

LORRAINE HOTEL

WEST 308 FIRST AVENUE



SPOKANE REGISTER OF HISTORIC PLACES NOMINATION

OCTOBER 2003

Prepared by:
Jim Kolva Assocaites
115 South Adams Street
Spokane, WA 99201

Spokane Register of Historic Places Nomination Form

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

Type all entries--complete applicable sections.

1. Name of Property

Historic Name Lorraine Hotel

and/or Common Lorraine Hotel

2. Location

Street & Number West 308 First Avenue

City or town Spokane

State Washington County Spokane Zip Code 99201

3. Classification

Category of Property	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" 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"/> residence
	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

Name Jimmy and Lori Gray

Street & Number P.O. Box 8508

City or town Spokane

State Washington County Spokane Zip Code 99203

5. Location of Legal Description

Courthouse, Registry of Deeds, etc. Spokane County Courthouse

Street & Number 1116 West Broadway

City or Town Spokane State WA Zip Code 99201

6. Representation of Existing Surveys

Title East End Historic District

Date _____ X_federal ___state ___county ___local

Depository for Survey Records Spokane Historic Preservation Office, Spokane City Hall

City, Town Spokane State WA

7. Description

Architectural Classification

(Enter categories from instructions.)

Condition

___excellent

X_good

___fair

___deteriorated

___ruins

___unexposed

Check one

___unaltered

X_altered

Check one

X_original site

___moved date_____

Describe the present and original (if known) physical appearance.

Rising from a basalt basement, the Lorraine Hotel is a three story buff brick building that fronts along the north side of First Avenue in downtown Spokane. The first floor, remodeled in 2002, is divided into three sections, divided by cast iron posts, as was the storefront of the original building. Each section corresponded to shop bays, including the original hotel lobby and stairs in the east bay.

The façade of the upper two stories, divided into five equally-spaced bays, has not been altered. One-over-one wood sash replaced the original one-over-one double hung wood sash windows during the 2002 building renovation.

Six slightly projecting piers, defining the building corners and dividing the five window bays, rise from a terra cotta belt course that divides the first and second stories. Flat acanthus capitals rest atop the piers and support a plain brick frieze that steps out slightly from the plane in which the windows bays are set. Scrolled brackets that support a modillioned cornice, both of painted sheet metal, split the capitals. Above the cornice is a low parapet wall that exhibits the slightly projecting piers extending through and above the cornice. The windows are framed by gauged bricks forming flat arches with pronounced terra cotta keystones extending to a terra cotta belt course at the third story. Third story keystones reach to a series of brick courses beneath the cornice.

The east and west facades are flat brick with no detail.

The roof is flat, built-up tar composition.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ 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 or history.

Areas of Significance

(Enter categories from instructions.)

Period of Significance

Significant Dates

Architecture

1908 - 1958

Specific Dates

Builder/Architect L.L. Rand for owner D.F. Wetzel

1908 -1909

Statement of significance.

Summary

The Lorraine Hotel, a single room occupancy hotel (SRO) is eligible under Criterion A because it was constructed during the city's most significant growth period. As an SRO and within the East Downtown Historic District as a contributing structure, the Lorraine Hotel as a specific property type within that district. As an SRO hotel and the "nearest hotel" to the Northern Pacific Passenger Depot, the Lorraine provided lodging for working class clientele, perhaps new residents to Spokane, many of whom may have stepped off the train at that very depot. The Lorraine, known as the Denver Apartments after 1943, operated continuously as a modest SRO from its construction to 1971 when the upper floors were vacated. The building, constructed by D.F. Wetzel, a pioneer Spokane jeweler, was financed by the Northwestern and Pacific Hupotheekbank, a Dutch bank that was instrumental in financing the growth of young Spokane.

Designed by Loren L. Rand, a prominent Spokane architect, and retaining its original architectural character as well as the characteristic features of an SRO hotel, the building is eligible under criterion C for the Spokane Register. The East Downtown National Historic District nomination, under architectural significance, lists the Lorraine Hotel as a good example of the specific property type, the SRO. The building maintains exterior integrity in its crisply detailed and balanced façade. Buff-colored brick, terra cotta, and pressed sheet metal combine to present a classically-inspired small commercial building.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form. Use continuation sheets if necessary.)

Hylsop, Robert B. Spokane's Building Blocks. 1983.

Holstine, Craig, "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910." National Register of Historic Places Nomination. 1993.

Polk, R.L. Directory, City of Spokane. Various years 1908-2002.

