

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337

1. Name of Property

Historic Name **GREEN-HUGHES PRINTING CO. BUILDING**

2. Location

Street & Number 19 West Pacific Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 35191.0801

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<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"/> _residential
<input type="checkbox"/> _object	Public Acquisition	Accessible	<input type="checkbox"/> _entertainment	<input type="checkbox"/> _religious
	<input type="checkbox"/> _in process	<input checked="" type="checkbox"/> _yes, restricted	<input type="checkbox"/> _government	<input type="checkbox"/> _scientific
	<input type="checkbox"/> _being considered	<input type="checkbox"/> _yes, unrestricted	<input type="checkbox"/> _industrial	<input type="checkbox"/> _transportation
		<input type="checkbox"/> _no	<input type="checkbox"/> _military	<input type="checkbox"/> _other

4. Owner of Property

Name Pacific Avenue Properties LLC
Street & Number 19 West Pacific Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 456-8640

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal State County Local
Depository for Survey Records Spokane Historic Preservation Office
final draft 13 March 2002

13. Signature of Owner(s)

Robert J Hamacher

14. For Official Use Only:

Date Received: _____ Attest: Leri Hyster

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: Michael P. Puroh
Council/Board Action: 3/25/02 Assistant City Attorney

Date: 3/27/02

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

[Signature]

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

[Signature]

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

Narrative Description

Summary Statement

Built in 1911, the Green-Hughes Printing Company Building is a typical example of the Commercial Block style of architecture popular in America during the early 20th century. The building is located on the southwest corner of West Pacific Avenue and South State Street in the east central warehouse district just southeast of Spokane's central business district. Clad in red brick veneer, the unreinforced brick masonry building follows a rectangular plan with two stories, features a decorative parapet, and retains original exterior fenestration patterns above street-level. Flat and segmental arches cap the windows and doors. The building retains good historic integrity of location, design, exterior building materials, workmanship, and association.

Present Appearance and Condition--January, 2002

Site

The Green-Hughes Building is located on Lots 1 and 2, Block 9 of the First Addition to Fourth Addition to Railroad Addition of Spokane. The building footprint occupies the entire property and measures 50 feet wide and 92 feet deep. A small one-story cement block building is attached to the Green-Hughes Building at the northwest corner of the property. Pacific Avenue fronts the Green-Hughes Building to the north, State Street runs parallel to the building on the east, and a two-story brick apartment building is next south. The neighborhood surrounding the Green-Hughes Building is an early 20th-century warehouse district that retains a combination of some of the district's original historic commercial building stock along with new infill construction.

Exterior

The two-story Green-Hughes Building is a plain, rectangular, unreinforced brick masonry commercial block. It has a decorative parapet embellished with a corbelled cornice and castellations with indented brick panels. The roof is flat and is covered with built-up tar. Red brick veneer clads the building's brick structural walls. Symmetrically placed one-over-one double-hung wood-sash windows with a combination of flat and segmental arches illuminate all four sides of the building. The foundation is made of 24-inch-thick basalt rock.

The primary facade of the building faces north and has a central front entrance at street-level. The compatible-contemporary entrance is made of glass with a metal frame around a pair of doors and transom lights. The front entrance is flanked on the west by three one-over-one, double-hung, wood-sash windows with transom lights and flat arches. West of the windows is a doorway highlighted by a flat arch. The doorway is filled in with brick. East of the front door are three window openings with flat arches that, along with the doorway, were filled in with brick in 1974-75 by a previous owner. The second

floor retains six symmetrically placed original one-over-one, double-hung, wood-sash windows capped with brick keystones and brick flat arches. A cast-iron I-beam separates the first floor from the second floor and is visible above the entrance and windows at street level.

The east elevation of the building is a secondary facade and is visible from the intersection of West Pacific Avenue and South State Street. The east elevation retains original fenestration patterns on the second floor with original one-over-one, double-hung, wood-sash windows capped with brick keystones and brick flat arches. From north to south on the building's east elevation, street-level windows include a small multi-paned, wood-sash window, three vertical one-over-one, double-hung, wood-sash units, and a smaller one-over-one window. Two doorways open at street-level from the east elevation; the southern-most entrance has a pair of plain metal doors and the adjacent north entrance has one plain metal door. Street-level windows and doorways have flat arches. Transom lights are located above the doors. At the northeast corner of the building, two window openings were filled in with brick in 1974-75 by a previous owner. A plain brick chimney rises from the wall plane above the parapet.

