

# SPOKANE REGISTER OF HISTORIC PLACES Nomination Form

OPR 95-982

**City/County Historic Landmarks Commission  
Sixth Floor - City Hall  
Spokane, Washington 99201-3337**

Type all entries—complete applicable sections

**1. Name** The Hotel Upton

historic The Hotel Upton  
and or common Hotel Grand Coulee, Grand Coulee Apartments

**2. Location**

street & number 106 S. Cedar  
city/town Spokane vicinity of \_\_\_\_\_  
state Washington county Spokane

**3. Classification**

<b>Category</b> <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	<b>Ownership</b> <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both  <b>Public Acquisition</b> <input type="checkbox"/> in process <input type="checkbox"/> being considered	<b>Status</b> <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress  <b>Accessible</b> <input checked="" type="checkbox"/> yes restricted <input type="checkbox"/> yes unrestricted <input type="checkbox"/> no	<b>Present Use</b> <input type="checkbox"/> agriculture <input checked="" type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military  <input type="checkbox"/> museum <input type="checkbox"/> park <input type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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**4. Owner of Property**

name Grand Coulee Building Partners c/o Wells and Company  
street & number 1325 W. First Avenue Suite 300  
city, town Spokane vicinity of \_\_\_\_\_ state WA

**5. Location of Legal Description**

courthouse, registry of deeds etc. Spokane County Courthouse  
street & number 1116 W. Broadway  
city, town Spokane state Washington

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## 6. Representation in Existing Surveys

Single Room Occupancy Hotels in the Central Business District of Spokane, WA,  
title 1900-1910, by Craig Holstine  
date open  federal  state  county  local  
depository for survey records National Register of Historic Places  
city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

### Condition

excellent  deteriorated  
 good  ruins  
 fair  unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

Built in 1910 at the western end of Spokane's Central Business District (CBD), the Hotel Upton was a typical Single Room Occupancy Hotel (SRO). Renamed the Grand Coulee Apartments, the physical appearance of the building has changed little since its construction.

A construction boom resulted in many buildings being constructed to meet the housing demand around 1910, and the predominant type of lodging was the SRO. Indeed, as the first decade of the 20th century drew to a close, and the growth began to subside, an SRO hotel could be found on practically every block in Spokane's CBD. Built for a common purpose, these buildings display similar physical features which make them recognizable in the present as characteristic of their era. The Hotel Upton embodies the distinctive characteristics of the SRO hotel construction type, which provided short term and permanent housing, more private than a boarding house, but more affordable than upscale hotels or apartments. An advertisement in the Spokesman Review from January 29, 1911 promised "special rates to permanent guests" of the Hotel Upton.

The Grand Coulee is four stories with a full basement. Built of red brick with stone and terra cotta finish, the building is wood-joisted frame, reinforced with steel columns and beams. The ground floor consists of seven commercial and retail spaces with display windows, as it did originally. The appearance and function of the upper three stories have changed little over the years. Originally, there were 102 units, most of which consisted of a single room with sink and wardrobe. Only 15 of the 102 units contained a private bath. The other rooms relied on public baths which were located on each floor. The upper floors are arranged in a "W" configuration with three halls, and two light wells which face the rear of the building and provide light to the inner rooms. The exterior windows on the upper floors are double hung wood sash. The original dark fir wainscoting remains mostly intact, as do many of the hinged transom windows above hall doors. The main stairway rises from the Cedar Street entrance directly to the second floor. Additional emergency stairways are located at the end of each hall on the west wall of the building. In 1933 the name was changed to the Grand Coulee Hotel. At that time the entrance was moved from Cedar to First Avenue, although it has subsequently been returned to its original location at 106 S. Cedar. Over the years, the gas and electric lights were updated and other improvements have been made. An elevator has also been installed. Overall, however, the Hotel Upton retains most of its historic integrity.

Andrew Laidlaw planned this four-story building to cover the entire site. Work started in February of 1910. Less than five months later, in June of 1910, the Hotel Upton was finished. The Spokesman-Review, on May 22, 1910 noted that "in construction it is one of the most substantial of its kind in the city." The construction cost was \$50,000.

