

Paid
11/22/04 HPO

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 Peyton Building and Peyton Annex
And/Or Common Name

2. Location

Street & Number 722 W. Sprague Avenue/10 N. Post Street
City, State, Zip Code Spokane, WA 99201
Parcel Number 35183.0507

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 type="checkbox"/> _yes, restricted	<input type="checkbox"/> _government <input type="checkbox"/> _scientific
	<input type="checkbox"/> _being considered	<input checked="" 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 Peyton Building, LLC
Street & Number 115 Unity Street, Suite C-3
City, State, Zip Code Bellingham, WA 98225
Telephone Number/E-mail (360) 734-6600

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 Property Inventory Report
Date September 22, 2003 Federal__ State__ County__ Local ☒_x_
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

☒_excellent

☐_good

☐_fair

☐_deteriorated

☐_ruins

☐_unexposed

Check One

☐_unaltered

☒_altered

Check One

☒_original site

☐_moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for 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 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 history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property

Less than one acre

Verbal Boundary Description

See continuation sheet

Verbal Boundary Justification See continuation sheet

11. Form Prepared By

Name and Title

Michael Sullivan, Principal and

Eugenia Woo, Associate

Organization

Artifacts Consulting, Inc.

Telephone Number/E-mail

(253) 572-4599, ext. 3

michaelsullivan@artifacts-inc.com

Street and Number

201 North Yakima Avenue


City, State, Zip Code

Tacoma, WA 98403

Date

November 15, 2004

13. Signature of Owner(s)

 11/15/04 - David H. Johnston

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: _____

Council/Board Action: _____ Assistant City Attorney

Date: _____

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

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

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

NARRATIVE DESCRIPTION

Setting

Built in 1898, the Peyton Building rose from the ashes of the burned down Great Eastern Building (1890). Located in downtown Spokane in Spokane County, Washington, the Peyton Building is prominently situated at the southeast corner of Riverside Avenue and Post Street (10 North Post Street). Construction of the earlier Great Eastern Building began shortly after the great fire of August 4, 1889 and was completed in 1890. The Great Eastern Building suffered a tragic fire on January 24, 1898 when a fire that started in the basement spread quickly to the other floors. All that was left standing of the Great Eastern Building after the fire were its exterior walls and some charred interior columns. These walls were reused when the building was rebuilt in 1898 by the new owner, Colonel Isaac N. Peyton, and the building was renamed the Peyton Building. The Peyton Annex (724 W. Sprague Avenue), constructed in 1908, is attached to the south end of the Peyton Building on the northeast corner of Sprague Avenue and Post Street. Bounded by three major streets, the Peyton Building and Peyton Annex are ideally situated in downtown Spokane.

Both Riverside and Sprague Avenues run east-west and Post Street runs north-south. Riverside Avenue and Sprague Avenue are wide streets, serving as principal arterials and commercial streets for downtown. The topography in downtown Spokane is relatively flat. The Peyton Building and Peyton Annex sit in the heart of the downtown business core which generally consists of a mix of late nineteenth century and early twentieth century commercial buildings and larger scale modern and contemporary commercial buildings. Adjacent to the Peyton Building and Peyton Annex on the east is the Spokane Transit Authority's regional bus transportation hub known as The Plaza. Across Post Street to the west is the Whitten Block (1889-1890), a five-story Romanesque Revival style building that houses the Hotel Lusso. Adjacent to the north of the Hotel Lusso is the Spokane Regional Business Center. Across Sprague Avenue to the south is the Washington Trust Bank Building (1973). Four blocks farther south are the Northern Pacific railroad tracks. To the north, across Riverside Avenue, is the two-story Global Credit Union Building. Farther north two blocks from the Peyton Building and Peyton Annex are Riverfront Park (former site of Expo 74) and the Spokane River.

The Peyton Building and Peyton Annex are located near two National Register Historic Districts—the West Downtown Historic Transportation Corridor National Register District and the East Downtown Historic District. The former district is a corridor of warehouses, auto-related businesses, and single room occupancy hotels situated southwest of the Peyton Building and Peyton Annex. The latter district is a mix of warehouses, single room occupancy hotels, and smaller scale commercial buildings dating from the late nineteenth through early twentieth century located east of the Peyton Building and Peyton Annex.

The seven-story Peyton Building and Peyton Annex stand on a flat, rectangular lot with two corners. The annex was built as an addition to the original building and designed to function with the Peyton Building as one building.

NARRATIVE STATEMENT OF SIGNIFICANCE

The Peyton Building and Peyton Annex, located in the heart of downtown Spokane, are eligible for individual listing in the National Register of Historic Places under Criterion A. The period of significance began in 1890 with the construction of the Great Eastern Building (the Peyton Building was built from the remaining exterior walls of the Great Eastern Building which burned in 1898) and ended with the interior design work by architect Archibald Rigg following the 1916 fire. The Peyton Annex was constructed in 1908. The interiors of the Peyton Building and Peyton Annex are substantially interconnected with internal functions crossing over between both structures and intrinsically linking the two as a single resource. Commerce is the area of significance which demonstrates the Peyton Building and Peyton Annex's eligibility under Criterion A for their association with broad patterns of history which led to the growth and development of downtown Spokane after the great fire of August 4, 1889. The structures provide an important contribution to Spokane's built environment as an example of Romanesque Revival and Commercial style architecture. The Peyton Building and Peyton Annex are directly associated with four prominent Spokane architects, Herman Preusse, Cutter & Malmgrem, Robert Sweatt, and Archibald Rigg.

Historical Development of Spokane's Commercial Core

Spokane is situated in northeast Washington along the Spokane River and serves as the largest city in the Inland Northwest. Geographically, Spokane lies in a diverse part of the state. To the north are the Selkirk Mountains and pine forests; to the east is the level valley floor which leads into Idaho; to the south are the gentle rolling hills and fertile wheat fields of the Palouse; and to the west is the dry landscape of the coulees.

Spokane Falls, as the city was known when it was first incorporated in 1880 by the territorial legislature, was in the midst of an economic and population boom in the 1880s. Between 1886 and 1889, the population mushroomed from 3,500 to 20,000. This good fortune continued until August 4, 1889, when a fire that started in a restaurant on Railroad Avenue near the old Northern Pacific Depot swept through the city from the railroad tracks to the river and from Lincoln to Washington Streets. Approximately thirty-two blocks in the business district were destroyed but no lives were lost. The city quickly rebounded from this disaster—a tent city was created and city leaders began the business of rebuilding a city with substantial masonry buildings. These wood-framed structures had massive heavy bearing walls of granite and brick which were more permanent in nature than those that had stood in the business district before the fire. These buildings were meant to be monuments of commerce. Approximately one hundred brick buildings were constructed within the first year after the fire, including the Great Eastern Building.

Instead of viewing the fire as a setback, those who rebuilt the town saw a new opportunity to create a city with significant architecture and plenty of buildings that would house commercial, residential, and industrial uses. Quickly, the city became the economic and social center for the Inland Northwest. By 1890, the city had transformed itself from a cinder pile after the fire, to an emerging metropolis. Within one decade (1880s), it changed from a frontier town to a full fledged city. The city was reincorporated with an official new name—Spokane. The city charter, officially adopted in March 1891, extended the total area of the city from its original four square miles to sixteen square miles.¹

For ease of description, the original Peyton Building and the Peyton Annex are described separately.

Exterior: Peyton Building

The original 1898 building (rectangular in shape and measuring 85' x 130') is constructed of load-bearing, unreinforced masonry walls, with a stone foundation. The two primary facades (north and west) are clad in red brick with matching mortar. Only the upper three floors of the east façade are visible, the lower stories being blocked off by the adjacent Spokane Transit Authority building. The primary facades are characterized by two brick cornices with brick corbels at the fifth and seventh levels. The fifth level brick cornice is the original cornice from the 1890 Great Eastern Building. The seventh floor cornice replicates the original cornice in 1908 when two floors were added to the building.

Brick pilasters rise from the fourth floor to the top of the parapet and are capped with pointed finials. The pilasters are original features from the 1890 Great Eastern Building but the finials are a simpler version from the 1908 addition. A series of sandstone stringcourses characterize all levels and serve as lintels or sills. The fourth floor is defined by arched sandstone window heads.

The primary entry to the building is on Post Street (west façade) through a recessed entrance with two sets of non-historic, metal, double doors and transom windows. This entrance replaced the original entrance to the building on the east end of the north side of the building (Riverside Avenue) in the mid-1950s. This entry is framed with a black granite surround with a sign above the doors announcing the name of the building, "Peyton." It leads into a vestibule and through another two sets of double doors which open into the main lobby.

All ground floor storefronts on the west and north facades have been altered. Given the number of different establishments that have been housed on the ground floor over the decades, it still retains its proportions and the original cast iron pilasters have been restored. Currently, three businesses occupy ground floor spaces in the Peyton Building, two having street frontage. A deli/café is accessed through the lobby and has no street access. Niko's Restaurant occupies the entire Riverside frontage and the frontage north of the Post Street entrance to the building. The entrance to the restaurant is through a set of metal double doors on Post Street. The north façade storefronts are divided up into four bays, separated by the pilasters. The bay at the east end of this façade is smaller than the other three bays because it once served as the original entrance to the building but was changed to a storefront in the 1950s. The existing transom windows and tile bulkheads are not historic but were part of a 1988/89 remodel of the storefronts. A fine arts gallery is located in the other retail space south of the main entrance to the building. Entry to the gallery is through a single, aluminum-framed, glass door on Post Street.

The integrity of the Peyton Building's upper floors has been maintained overall except for the removal of the original wood sash windows which have been replaced by insulated wood windows with aluminum cladding. There are sixty-three windows on the upper floors of the north façade. Floors five through seven maintain the same fenestration pattern with fourteen windows on each level. These windows are smaller than the windows on floors two through four. They are vertically oriented, fixed windows, grouped in pairs on the bay farthest east and in groups of four in the other bays. These windows replaced the original one-over-one, double hung wood windows.

Arched windows characterize the fourth floor. Sandstone window heads create a heavier emphasis on the arches. The windows are grouped in pairs and single units. The original wood sashes were removed and replaced insulated wood windows with aluminum cladding. Some of original, arched, upper sashes that were removed have been retained in the building.

The second and third floors have the same window style and pattern -- two-over-one, segmented arched windows on each level with thick mullions on the upper sashes. Although these are not the original windows, the two-over-one pattern is similar to the original window style. Like the arched windows above, these windows are grouped in pairs.

The roof is flat with a parapet and the roof material is standard tar-built-up.

Interior: Peyton Building

The interior of the Peyton Building has been altered extensively over the years. The current lobby space off Post Street was created in the mid-1950s when the main entrance was changed from Riverside Avenue to Post Street.¹ The lobby is a deep, wide space that terminates into a bank of two elevators. The lobby is lined with granite walls, carpet, and acoustical tile ceiling. Decorative features such as the floral pattern border, wood molding, and ceiling light fixtures are part of a recent interior remodel. A directory listing the building's tenants is built into the south wall. To the south of the elevators are steps that lead up into the south lobby of the Peyton Annex. The change in height is due to the approximately four feet of difference in elevation between Sprague and Riverside Avenues. A freight elevator is located just beyond the top of the steps. Entrance to the deli/café is through the lobby. Niko's Restaurant occupies the entire north section of the first floor.

The Peyton Building has a basement that serves as a functional and utilitarian space. It contains storage space and houses the boiler, electrical boxes, old elevator system, and an office for maintenance staff. The floor is concrete and the walls are brick and stone.

The upper floors of the Peyton Building have all been altered to accommodate the many tenants that have occupied the space throughout the building's long history, but the use remains the same—office space. Each floor maintains a different floor plan with individual corridor configurations. Some floors are leased by large companies or agencies which require the entire floor (floors five and seven) while several tenants share other floors but maintain separate offices. Walls are covered in sheetrock; floors are carpeted; ceilings are acoustical tiles. All doors and door hardware are non-historic. All lighting fixtures are non-historic. Separate men's and women's restrooms are located along the east end of the building on each floor.

Remnants of the Peyton Building's past are evident in a few areas. The north stairwell is in excellent condition and retains its historic fabric. The floor of the seventh level landing is white, hexagonal tile. The entire staircase is made of oak, with decorative features such as the wood-paneled wainscot and underside of each flight. Suite 615 is an unfinished, vacant space that retains its original vault and a section of the historic maple floor. The walls have been stripped of the original plaster, exposing the brick underneath. A pair of historic, one-over-one, wood windows located in this space are the only ones that remain in the building. An archway in the north-south corridor in the center of the sixth floor remains from the original design. A similar archway is partially visible on the fifth floor. This floor also retains its original vault.

Alterations

The Peyton Building has seen alterations to its exterior and interior but has maintained its overall integrity. Some of these alterations have taken on their own significance over time and add to the building's pattern of development. The building's 1898 exterior façade dates back to the 1890 Great Eastern Building when the Peyton Building was built reusing the walls of this earlier building. In 1902, only four years after the construction of the Peyton Building, the adjacent three-story Hogan Block to the south was incorporated into the building. The Hogan Block's floors were raised to be level with those of the Peyton Building. Its front (west) façade was changed to match the Peyton Building's façade and two stories were added to make it the same height as its neighbor to the north.²

In 1908, the seven-story Peyton Annex was erected and two more stories were added to the Peyton Building to make it the same height as the addition. This change resulted in the removal of the pedimented parapet at the northwest corner of the building.³

The Peyton Building's storefronts were altered at various times to meet the needs of tenants. The west façade was altered in the 1910s to provide for more frontage for Murgittroyd's Drugs. What had been a brick wall with three small arched windows located near the top of the ground floor was turned into storefronts. This was used historically for painted wall signs. The storefronts were altered in again 1929 by different retail tenants—Ligget's Drug Company (in the old Murgittroyd's space and Schulein's (women's shoe store). Ligget's occupied the corner storefront with twenty-five feet of Riverside Avenue frontage and seventy-five feet of Post Street frontage. The drug company planned \$5,000 worth of alterations including a new front. Schulein's first opened in 1929 and was one of the building's longest tenants, closing in 1966. Changes to its storefront in 1929 cost \$8,000 and were intended to make the store modern and attractive, hence the art deco motifs that were employed.⁴

By the mid-1940s, many of the transom windows of the storefronts on both Post and Riverside were covered up by new materials either in an attempt to "modernize" or to provide a larger area for signage.

The main entrance to the building was moved to Post Street from Riverside Avenue in the mid-1950s. The Peyton Building's address had been listed as 722 W. Riverside Avenue in the City Directories from 1898 through 1956. In 1957, it was listed under 10 N. Post Street. The storefronts would see more changes in the 1960s and 1970s as retail tenants and tastes changed.

The building underwent a partial restoration in 1988-89. Its vacancy rate was 40%. The owner was motivated by a desire to attract more tenants to the building. The exterior cast iron columns and transom windows were exposed after layers of façade materials were peeled away. The work was considered a partial restoration because only the cast iron columns were uncovered and restored. New transom windows were installed as well as a new aluminum storefront system and new tile bulkheads. The ground floor ceiling height, which was originally eighteen feet, was lowered to accommodate the needs of the time. The lobby areas adjoining the Post Street and Sprague Avenue entrances were restored. Fifty thousand dollars was spent to reconstruct the northwest corner at Riverside and Post and to demolish the interior of the 4,500 square feet of space. Fifteen thousand dollars was spent to strip old paint from exterior brick. Some of the oak woodwork throughout the interior of the building was restored. Renovation of the upper floor interior was planned for a later date.⁵

In the 1990s, the building's interior was completely altered to introduce new carpet, sheetrock walls, acoustical tile ceiling, and corridor reconfiguration; electrical and plumbing systems were upgraded; and the windows were changed.

Exterior: Peyton Annex

The 1908 seven-story, Commercial style Peyton Annex (rectangular in shape and measuring 50 feet x 85 feet) is the second reinforced concrete building constructed in Spokane. The first was the Holley-Mason Hardware Building (1906) on Howard Street south of the railroad. The two primary facades (west and south) are faced with blonde brick and unglazed terra cotta. Only the upper three floors of the non-primary (east) façade are visible. This façade was clad with lesser quality brick when the building was erected because it was assumed that another building would be constructed adjacent to it and a view of the east façade would be blocked.

Characteristic of its style, the Peyton Annex is divided into three parts, a base, shaft and capital. The building is provided with a firm visual base. The intermediate office levels are treated as a unit and the building is crowned with a bold projecting boxed cornice with dentils. Two terra cotta stringcourses divide the building. A stringcourse separates the first and second floors, creating a base for the building, and the other stringcourse divides the sixth and seventh floors. The seventh floor has rusticated, jointed, terra cotta courses. The sixth floor windows are characterized by decorative, flat-arched, terra cotta surrounds. The intermediate levels (two through six) have decorated terra cotta spandrel panels which are divided by vertical brick piers.

Entry into the Peyton Annex is through a decorative, terra cotta, arched entrance on the south side (Sprague Avenue) at the east end. The entrance features a circular, stilted arch with a detailed acanthus leaf keystone and spandrels in a leaf motif. Pilasters with ionic capitals and recessed panels frame the entrance along with the entablature. The name of the building, "Peyton," is carved onto the frieze of the entablature. The original doors and arched transom window for this entrance have been replaced by non-historic metal doors and window. The existing sconces are not original to the building.

Two businesses occupy ground floor retail spaces in the Peyton Annex; both have entrances on Post Street. Henryk's Tailors has street frontage on the west façade at the north end of the addition, adjacent to the Peyton Building. The corner space belongs to Brews Brothers Espresso, which maintains street frontage on both Post Street and Sprague Avenue. One other retail space on Sprague Avenue between Brews Brothers and the building entrance is not currently being used. The storefront level retains its original number of bays (four on the west façade and six on the south façade). The building originally had a corner entrance, no entrances on the west façade, and a recessed entry in the wide bay (third in from the east end of the building).