Pratt, Orville Clyde. The Story of Spokane (unpub. MS). Spokane Public Library, NW Room. 1948.

Robinson, Luc M.C., Loren L. Rand. The Spokane Woman. 6 May 1926.

Sanborn Map Company. 1888, 1889, 1891, 1902, 1910, 1928, and 1950.

Sheridan, John B. A Survey of Spokane's Low Cost Residential Hotels and Apartments. July 1972.

Spokane County Assessor's Office. Field Files for W. 308, 310 & 312 1st Avenue.

Spokane County Clerk's Office. Mortgage Record: D.F. Wetzel to Northwestern and Pacific Hypotheekbank. 25 July 1908: 154/119.

Spokane City. Building Permit Records on Microfiche. Spokane City Hall.

Spokesman Review. Various articles 1907 to 1912.

--. Two Buildings to Cost \$100,000. 21 March 1908: 7/5.

--. Sells Antlers Hotel. 30 June 1911: 7/2.

--. Pioneer Jeweler Dies in Sleep. 2 October 1926: 6/7.

--. D.F. Wetzel Left \$100,000. 7 October 1926: 5/4.

-. L.L. Rand, 83, Architect, Dies. 7 October 1935.

--. Loren L. Rand: Designer of Early Spokane Schools. 15 November 1998.

U.S. Census Records on Microfilm. Spokane Public Library, Main Branch. 1910, 1920, 1930, 1940.

Woo, Eugenia. Vermilion. East Downtown Historic District. National Register of Historic Places Nomination. 23 April 2003.

10. Geographical Data

Acreage of property less than one acre

UTM References

1 / ///// ///// 3 / ///// /////
Zone Easting Northing Zone Easting Northing

2 / ///// ///// 4 / ///// /////

 See continuation sheet

Verbal Boundary Description and justification (Use a continuation sheet if necessary.)

South 75 feet of Lot 7, Block 11, Railroad Addition (parcel # - 35191.2208). The boundary includes the building.

11. Form Prepared By

Name/Title Jim Kolva

Organization Jim Kolva Associates

Date 25 September 2003

Street & Number 115 South Adams Street

Telephone 509-458-5517

City or Town Spokane

State WA Zip Code 99201

Submit the following items with the completed form:

Continuation Sheets

Maps

A city map indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property and streetscape.

At least 8 color slides of the property and streetscape.

Application Fee

\$25.00 for residential property/\$50.00 for commercial property.

12. Signature of Owners

For Official Use Only:

Date Received: _____
Date Heard: _____
Commission Decision: _____
Council/Board Action: _____
Date: _____

Attest: _____
City Clerk

Approved as to Form:

Asst. City Attorney

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

MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

City/County Historic Preservation Officer

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A 1923 photo shows the street level with three shop fronts, each with a recessed entry and glass storefront. Because of the slope down to the west, the storefronts, as well as the ground floors, stepped down from east to west. The entry to the hotel was in the east corner. Above the storefronts was a multi-pane leaded glass transom, in three sections, that extended from corner to corner.

In 1956 the original first floor storefront was removed and replaced by a new storefront, but the three bay configuration was retained. Each of the new fronts angled from the bay corner back to the recessed entry doors that were retained at their original locations. The leaded glass transom remained intact during this remodel.

The storefront was again remodeled in 2002 with the removal and complete reconfiguration of the 1950s era storefront to better represent its historic storefront. The three bay arrangement with the dividing cast iron posts was retained. Each bay is now divided into three sections extending from grade to a dentil course at the junction of the first and second floors. Low wood panels form the base for glass storefront panels and glass transoms panels above. The doors have been shifted to the façade plane and are single-light glass panel.

The original double-hung window sash of the second and third floors were severely weathered and have been replaced by modern one-over-one wood sash windows that are almost identical to the original. Wood frame moldings, painted black surround the window sash and are flush with the plane of the brick façade. The double hung one-over-one window sash of the rear façade has been retained, refurbished, with the original glass replaced by insulated units.

Interior Spaces

The first floor spaces have been historically and will remain in commercial use, while the second, and third floor uses have been changed from residential to office use. In the remodel process, the building's electrical and mechanical systems were updated, some rooms were reconfigured, restrooms were added, and new exiting was added. The ground floor retains its original division of three bays, but the rears of the bays have been reconfigured. A new elevator was added to the southeast corner and new stairs were added to the northwest corner. The second and third floors retain the essential form of the original floor plan, with the original stairwell, hallways, and most of the rooms retaining their original walls. The original restrooms at the ends of the halls were displaced by a new hallway along the west wall. One men's and one women's restroom were added to each floor.

