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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	SP 74
DATE ENTERED	

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Hyde Building and Annex
AND/OR COMMON

2 LOCATION

STREET & NUMBER W. 611½ Riverside
CITY TOWN Spokane
STATE Washington
VICINITY OF #5 - Thomas S. Foley
CODE 53 COUNTY Spokane CODF 063

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	IN PROCESS	YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	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 Central Business Properties
STREET & NUMBER 205 Hyde Building, W. 611½ Riverside
CITY TOWN Spokane
VICINITY OF Washington
Seattle First National Bank
P.O. Box 3586 - Seattle 98124

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE/REGISTRY OF DEEDS ETC Spokane County Courthouse
STREET & NUMBER W 1116 Broadway
CITY TOWN Spokane STATE Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Washington State Inventory of Historic Places
DATE December, 1975
DEPOSITORY FOR SURVEY RECORDS Washington State Parks
CITY TOWN Olympia STATE Washington

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hyde Building and Annex together present an interesting blend of materials and architectural styles that is unique in downtown Spokane. The Hyde Building itself was constructed in 1890 in the center of the burgeoning mining town of Spokane Falls, on Riverside Avenue and Mill Street (now Wall Street). The Romanesque Revival style building occupies the site of an older, smaller structure which was also known as the Hyde Building. Along with companion structures, it was destroyed in the great conflagration of August, 1889. The small but flamboyant Hyde Annex was appended as lavatory space in 1908. Also constructed in 1890 was the Title Building which stands adjacent to the Annex on Wall and Sprague Streets, and the Jamieson Building which faces the Hyde Building across Wall. East of the Hyde Building is the Spokane and Eastern Building, erected along with Newberry's store across Riverside Avenue in the mid-w0th Century. In either direction, however, are numerous buildings of 19th Century vintage with similar stylistic treatments; however, they are generally smaller and less distinguished in appearance.

The Hyde Building is a six-story Romanesque-Revival inspired structure of red brick laid in a stretcher bond, with granite, sandstone, and terra cotta trim. The building is 117 feet by 95 feet, with a height of 87 feet. The most arresting features of the building's exterior are the sandstone spandrels with acanthus leaf designs, full-facade arcades at sixth-story level, and a false-gabled parapet on the Riverside Avenue elevation. The Wall Street facade is less ornate but is quite similar in composition. The roof of the Hyde Bulding is surfaced with tar and gravel and has a skylight located over the central corridor.

Although both the Hyde Building and the Annex have been remodelled at street level, the upper stories of both structures are among the most pleasing in the downtown district. The brickwork of the second story is composed of projecting major piers and rusticated minor piers which flank each window opening. There are six major piers on Riverside and four on Wall Street. The second story windows are rectangular and feature one-over-one light, double-hung sash with granite lintels. On the Wall Street facade, the windows are paired in the outermost bays.

The third story differs from the second in a number of important ways. The spandrels below the windows at this level are corbelled, but the piers are not embellished with rustication. The double-hung, flat-headed windows are linked in groups of three on the Riverside facade by continuous granite lintels. On the Wall Street or west facade, granite lintels form a continuous stringcourse across the full elevation. Below the windows of the centermost bays on Riverside are spandrels faced with ornate acanthus reliefs in terra-cotta. The windows in these bays are crowned with tri-partite elliptical fanlights. At the very center is an exceptionally narrow window opening with a single-light, round-arched head. Coursed sandstone facing forms the spandrels above these central arched windows.

At fourth and fifth stories the windows are all rectangular, with one-over-one light, double-hung sash. A stringcourse at fourth-floor level is created by continuous granite window sills, and forms a major horizontal girth around the building. The principal piers are ornamented with acanthus scross panels of sandstone. The spandrels at fifth-floor level are decorated with brickwork corbelling identical to that which occurs at the third floor.

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All window openings at the sixth story have round-arched openings. They are linked, chiefly in groups of three, by terra cotta moldings and thus form continuous arcades across both facades. These windows feature granite sills, brick masonry voussoirs, and corbelled spandrels below. In the centermost bays on Riverside Avenue, two large round-arched windows echo the elliptical-arched openings at third-story level. On the Wall Street elevation are arched windows linked by a stringcourse of terra cotta at the impost level.