The storefronts of the Peyton Annex are faced with unglazed terra cotta with a finely scored surface in a light reddish brown color. Terra cotta pilasters have egg and dart molding which form borders for the recessed panels. Below the capital of each pilaster is the carved initial "P" signifying "Peyton." The existing aluminum storefront windows, doors, and tile bulkheads are non-historic and were installed in the late 1980s or 1990s. At this time, the original multi-light transom windows in the storefronts were removed.

The Peyton Annex's upper floor windows are non-historic bronze colored aluminum frames. Each window opening on floors two through six has two fixed panes divided vertically by a thick aluminum mullion. The seventh floor windows are fixed with aluminum frames. All upper floor windows were installed in 1981 and replaced the historic one-over-one, double-hung wood windows. The west façade has twenty-eight window openings and the south façade has forty-nine. The roof is flat and the roof material is standard tar/built-up.

Interior: Peyton Annex

The interior of the Peyton Annex has been altered over the years but less extensively than the Peyton Building. The current lobby space off Sprague Avenue serves as a secondary lobby for the Peyton Building, although the legal address for the entire property is 724 Sprague Avenue. Entrance is through two sets of double doors and a vestibule. The lobby is a narrow space that leads down to the main lobby of the Peyton Building and to the elevators shared by both buildings. The lobby contains the historic coffered ceiling, marble wainscot, and marble staircase with cast iron railing, baluster, and newel post. Non-historic lighting hangs from the ceiling. The upper floors of the annex can be accessed through these south stairs. The stairs take on a more utilitarian look of concrete above the first floor.

The Peyton Annex has a basement that serves as a functional and utilitarian space. It is connected to the Peyton Building and functions as one space. The floor is concrete and the walls are brick and stone.

The upper floors of the Peyton Annex have all been altered to accommodate the many tenants that have occupied the spaces throughout the building's long history, but the use remains the same—office space. Individual offices are generally small—some have been combined to create larger spaces. Floors two through seven maintain some of the original corridor configuration.

The east-west corridors retain the historic doors and door hardware but the transoms above the doors are covered with sheetrock. Floors are carpeted and the ceilings have been lowered and covered with acoustical tiles. Walls have non-historic floral patterned borders and wood molding. Lighting consists of recessed lights in the acoustical tile ceiling. A few office spaces retain their original maple floors and most floors still have the original vaults in place.

Although the Peyton Annex has seen alterations to its windows and storefronts, it retains a high level of integrity and appears much as it did when it was erected in 1908. Its uses remain the same.

¹ Hyslop, Robert, *Spokane's Building Blocks*. Spokane: Standard Blue Print Co., 1983, p. 228.

² Ibid. p. 146-147.

³ Ibid. p. 226.

⁴ *Spokesman Review*. "Peyton Building Cuts Up Space." January 6, 1929.

⁵ *Spokesman Review* "Downtown Has Restoration, Graffiti Projects." March 3, 1988.

When Spokane's downtown was rebuilt after the fire, the commercial core shifted from Front Street and Howard Street to an area a few blocks to the south and east that became known as the best location in town—Riverside Avenue between Post and Stevens. As John Fahey describes in his article, *The Million-Dollar Corner, the Development of Downtown Spokane, 1890-1920*, "As a consequence of the pattern of reconstruction, parts of eight downtown blocks became the most valuable ground in Spokane. These were blocks 11, 13, 15, 16, 19, 20, 21, and 22 in Spokane Falls Resurvey and Addition. All but blocks 11 and 13 fronted on Riverside. These eight blocks...continued to be the most influential in the city until World War II."

The Great Eastern Building was erected on the western end of block 22. It was one of nineteen of the largest buildings built during reconstruction; the others were the Dwight, Holland, Van Valkenburg, First National Bank, Spokane National Bank, Rookery, Hyde, Riverside, Mohawk, Fernwell (Chamber of Commerce), Ziegler, Eagle, Jamieson, Tull, Granite, Temple Court, Nichols, and Lindelle Buildings.² All the buildings faced onto Riverside Avenue, were five stories or higher, and were constructed of brick, granite, or a combination of the two. The density of large commercial buildings in a compact area made it easier for business firms and their managers to communicate more easily with one another. Their clients and customers could also be served better since they could conveniently and efficiently shop and take care of business within a small area. In 1890, six of the twenty most desirable corners were occupied by banks. Of nine popular dry-goods, clothing, and notions stores, all but one were located on Riverside between Post and Washington.³ The Great Eastern Building stood at Riverside and Post, a highly trafficked corner.

Typically, the first and second floors of the large buildings were commercial and the upper floors were single rooms or apartments. The Great Eastern Building followed this form. It offered commercial spaces on the first two floors and apartments on floors three to five. Residential units were converted into offices when elevators became more commonplace. An office building with an elevator provided the latest and most modern convenience for tenants and clients.

"The locations of prominent retail-dry goods stores, clothiers' shops, and banks indicate that the highest traffic flows moved on Riverside between Post and Stevens, favoring the south side of the avenue, a space of three city blocks. Retail stores also benefited from the routes of street railways. The first of the railways was a horse-car line along Riverside to Cannon's and Browne's Additions, serving residential districts west of the business center. By 1900 six horse-car, steam-powered, or electric-car lines had merged into the Washington Water and Power Company's electric street railway system which served residential portions of the city with routes converging at Howard and Riverside."⁴ Riverside served as the main thoroughfare for public transportation, private vehicles and pedestrian activity. Downtown Spokane's financial center was located in the same three blocks on Riverside between Post and Stevens as the retail center as evidenced by the number of banks, notaries public, and attorneys which occupied spaces in the large commercial buildings. Five attorneys had offices in the Great Eastern Building.

Like many other cities, Spokane has experienced cycles of boom and bust. Business conditions changed in 1893, when, according to John Fahey in *The Inland Empire, the Unfolding Years, 1879-1929*, "...the United States toppled into a devastating depression started by the Panic of 1893. Spokane stores closed. In surrounding areas, farms lay neglected and crops unharvested....In all, seven of ten banks fell....Many prominent owners of Spokane real estate now were bankrupt and in debt to the Hypotheek bank..."⁵ The Hypotheek bank foreclosed on many properties and for a time, the Dutch owned one quarter of Spokane. The city started to recover by 1896.

Spokane saw another great expansion in the first decade of the twentieth century. The population of Spokane was 36,848 in 1900 and surged to 104,402 by 1910. This growth mirrored the population expansion of the state which saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various rapidly developing industries generated demand for more buildings. Most of Spokane's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings.⁶ In this same period, the Peyton Building (1898) was rebuilt from the remaining walls of the former Great Eastern Building, and in 1908, an addition was built adjacent to and south of the Peyton Building. From the exterior, the buildings appear separate, but from the interior, they function as one. The addition was constructed at a time when office space was in high demand. As Fahey describes, "Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909. The city supported three dozen lumberyards. The city's population virtually tripled in ten years, while eastern Washington's population more than doubled."⁷

The economic and population expansion of approximately the first fifteen years of the twentieth century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000. According to Donald Meinig in his essay, *Spokane and the Inland Empire: Historical Geographic Systems and a Sense of Place*, "From the 1920s on, there was an accelerating rural-to-urban movement, and the 1930s saw a considerable influx of people from the Dust Bowl and the Cutover Lands of the Upper Midwest. Such additions, however, were offset by persistent out-migration to the coast and to California....The Inland Empire stagnated because its economy was based so completely on primary, extractive products coming from farms, forests, and mines."⁸

A relative lack of development from the mid-1910s until the 1974 World's Fair -- Expo 74 -- helped preserve much of Spokane's downtown. Expo 74 was the largest civic event to occur in Spokane for decades and changed the face of downtown. "Here was a dramatic expression of new environmental concepts. Tearing up the railroads and recovering the river was a symbolic severance from old alignments and attitudes. It could be interpreted as a declaration of new urbanism in which 'progress' is defined more in the creation of a humane civic environment than in a crass boosterism designed to 'sell' Spokane and its region to every possible customer."⁹

The 1970s were a time of environmental awareness. For so long, the city's commercial center was cut off from the river and the north side of the city by the railroad tracks and their associated warehouses and parking lots. A riverfront park and re-connection to the river were successful legacies of Expo 74. Another legacy of Expo 74 was the demolition of older buildings from the early part of the twentieth century to make way for surface parking lots and newer commercial buildings. Regardless, the central business district retains significant numbers of late nineteenth and early twentieth century buildings, and the Great Eastern/Peyton Building is an excellent example of a significant commercial building with a period of significance (1890-1908) that mirrors that of downtown Spokane.

The Peyton Building & Peyton Annex Development and Use History

The development history of the Peyton Building and Peyton Annex would not be complete without first discussing the earlier Great Eastern Building located on the same site and built shortly after the fire of August 4, 1889, that destroyed most of downtown Spokane. The Great Eastern Building was a victim of a building fire in 1898—only the exterior walls stood after this fire. The Peyton Building rose from those ashes. The five-story Great Eastern Building was one of the largest commercial buildings erected in 1890. It was designed by Spokane's first architect, Herman Preusse, and built by the Great Eastern Dry Goods Company of San Francisco, owned by L. Levinsky. An earlier Great Eastern Block was located on Howard and Main and was destroyed by the fire in 1889. The company started over with the new Great Eastern Building after the fire and the business switched from dry goods to clothing and gentleman's furnishings. The first two floors of the building housed retail and office tenants while the upper three floors contained apartment units.

When the Great Eastern Company decided to build the new structure at a cost of \$150,000, they chose a prominent location and hired the most well-regarded commercial architect in Spokane, Herman Preusse. Preusse (1847-1926) came to Spokane in 1882 and was the city's first technically trained architect. Born and educated in Germany, he worked in architectural firms in Chicago, California, and Kansas before settling in Spokane. He was the most prolific architect before the 1889 fire but most of the buildings he designed burned. He was also the most prolific architect after the fire. Preusse, "having long since established himself as a designer of commercial buildings, was given numerous post-fire commissions in the recently devastated area. The structures he designed were stylistically and compositionally diverse. These post-fire commercial structures reflect the architect's continued interest in the Queen Anne and Richardsonian Romanesque styles and his emerging interest in the classical styles."¹⁰ His designs included the Auditorium (1888-1890; 1934), Fernwell (1890), Jamieson (1890), Frankfurt (1888-1889), and Great Eastern (1890) Buildings, among many others. In 1893, he formed a partnership with Julius Zittel (1869-1939) who was also born in Germany and apprenticed in Chicago. Some of their projects included the Carlyle Hotel, Gonzaga Administration Building, Carnegie Library, and Holy Names Academy. The partnership continued until 1910 when Preusse retired and Zittel partnered with Archibald Rigg to form Zittel and Rigg.¹¹

Nathan Toklas was the manager and a partner in the Great Eastern Company. He was a prominent member in Spokane's Jewish community and had arrived in the city between 1886 and August 1889. He was part of a community that contributed significantly to the development of the city and Spokane's social heritage. Many, including Toklas, were

leaders in their lines of business such as wholesale and retail bakeries, wholesale and retail cigars, wholesale and retail men's clothing and furnishing goods, banks, millinery, ladies' tailoring establishments, department stores, real estate, insurance, theatres, shoes, drugs, jewelry, furs, furniture and other household furnishings.¹²

John W. Graham & Co. was the best known store in the Great Eastern Building, occupying the two northern storefronts on Riverside Avenue. It was the largest establishment in Spokane devoted to the sale of stationery, books, office supplies, architects' and engineers' supplies, photographic equipment and supplies, and wallpaper. "The main store of this company has a frontage of 50 feet on Riverside, and is 90 feet deep. The basement and the part of two upper stories are also devoted to their business. This house was founded just after the big fire, and from a comparatively small beginning has grown into a mighty institution."¹³

Late in the evening on Jan. 24, 1898, a fire started in the basement of John W. Graham & Co. It proved to be the most disastrous fire since The Fire of 1889, destroying the building and leaving only the exterior walls standing. Seven lives were lost and the property loss totaled \$240,000.

In August of 1898, Colonel Isaac Newton Peyton bought the property and its ruins for \$42,000. He built a five-story building re-using the exterior walls of the Great Eastern and named the new building the "Peyton," locating a rectangular name plate in the gablet on the north and west walls. Peyton was born in 1842 in Danville, Illinois. He served as a lieutenant in the Civil War. Interestingly, records do not indicate that he ever reached the rank of Colonel although locals called him this. He engaged in flour milling and other activities in Colorado after the war and was a member of the State Legislature. He arrived in Spokane in 1881 and became involved in the mercantile business, real estate, and the insurance industry. Real estate development served him well since he settled in Spokane shortly before the arrival of the Northern Pacific Railroad. He acquired large land holdings in Eastern Washington. Other diversified interests included mining and banking. He heavily invested in the Le Roi Mine and sold his shares (70,000) to the British American Corporation for a huge profit. Peyton's interest in banking included serving as the president and largest stock holder in the Exchange National Bank.

After acquiring the Great Eastern Building, Peyton hired the architectural firm, Cutter & Malmgren, to design a new interior for the building and to rebuild the exterior. D.B. Fotheringham was the contractor. The exterior features were repaired, restored, or replicated from original remaining fabric. Union Iron Works of Spokane provided the cast iron columns. At the time, Cutter & Malmgren was one of the most prominent firms in Spokane. Kirtland K. Cutter was born in Cleveland, Ohio in 1860. He studied at the Arts League in New York and spent time traveling throughout Europe to study

architecture, painting, drawing, and sculpture. He came to Spokane in 1887 and was employed by his uncle as a cashier at Spokane's First National Bank. He formed a firm with John Poetz (Cutter and Poetz) in 1889. They designed many residential and commercial buildings. When Poetz retired in 1894, Karl Malmgren (1863-1921) became Cutter's partner. Born in Sweden and educated both there and in Germany, Malmgren practiced architecture for eight years in Europe before coming to Spokane in 1889 where he worked for Cutter and Poetz. Some of Cutter & Malmgren's most well-known designs included the Spokane Club, Washington Water and Power/Post Street Substation, the City Steam Plant, and scores of residential buildings for Spokane's most prominent citizens. The partnership dissolved when Cutter moved to Long Beach, California in 1923 to begin a new practice in Southern California.¹⁴

The facade of the Peyton Building had essentially the same appearance as the Great Eastern Building, with the exception of the name plate. However, use on the upper floors changed from apartments to offices. The ground floor again provided some of downtown Spokane's most desired retail space. John W. Graham & Co. moved back into the building after it was rebuilt, but moved to its own building nearby in 1901.

In 1902, Peyton incorporated the three-story Hogan Block (adjacent to and south of the Peyton) into his building. In 1890, Frank P. Hogan had built the brick Hogan Building to replace the earlier two-story, frame Hogan Block (c. 1887) that had stood on the same site but had been destroyed by the fire. When Peyton incorporated the Hogan Block into his Peyton Building, he rebuilt the Hogan's front (west) facade to match his building's facade. He also raised its floors to be in line with the floor levels of the Peyton Building and increased the Hogan Block to five stories to match the height of the Peyton Building. After the incorporation of the Hogan Block into the Peyton Building, any reference to the Peyton Building implied both buildings combined.

In 1908, Colonel Peyton expanded his building once again by constructing the seven-story Peyton Annex onto the south end of the Peyton Building. Colonel Peyton utilized the Peyton Annex to provide a new primary entrance, from Sprague Avenue, to the combined Peyton Building and Peyton Annex. Peyton also added two stories to the Peyton Building to unify the height of this existing five-story building with the new seven-story annex. Together, the original Peyton Building, with the incorporated Hogan Block and the Peyton Annex, commanded three major streets in downtown Spokane, taking advantage of two key corners, Post Street/Riverside Avenue and Post Street/Sprague Avenue.

Robert C. Sweatt was the architect for the Annex. Born in 1872 in Chicago, he acquired his education and training in architecture at Columbia University. Following graduation, he worked in the profession for three years in Sault Ste. Marie, Michigan. He arrived in Spokane in 1904, where he went into partnership with Lewis Stritesky, under the name Stritesky and Sweatt. His parents, John B. and Elsie L. Sweatt, had come to Spokane a year earlier. John Sweatt was a contractor and builder who had arrived in Spokane during a big building boom. Presumably, his son saw opportunities for architects in Spokane. The partnership was short-lived, dissolving in 1906. Sweatt later practiced with architect Joseph Levesque, designing schools in Oregon.

In 1916, a fire swept through the Peyton Building's corner drug store, Murgittroyd's. Another prominent Spokane architect, Archibald Rigg, was called in to direct the repair work, mainly on the interior. Archibald Rigg (1878-1959) was born in Canada and educated at Trinity College (Toronto), Columbia University, and the University of Edinburgh. He worked in Illinois before coming to Spokane where he was a draftsman for Cutter & Malmgren, and Albert Held. He left Spokane for Indianapolis but returned in 1912 and formed a partnership with Julius Zittel. He later formed a partnership with Roland Vantyne (1887-1938) that lasted for twenty-three years.

The Peyton Building and Peyton Annex's association with four prominent Spokane architectural firms is significant in telling the story of the building's architectural heritage. Spokane consistently attracted talented architects and the city was well-known throughout the country as a place with noteworthy architecture. The September 1908, issue of *The Western Architect* was devoted entirely to Spokane. It marveled at the growth of the city, its prosperity, and architecture, describing it as "the best built modern city on the continent."¹⁵

Peyton remained active in Spokane business throughout his life. He died in his winter home in Los Angeles in March of 1913. The Peyton Building's ownership changed hands several times after Peyton's death. His investment firm, Peyton Investment Company, which employed many of his heirs, continued to own and operate the Peyton Building and Peyton Annex until 1967, when the property was sold for \$850,000 to an investment syndicate of Spokane business people. At the time, the Peyton Building and Peyton Annex had eight main floor shops and about fifty office tenants.