Alterations include the addition of the elevator, the addition of a new stairwell in the northwest corner, enclosing the original stairwell between the second and third floors, creating a hallway along the west side

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of both floors, adding of new equipment rooms, and combining rooms to provide space for new restrooms and lounge.

Floor Plans and Materials

First Floor

The ground floor is divided into three bays, each with a door opening to First Avenue. Each bay is about 15 feet wide and 51 feet deep. The bays retain their original width but a wall has been added at the north end to create a rear corridor, stairwell in the northwest corner, men's restroom, janitor's closet, women's restroom, and conference room in the northeast corner. The storefront, including the doorway, is along the front plane of the building.

The original storefront was also at the front plane of the building, but the doorway was recessed about three feet to create an alcove within the interior space (ceiling extended to the front plane with no indentation from the entryway). During a remodel in the 1950s, the storefront was canted or angled from the corner of the bay to the original doorway. Each bay was treated similarly, thus creating a sawtooth effect.

The 16-foot tall west bay includes a fourteen-foot deep loft platform that was added to the rear of the bay, likely during the 1950s. The original interior walls are lath and plaster, and the exterior wall is plaster over brick, portions of which have been removed. The original pressed tin ceiling is extant. Within the ceiling, at about the center of the room, is a metal and glass grid which allowed the transmittal of light from the rooftop skylight through the lightwell of the second and third floors. The floor has had various coverings over the years—most of which have been stripped—but the original appears to have been hardwood.

The center bay, other than the addition of the rear wall, is unaltered. The walls are lath and plaster, and the ceiling is pressed tin over plaster. The ceiling lightgrid is also extant in this bay. A wood picture molding is near the top of the sixteen-foot wall. As with the west bay, a variety of materials have covered the floor over the years, and the bottom layer is hardwood.

The east bay originally included a front entry in the east corner to a stairwell that provided access to the second and third floors. This door has been removed and access to the stairs is via an entry corridor from a door in the west corner of the bay. An elevator has been added in the new entry lobby, adjacent to the stairwell. A receptionist's desk is inward from the elevator lobby, an office is to its rear, and a conference room is at the north end.

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The walls are lath and plaster and sheet rock, the ceilings is pressed tin over plaster, and the floor is covered with carpet.

Floor Plans and Materials

Second Floor

Access to the second floor is via a new elevator in the southeast corner and the original stairway along the east wall of the building. Until the recent addition of the elevator, this stairway was the only access to the upper residential floors. A straight run of wooden steps, from a ceramic tile entry landing to an intermediate landing, extends to the second floor. A set of double wood-framed glass panel doors marks the intermediate landing. Carpet now covers the ceramic tile entry landing and the stairs. A 1-1/2" iron pipe railing is along the stair run. The original exterior door opening that provided access to the stairs has been removed.

The second floor plan consists of a tier of three rooms along the front and a tier of three rooms along the rear of the building, and two tiers of three rooms in the middle of the building. A 4'-6"-wide light well, extending between the east and west hallways, separates the interior tiers and passes between skylights in the roof, through the first and second floors, to a glass grid in the ceiling of the first floor (original). In each of the interior rooms along the lightwell is a pair of double-hung windows that allowed the entry of natural light. A hallway wraps around the interior core, providing access to the interior and exterior rooms, stairways, and elevator. The original fourteen hotel rooms on the floor have been reduced to eleven office suites, a men's restroom, women's restroom, and small storage rooms. The hallway, along the west wall jointed the ends of the original "U" configuration to meet current fire exiting requirements. A new elevator and mechanical room occupy the southeast corner, and a new stairwell occupies the northwest corner.

The hallway, four feet in width, is detailed with a 12-inch molded wood base, a 5-inch flat wood chair rail, and flat 4-inch door and window moldings. It should be noted that the original radius of the interior corners of the northeast and southeast corners has been retained. Spiral ductwork for heating and cooling that was added during the recent renovation is hung below the ceiling, allowing the original 9-foot height to be retained. The floors, now carpeted, are fir and were, at one time, covered with linoleum.

The doors are fir with an upper panel of obscure glass and three recessed wood panels in the lower portion. All of the exterior office doors are original and have been restored. The doors to the hallway storage and equipment area, restrooms, and between the rooms, are contemporary replacements. Single-light glass transom windows are over each of the hallway doors. Additionally, fixed single panel windows (about 24" by 40" in dimension) set high on the wall of the hallway allow additional light to pass from the exterior through some of the offices to the hallway.