The west elevation of the building is clad in brick veneer on the first floor and at the northwest corner of the second floor. The remaining second floor is built as a light well and is indented four feet from the building's exterior brick wall plane. The light well elevation on the second floor is clad in stucco over brick masonry. Original fenestration patterns with original one-over-one, double-hung, wood-sash windows are retained on the west elevation. Segmental arches cap the ground-level windows. A small, one-story cement block building is attached to the northwest corner of the Green-Hughes Building on the west elevation (the attached building is not included in this nomination).

The rear, south elevation of the building is partially hidden by a two-story brick building next south which is not connected to the Green-Hughes Building. A small five-foot space forms a narrow passage between the two buildings. Both the east and west ends of the passage are closed off by a metal cyclone fence and gate. The south elevation of the building retains original fenestration patterns and original one-over-one, double-hung, wood-sash windows capped with segmental brick arches on the second floor. Alley-level windows were replaced in 2001 due to Spokane fire codes.

Interior

The interior of the Green-Hughes Building was gutted sometime in 1985 prior to current ownership. The interior brick surface of the brick masonry walls is exposed on all sides. The first floor is partially finished, leaving the exposed brick walls in some places. The finished area includes a foyer, staircase to second floor, restroom facilities on the east

wall, and a series of offices in the first floor. The original wood plank floor exists on the first floor and is currently covered with carpet. The basement is unfinished.

A wide flight of metal stairs is located along the north wall and rises to the second floor. The second floor is unfinished. Original massive wood beams and posts are exposed and support the roof of the building. The floor is poured concrete.

Original Appearance and Subsequent Alterations

The exterior of the building was changed at street-level on the north and east elevations in 1974-1975 when the building was adapted for use as a restaurant. The western-most entrance on the north facade was filled in with brick, the original double doors on the north facade's center entryway were replaced, and the three windows adjacent east of the center entrance were removed and the openings filled in with brick. The brick veneer at street-level only was covered with a layer of stucco veneer. The stucco veneer wrapped around the northeast corner of the building. The two windows nearest the northeast corner of the building on the east elevation were removed and filled in with bricks. The brick-filled windows were then covered with stucco veneer. Part of the next adjacent south window was filled in with brick. The original doors in the two entryways on the east elevation were replaced with metal doors.

In 2001, the stucco veneer on the north facade and northeast corner of the building was removed and the original brick veneer was revealed. The central front entrance on the facade of the building was replaced with a contemporary-compatible metal-and-glass system. Due to deterioration, the three windows west of the front entry were replaced in 2001 with windows that duplicate the one-over-one, double-hung, wood-sash design, height, width, and reveal depth of the original windows. The east elevation windows at street level were replaced with one-over-one, double-hung, wood-sash units that duplicate the original windows in height, width, and reveal depth. A small window was installed at the northeast corner over a section of brick infill. The metal doors on the east elevation were replaced with new metal doors. The original windows along the rear, south street-level elevation were removed as per the Uniform Building Code of Spokane (UBC). New fire-rated metal-sash windows were installed as per UBC regulations regarding fire safety. All 31 original windows on the second floor of the building and the west elevation remain intact.

The interior first floor of the building was changed many times from the date of construction to accommodate various businesses. An extensive alteration was completed in 1975 when the building was used as a restaurant. The main floor was finished with a dining room in the north two-thirds of the building and a kitchen in the south one-third of the building. The basement was partially finished with a large dance hall. In 1985, the

basement and first floor were gutted by a typesetting and screen production business. In 2001, the first floor was finished with the current design.