Only two years later, the Peyton Building and Peyton Annex was sold to Melvin and Donald Swett for \$1 million. In 1979, Pacific Security Companies purchased the structures from the Swetts for \$2.2 million. By the 1980s, the structures had a 40% vacancy rate, close to the rate of other older, unmodernized office buildings in Spokane.

The Peyton Building and Peyton Annex had deteriorated considerably over their life span and the ground floor storefronts had seen many alterations. The company undertook a substantial rehabilitation in 1988-89 to re-establish the Peyton Building and Peyton Annex as desirable office and retail space. Non-historic fabric was removed from the facades which uncovered the original cast iron columns. Renovation was completed using historic photographs, although an aluminum storefront system was installed at this time. The current owner, Peyton Building LLC, purchased the property from Pacific Security Companies in the spring of 2004.

Chronology of Use

The Peyton Building and Peyton Annex were known as a first class commercial location from their construction through at least another fifty to sixty years. The structures suffered from decline in the 1960s through the mid-1980s, mirroring Spokane's economic downturns before becoming premier office space once again in the late 1980s after a major renovation. City Directories from 1889 through 1980 show consistent use of both the ground floor and upper floors for retail and office space, respectively.

The upper floors of the structures have housed many different offices for various professions such as attorneys, notaries public, and doctors, and as the headquarters for mining, grain, timber and other companies related to Spokane's extractive industries. The ground floor has accommodated numerous different businesses over the years, all consistent with those occupying the building when it first opened for business in 1890 as the Great Eastern Building and again in 1898 as the Peyton Building. Restaurants and retail stores have also been located in the building since its inception. Historically, the Riverside Avenue storefronts were more desirable than the Post Street storefronts due to the main role of Riverside Avenue in the downtown. In 1957, the main entrance moved from Riverside Avenue to Post Street to allow for more street frontage and display area on Riverside Avenue. The following is a list of some of the ground floor uses over the years. This information was compiled from a combination of Sanborn Fire Insurance maps, newspaper articles, and City Directories.

Great Eastern Building: 1890 - 1898

- | | |
|-----------|--|
| 1890 | 125-129 W. Riverside Avenue (former address numbering), SE Corner Post; the Great Eastern Company, Nathan Toklas, manager, clothing and gentleman's furnishing goods; John W. Graham & Co., books, stationers, newsdealers, frames and moldings. |
| 1892 | Address changed to 727 Riverside Avenue for the building; John W. Graham & Co. occupies 723 Riverside Avenue. |
| 1893 | Colonel Isaac N. Peyton has an office space in the building and is listed as a mining broker. |
| 1895 | Peyton is listed as a manager of Le Roi Mining and Smelting. |
| 1896 | Great Eastern Company (727); John W. Graham & Co. (723-725); Peyton is listed as a mine owner; lawyers occupy the second floor. |
| 1897-1898 | Great Eastern Company; John W. Graham & Co.; Peyton – mine owner. |

Peyton Building & Peyton Annex: 1898 - 1984

1899	Peyton is listed as the President of Exchange National Bank; John W. Graham & Co. moves back to its old location after the Great Eastern Building fire of 1898.
1900-1901	Peyton Block (721-727); John W. Graham & Co. (723-725). 1901 is the last year John W. Graham & Co. is listed in the Peyton Block. It moved to its own building at 707-711 Sprague/708-712 1 st Avenue.
1902	Peyton maintains an office in his building in suite 303.
1904	Murgittroyd's Druggists (formerly Krum & Braley) at the corner of Post and Riverside (731) through at least 1920. Peerless Clothing (723-725) has two northern bays and is at the same location until 1916 or 1917, when it moved to 418 Riverside.
1908	Peyton Annex: Scandinavian American Bank through 1929 (failed in the Depression); C.M. Youle Company (clothing).
1927-1933	Liggett Co. Drugs (replaced Murgittroyd's at the corner location).
1929-1935	Marugg Cigars
1929-1966	Schulein's (women's shoes)
1967-1984	Nagler's Shoes (Nagler owned Schulein's since 1960)
1931-1936	Whipple Restaurant
1937-1942	Tostwich Restaurant
1936-1947	Peyton Cigars
1937-1956	Luppert's Clothiers
1949-1954	Peyton Coffee Shop
1955-1974	Peyton Pit Restaurant
1957	New entrance for the building at Post Street; Boge Furriers (through 1971)
1973-1979	Noble Art and Office Supplies
1977-1979	Peyton Building Coffee Shop

Although the Peyton Building & Peyton Annex housed many businesses, experienced several building owners, and underwent several interior alterations over its 106 years, they retained a significant amount of integrity on the exterior, maintained original spatial volumes and relationships on the interior, and continue to be used according to their original design intent as offices on the upper floors and commercial/retail uses on the ground floor.

As the new owners, Peyton Building LLC plans to keep the same uses for the Peyton Building and Peyton Annex and maintain the structures as one of most desirable business locations in downtown Spokane. Only a few vacant office spaces remain and those will undergo tenant improvements in the months ahead.

Summary

The Peyton Building and Peyton Annex contribute to the broad patterns of history which led to the growth and development of downtown Spokane as the Inland Northwest's largest city. The Peyton Building and its earlier incarnation as the Great Eastern Building have evolved with Spokane. The Great Eastern Building was built shortly after The Fire of 1889 when most of downtown Spokane was burned to the ground, and it was rebuilt in 1898 as the Peyton Building after suffering its own devastating fire which left only the exterior walls standing. Its prominent location at Spokane's "million-dollar corner" made the Peyton Building one of the most desirable commercial buildings in downtown Spokane, offering prime retail and office space for decades. The Peyton Building and Peyton Annex stand together as one of several remaining large commercial buildings designed in the Romanesque Revival and Commercial Styles, respectively, in downtown Spokane.

¹ Work Projects Administration. *Washington, A Guide to the Evergreen State*. Portland, Oregon: Binfords & Mort, 1941, p. 250.

² Fahey, John. "The Million-Dollar Corner: The Development of Downtown 1890-1920." *Pacific Northwest Quarterly* 62, no. 2, April 1971, p. 77.

³ Ibid, p. 79.

⁴ Ibid, p. 79.

⁵ Fahey, John. *The Inland Empire, Unfolding Years, 1879-1929*. Seattle: University of Washington Press, 1986, pp. 182-183.

⁶ Stratton, David H., ed. *Spokane and the Inland Empire, An Interior Pacific Northwest Anthology*. Pullman, Washington: Washington State University Press, 1991, p. 19. Donald Meinig's essay, "Spokane and the Inland Empire: Historical Geographic Systems and a Sense of Place," is included in this anthology.

⁷ Fahey, John. *The Inland Empire, Unfolding Years, 1879-1929*. Seattle: University of Washington Press, 1986, p. 201.

⁸ Stratton, David H., ed. *Spokane and the Inland Empire, An Interior Pacific Northwest Anthology*. Pullman, Washington: Washington State University Press, 1991, p. 23.

⁹ Ibid, p. 27.

¹⁰ Melton, Lisa K. *Herman Preusse: Spokane's First Architect, His Commercial and Public Buildings, A Master's Thesis, University of Oregon, Department of Art History*. June 2001, p. 59.

¹¹ Ibid, pp. 42, 44.

¹² Durham, N.W. *Spokane and the Inland Empire, Volume II*. Spokane: S.J. Clarke Publishing Co., 1912, p. 581.

¹³ Stockton, H.N. ed. *Spokane of 1900. Spokane: Northwest Illustrating Co., 1900*, p. 13.

¹⁴ *Spokane Skyline, A Century of Architecture, 1889-1989*. Spokane: Eastern Washington State Historical Society, 1992, p. 38.

¹⁵ McLean, Robert Craik, ed. "Spokane, Washington: The Capitol of an Empire," *The Western Architect*. Volume 12: No. 3, September 1908, p. 3.

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Spokane Register of Historic Places Nomination
Continuation Sheet

Peyton Building, 722 W. Sprague Avenue/10 N. Post Street **Section 10 Page 1**

Verbal Boundary Description

The nominated property is located in the SW ¼ Section 18 in Township 25N, Range 43E in Spokane, Washington.

Legal description: West half of lot 4 and all of lot 5 of Block 22; Resurvey and Original Spokane Falls Addition.

Parcel number: 35183.0507

Boundary Justification

The nominated property encompasses the entire tax lot historically associated with the Peyton Building and Peyton Annex.

PEYTON BUILDING & PEYTON ANNEX, 722 W SPRAGUE AVENUE (10 N POST STREET), SPOKANE, WA 99201

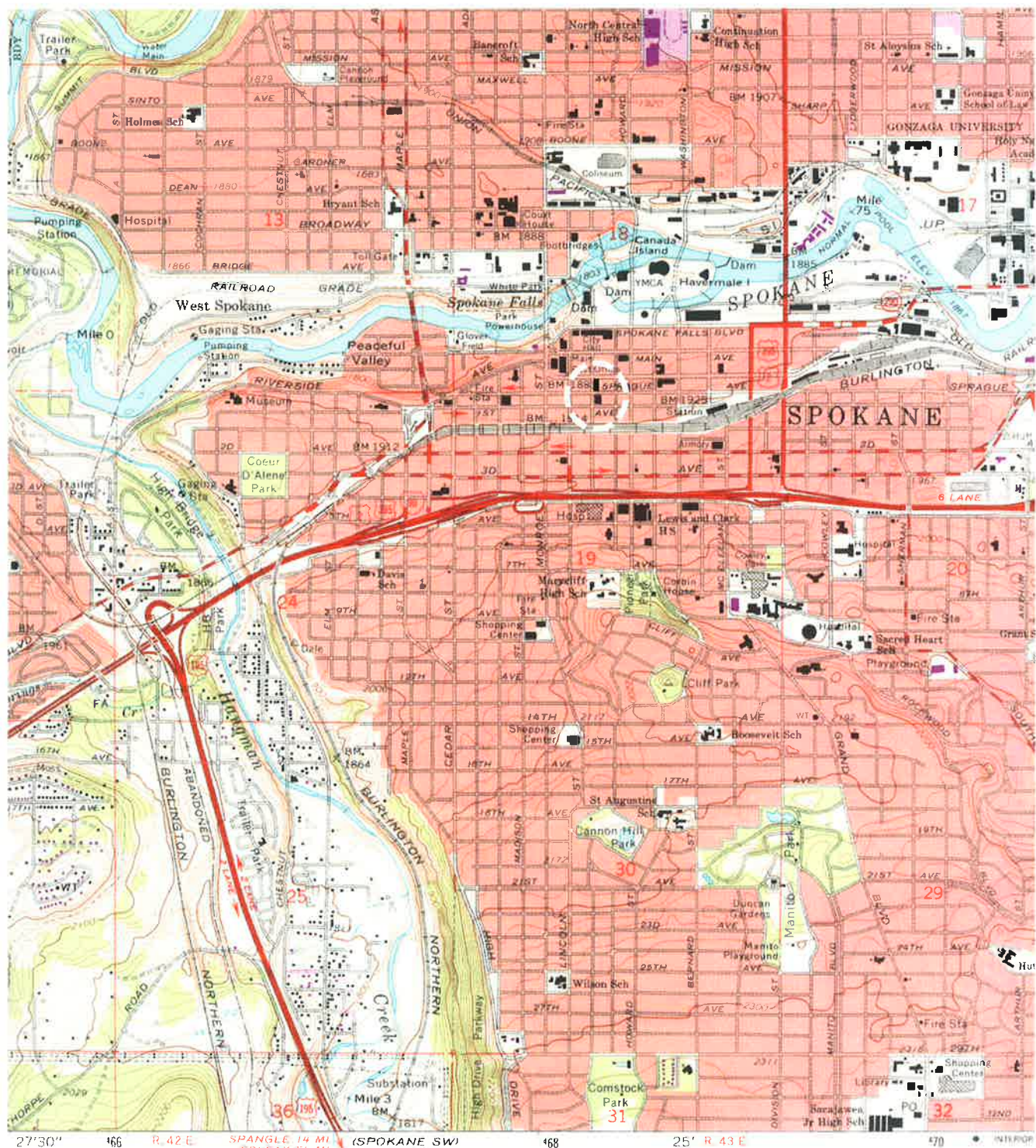
[illegible]

PLATT MAP SHOWING THE LOCATION OF THE PEYTON BUILDING AND PEYTON ANNEX (INDICATED WITH CROSS HATCHING).

SPOKANE REGISTER NOMINATION

PEYTON BUILDING & PEYTON ANNEX, 722 W SPRAGUE AVENUE (10 N POST STREET), SPOKANE, WA 99201

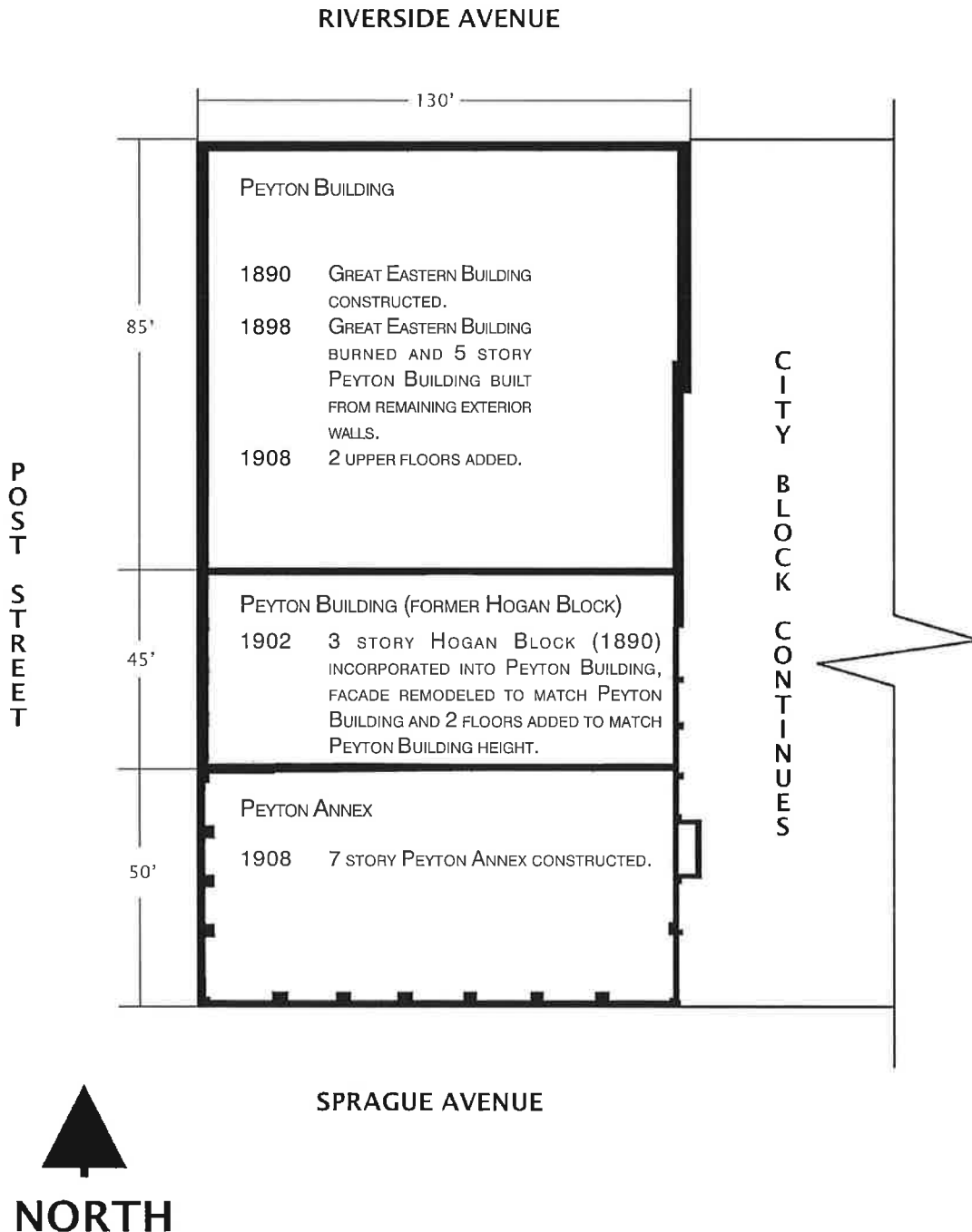
MAPS

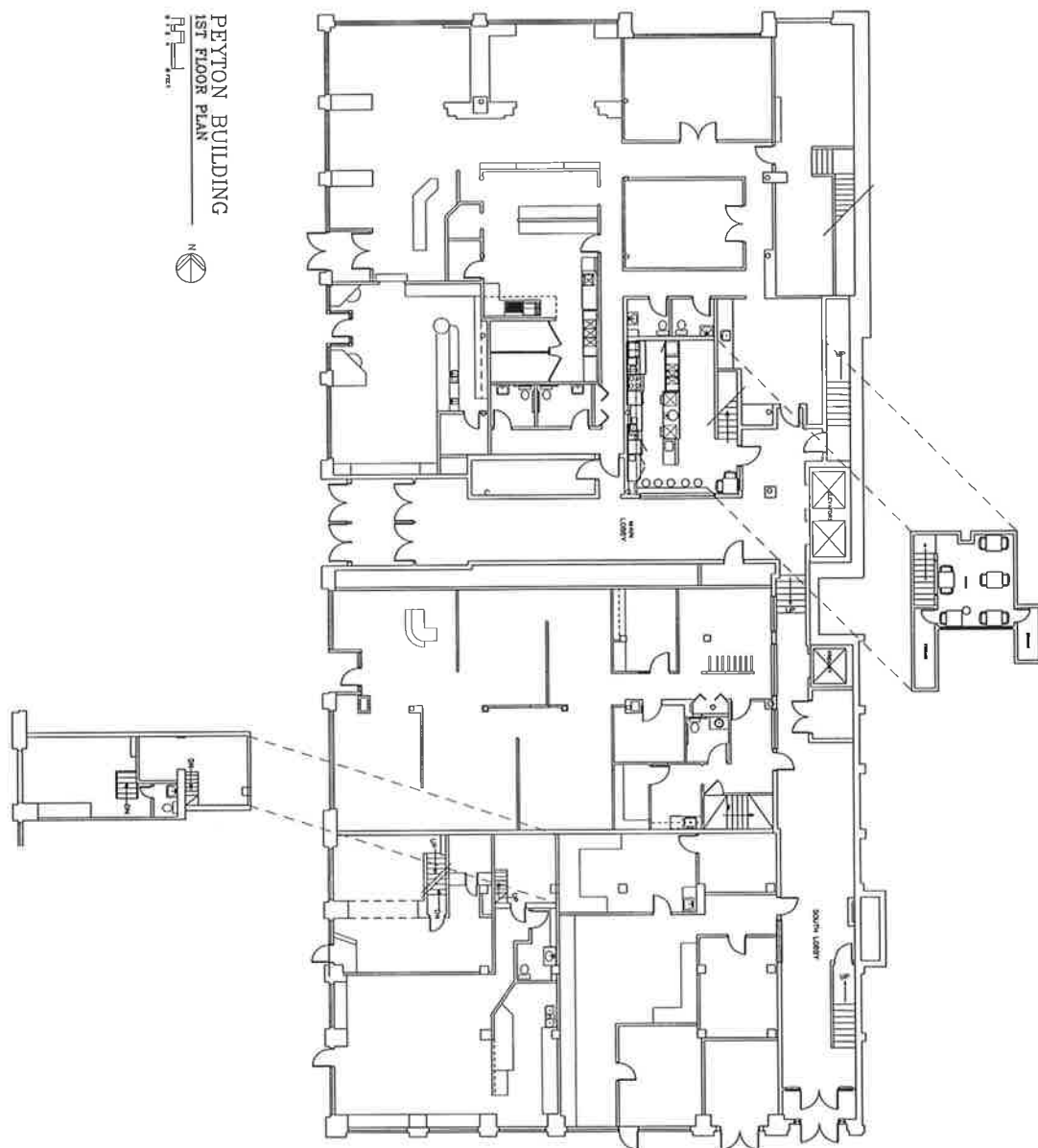


CONTOUR INTERVAL 20 FEET
 DOTTED LINES REPRESENT 10 FOOT CONTOURS
 DOTTED LINES CROSSING RIVERS REPRESENT 5 FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