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The offices are small and rectangular in shape, roughly 100 square feet (typically 9' x 10') in area. Several of the offices have doorways to the adjoining room. Floors are carpet over fir (covered with linoleum prior to the renovation). Lath and plaster cover the walls and ceilings. New walls are covered with sheetrock. New light fixtures and spiral ductwork are suspended from the ceiling. The exterior walls have been furred and insulated. The original wood base moldings, door, window, and corner moldings have been refurbished where possible. The exterior windows are the original double-hung wood sash; the original glass has been removed, the sash routed, and modern insulated glass units installed.

Alterations to Second Floor

The primary alterations have been the addition of the elevator and mechanical room in the southeast corner, the addition of the stairway in the northwest corner, the creation of a hallway along the west wall, and the addition of a men's restroom and women's restroom that replaced the original restrooms at the ends of the halls. These alterations have resulted in the removal of six of the original rooms. Two office suites, 206 and 213 are larger than the original rooms because they used the excess space from the stairwell and hallway reconfiguration. One suite, 202, is smaller because of area taken by the entry lobby for the elevator and sun area.

Exposed round spiral ductwork for the heating/cooling system, hung from the original ceilings is visible in the hallways and within the rooms. Light fixtures in the hallway and rooms are new. Outlets for telephone and data lines have been added to each room.

Third Floor

With essentially the same configuration as the second floor, eleven office suites, have replaced the original fourteen hotel rooms. The same detailing and alterations on the second floor characterize the third floor. A wall with a fire door has been added to separate the original stairway from the hallway. In the stairwell, a horizontal molding at third floor level reveals the position of the baluster railing of the original stair well. A skylight is above the second floor landing within the walled-off area. The wall of the skylight shaft is clad with a pattern of recessed wood panels.

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According to the Sanborn maps, the site was occupied by a dwelling in 1888 and 1889. The remainder of the block contained three dwellings and congregational church. Across First Street to the south was the Northern Pacific Railroad and associated structures including a wood shed, warehouse, and a stockyard. The 1902 Sanborn indicated that the dwelling that had been on the site in 1889 had been removed as had one other dwelling and the church. First Avenue had been widened to take a portion of the block's frontage. Across First Avenue, on the east side of Bernard Street was the new Northern Pacific Railroad Passenger Depot.

The three-story Hotel Lorraine was depicted on the 1910 Sanborn Map. Adjacent to the west was the Hotel Stratford (three stories), and to its west the hotel Majestic (six stories). The frontage along Bernard Street was occupied by commercial buildings, the four story Hutton Building anchored the west end of the block, and two four-story commercial buildings were along the Sprague frontage.

The Spokane County Assessor's records indicate that Hugh H. McMillan and Malcolm McInnis purchased the lot upon which the Lorraine is located from the Northwestern and Pacific Hupothekbank in April 1908. In the next month, May 6th, they sold the property to D.F. Wetzel for \$15,500. The recorded transactions for that period indicated that Wetzel was actively engaged in the Spokane real estate market. The First Avenue property purchase was reported in the Spokesman Review on 21 March 1908.

Two Buildings to Cost \$100,000

Will Extend from Sprague to First Avenue, West of Bernard Street

Wetzel Buys \$15,500 Site

Two new buildings costing not less than \$100,000 are to be erected on a lot running through from Sprague to First avenue, just west of Bernard street. The two buildings, which will be practically one, are to be built on the same lot, but by different owners and will be 50x155 feet, one facing on Sprague and the other on First avenue.

One of the buildings is to be erected by D.F. Wetzel of D.F. Wetzel & Co., jewelers and the other by H.H. McMillan of Davenport, Wash. Mr. Wetzel has bought from Mr. McMillan as a site for his building the south 75 feet of lot 7, block 11, Railroad addition, for \$15,500 cash. Mr. Wetzel plans to erect a three or four story building on the site in the near future. The sale was made by Arthur D. Jones & Co.

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The north 80 feet of the lot are owned by Mr. McMillan, who will build a four-story building fronting on Sprague avenue. It is probable that the two buildings may be built as one four-story structure, with foundations sufficiently heavy to permit of additional stories in the future. This building will adjoin on the west the six-story building, 75x155, that the Gallands will build on Bernard running through from Sprague to First avenue.

The building to be erected by Mr. Wetzel will cost from \$40,000 to \$50,000, and the McMillan building probably \$60,000 to \$75,000.