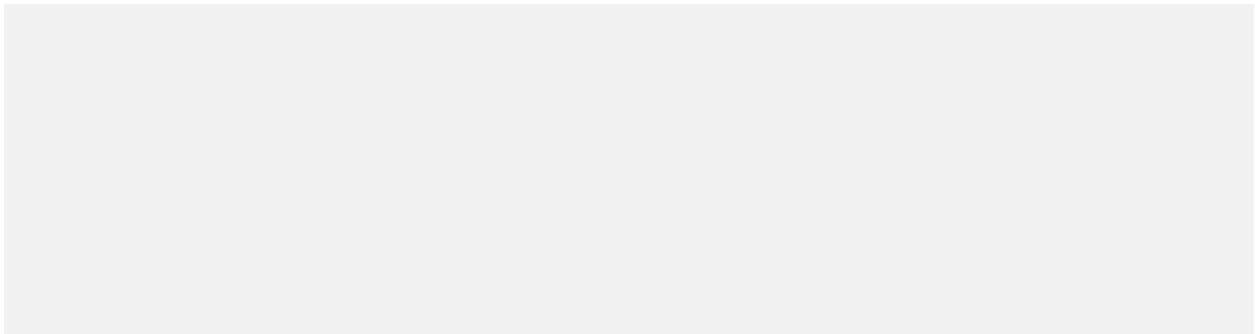
The second floor of the Green-Hughes Building was originally finished with ten apartment units accessible by an interior stairwell and foyer entered by the two entrances on the east elevation. By 1949, the apartments were altered and downsized to eight units. In 1985, the second floor of the building was gutted. In 2001, the second floor was cleaned and a poured concrete floor was floated on fir subfloor.

Areas of Significance	Commerce, Politics
Period of Significance	1936-1951
Significant Dates	1911
Architect	Unknown
Specific Dates	1911

Statement of Significance

Summary Statement

The Green-Hughes Printing Company Building was built in 1911. The most significant owners of the building were Robert Green and Harley Hughes, who together owned and operated the Green-Hughes Printing Company that was located in the building from 1936 to 1951. From their printing presses on the building's first floor, Green and Hughes produced thousands and thousands of issues of *Labor World*, the most widely read weekly newspaper reporting business at that time for all organized labor unions located in Eastern Washington, Northern Idaho, and Western Montana. With the Congressional passage of the National Industrial Recovery Act in 1933, and the National Labor Relations Act in 1935 that legally guaranteed workers the right to organize without interference from employers, many labor unions were formed in Spokane and throughout the country. The passage of these acts has greatly impacted labor practices throughout the United States for the last seven decades. Reports state that "although many other workers were not members of labor unions, their wages, hours, and working conditions were largely determined by union contracts." *Labor World*, and Harley Hughes, its founder and editor-and-chief, addressed labor issues affecting workers throughout the Spokane region and contributed greatly to the way organized labor operates today. Hughes authored numerous articles and columns for the publication and helped write the bylaws for Spokane's early labor council. Hughes, and his publication *Labor World*, were the forerunners to the development of the Spokane Labor Council, the current organizational body that oversees affiliated labor unions in Spokane County and part of Eastern Washington. Today, *Labor World* is recorded and printed as the "official publication of the Spokane, Washington Labor Council, AFL-CIO, and the Spokane Building and Construction Trades Council." The Green-Hughes Printing Company Building is historically significant for its association with Harley Hughes, *Labor World*, and the development of one of East Central Spokane's warehouse and industrial districts. The building is eligible for listing on the Spokane Register of Historic Places under Categories A and B.



Historical Context

Early Spokane

Spokane began as a small town in about 1873, and grew to over 30,000 people by 1900. From 1900 to 1910, Spokane's population multiplied at an unparalleled rate and tripled to more than 100,000. Natural resources such as water power for mills and electricity, land for farmers and ranchers, lumber for building and paper manufacture, and lead and silver from the Coeur d'Alene mines located east of Spokane were all utilized. With resource utilization came a shift in jobs from agriculture to industrial. Railroad lines converged in Spokane to transport goods, and around the railroad tracks, warehouses and storage facilities were built. Many brick buildings were constructed with space for industrial and commercial use on the first floor, and with apartment rooms for residential use on the second floor. One of these buildings was the Green-Hughes Printing Company Building.

Before 1902, the neighborhood bounded by Division Street to the east, McClellan Street to the west, and 2nd Avenue to the south, was mainly undeveloped land bordered on the north by a myriad of train tracks owned by the Northern Pacific. The Sanborn Fire Insurance Map of 1902 pictures nothing in the area except a small frame cabin located in the middle of the intersection of Pacific Avenue and State Street before they were laid and graded. From 1910 to 1927, the Sanborn Fire Insurance maps reveal 15 to 20 buildings that housed mainly warehouses and commercial concerns. Referring to West Pacific Avenue and the Green-Hughes Printing Company Building, architectural historian Robert Hyslop says, "substantial brick buildings were displacing the earlier frame houses...and stopped in this neighborhood by the war years." These substantial brick buildings included the Green-Hughes Printing Company and various warehouses for the Spokane Transfer Company, Northwestern Cold Storage, and for furniture wholesalers. Other businesses included the Elgin Creamery Company, the Hazelwood Dairy and Cold Storage, a wholesale candy and cigar warehouse, two apartment buildings, a single room occupancy hotel, and a lodge hall built for the Foresters Union.