USGS MAP DETAIL SHOWING THE LOCATION OF THE PEYTON BUILDING AND PEYTON ANNEX. A WHITE, DASHED LINE ENCIRCLES THE PROPERTY LOCATION NEAR THE CENTER OF THE MAP.





Sheet	1
Project	PEYTON BUILDING
Scale	1/4" = 1'-0"
Date	4-18-04
Drawn	A-1

PEYTON BUILDING

10 NORTH POST, SPOKANE, WA

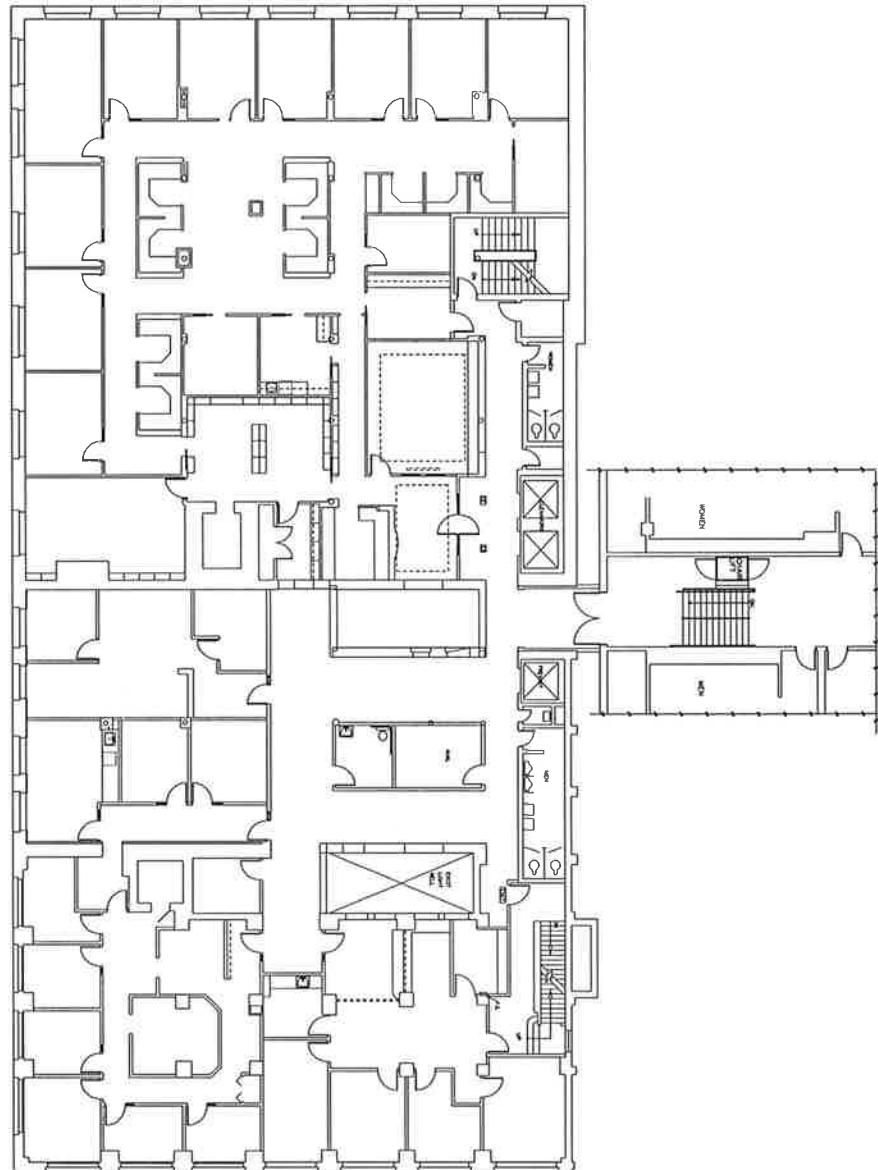


RUNDQUIST PARTNERSHIP INC.

NORTH 10 POST ST. SUITE 801 SPOKANE, WA 99201 509-830-4255 FAX 509-830-4292

architecture and other good things

PEYTON BUILDING
2ND FLOOR PLAN



DATE	2
DESIGN	
PROJECT	01-1-10
DATE	1-1-10
REV	A-2

PEYTON BUILDING

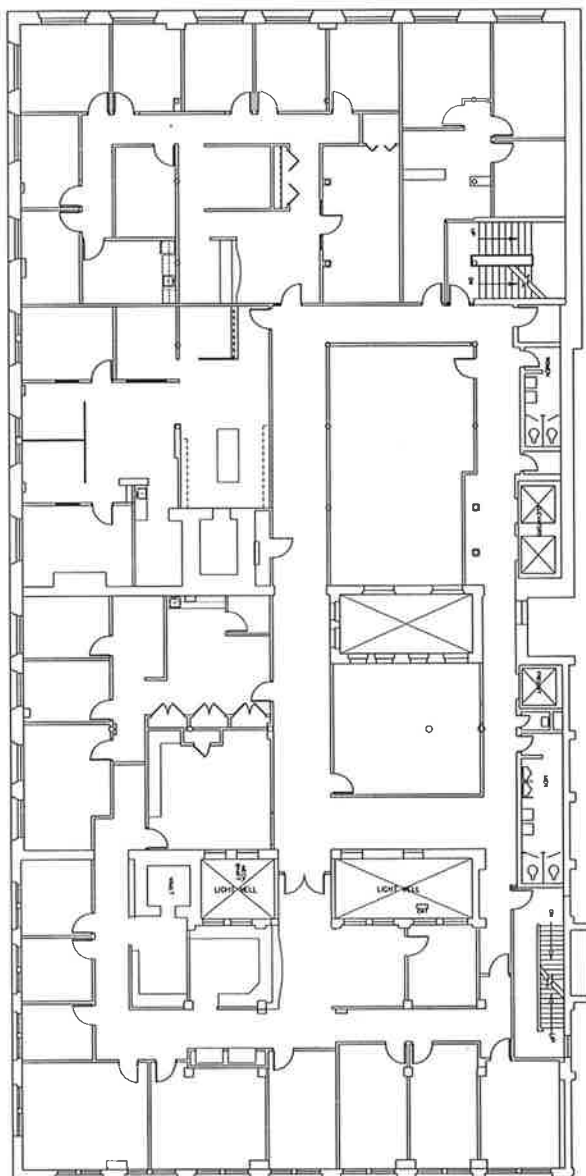
10 NORTH POST, SPOKANE, WA



RUNDQUIST PARTNERSHIP INC.

1000 N 10 POST ST. SUITE 201 SPOKANE, WA 99201 509-838-4332 FAX: 509-838-4382
architecture and other good things

PEYTON BUILDING
3RD FLOOR PLAN



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DESIGN	
PROJECT	03-2-06
DATE	03-2-06
BY	A-3

PEYTON BUILDING

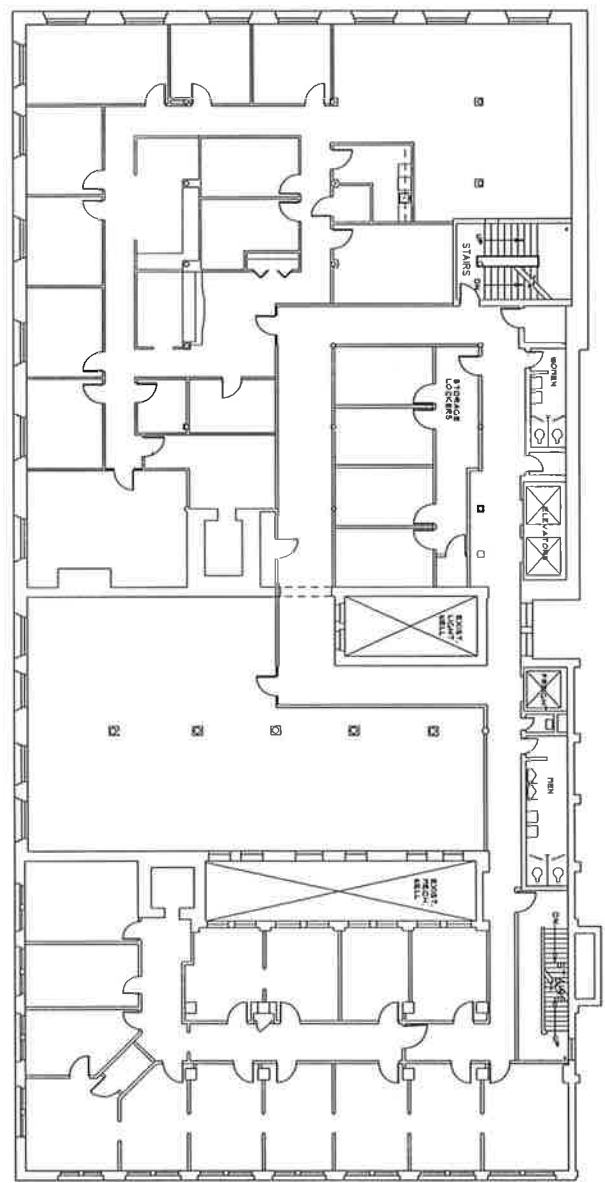
10 NORTH POST, SPOKANE, WA



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NORTH 10 POST ST. SPOKANE, WA 99201 509-838-4255 FAX 509-838-4262
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PEYTON BUILDING
4TH FLOOR
0 1/2" = 8 FEET
SCALE: 1/8" = 1'-0"



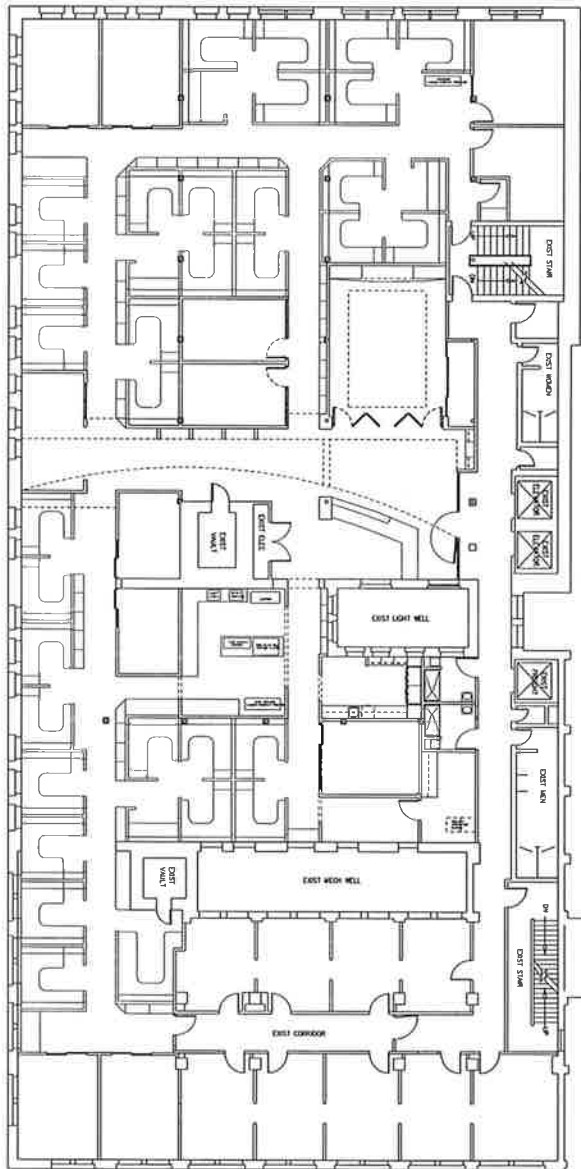
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PROJECT	013-36
DATE	4-18-24
REVISION	A-4

PEYTON BUILDING
10 NORTH POST, SPOKANE, WA



RUNDQUIST PARTNERSHIP INC.
1001 N 10 POST ST. SUITE 201 SPOKANE, WA 99201 509-838-4255 FAX: 509-838-4292
architecture and other good things

PEYTON BUILDING
5TH FLOOR PLAN



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PROJECT	PEYTON BUILDING
SCALE	1/8" = 1'-0"
NO.	A-5

PEYTON BUILDING

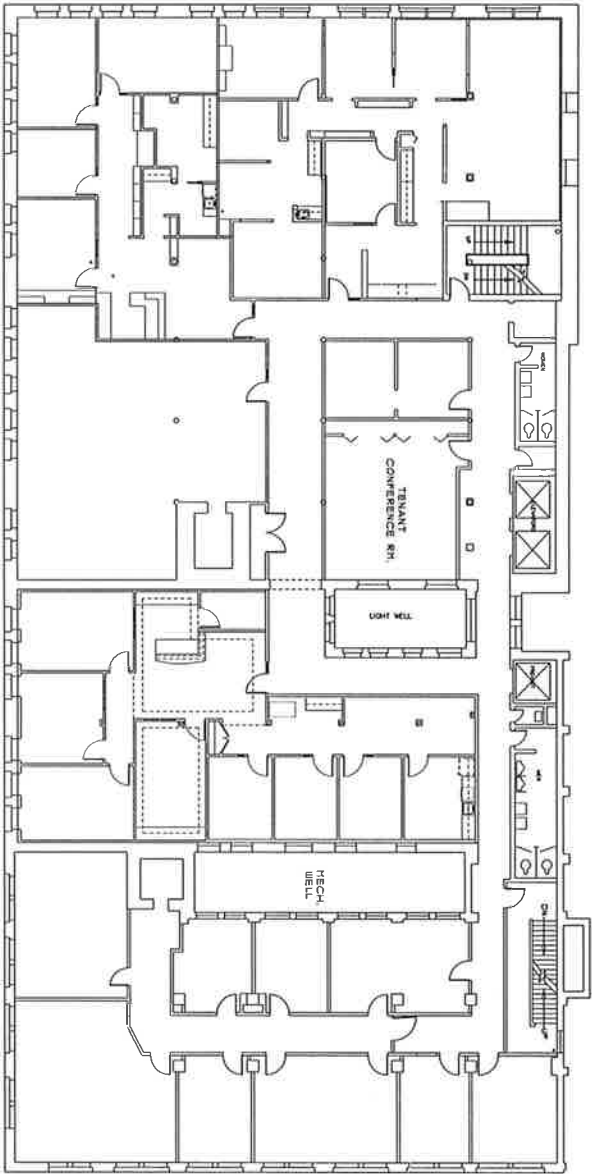
10 NORTH POST, SPOKANE, WA



RUEDQUIST PARTNERSHIP INC.

ARCHITECTS 10 NORTH POST ST. SUITE 201 SPOKANE, WA 99201 509-836-4322 FAX 509-836-4392
architecture and other good things

PEYTON BUILDING
6TH FLOOR PLAN



DATE	1
REVISION	
BY	01-1-98
CHK	02-18-98
APP	A-6

PEYTON BUILDING

10 NORTH POST, SPOKANE, WA



RUNDQUIST PARTNERSHIP INC.
NORTH 10 POST ST. SUITE 601 SPOKANE, WA 99201 509-638-4255 FAX 509-638-4288
architecture and other good things

SPOKANE REGISTER NOMINATION

PEYTON BUILDING & PEYTON ANNEX, 722 W SPRAGUE AVENUE (10 N POST STREET), SPOKANE, WA 99201

HISTORIC PHOTOGRAPHS



1890. GREAT EASTERN BUILDING. VIEW: LOOKING SOUTHEAST. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE (NEG. L93-60-9).