Daniel F. Wetzel, original owner of the Lorraine, with L.L. Rand, designer

D. [Daniel] F. Wetzel, a widower, received a mortgage from the for an amount of \$10,000, dated 23 July 1908. Wetzel also agreed in the mortgage document:

...that he will at his own costs and expense erect upon all of the south seventy two feet of said premises a three (3) story and basement brick building in accordance with the plans and specifications proposed by L.L. Rand and identified by the signatures of the parties hereto and to expend thereon at least twenty-four thousand (\$24,000) dollars and have the same completed on or before December 1, 1908, and that he will keep the said land and improvements free and clear of liens of mechanics, material, men and others.

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Daniel F. Wetzel was a pioneer jeweler in Spokane. "Pioneer Jeweler Dies in Sleep." Reported the Spokesman Review on 10/2/26 (6/7).

Daniel F. Wetzel, 74, said to be the oldest established jewelry merchant in Spokane, died suddenly yesterday morning at his home, W1611 Eighth. His death came while he slept, it is believed, and he was found by his housekeeper at 7 o'clock in bed. He had been in poor health for many months, but apparently was not in serious condition Thursday night.

Mr. Wetzel is survived by two daughters, Mrs. Helen Giboney of Veradale and Mrs. Louise Clark of Yakima; also two sisters in the east.

Born April 5, 1852, in Dayton, Ohio, Mr. Wetzel came west from that state in 1887. He established the firm of jewelry merchants in the Hyde building, taking into partnership George R. Dodson, now a prominent jeweler here. The following year, after the big fire, he dissolved the partnership and went back into the Hyde building, which had been rebuilt. H. Lange, 126 Gray Court, became his partner in 1889 and has been in the firm of D. F. Wetzel & Co. ever since.

The Spokesman Review reported the sale of the Lorraine Hotel on 30 June 1911. Headed,

"Sells Antlers Hotel," Mrs. K. N. Laney, who recently sold the Antlers, on Sprague avenue, for \$8,000 to Mr. And Mrs. Chappel of Greenwood, B.C. yesterday sold the furniture, two-year lease and good will of the Lorraine on First Avenue to Mr. and Mrs. W. R. Tilghman of Marcus, for a chas consideration of \$5,000. Mr. Tilghman was formerly engaged in the general merchandise business. He says no material changes will be made in the style or conduct of the house, other than to freshen things up generally.

The Lorraine is the nearest hotel to the Northern Pacific depot. It contains 32 rooms, a ground floor office and two storerooms. It was opened by W. E. Moore February 1 1909, and was bought by Mrs. Laney a year later. Under her management, it has been both a popular and highly profitable house. She will surrender possession to her successor tomorrow.

Mrs. Laney will leave July 6 to spend the summer with her parents in Colorado Springs, Col. She will be accompanied by her little niece, Miss Margaret Neff, who has played the iuvenile roles at the Spokane and American theaters during the last 18 months or two

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years. She has been a most successful businesswoman. Her first venture in the hotel business was at the Cadillac, in 1906. Since then she has conducted at various times, the Strafford, Antlers and Lorraine. Incidentally, she has accumulated a fortune of between \$25,000 and \$20,000, here original cash capital having been about \$600.

Apparently, Moore opened the hotel as a lessee in 1909, and sold the lease to Laney who subsequently sold the hotel lease to the Chappels, since no transaction for the building or land is recorded in the chain of title. The 1910 Polk Directory listed W.E. Moore as manager of the Hotel Lorraine at 310 First Avenue, the nearest hotel to the Northern Pacific depot. Also occupying the building was the Lorraine Café at 312 First Avenue which was listed only through 1913.

The U.S. Census of 1910 listed sixteen "lodgers" in the Lorraine. Most of the lodgers were in their 20s, with a range from 20 years to 52 years old. Two were women, the rest were men. The residents were laborers, cooks, a lumberman, teamster, salesmen, butcher, railroad boilermaker, farm laborers - Spokane's working class.

In 1920, the Hotel Lorraine, at 308 First Avenue, with C. F. Jones as manager was advertised as having hot and cold water and steam heat rooms, at \$0.50 and up.

Commercial tenants of the Hotel Lorraine in 1930 include American Type Finders at 310, and Blue Bird Transfer and Storage at 312. In 1940, L.A. Nelson, Wholesale Tobacco was at 310 and 312 was not listed.

