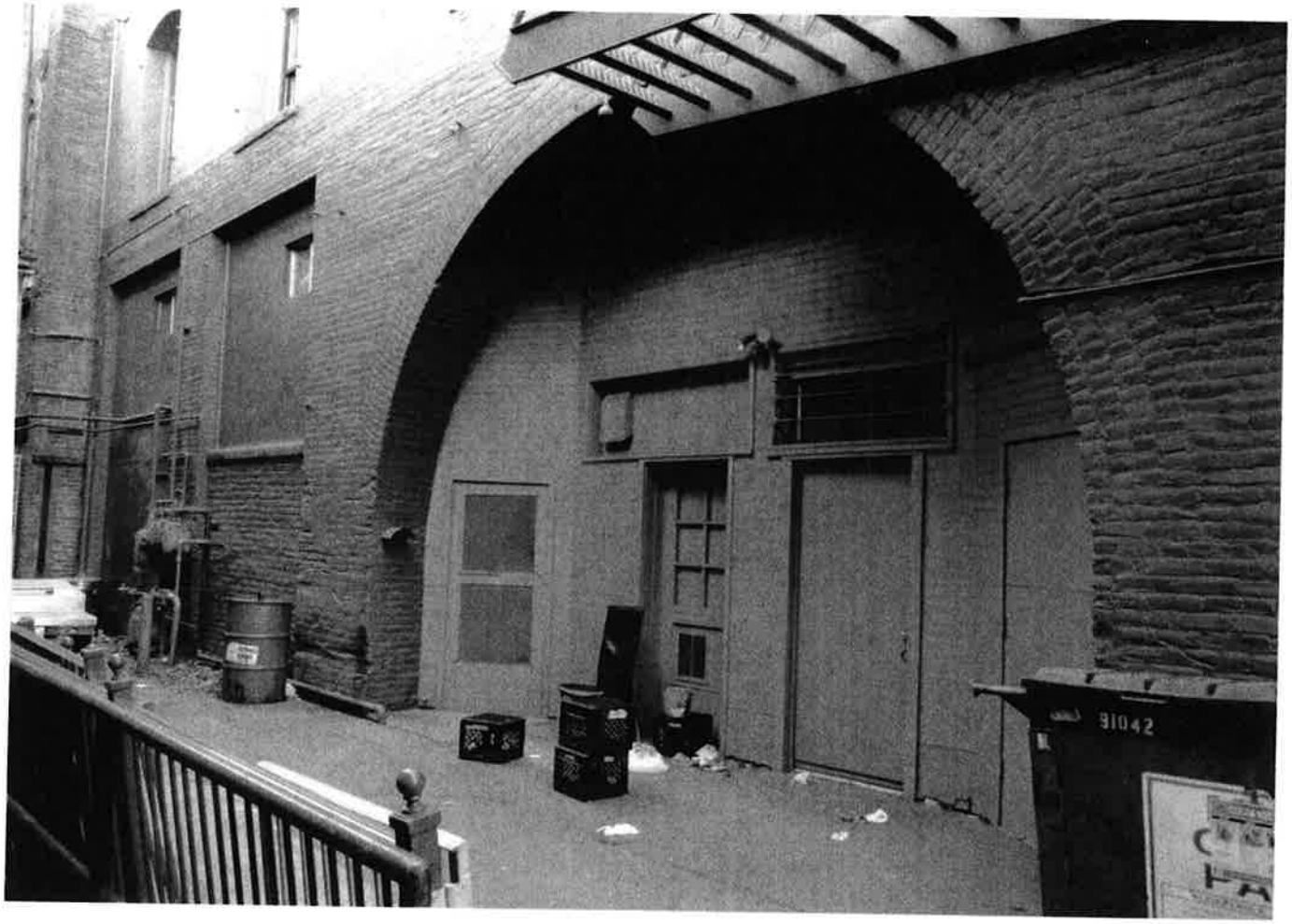


2013 photo of Germond Block, southwest corner façade