SPOKANE REGISTER NOMINATION

PEYTON BUILDING & PEYTON ANNEX, 722 W SPRAGUE AVENUE (10 N POST STREET), SPOKANE, WA 99201

HISTORIC PHOTOGRAPHS



JANUARY 1898. GREAT EASTERN BUILDING AFTER THE FIRE. ONLY THE EXTERIOR WALLS REMAINED. SOURCE: SPOKANE PUBLIC LIBRARY NORTHWEST ROOM.

SPOKANE REGISTER NOMINATION

PEYTON BUILDING & PEYTON ANNEX, 722 W SPRAGUE AVENUE (10 N POST STREET), SPOKANE, WA 99201

HISTORIC PHOTOGRAPHS



JANUARY 1898. GREAT EASTERN BUILDING INTERIOR AFTER THE FIRE. SOURCE: SPOKANE PUBLIC LIBRARY NORTHWEST ROOM.

SPOKANE REGISTER NOMINATION

PEYTON BUILDING & PEYTON ANNEX, 722 W SPRAGUE AVENUE (10 N POST STREET), SPOKANE, WA 99201

HISTORIC PHOTOGRAPHS



C. 1900. LOOKING EAST ON RIVERSIDE AVE. FROM POST ST. THE PEYTON BUILDING IS ON THE RIGHT. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

SPOKANE REGISTER NOMINATION

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HISTORIC PHOTOGRAPHS



1907. CONSTRUCTION OF THE TWO ADDITIONAL STORIES ON THE PEYTON BUILDING. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

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HISTORIC PHOTOGRAPHS



1909. PEYTON BUILDING (LEFT) AND PEYTON ANNEX (RIGHT). VIEW: LOOKING NORTHEAST. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

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HISTORIC PHOTOGRAPHS



C. 1920. PEYTON BUILDING AND PEYTON ANNEX. VIEW: LOOKING SOUTHEAST. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

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HISTORIC PHOTOGRAPHS



1938. PEYTON ANNEX AND PEYTON BUILDING. VIEW: LOOKING NORTHEAST. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE (NEG. L87-1.17454-38).

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HISTORIC PHOTOGRAPHS



1938. PEYTON BUILDING. VIEW: LOOKING SOUTHEAST. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

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HISTORIC PHOTOGRAPHS

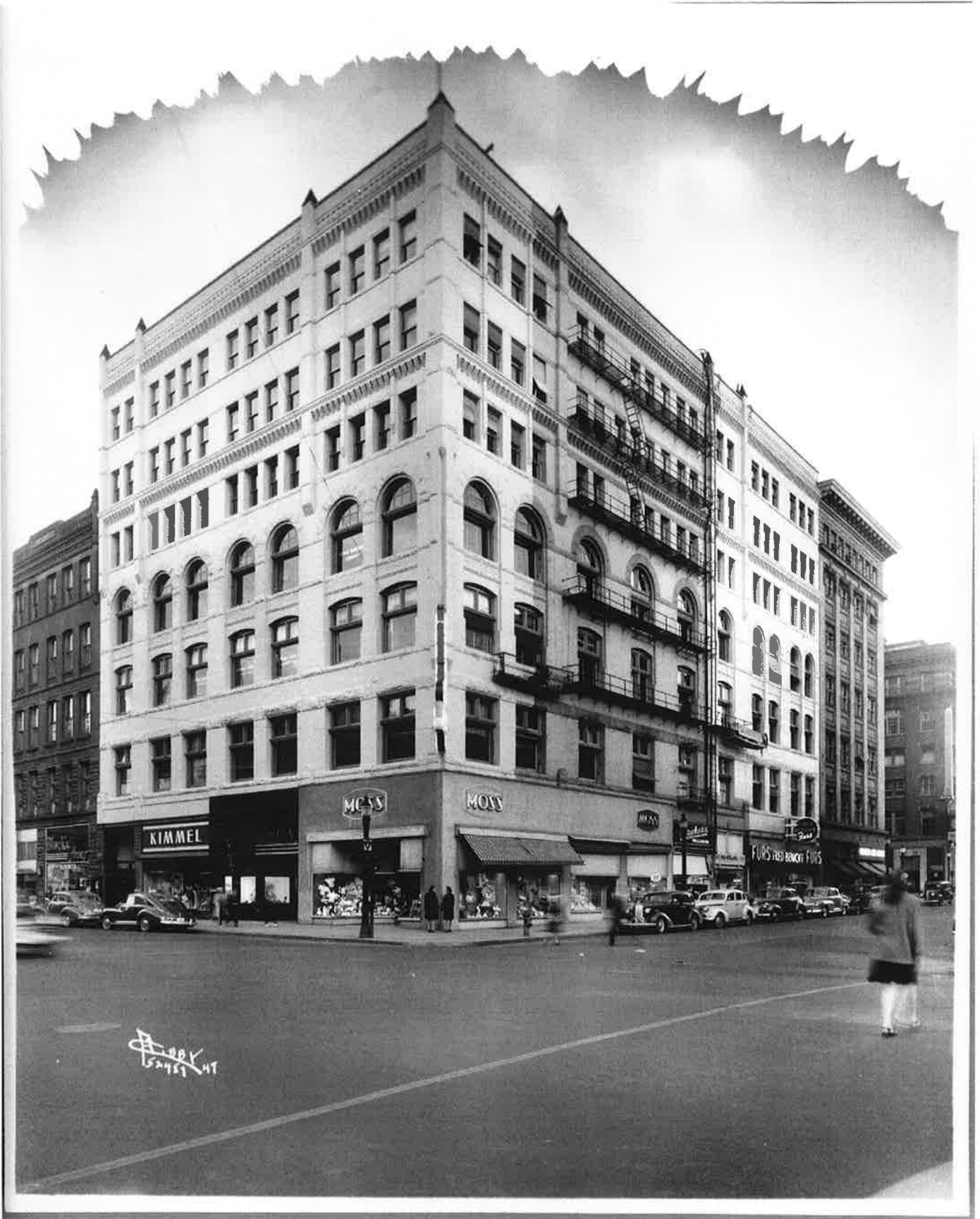


c. 1930s to 1940s. Socket Fit Shoes storefront, North 8 Post Street, Peyton Building. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

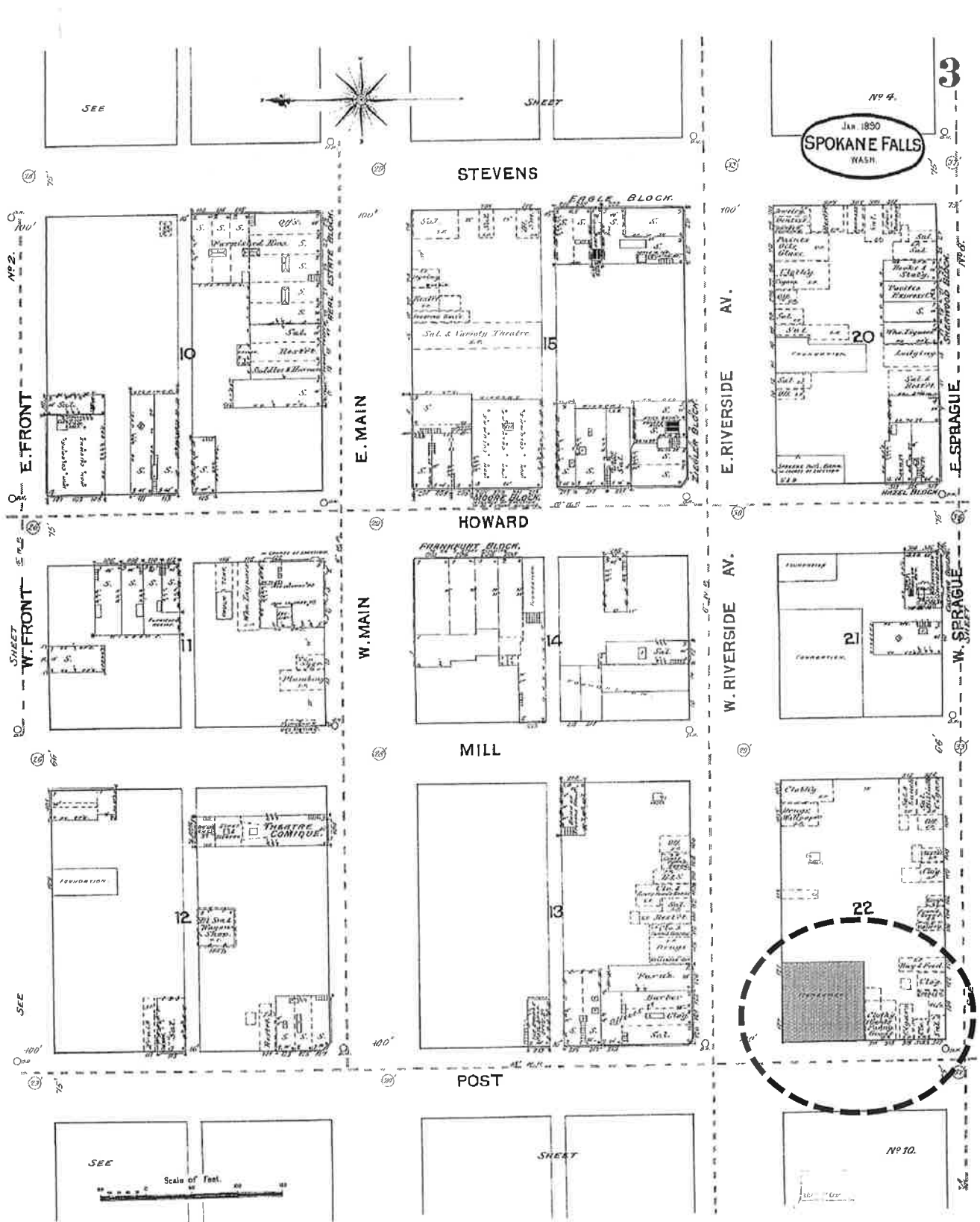
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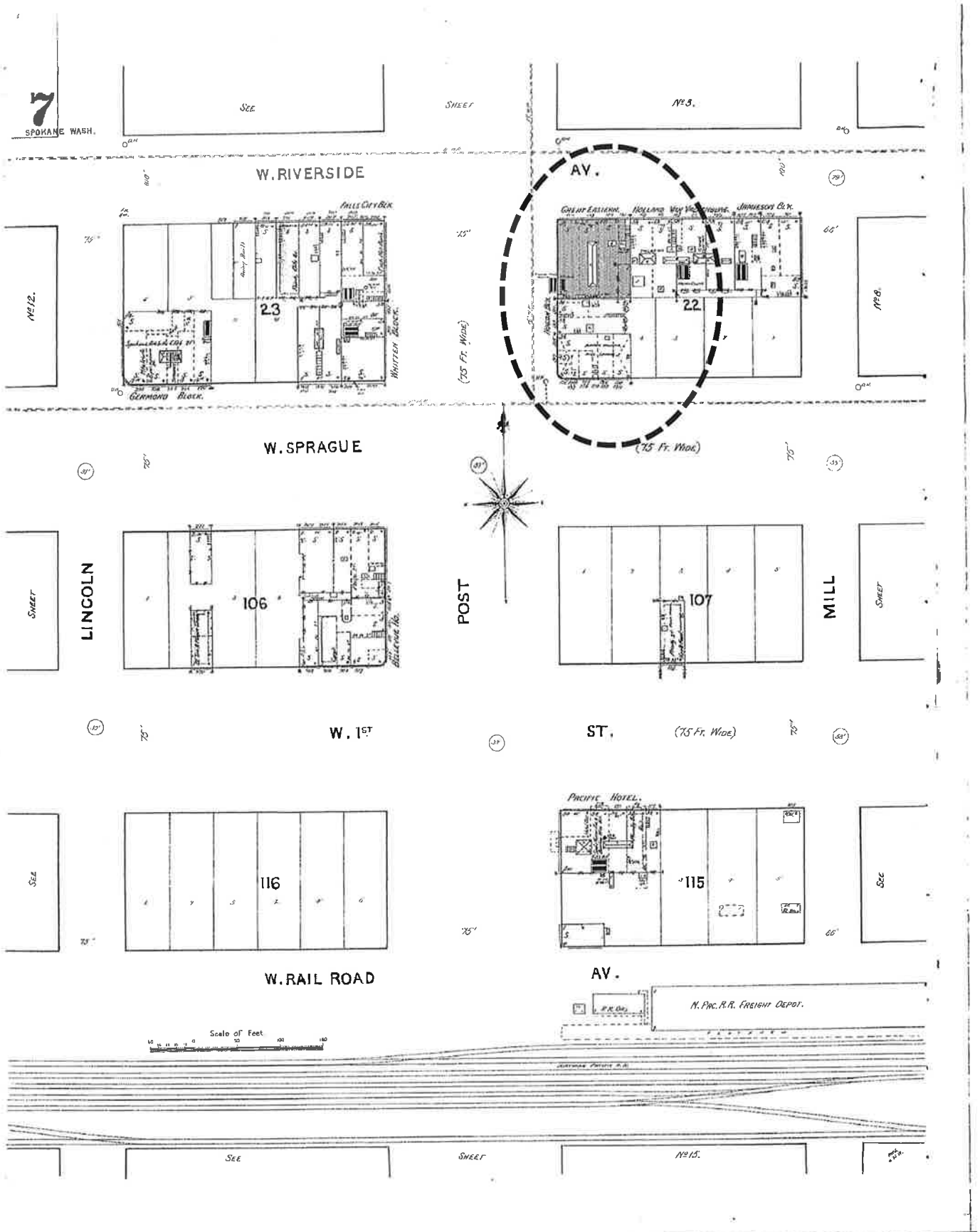
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HISTORIC PHOTOGRAPHS