The Green-Hughes Printing Company Building

In 1904, James A. Watson and his wife Meta, owners and proprietors of the Watson Drug Company in downtown Spokane, made an investment and bought Lots 1-2-3-4 on Block 9 in the First-Fourth Railroad Addition for \$3450. In 1905, Lots 1 and 2 were sold to Percy B. Thompson, a surveyor, and conveyed back to Watson one month later. In 1911, Watson built a two-story brick building on the southwest corner of Pacific Avenue and State Street, in the center of one of Spokane's newly developing warehouse and industrial areas for that time. Capitalizing on his investment, Watson established the first business in the building called the Commercial Laundry Company located on the first floor, and rented apartment rooms on the second floor. The name changed in 1913 to the National Laundry Company and in 1916 to the National Steam Laundry Company. The laundry prospered until the end of World War I in 1919.

After the laundry business, the building was occupied by the Martin-Parry Corporation that specialized in auto body repairs and manufacturing. In 1931, the auto body shop was replaced by Western Equipment Incorporated, a truck body distributor. In 1933, Schaffer Laundry and Cleaners occupied the first floor, but by 1935, the building's first floor was vacant.

The Building's Period of Significance: 1936-1951

In November, 1936, Watson sold the building to Harley and Emma Hughes and their partners, Robert and Kathleen Green. Harley Hughes and Robert Green owned the Green-Hughes Printing Company and installed their printing presses in the building. According to city directories and labor council records, Hughes and Green printed newspapers, periodicals, professional journals, and other miscellaneous publications at various times in the building from 1936 to 1951. Three publications they printed were called the Spokane Shopper, the Spokane Shopping News, and the Supervisor--all related to labor and merchandise. The most important publications with the greatest impact that Green and Hughes ever printed, however, were the hundreds and thousands of copies of *Labor World*, the only regional newspaper that addressed all the labor concerns of workers and organized labor unions located throughout the Inland Pacific Northwest, including Northern Idaho and Western Montana. With a reported readership of 50,000 in the 1930s-1950s when Spokane's population numbered roughly 150,000, *Labor World* endeavored every week to right the wrongs concerned with labor practices by publishing articles describing unfair labor policies, including long workdays, low pay, and unhealthy work environments. An article from the March 11, 1938 edition of *Labor World* describes working conditions at the Davenport Hotel.

"The laundry girls were compelled to work 14 hours daily...Why did they do it?...Why didn't the girls quit?...Because the hourly wages were so low that it took every cent to keep body and soul together, and for that reason they joined a union and asked for enough wages and an eight-hour day...Were the demands of the unions unreasonable and un-American?...No, they asked for a minimum wage of 40-cents an hour...no more, in fact, even less than is being paid their sisters in other cities...Many of these women are mothers with children to support, and others are girls that have to support themselves and are entitled to a decent wage."

The 1938 newspaper stated that *Labor World* was "owned and operated by the Labor Unions of Spokane, Washington." The paper was "issued every Friday by the Labor World Publishing Company at West 19-21 Pacific Avenue." Subscription price was one dollar a year.

Historical Significance

Category A

While commercial buildings built along Pacific Avenue from Division to McClellan Street have remained in use as warehouses and storage facilities, and the two apartment buildings in the area continue to operate as multi-family dwellings, the Hughes-Green Printing Company Building has seen a varied turnover of businesses from apartments and laundry facilities to auto body shop, to truck body distributor, printing and publishing house, window/door manufacturing center, and a German restaurant and dance hall. Although unsubstantiated, perhaps some of the men and women who worked in the building's mix of businesses also lived on the second floor of the building at one time. Throughout its years of diverse use, the Green-Hughes Building represents a microcosm of patterns that are reflected in Spokane's greater economic development with trends from service-oriented businesses to manufacturing, and back to services.