Above the sixth-story level, a brick string-course wraps around the building and defines the parapet, which is decorated with strapwork of brick and a modest corbelled cornice. The major piers of the Riverside facade rise uninterrupted to the cornice. Although the piers formerly projected above the roofline as turrets, they now terminate at the cornice. A false parapet gable at the centermost bay on this elevation is decorated with the inscription "Hyde" in terra cotta. Above the inscription is an ornamental arched panel of sandstone. Serving as a keystone above that arch motif is a minor pier that rises to the peak of the gable. This pier was originally a turret and was crowned with an eagle.

Adjoining the Hyde Building on Wall Street is the seven-story Hyde Annex. Only 16 feet in width, the Annex measures 60 feet in depth and 94 feet in height. It occupies the narrow site originally intended for use as an alley. The Annex is a commercial style structure with a rich applique of baroque ornament. The purpose of this frivolous bit of architecture was anything but frivolous, additional lavatory space was required in the Hyde Building, so designer Albert Held created an interesting architectural monument to the American obsession with indoor facilities in the pre-1914 period.

The Annex is constructed of red brick, although the masonry is essentially invisible behind a facing of cream colored terra cotta on both piers and spandrels. The present-day ground floor facade of blue, mirrored tile and dark oak was created in 1937. An ornate street clock which partially obscures the first floor cornice was raised in 1937 across the sidewalk.

At second-floor level is a terra-cotta faced entablature embellished with a massive cartouche. Above the cornice, the piers rise uninterrupted to the seventh floor. Each story has a single grouping of three double-hung windows. Minor piers divide the windows, and two major piers tie the edifice to the Hyde Building on the north and the Title Building on the south. Spandrels of terra-cotta are heavily ornamented with fruit festoons, a favorite motif of architect Held. With its broad areas of window surface, the street facade of the Hyde Annex clearly shows the influence of the Chicago school's commercial style.

Above the sixth story of the Annex, a boxed and decorated cornice is surmounted by a Mansard roof of green tile, and a baroque-inspired dormer that obscures the roofline. The dormer is also faced with terra cotta. Brackets with rosettes flank multi-paned casement windows. Above the window an even more ornate cartouche adorns the pediment of the gable. The gable is slightly bellcast - its cornice is heavy and richly ornamented.

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The interior of the Hyde Building is devoted to shops on the street level. A jewelry store located in the Annex has occupied the space since 1915. The entrance to the building on Riverside Avenue has been greatly altered over the years. A cast red "granite" facing lines the recessed entry and vestibule. The lobby and stairs are of white marble.

Until 1958, the third through the sixth floors were open to a light well and staircase to the east of the elevator. A major fire forced remodeling of the lower levels, the chief alteration being the enclosure of the light and stair wells. The third and fourth stories do retain their original floor plan, and a portion of the offices remain unaltered. The corridors have been largely refurbished with new materials.

On the fifth floor, 40-inch oak wainscotting, oak doors, and window and door surrounds remain intact as they are on the sixth floor. The offices have four-panelled oak doors with upper lights and transoms. There are original wash basins in at least one room of each office suite.

On the sixth floor, the skylight is still the principal source of light for the surrounding offices. Below the glazed opening is a dentil and reel molding. The upper portion of the staircase is open here, and features a squared newel post with geometric designs. The remainder of the staircase at lower floor levels is enclosed and retains sections of a rich oak balustrade.

The Annex is entered through the south corridor of the Hyde Building. Women's restrooms are located along the far wall of the narrow annex. A short hallway running east from the Annex corridor overlooks the narrow space between the Hyde and Title Buildings and leads to the men's restrooms. A single office on each level is generously trimmed with window and door surrounds of oak.

The Hyde Building was one of the most impressive structures constructed in the years immediately following the fire of 1889. Although many other period buildings were taller and offered greater floor space, in terms of architecture the Hyde Building remains today one of the most straightforward of the city's 19th century structures. When joined by the Annex in 1908, its place in the architectural heritage of the city was further assured. The combination of a crisp, Romanesque style building with a baroque-embellished, commercial style building has added an unexpectedly delightful variation to Spokane's commercial streetscape. While both structures would represent fine examples of their style without one another, they are all the more unusual in their juxtaposition.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE		CHECK AND JUSTIFY BELOW		
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400 1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500 1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600 1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700 1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800 1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1890-1908 BUILDER/ARCHITECT William J. Carpenter, Albert Held

STATEMENT OF SIGNIFICANCE

The Hyde Building and Annex, situated on the busiest corner of downtown Spokane, are among the most architecturally interesting buildings in the city, combining the widely varying styles of two master architects. While the original red brick Romanesque structure was impressively spacious even in 1890, the Edwardian demand for greater luxury created the need for additional lavatory space; the seven story alley-width Annex was added for this sole purpose. Over the years, the building has reflected the changing and stable periods of Spokane's history.