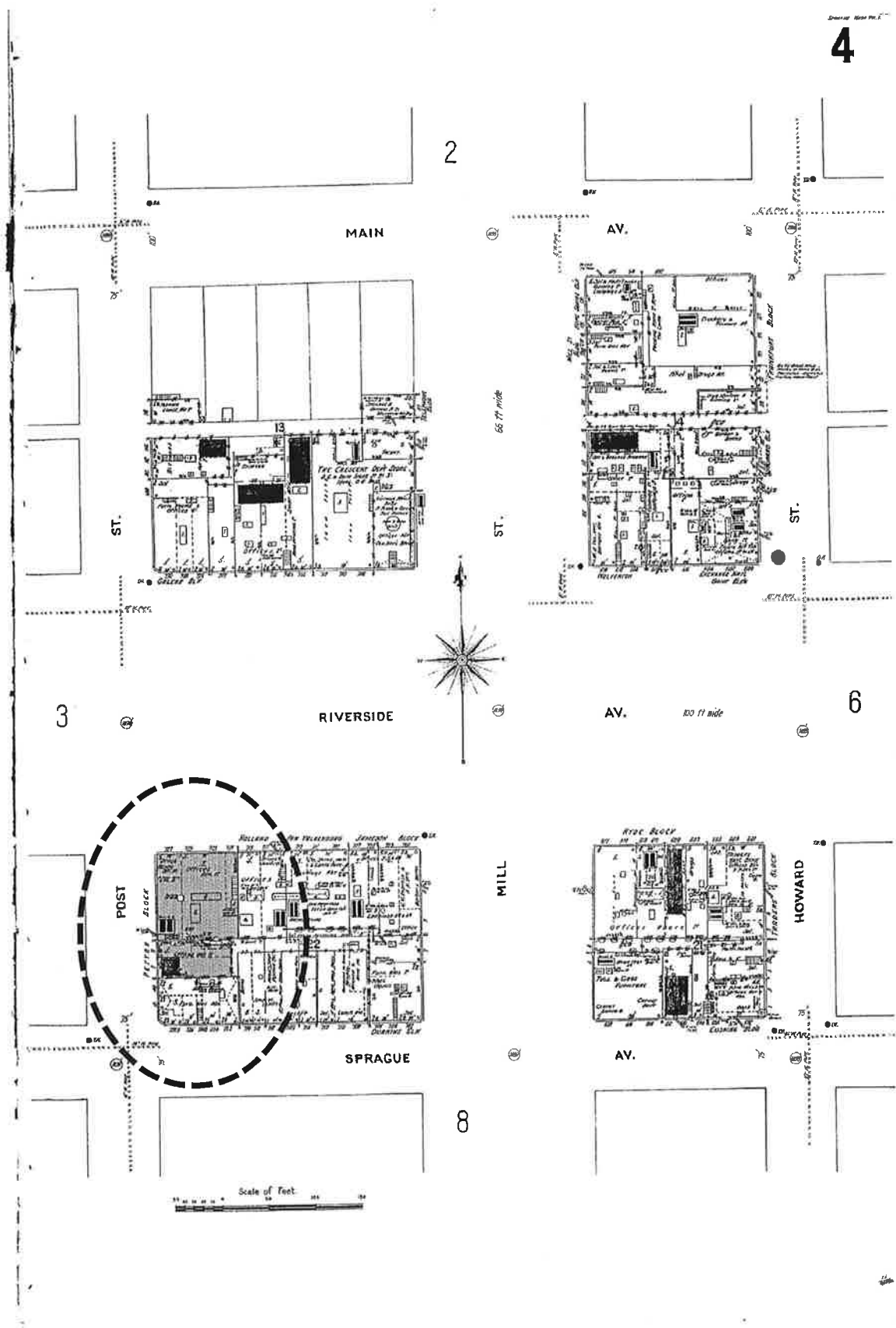


1947. PEYTON BUILDING AND PEYTON ANNEX. VIEW: LOOKING SOUTHEAST. SOURCE: NORTHWEST MUSEUM OF ARTS AND CULTURE.

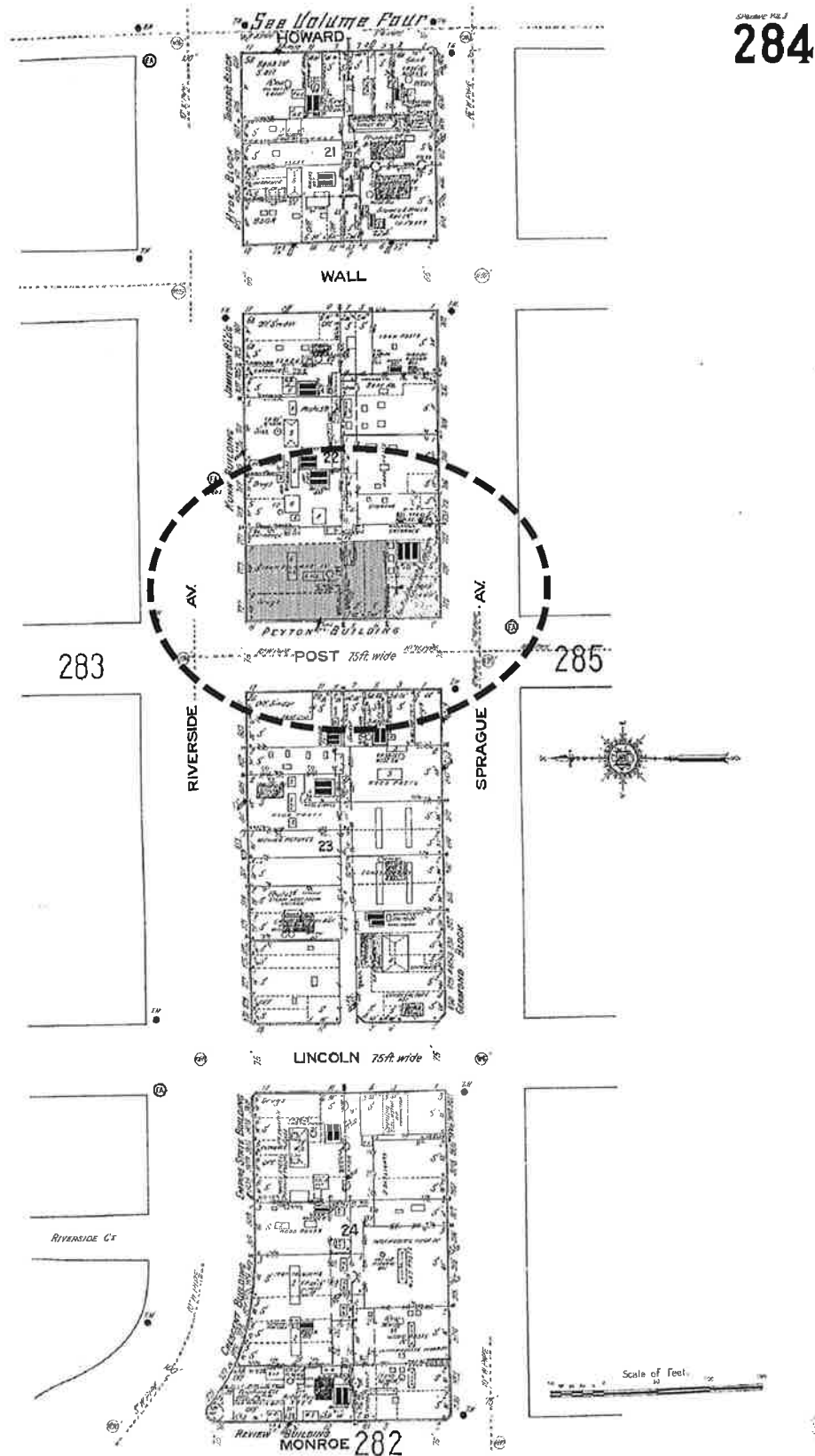




1891 SANBORN MAP SHOWING THE LOCATION OF THE PEYTON BUILDING, THEN THE GREAT EASTERN BUILDING AND THE PORTION OF THE PEYTON BUILDING THEN KNOWN AS THE HOGAN BLOCK. BUILDING LOCATION INDICATED WITH SHADED HATCHING.



1902 SANBORN MAP SHOWING THE LOCATION OF THE PEYTON BUILDING, THEN THE GREAT EASTERN BUILDING AND THE PORTION OF THE PEYTON BUILDING THEN KNOWN AS THE HOGAN BLOCK. BUILDING LOCATION INDICATED WITH SHADED HATCHING.



1910 SANBORN MAP SHOWING THE LOCATION OF THE PEYTON BUILDING, THEN THE GREAT EASTERN BUILDING, THE PORTION OF THE PEYTON BUILDING THEN KNOWN AS THE HOGAN BLOCK, AND THE PEYTON ANNEX. BUILDING LOCATIONS INDICATED WITH SHADED HATCHING.

This section to accompany the attached 5 x 7 black and white photographs

Contemporary Photograph Log

The following information is relevant to each photograph:

Peyton Building
722 W Sprague Ave/10 N Post Street
Spokane, Spokane County, WA
Photographer: Eugenia Woo
Date: 09/17/04

Individual captions in order of the photographs:

1 of 35

View of Post Street looking north with the Peyton Building and Peyton Annex on the right

2 of 35

View of Sprague Avenue looking west with the Peyton Annex on the right

3 of 35

North and west facades; view: southeast

4 of 35

South and west facades; view: northeast

5 of 35

North façade and partial east façade; view: south

6 of 35

Peyton Building Annex, south façade and partial east façade; view: northwest

7 of 35

Upper floors of west façade

8 of 35

Upper floors of south façade (Peyton Annex)

9 of 35

North facade storefront for Niko's Restaurant (Riverside Avenue)

10 of 35

West façade storefront for Niko's Restaurant (Post Street)

11 of 35

West façade storefronts (Post Street) for the fine arts gallery (left), Henryks Tailoring (center) and Brews Bros.Espresso (right)

12 of 35

West (Post Street) storefronts in the Peyton Annex; view of original pilasters with "P" insignia and egg and dart detailing. Aluminum storefront system and tile bulkheads are non-historic.

Captions continued:

13 of 35

Historic main entrance (Sprague Avenue) to the Peyton Annex

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Decorative details; historic main entrance (Sprague Avenue) to the Peyton Annex

15 of 35

Lobby at Post Street entrance; deli/café on right

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Elevators at lobby level

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Lobby and vestibule at Sprague Avenue entrance

18 of 35

Peyton Annex lobby steps down to original Peyton Building

19 of 35

Historic south stairs in Peyton Annex lobby with marble waist, cast iron railing, newel post, and balusters

20 of 35

Concrete south stairs in Peyton Annex (going up from level two to three)

21 of 35

Basement with stone and brick walls

22 of 35

Peyton Building, fourth floor (Suite 425) – unimproved tenant space. Ghost image of bricked-in window opening for the original Peyton Building.

23 of 35

Peyton Building, fourth floor (Suite 425) – unimproved tenant space. Historic arched windows removed.

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Sixth floor vault

25 of 35

Peyton Building, fifth floor office reception area (non-historic)

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Peyton Annex – sixth floor corridor looking west

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Peyton Annex – sixth floor corridor typical door

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Peyton Building – sixth floor corridor with archway, looking south; typical

Captions continued:

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Peyton Building, Suite 615 – historic one-over-one double hung windows and radiator

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Peyton Building, Suite 615 – historic maple floor

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Peyton Building, Suite 625 – vacant office space (non-historic)

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Peyton Building – historic wood north stairs between the sixth and seventh floors

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Peyton Building – historic hexagonal tile at top of north stairs, seventh floor

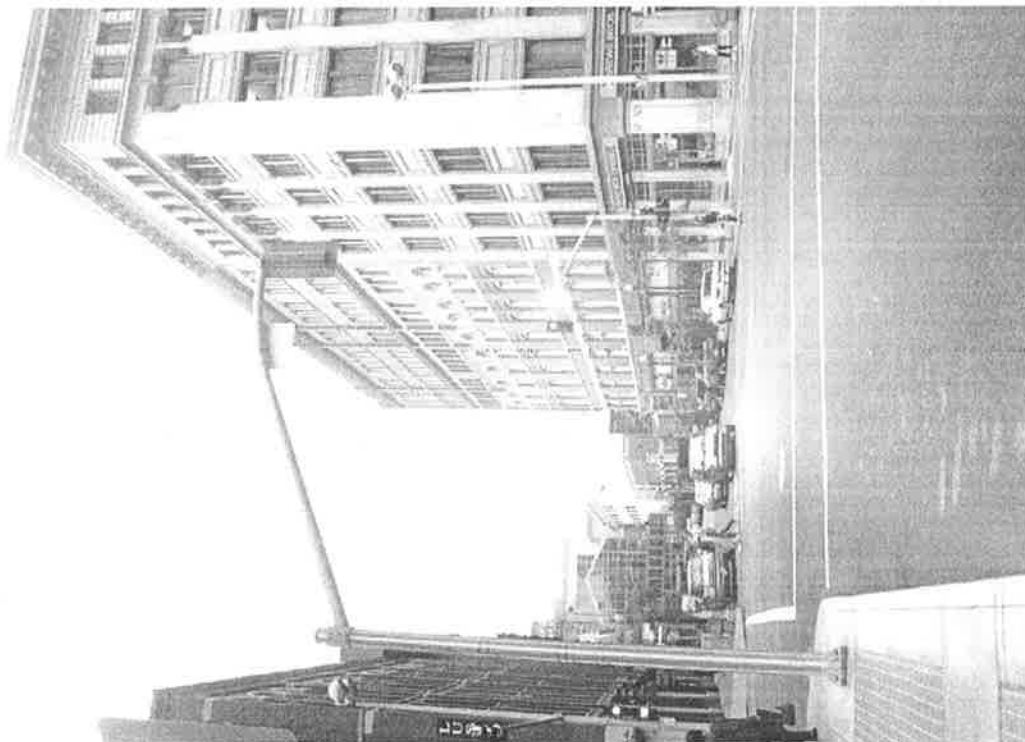
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Peyton Building – historic wood north stairs, typical

35 of 35

Peyton Building – seventh floor office reception area (non-historic)

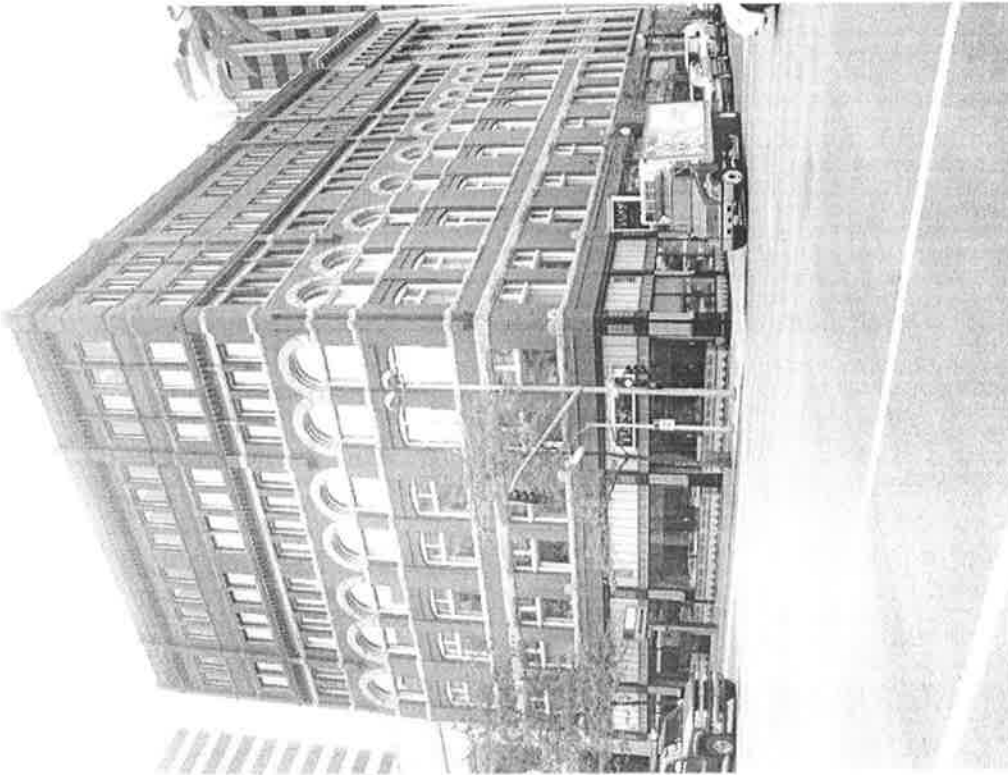
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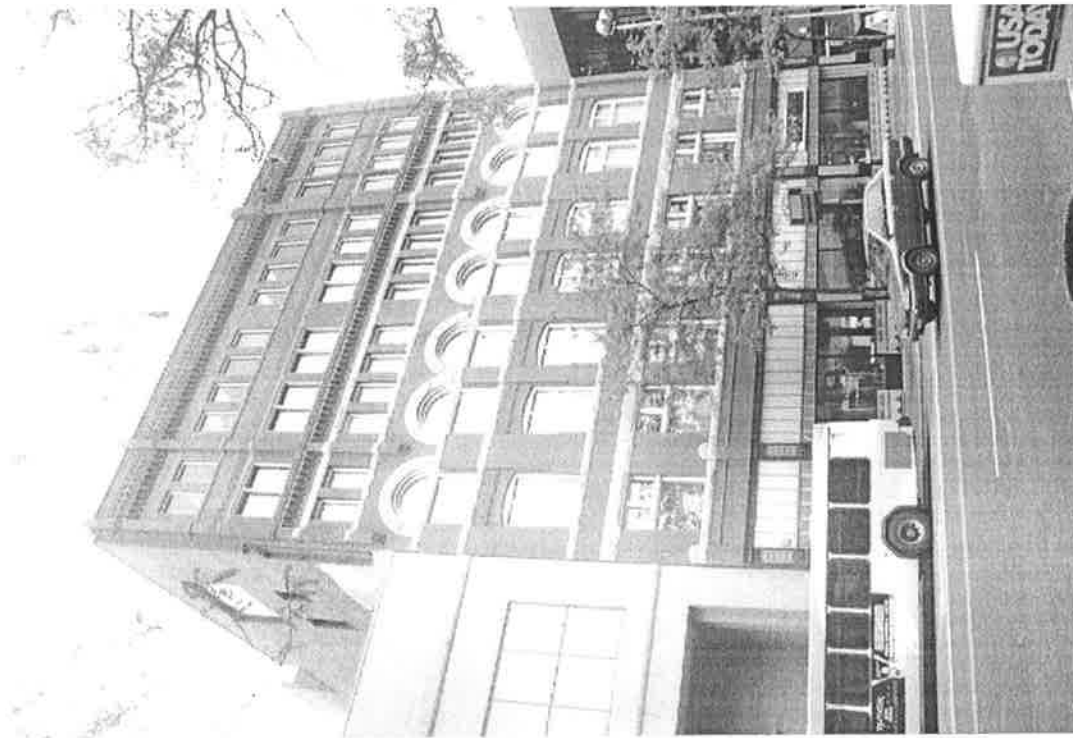
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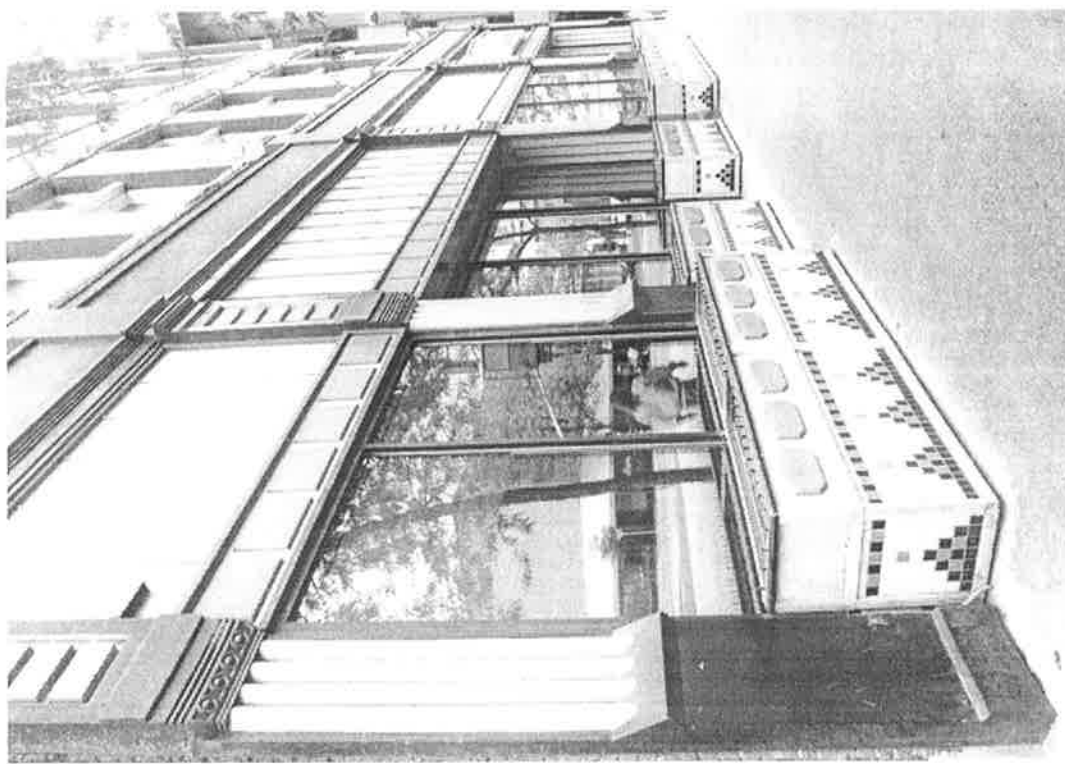