Category B

The Green-Hughes Printing Company Building retains an historical association with Harley Hughes and the production of *Labor World*, Spokane's most widely read labor union publication. *Labor World* was founded and developed by its editor-and-chief, Harley Hughes, an author, printer, publisher, and politician. Hughes's contribution to the development of *Labor World* gave rise to the current Spokane Labor Council.

Harley L. Hughes

Two Spokane newspaper obituaries dated July 8, and July 9, 1942, and other newspaper articles describe the career achievements of Harley Hughes. Harley L. Hughes was born in Oregon in 1871, and was educated in Whitman County schools in Washington State. A journalist, Hughes founded *The Harrison Ensign*, the first newspaper in Harrison, Idaho, and owned and organized newspapers in mining towns in Idaho and Montana. He became involved with the labor disputes in the Coeur d'Alene mining camps during the 1880s and 1890s, and was elected to the Idaho State Legislature when he was only 21 years of age. Hughes moved to Spokane and was the first candidate representing the Socialist Party to run for Mayor of Spokane in 1902, and was later a member of the third legislature of Idaho (*S-R, 8 July 1942*). In Spokane in 1906, Hughes was elected editor-and-chief of *Labor World*, and helped write the bylaws for Spokane's early labor council. As editor of the newspaper, Hughes authored hundreds of articles and stories during his lifetime. According to labor council ledger books dating from 1906 to 1942, Hughes continuously published *Labor World*. He started publishing the paper at an office on First Avenue, then from an office at 309-311 West Sprague, and finally from the Green-Hughes Building

during the period from 1936 until his death in 1942. As reported in labor council records, Robert Green continued to publish some issues of *Labor World* in the Green-Hughes Building after the death of his partner, Harley Hughes. However, beginning in 1944, most issues of *Labor World* were published at the Labor Hall located at West 104 Third Avenue. *Labor World* is still published today and the labor council that Harley Hughes helped found has evolved and developed into the Spokane Labor Council, the region's largest labor organization that oversees all affiliated area labor unions.

Biographical Resources

Heimbinger, Stan, personal interview with Linda Yeomans, 2002.

Labor World, 11 March 1938.

Leinen, John, CEO and Secretary/Treasurer of Spokane Regional Labor Council, 1973- 2001, personal interview with Linda Yeomans, 2002.

Polk, R. L. *Spokane City Directory*, 1887-2002.

Sanborn Fire Insurance Maps, 1902, 1910, 1927, 1952.

Spokane County Tax Assessor's records, building permits, warranty deeds.

Spokane Labor Council, archives, ledgers, diaries, letters, miscellaneous copies of *Labor World*, 1906-2002.

Spokesman-Review articles: 8 July 1942 and 9 July 1942.

The World Book Encyclopedia, Volume 10, Field Enterprises, Incorporated: Chicago, 1957.

Thew, Beth, CEO and Secretary/Treasurer of Spokane Labor Council, 2001-2002, personal interview with Linda Yeomans.

Spokane Register of Historic Places Nomination Continuation Sheet
GREEN-HUGHES PRINTING COMPANY BUILDING Section 10

Photos 1 and 2

Northeast and north facade of building.



Spokane Register of Historic Places Nomination Continuation Sheet
GREEN-HUGHES PRINTING COMPANY BUILDING

Section 10

Photo 3

East elevation of building.

Photo 4

West elevation of building. Photos taken in 2002.



Spokane Register of Historic Places Nomination Continuation Sheet
GREEN-HUGHES PRINTING COMPANY BUILDING

Section 10

Photo 5
Photo 6

East elevation of building.
Interior, first floor.



Spokane Register of Historic Places Nomination Continuation Sheet
GREEN-HUGHES PRINTING COMPANY BUILDING Section 10

Photo 7
Photo 8

First-floor interior on north wall.
First-floor interior on north wall, stairwell.



Spokane Register of Historic Places Nomination Continuation Sheet
GREEN-HUGHES PRINTING COMPANY BUILDING

Section 10

Photo 9
Photo 10

Second floor, south wall.
Second floor, looking southeast.



Spokane Register of Historic Places Nomination Continuation Sheet
GREEN-HUGHES PRINTING COMPANY BUILDING Section 10

Photo 11
Photo 12

Second floor; looking north along east wall.
Second floor, looking south, along east wall.