The structure was erected for its first owner E. B. Hyde in 1889. The Hyde family was a prominent pioneer family involved in real estate development and other civic activities before the turn of the century. Judge Samuel C. Hyde was the first of the family to arrive in Spokane, in the year 1879. His mother, Susan, followed with all her remaining children in 1881. Rollin Hyde was, like his brother E. B. Hyde, a real estate developer. A sister, Martha, married another entrepreneur, J. B. Blalock.

Eugene B. Hyde erected a number of important buildings during the 1880s. Most of them were destroyed in the disastrous fire of 1889. Among those buildings was the first Hyde block, a three-story structure on the southeast corner of Mill and Riverside. When it burned in 1889, Hyde rebuilt it to its present beauty and elegance. In the same year Rollin Hyde constructed a building bearing his name (also called the Chamber of Commerce Building and presently known as the Fernwell), three blocks east on Riverside.

E. B. Hyde was the first city marshall of Spokane, Chief of Police and Chief of the Volunteer Fire Department. He was a delegate to the territorial council and to the Republican convention, as well as a member of the state senate in 1889. His major fortune was an investment as principal stockholder in the Citizens National Bank. When the bank failed in 1893, he suffered severe financial reverses. However, his fortune was large enough that he in part recouped his losses. At his death in 1917 in Los Angeles, he still owned a building in Spokane's business district.

During the reconstruction of Spokane in 1889, Hyde erected a brickyard on Hangman Creek to supply structural brick for the new buildings. His own building was constructed using this brick for load-bearing walls and imported St. Louis pressed brick for the facade. This additional cost was typical of the care Hyde expended. While most rebuilt structures of the same height cost around \$80,000, the Hyde Building cost closer to \$100,000. It remained one of the most admired structures in the city from 1890 to the First World War. *The Hyde Block is one of the big Riverside structures . . . it is a fine building of good material and helps to make Riverside Avenue a nobly built thoroughfare.* (Spokesman Review, October 6, 1897, p.5). As one of the most substantial buildings in the city, it offered more office space than any other in the heart of Spokane, until 1900 when the Empire State Building was completed. Because of its size it was used as the U. S. District Court from shortly after completion until 1898.

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The architect for the structure was William J. Carpenter of London, England. His success during his brief residence in Spokane (1888-1891) is measured in the number of fine buildings of his design that remain. Included among these are the restaurant section of the Davenport Hotel (807 Sprague-Wilson-Clark Building, 1889), the Miller Building (808 W. Sprague, 1890), the Loewenberg Brothers Store (Couer d'Alene Hotel (W. 535 Spokane Falls, 1890), and the finest Queen Anne House in Browne's Addition, the Loewenberg Mansion (1923 W. First Avenue, 1889). Little is known about Carpenter's career prior to 1888 or after 1891.

In common with many early office buildings, the Hyde Building permitted the use of offices as residences. In a city predominately male and single, young men often lived in their offices. The dignity of the Hyde Building was enhanced by the fact that the U. S. District Court was located on the fourth floor for many years. While Mill Street had a singularly bad reputation during this period, the Hyde Building remained relatively reputable simply by having the Court occupy one floor.

Today a prestigious and busy location such as Wall Street (originally Mill) and Riverside Avenue would preclude the rental of any but quality shops on the first floor, this certainly was not true in the 1890s. From 1890 to 1915, at least one of the major ground floor occupants was a saloon. In this case, the patronage from the legal profession gave the saloon some dignity as was reflected in its name - the Court Saloon. At the turn of the century Spokane was a rowdy city, with a reputation for wildness exceeded only by San Francisco's. Reform forces continually fought a losing battle with saloons, dance halls and roughnecks on one of the worst skid roads in the West. In 1890 the saloon in the Hyde Building was one of 90 in a city of less than 30,000. The year 1900 brought over 115 saloons, and 233 were in business in 1908, when the Annex to the Hyde Building was completed with an additional saloon on the ground floor called the 'Court Annex'. At the same time the city had a population of 110,000. The saloons were growing as rapidly as the burgeoning city.