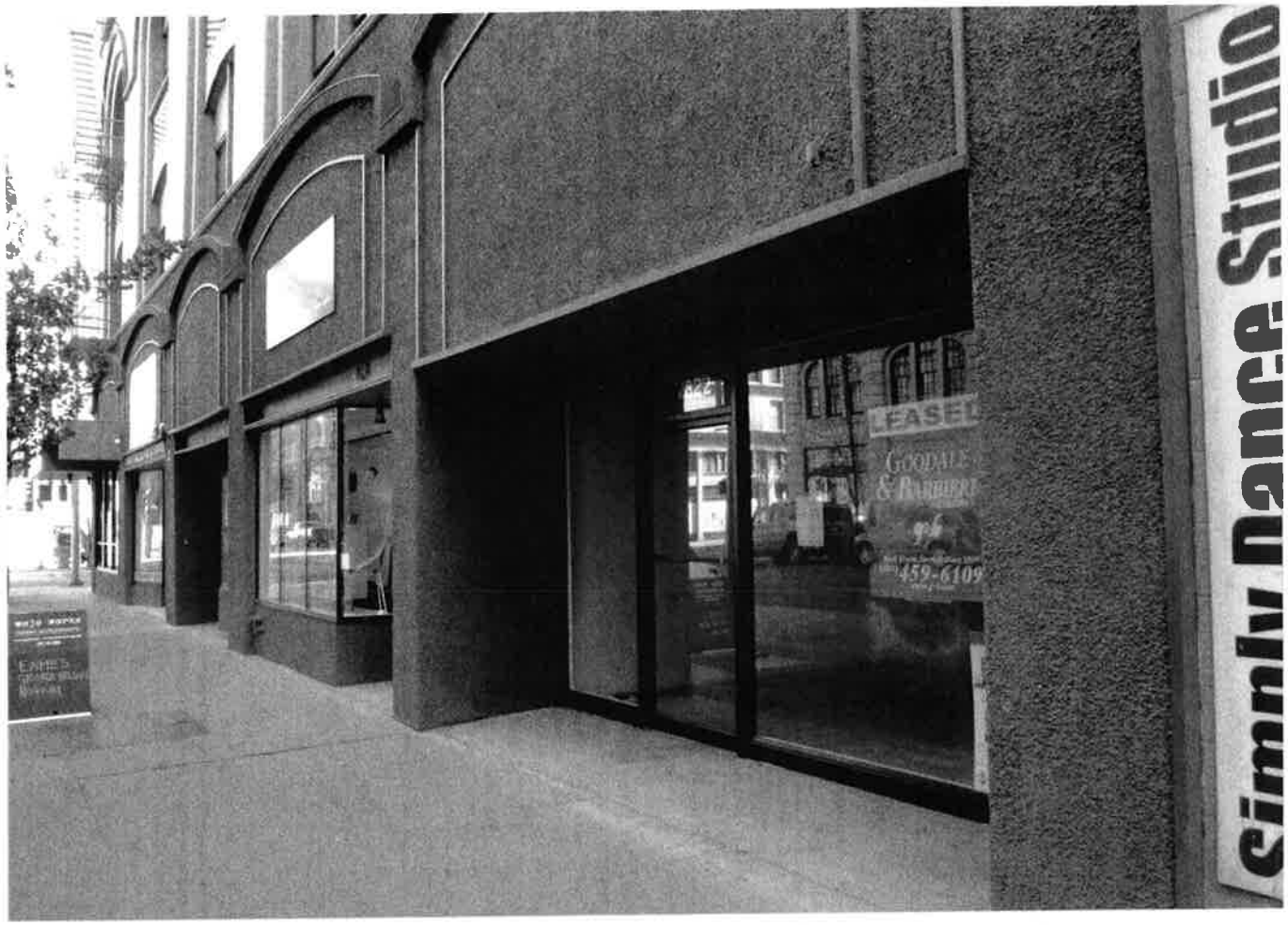


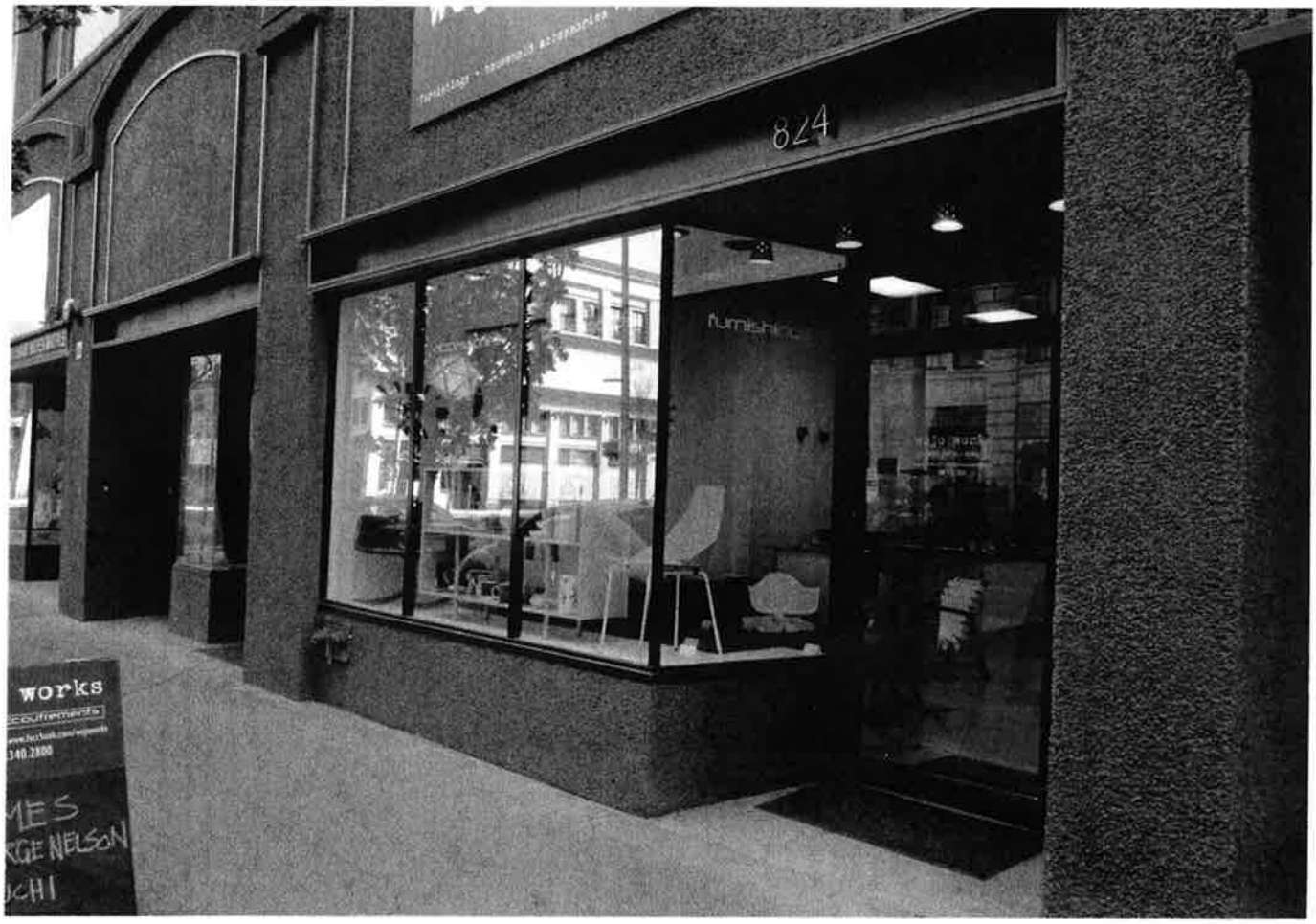