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## 8. Significance

### Period

- prehistoric
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799
- 1800-1899
- 1900-

### Areas of Significance-Check and justify below

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> archaeology-prehistoric</li> <li><input type="checkbox"/> archaeology-historic</li> <li><input type="checkbox"/> agriculture</li> <li><input checked="" type="checkbox"/> architecture</li> <li><input type="checkbox"/> art</li> <li><input type="checkbox"/> commerce</li> <li><input type="checkbox"/> communications</li> <li><input type="checkbox"/> community planning</li> <li><input type="checkbox"/> conservation</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> economics</li> <li><input type="checkbox"/> education</li> <li><input type="checkbox"/> engineering</li> <li><input type="checkbox"/> exploration/settlement</li> <li><input type="checkbox"/> industry</li> <li><input type="checkbox"/> invention</li> <li><input type="checkbox"/> landscape architecture</li> <li><input type="checkbox"/> law</li> <li><input type="checkbox"/> literature</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> military</li> <li><input type="checkbox"/> music</li> <li><input type="checkbox"/> philosophy</li> <li><input type="checkbox"/> politics/government</li> <li><input type="checkbox"/> religion</li> <li><input type="checkbox"/> science</li> <li><input type="checkbox"/> sculpture</li> <li><input type="checkbox"/> social/humanitarian</li> <li><input type="checkbox"/> theater</li> <li><input type="checkbox"/> transportation</li> <li><input type="checkbox"/> other (specify)</li> </ul> |
|---|--|--|

### Specific Dates

### Builder/Architect

Statement of Significance (in one paragraph)

The Hotel Upton was built during, and in response to, the greatest period of growth in Spokane's history, when it became the hub of the region referred to as the Inland Empire (Inland Northwest). Drawn by expanding industries such as mining, agriculture, lumber and the railroads, itinerant workers flocked to Spokane to fill new jobs. Population nearly tripled as a result, and downtown Spokane experienced a building boom comparable to the one which followed the great fire of 1889. Imperial Investment Company, headed by Andrew Laidlaw, purchased lots 1 and 2, block 14 of Browne's Addition in September of 1909 from James Cronin and Charles Theis for \$38,000.. Laidlaw was a respected mining and real estate investor with other real estate interests in the CBD. The transaction was arranged by C. F. Clough and Company. Cronin and Theis had purchased the property thirteen months earlier for \$20,000. At that time, the lots contained a single story brick building tenanted by a blacksmith who paid \$30 per month rent. However, Cedar Street had recently been expanded across the railroad tracks to the south, allowing greater north-south travel, and Cronin and Theis were anticipating the construction of a new bridge across the river at the current Maple Street site. These factors, coupled with the building boom Spokane was experiencing, indicated that the property held great potential for improvement. The building is historically significant in that its architect L.L. Rand, a graduate of M.I.T., distinguished himself as one of Spokane's finest architects by designing the First Presbyterian Church, the Marble Bank, and the Riverside and Main additions to the Crescent Building. Rand also designed twelve to fifteen of Spokane's public schools, the best known being Lewis and Clark High School, which had the honor of President Theodore Roosevelt laying the cornerstone. Rand collaborated with J. K. Dow to create the Tidbal Block, the first four story building erected after the fire of 1889. Rand and Dow worked together on the Bennett Block and Masonic Temple.

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**9. Major Bibliographical References**

- 1) Durham, N. W. History of the City of Spokane and Spokane County Washington from Its Earliest Settlement to the Present Time vol. III. The S. J. Clarke Publ Co. 1912.
- 2) Spokane Spokesman-Review. Oct. 27, 1908, Sept. 18, 1909, May 22, 1910, Jan. 28, 1911
- 3) Polk, R. L. City Directories. Spokane. Various issues.
- 4) Holstine, Craig. National Register of Historic Places Multiple Property Documentation Form for Single Room Occupancy Hotels in the Central Business District of Spokane, WA

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Lots 1 and 2, Block 14, Browne's Addition to City of Spokane, WA.

Verbal boundary description and justification

list all states and counties for properties overlapping state or county boundaries

state \_\_\_\_\_ county \_\_\_\_\_  
state \_\_\_\_\_ county \_\_\_\_\_

**11. Form Prepared By**

name/title R. Ronald Wells, AIA, Architect  
organization Wells & Company date August 28, 1995  
street & number 1325 W. 1st #300 telephone (509)624-8050  
city/town Spokane state WA

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12. Signature of Owner(s)

*[Handwritten Signature]*

For Official Use Only:

Date Received: \_\_\_\_\_  
Date Heard: 9-20-95  
Commission Decision: Approved  
Council/~~Board~~ Action: Approved  
Date: 11-13-95

Attest: *Marilyn J. Montgomery*  
City Clerk

Approved as to Form:  
*James Schubert*  
Asst. City Attorney

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

*Jack Conroy*  
\_\_\_\_\_  
MAYOR, City of Spokane

or

\_\_\_\_\_  
CHAIR, Spokane County Commissioner

\_\_\_\_\_  
CHAIR, Spokane City/County Historic Landmarks Commission

\_\_\_\_\_  
City/County Historic Preservation Officer

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