In 1908 the trust which owned the Hyde Building remodelled it. The architect for the task was Albert Held, a distinguished Spokane architect since 1889. Held was born in New Ulm, Minnesota in 1866, and with two years technical training at the University of Minnesota, he arrived in Spokane with many other ambitious young draughtsmen. Serving for a brief time with the firm of Hermann Preusse, he received training that would enable him to become one of Spokane's most successful architects. Seldom as fanciful as his chief competitor, K. K. Cutter, Held's buildings display a number of styles reflecting the varied tastes of his clientel. Among the many buildings he designed which are still standing, are the Holly-Mason Building, the Home Telephone Building, North Central High School, Webster and Lincoln Schools, the Realty Building, Knickerbockers Apartments, Breslin Apartments, San Marco Apartments, the Leo Long home, and the M. James Clark mansion. His prestige in Spokane was extremely high until his death in 1924.

In addition to remodelling the Hyde Building, Held added the seven story Annex which with its narrow alley width was a fantasy unique in Spokane's experience. Although one of the smallest structures ever designed by Held, the Annex did exhibit characteristics similar to

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his other designs. For instance, Held's fruit festoons were also used in his design for the Home Telephone Building on South Howard Street. On the upper levels of the Hyde Building and Annex, Held matched the use of oak and blended the two structures in a harmonious but non-imitative manner.

On the first floor, the 'Court Saloon' was linked to the 'Court Annex'. The two bars were among the more popular in the city. But in 1914 the pattern of the life in Spokane was interrupted. Prohibition came early to Spokane. Enacted in 1914, the local option of the City took effect on January first, 1916. The time gap permitted many of the bars to close before required. By late 1915 the saloons in the Hyde Building had been removed and their store fronts remodeled. In the same year, Sartori Jewelers took occupancy of the Annex, a site they have continued to occupy since that time.

The other occupants of the building have not changed greatly over the years. Rogers and Rogers Realty have occupied space in the building even longer than Sartori. The major occupants have been doctors, dentists, and beauticians, but principally jewelry manufacturers

Major alteration to the interior followed a three-alarm fire in 1958. The fire swept through the lower four floors, fed by false walls and numerous hollow spaces in the structure. The occupants of the building were rescued by an elevator operator who kept the car moving up and down until all were evacuated. After the fire the lower four floors were remodeled and the light and stairwells enclosed.

Many of Spokane's older buildings are closed above the street; however, the Hyde Building is still in use. There are three contributing factors which have allowed it to remain in use. Central Business Properties, owner and manager of the Hyde and other structures, is itself an occupant of the Hyde Building. Secondly, the fire enabled the owners to remodel, thereby encouraging continued occupancy. Thirdly, the unfortunate closure of the Jamieson and other nearby commercial buildings have brought additional occupants into the Hyde.

While many people in Spokane are more familiar with newer structures such as the Fidelity Building, Parkade and the Hotel Sheraton, it is widely recognized that the Hyde is a superior example of Spokane's most historic era in building.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- "Building Notes" - Spokane Falls Daily Chronicle, August 13, 1889, p.1.
 Edwards, Jonathan, History of Spokane County, Spokane: W. H. Lever Co., 1900.
 "First Employee Errand Boy" Spokane Daily Chronicle, May 17, 1934.
 "Five Millions-Spokane Leads Them All". Spokane Falls Review, January 1, 1890, p.9.
 "Jewelry Store is Modernized", Spokesman-Review, May 16, 1937.

continued on attached page

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES

A	1, 1	4, 6, 8, 4, 1, 0	5, 2, 7, 8, 1, 4, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The Hyde Building occupies the North 100 feet of Lot 2 and the North 110 feet of Lot 3, Block 21

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Patsy M. Garrett, Historic Preservation Specialist

ORGANIZATION

Office of Archaeology and Historic Preservation

DATE

January, 1977

STREET & NUMBER

P. O. Box 1128

TELEPHONE

(206) 753-4011

CITY OR TOWN

Olympia

STATE

Washington

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665) I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Acting State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

ATTEST

KEEPER OF THE NATIONAL REGISTER

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"Pressed Brick" - Spokane Falls Review, December 14, 1889, p.3.