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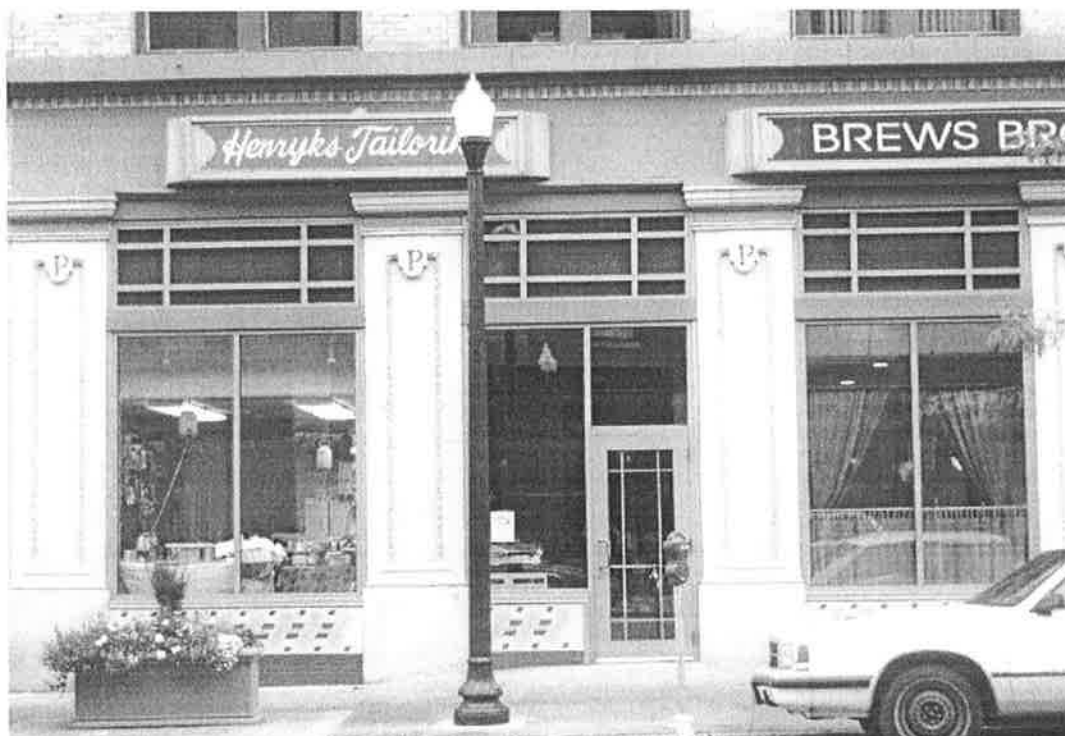
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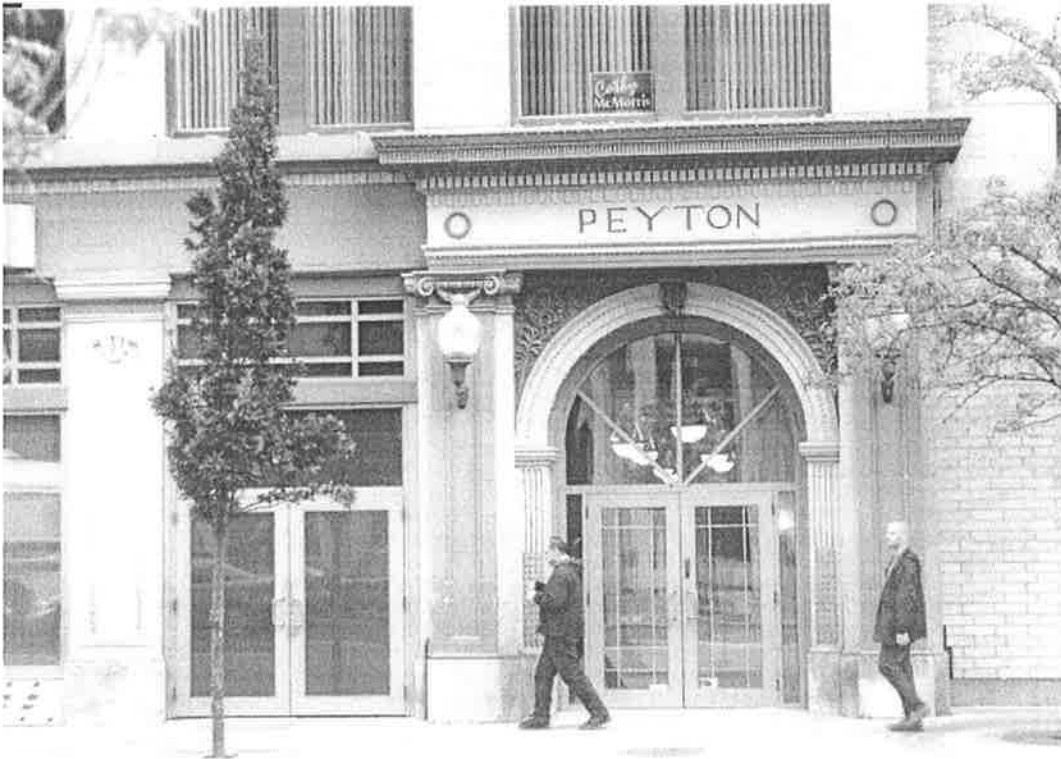
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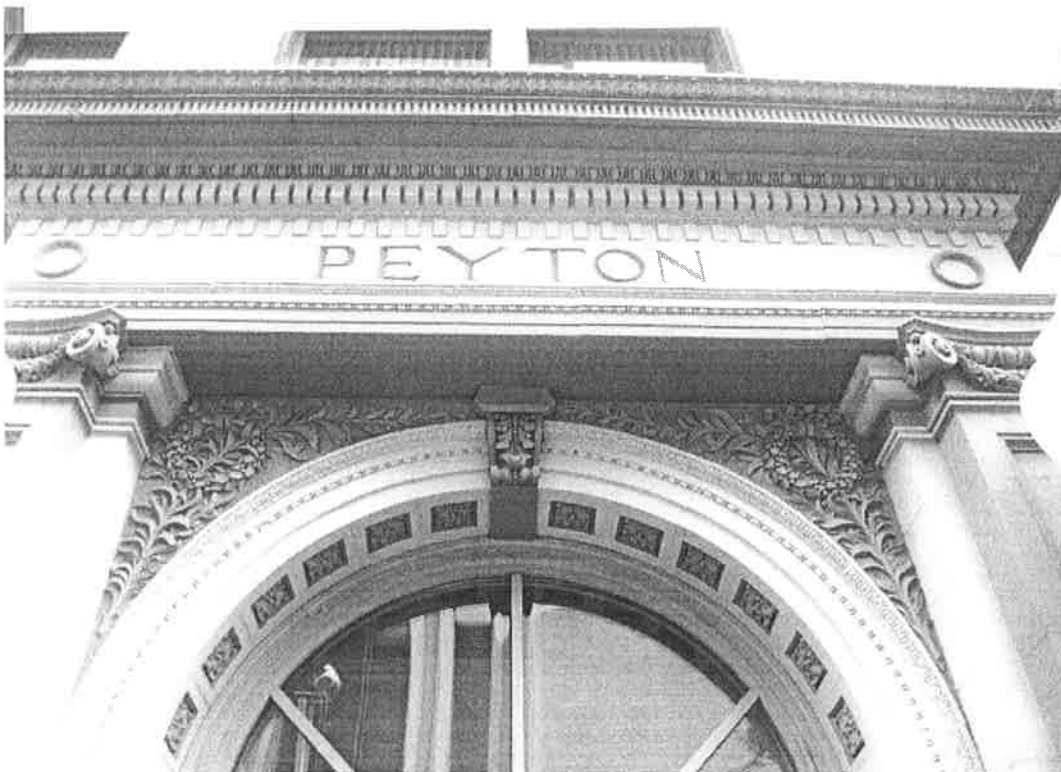
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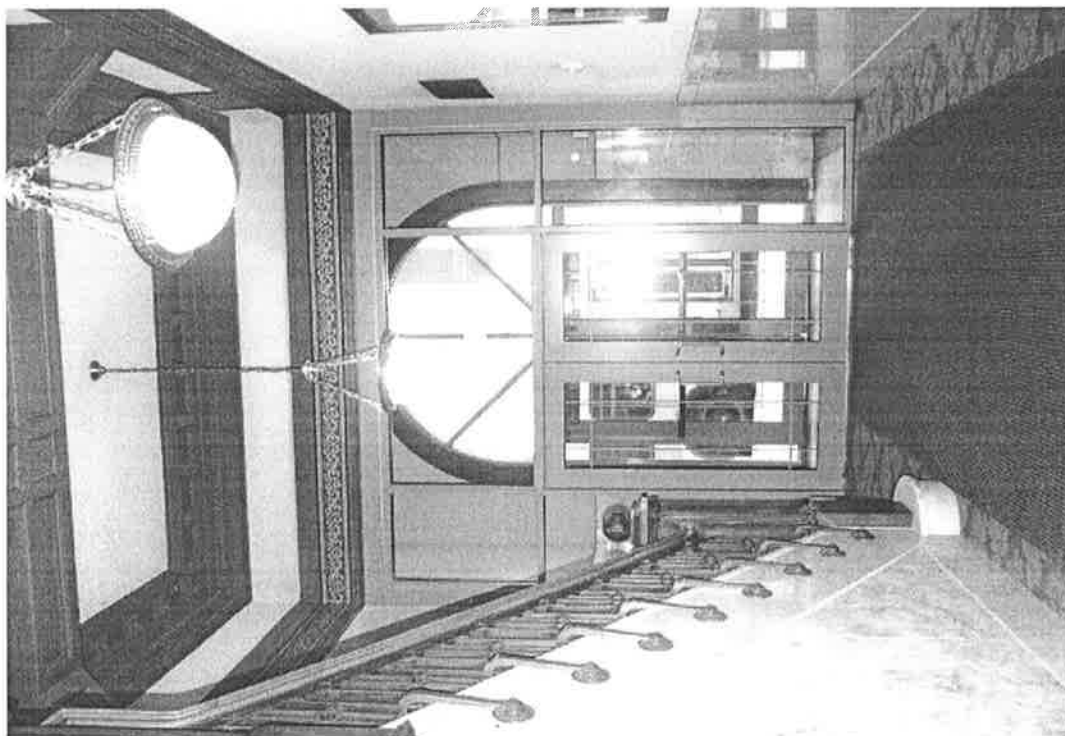
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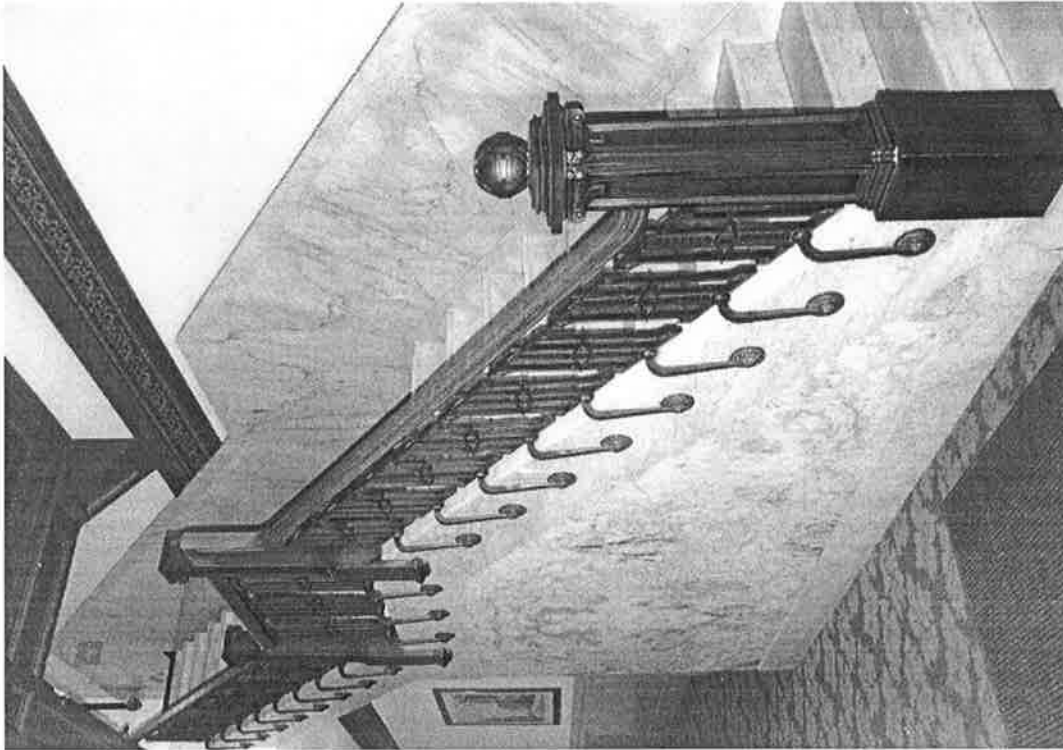
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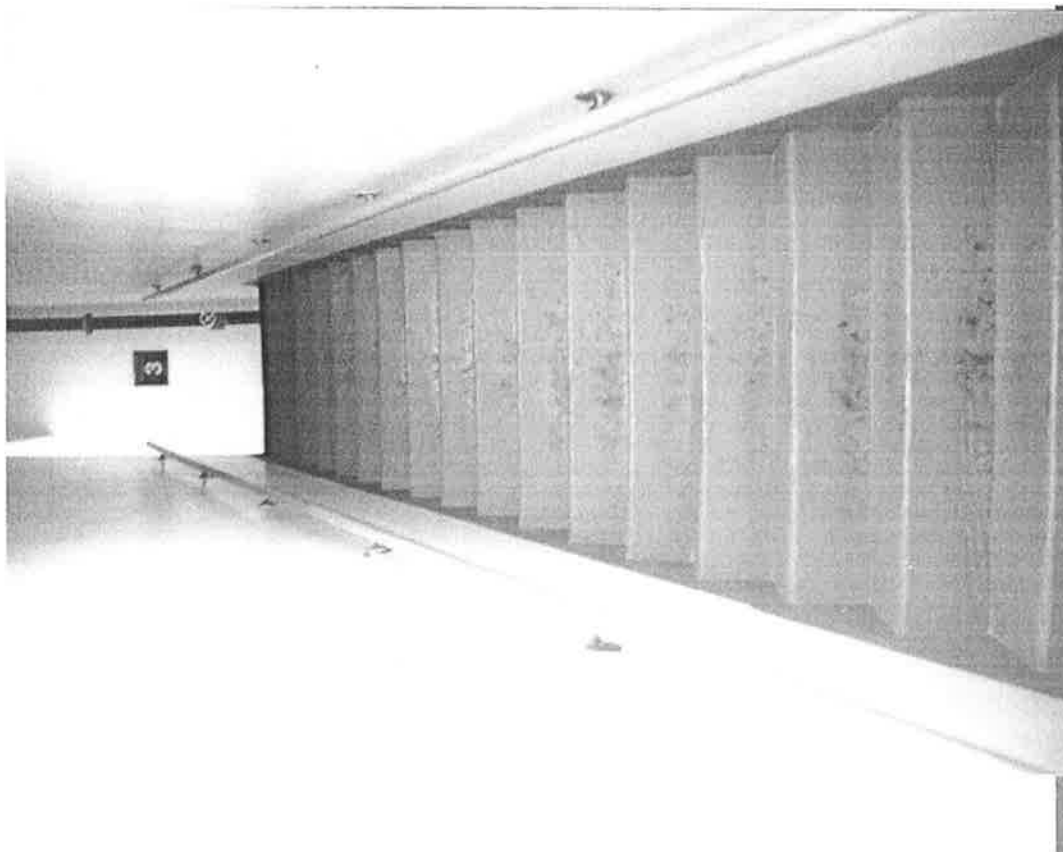
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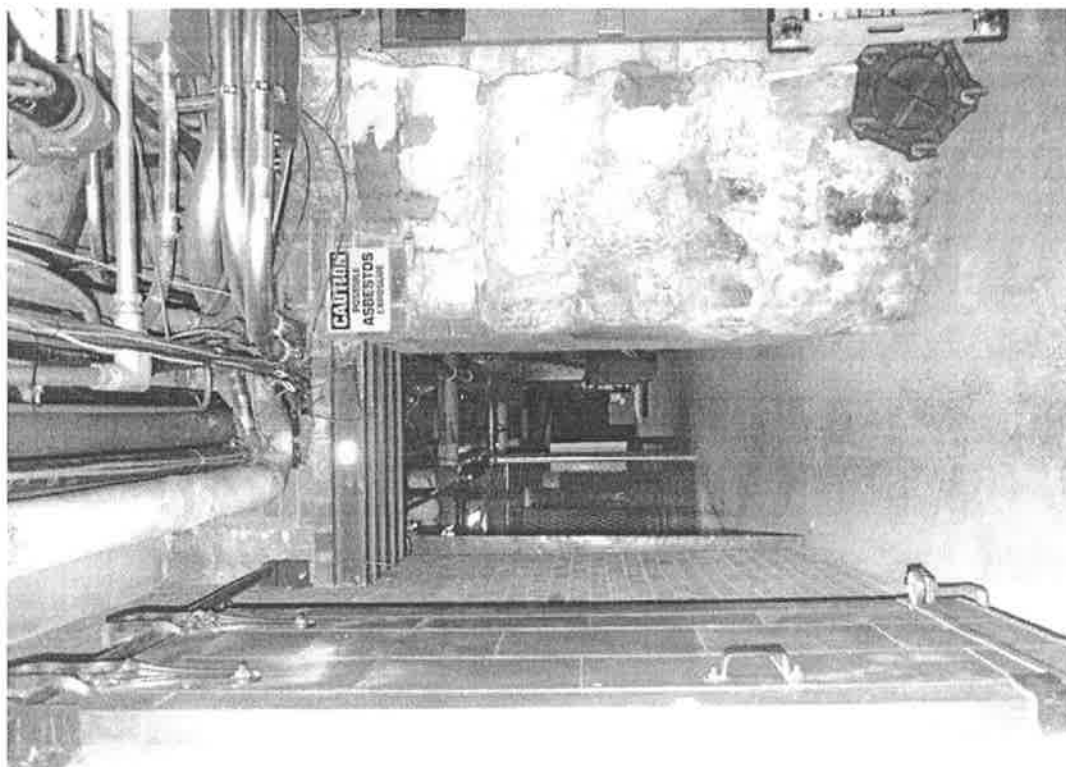