Helen Wetzel Giboney and Louse Wetzel Clarke were granted a quit claim deed from Bill Burdas and John Gochis for the Lorraine Hotel at 310 West First Avenue in September 1941 (494/406). The R.L. Polk Directory listed William Burdas and John Gotis with the Lorraine Hotel at 308 West First Avenue in its 1942 edition, but not in the prior or following years. Additionally, in that year, the Lorraine was listed under hotels.

The following year's Polk, 1943, listed the Denver Apartments at 308 West First Avenue with Mrs. Julia O'Berry as manager. The Denver was also listed for the first time under apartment buildings, and not under hotels. The 1950 Polk listed the Denver Hotel with Mrs. Mabel Gray as manager. By 1960, the building was listed as Denver Hotel Lodgings with Mrs. Gray remaining manager. At 310 was Henry H. McVeigh, manufactures agents.

Business occupying the building in 1970 included Empire Business Services, accountants and Oscar Santschi Real Estate and Insurance Company at 310, and Electric Center Appliances at 312. No other

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addresses were listed between the Denver Apartments and Washington Street; apparently the Stratford Hotel and the Majestic Hotel had been razed and replaced by parking lots.

A photo of the building from circa 1972 showed a painted sign on the east side of the building "Denver Hotel" "Rooms - Apts." On the front west corner, a sign identified "Oscar C. Santschi Co. Realtors in the west bay of the ground floor. (Sheridan, 1972)

Santschi, a real estate broker had had an office in the building at 310 West First since 1968.

Oscar C. Santschi and George M. Dieter purchased the land and building from the estate of Louise Wetzel Clarke and John F. Giboney and Daniel and Jean Giboney in October 1979—it had been in the Wetzel family since its construction in 1908-09.

Architect

Loren L. Rand, was born in Amesbury, Massachusetts in December 1851. After attending the Massachusetts Institute of Technology, Rand practiced architecture in Grand Rapids, Michigan and Minneapolis, Minnesota. He moved to Spokane in 1888 where he established his design practice. Rand designed several residences for Spokane's prominent citizens as well as a number of commercial buildings.

Rand was a noted designer of public schools in Spokane and his works included Lewis and Clark High School and Administration Building/Annex, Roosevelt, Longfellow, Stevens, Cooper, Franklin, Audubon, Willard, Hayes Park, Adams, Jefferson, Hawthorne, McKinley, and Logan. He also designed with Spokane architect J.K. Dow, the Tidball Block Bennett Block, Masonic Temple and Bump Block, Carlisle Hotel. Rand passed away in Spokane in October 1935.

Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the most recent East End Historic District and SROS in Spokane; thus the discussion of Spokane's history is somewhat abbreviated. The following discussion is excerpted from the recently listed East End Historic District National Register nomination.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, providing connection to the Puget Sound. The line was completed in 1883 when the eastern and western branches of the railroad came together, thus establishing transcontinental service through Spokane Falls.

The newly incorporated city continued to grow through the 1880s. Between 1886 and 1889 the population boomed from 3,500 to 20,000. In spite of the devastating fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river

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and from Lincoln to Washington Streets, the city quickly rebounded. Brick and terra cotta became the building materials of the rebuilt downtown Spokane.

When Spokane rebuilt the downtown after the fire, the new buildings were constructed in an area much larger than the original business district. The business district spread east to Division Street. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a dramatic increase in the construction of commercial buildings in east downtown. Frame dwellings gave way to commercial buildings that would meet the demand of the influx in population. Among the property types and businesses that were prevalent were hotels, lodging houses, and restaurants.

Much of Spokane was rebuilt with the aid of Dutch investors whose Northwestern and Pacific Hypotheekbank provided loans to property owners. But 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 Hypotheekbank. The Hypotheekbank foreclosed on many properties and for a time, the Dutch owned one quarter of Spokane. Eventually, the city started to recover by 1896.

From the turn of the new century, 1900, Spokane's population exploded from 36,848 to 104,402 in 1910. This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the states three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city'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. 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 economic and population expansion of approximately the first fifteen years of the 20th 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.

The Railroads and their Influence on Industry, Commerce, and Labor

The story of industry, commerce, and labor in Spokane is tightly interconnected with the coming of the railroads. The Northern Pacific Railroad came to Spokane in 1881 with the connection to cross the

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continent in 1883. During the next two decades, several Northern Pacific branch lines were built through the region, with Spokane as a hub, to serve the farming, lumber, and mining areas of the Inland Northwest. Additionally, the Union Pacific, Great Northern, and the Chicago, Milwaukee, St. Paul & Pacific came through Spokane on their way to the west coast. By the turn of the century, eight railroads converged in Spokane making the city a major transportation center.