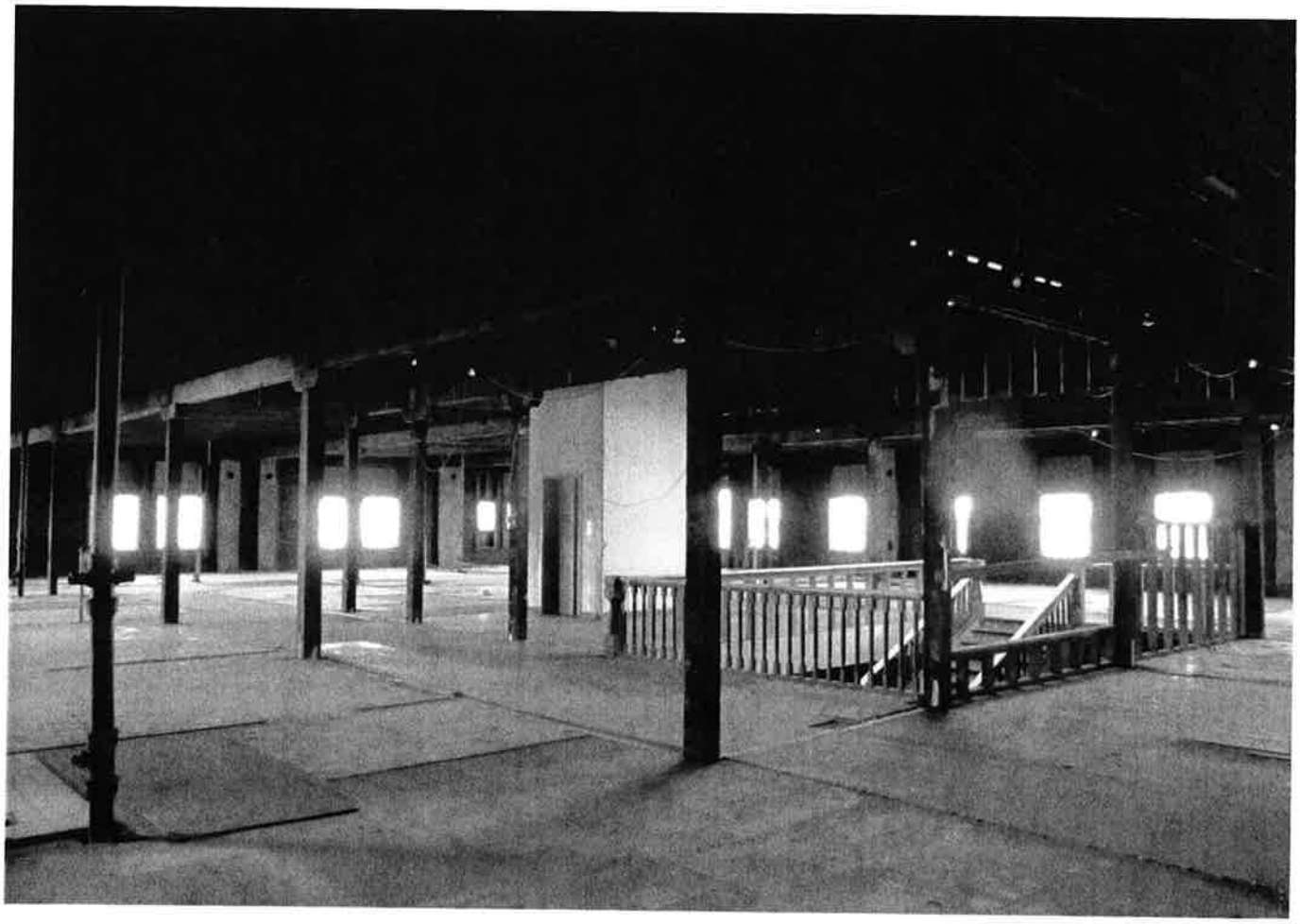
Berg's


SPOKANE'S "ORIGINAL" SOFT PEANUT BUTTER BRITTLE
wojo works


91042

EMERGENCY DISTRICT


Simply Dance Studio
LEASE
GOODALE
& BARBIERE
459-6109


824
furnishing
works