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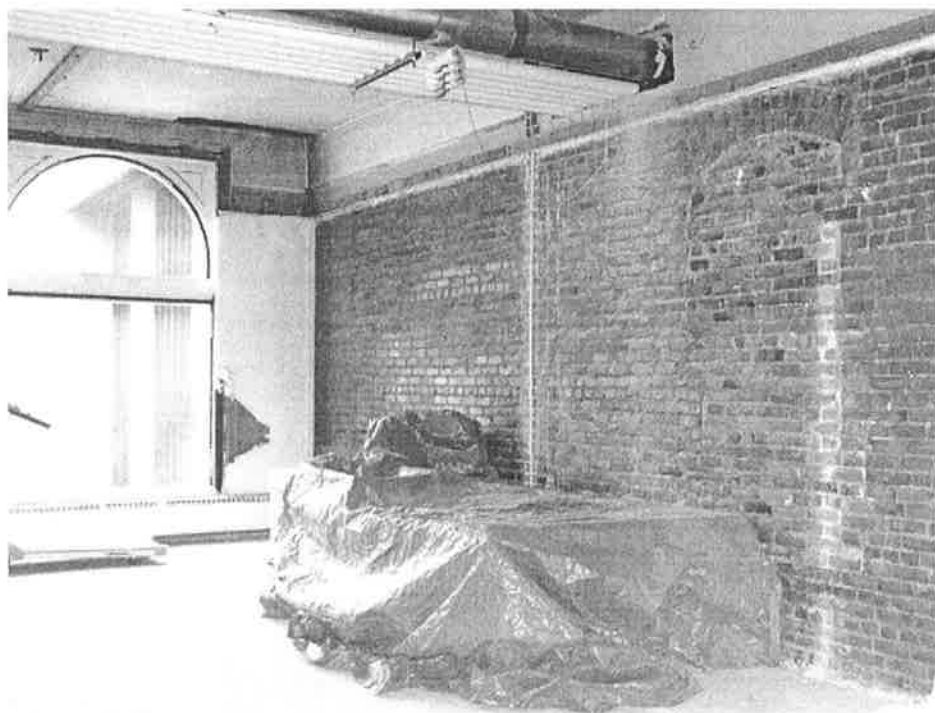
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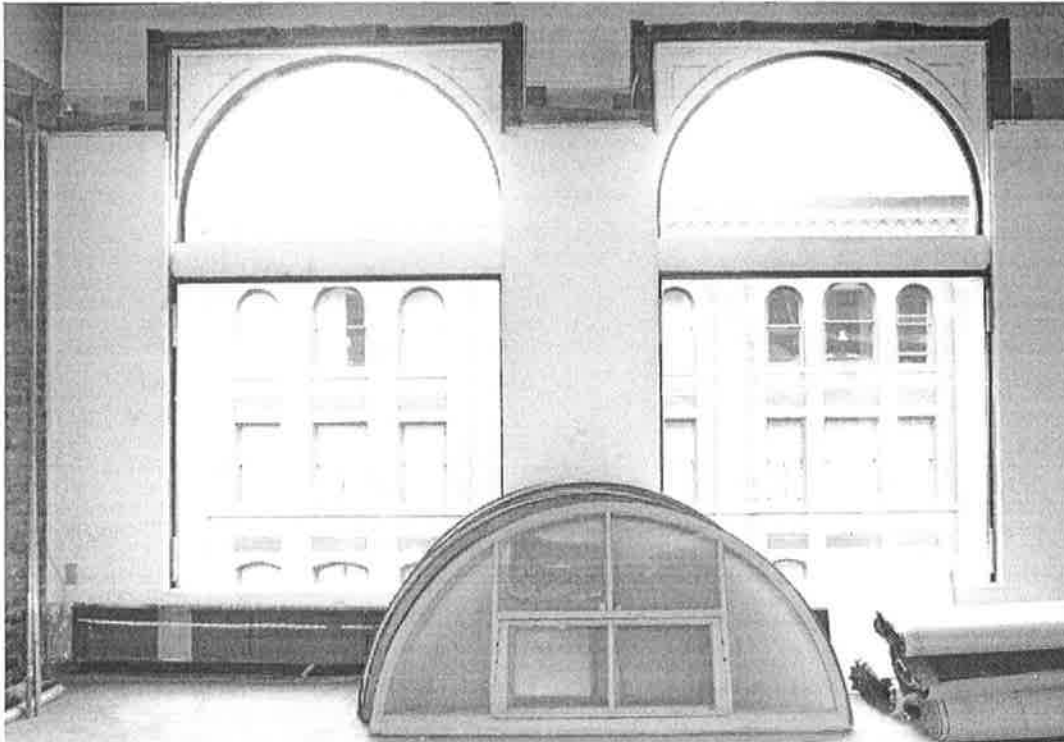
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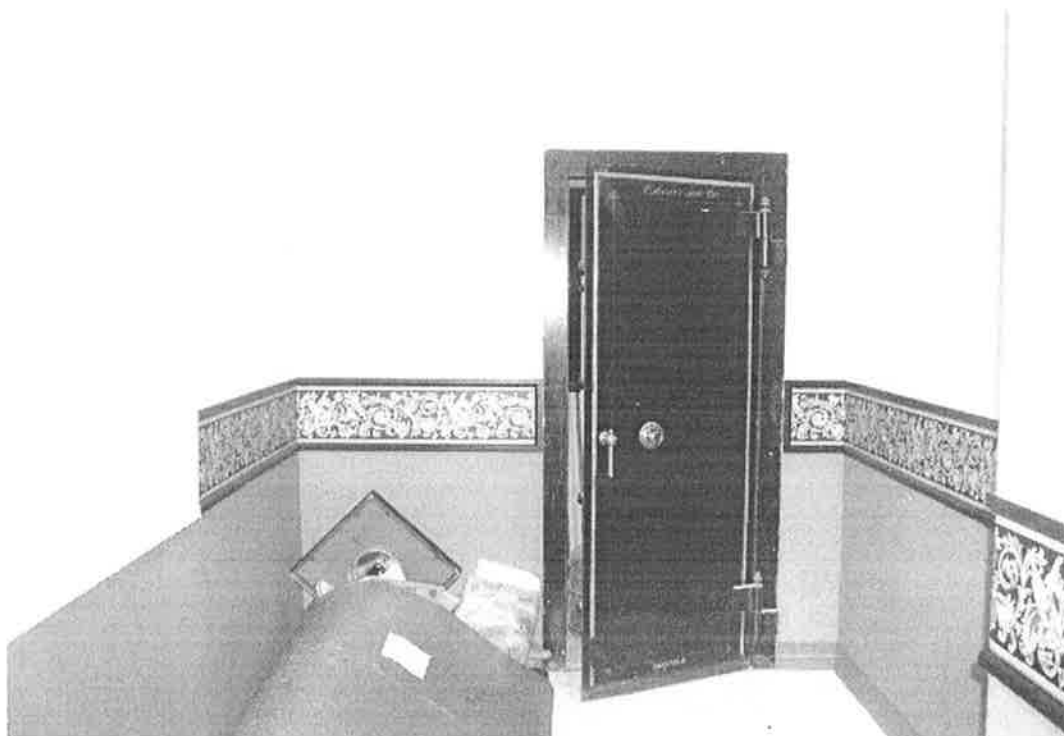
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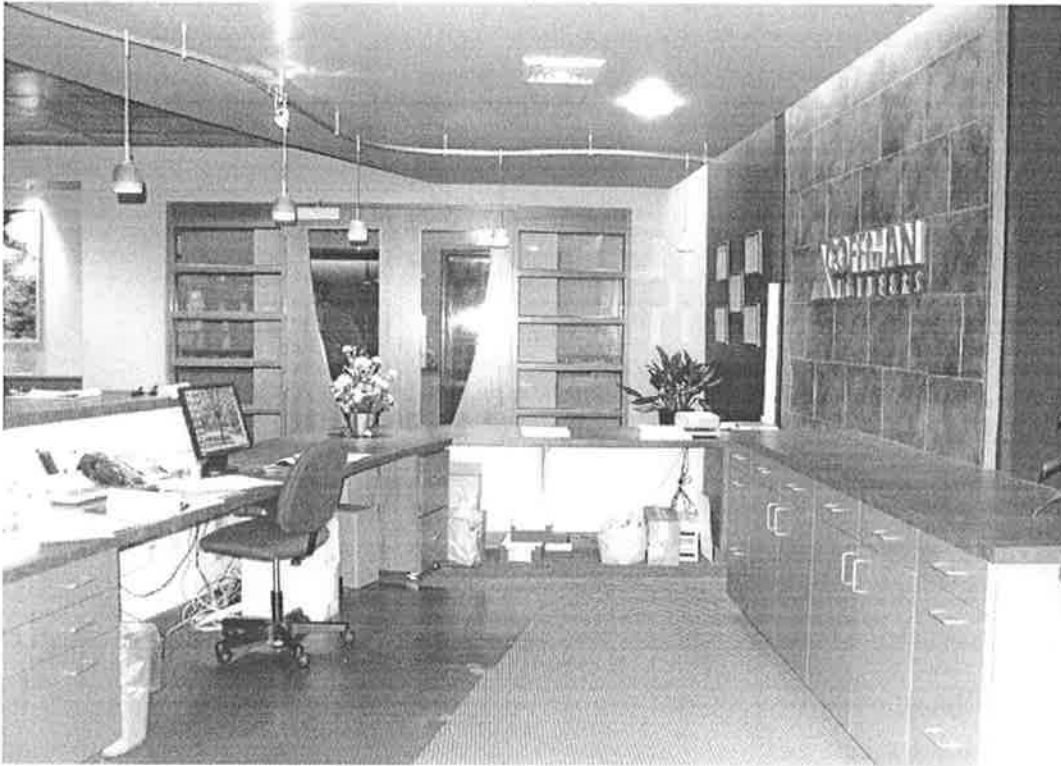
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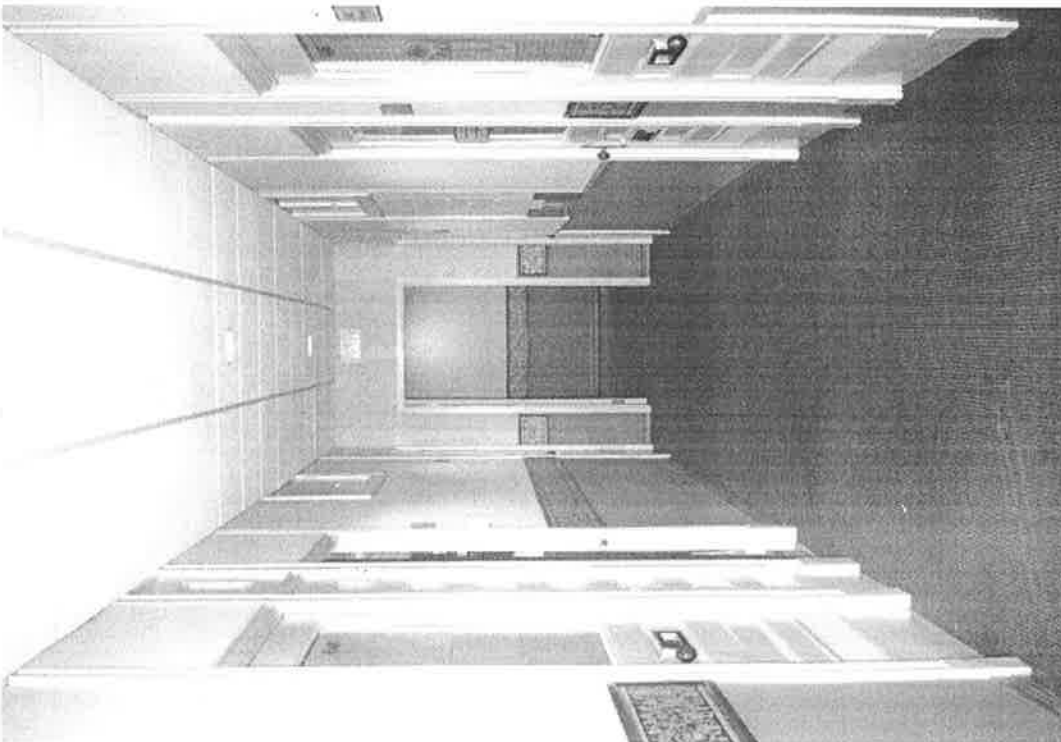
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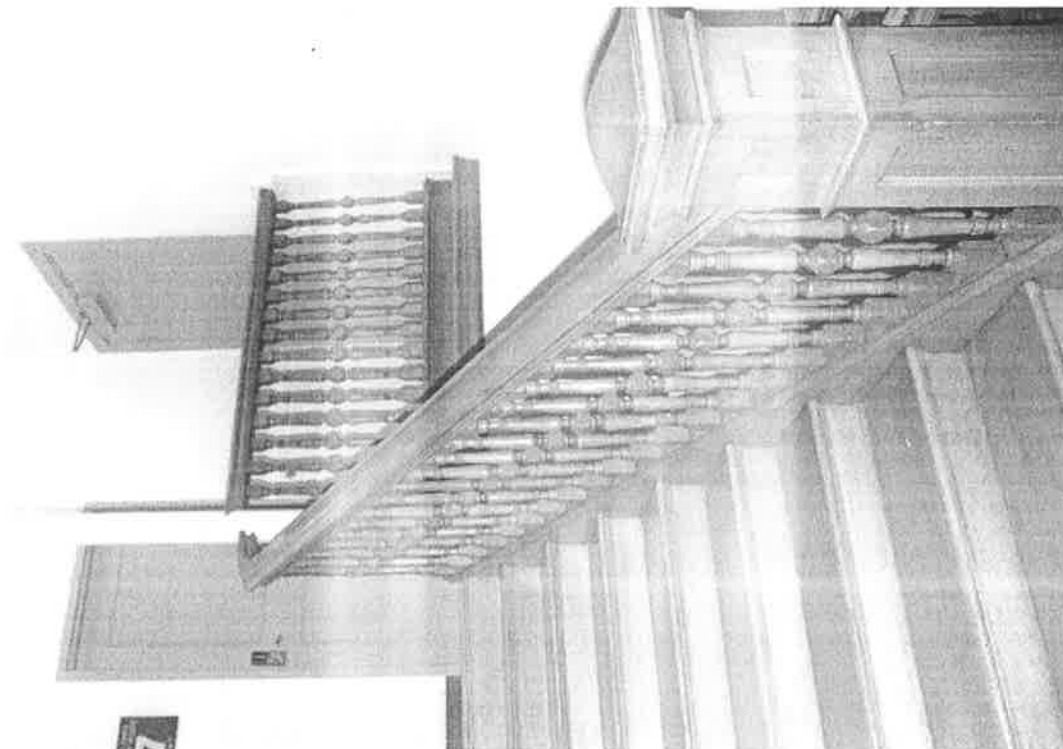
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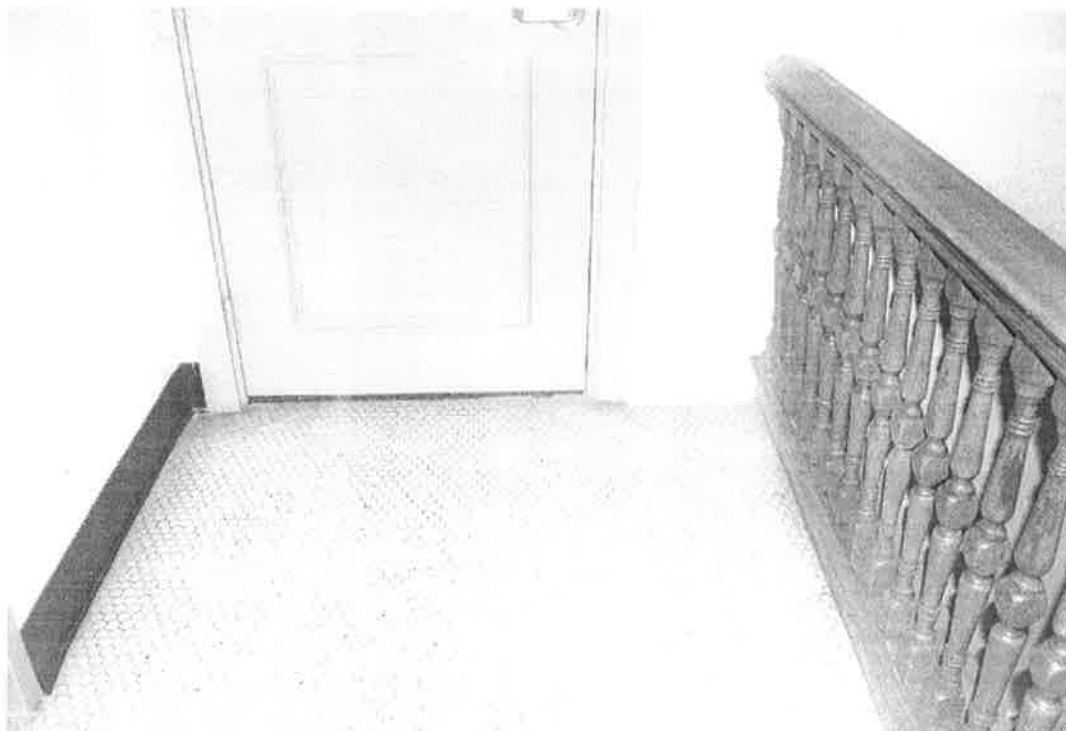
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