Spokane's proximity to abundant natural resources in mining, lumbering, and agriculture was a great catalyst in transforming Spokane into the major distribution center of the Inland Northwest. The prospect of finding gold, silver, lead, copper, zinc and other minerals brought men with fantasies of fortunes to the area. Spokane became a principal distribution point for equipment and supplies. Miners patronized Spokane's mining outfits, hotels, saloons, restaurants, and gambling halls before and after setting off to the mines. Those who made their fortune from the mines settled in Spokane and helped build the city.

Among the other industries that began to rise at the turn of the 20th century was the lumber industry. The arrival of the railroads lowered lumbering shipping rates in 1894, thus allowing mills to ship lumber farther. Forests in the Great Lakes region on the Midwest had been depleted and the Great Lakes lumber barons looked elsewhere for mature forests. Western states and railroads solicited these lumber barons to deforest their lands to increase commerce. Like any other industry, the timber industry saw cycles of boom and bust. By 1930, the timber industry had declined significantly.

In addition to mining and lumbering, Spokane's economy has been greatly influenced by the agricultural industry. Again the railroad, by providing relatively low cost transportation to the eastern markets brought striking changes to agriculture in the Inland Empire. The Northern Pacific, the Union Pacific, and the Great Northern transcontinental lines and their feeder lines brought in immigrants and provided farmers a means for shipping their products out to market.

Railroad connections to eastern markets and to the west coast created a demand for agricultural products which led to the increasing growth of Spokane. Flour was shipped to such diverse ports as Liverpool, New York, or Tokyo. Livestock and meat also moved out of Spokane. Eventually, the city became a regional supplier as well as a market, with warehouses and wholesalers eager to supply retailers in the towns of the region.

Architectural Significance

The Lorraine Hotel is architecturally significant as one of Spokane's "single room occupancy hotels" as described in the National Register Multiple Property nomination and listing Single Room Occupancy Hotels in the Central Business District of Spokane. Washington 1900-1910. and as a contributing

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building to the recently listed East Downtown Spokane National Historic District. Both the exterior and interior of the building retain good integrity and the building retains the characteristic features of an SRO, two to four stories in height, with ground floor commercial, and residential uses in the upper floors. Typically within an SRO, the interior rooms were arranged around a skylight, restrooms were at the ends of the halls, and sinks were provided in the rooms.

The building was designed by Loren L. Rand, a prominent architect in the early decades of the 20th Century. Composed of brick, terra cotta, and molded sheet metal, the building is distinctively detailed and a good example of a well designed small commercial building.

Architectural Significance in East Downtown

The period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot and Fire Station #1 and ends in 1953, the fifty-year date set for eligibility for the National Register. Approximately two-thirds of the existing buildings in the district were built in the first decade of the 20th century during Spokane's biggest era of economic and population growth.

The East Downtown Historic District is located on the fringe of downtown. Building heights range from one-story to eight stories, with most averaging three or four stories in the more commercial area north of the railroad tracks and two or three stories in the industrial area adjacent to and south of the tracks. Most of the buildings in the district are commercial vernacular in style and clad in brick. Foundations are stone, brick, or concrete. Typically, the ground floor is occupied by small businesses while the upper floors are used for offices or hotels/residential apartments.

Buildings vary in use but generally fall in the following categories: transportation; commercial; industrial; and single-room occupancy hotels. The diversity of businesses allowed for a community to live and thrive in downtown.

The East Downtown Historic District contains many of the city's SROs, a specific type of working-class housing that was developed to house the itinerant workers who came to Spokane in great numbers. Mostly constructed between 1900 and 1910 to meet the housing demand the itinerant workers created, the SRO in Spokane was typically two to four stories in height with ground floor commercial/retail space and hotel rooms on the upper floors. The businesses on the ground floor catered to the residents of the hotel and/or general population. The following is quoted from the East Downtown nomination:

Approximately one-third of the buildings that are extant in this district once served or still serve as SROs. In addition to catering to itinerant workers, SROs have also traditionally