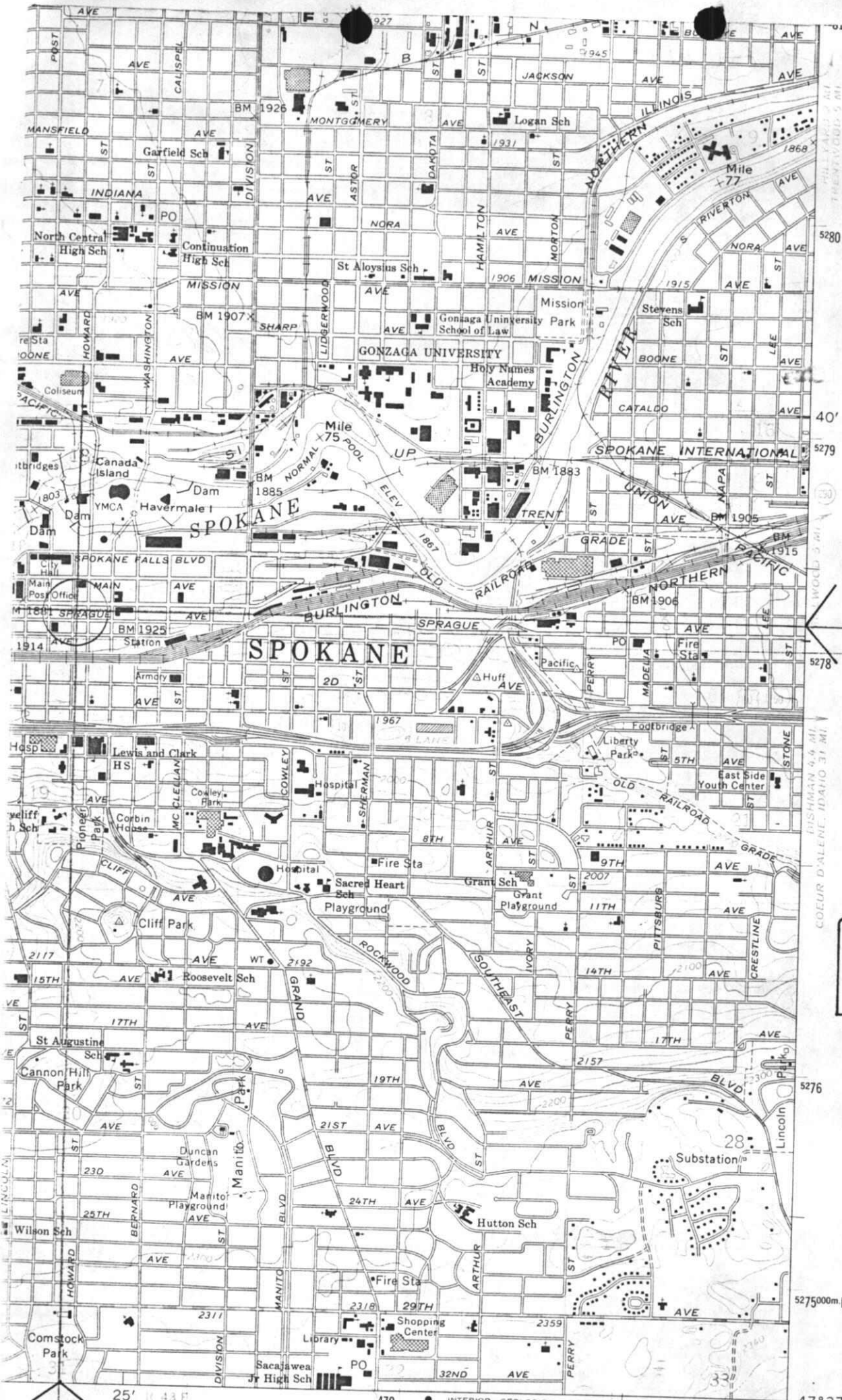
"Saves Workers, Elevator Girl Heroine of Fire". Spokesman-Review, October 3, 1958.
Spokesman-Review, October 6, 1897, p.5.

"Story of a Year". Spokane Daily Chronicle, August 4, 1890, p.6.

"The Wonderful City of Spokane" - Spokane Daily Chronicle, December 31, 1890, p.9.

"To Build Seven Stories on Wall". Spokesman-Review, March 27, 1907.

Western Architect, 1908.



5278140 M

**HYDE BUILDING
and ANNEX**

468410 E.



- ROAD CLASSIFICATION**
- Primary highway, hard surface
 - Secondary highway, hard surface
 - Light-duty road, hard or improved surface
 - Unimproved road
 - Interstate Route
 - U. S. Route
 - State Route

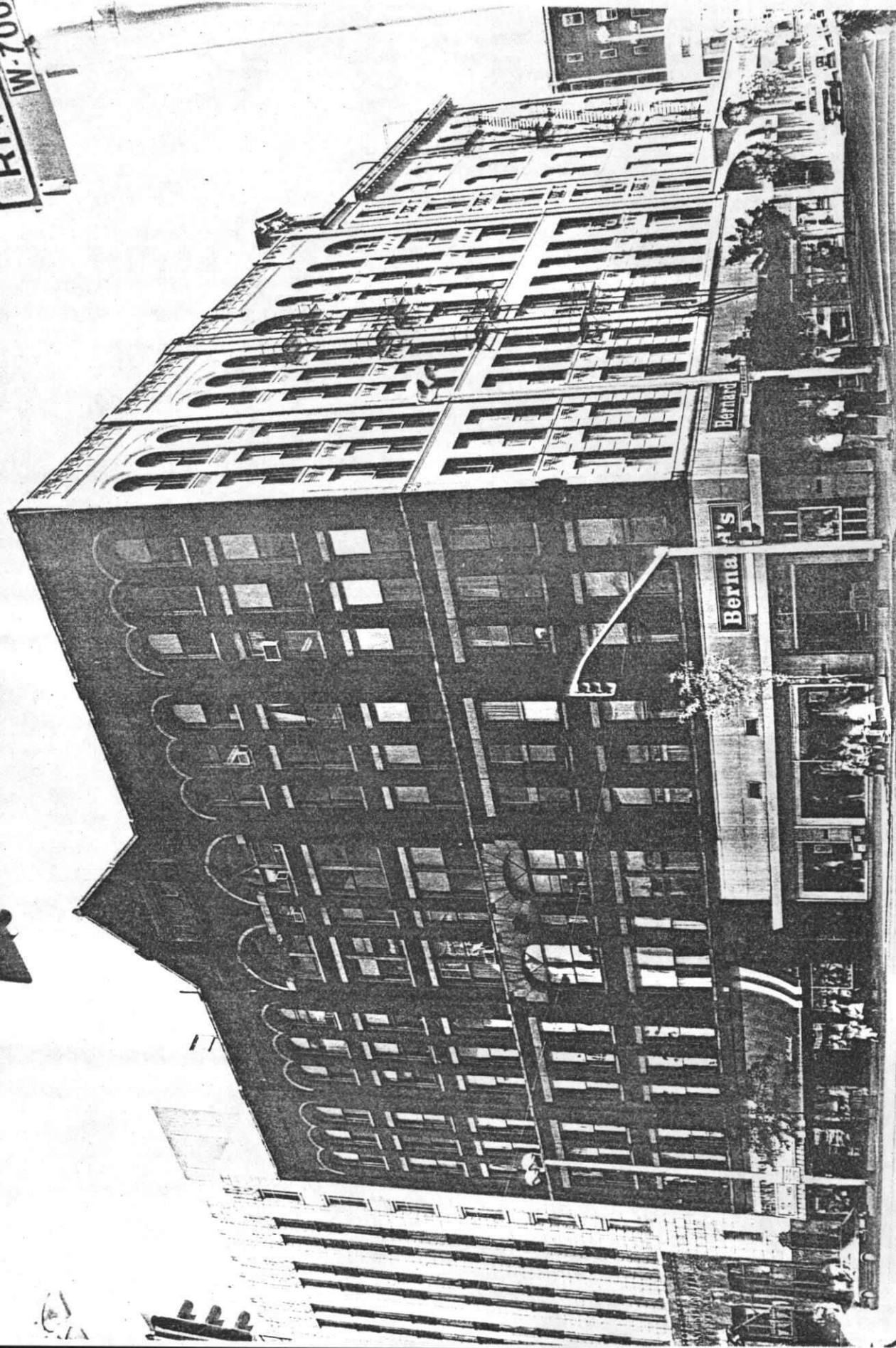
SPOKANE NW, WASH.
NW/4 SPOKANE 15' QUADRANGLE
N4737.5—W11722.5/7.5

DS
N. VIRGINIA 22092
REQUEST

1974

AMS 2579 III NW—SERIES V891

RIVER
W-700



Hyde Building and Annex

Spokane, Washington
Oblique view from the intersection of River-
side and Wall Street

Jacob Thomas
Office of Archaeology and Historic Preservation
July, 1977