**City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201
Spokane Register of Historic Places
Nomination Form**

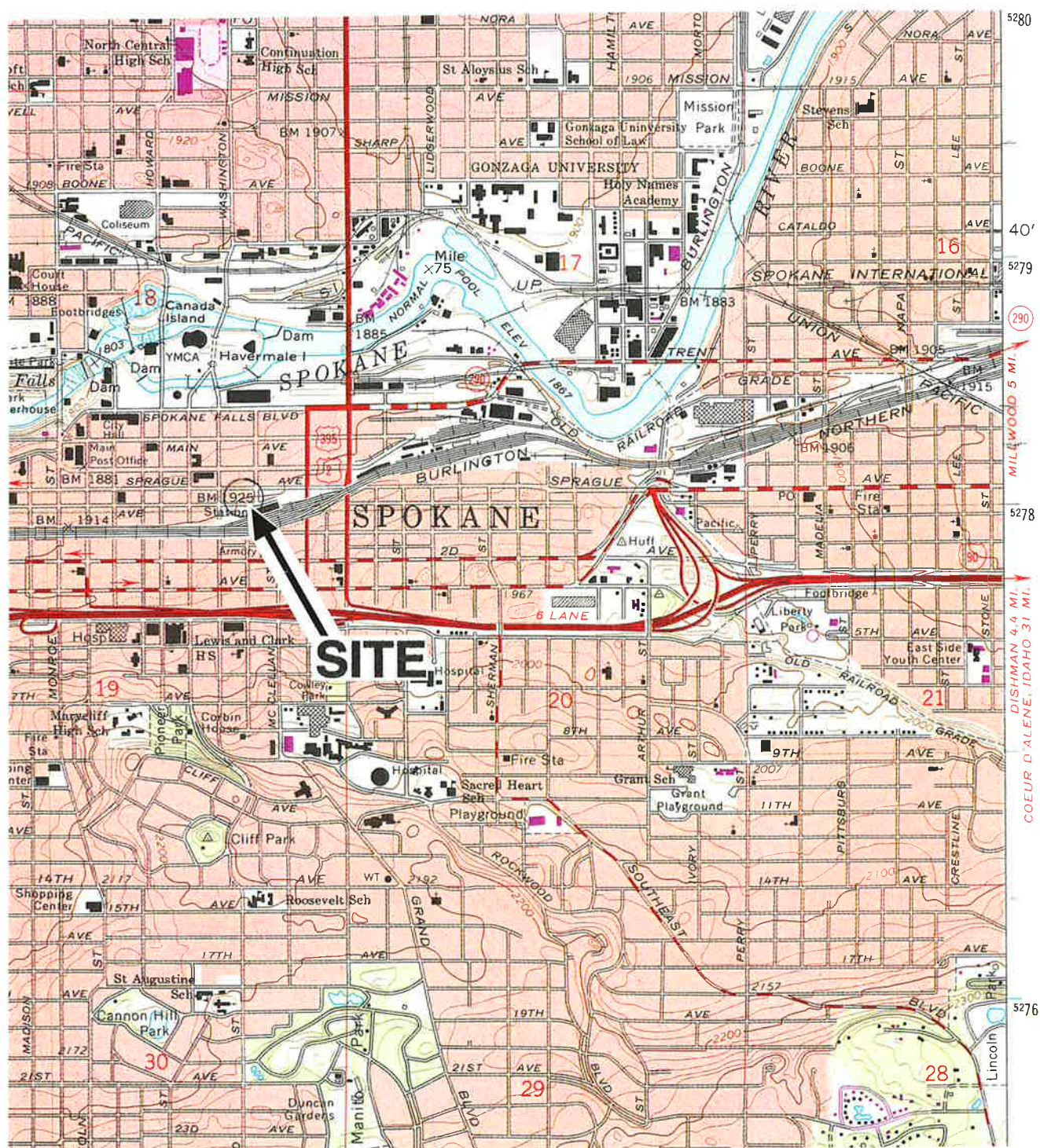
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provided permanent housing for men and women looking for affordable housing. Examples include the Lorraine Hotel, Dessert Block/St. Regis Hotel, and the Longbotham.


All three were constructed during Spokane's expansive decade. The Lorraine Hotel was built in 1909 by W.E. Moore [subsequent research indicates D.F., Wetzel was owner/builder, and Moore was a tenant/hotel operator]. It was the closest hotel to the Northern Pacific Depot. The Lorraine Café operated on the ground floor. A year after it opened, Moore sold the hotel [leasehold] to K.N. Laney, a successful businesswoman who ran other hotels including the Antlers Hotel (west of the Lorraine).



UTM: Zone 11, Easting 468770, Northing 5278050

USGS. SPOKANE NW, WASH. 7.5 MINUTE QUADRANGLE. 1986.

LORRAINE HOTEL SITE LOCATION


 1" = 2,000'



View to Northwest of Front Facade



View to Northeast of Front Facade



View to North of Front Facade



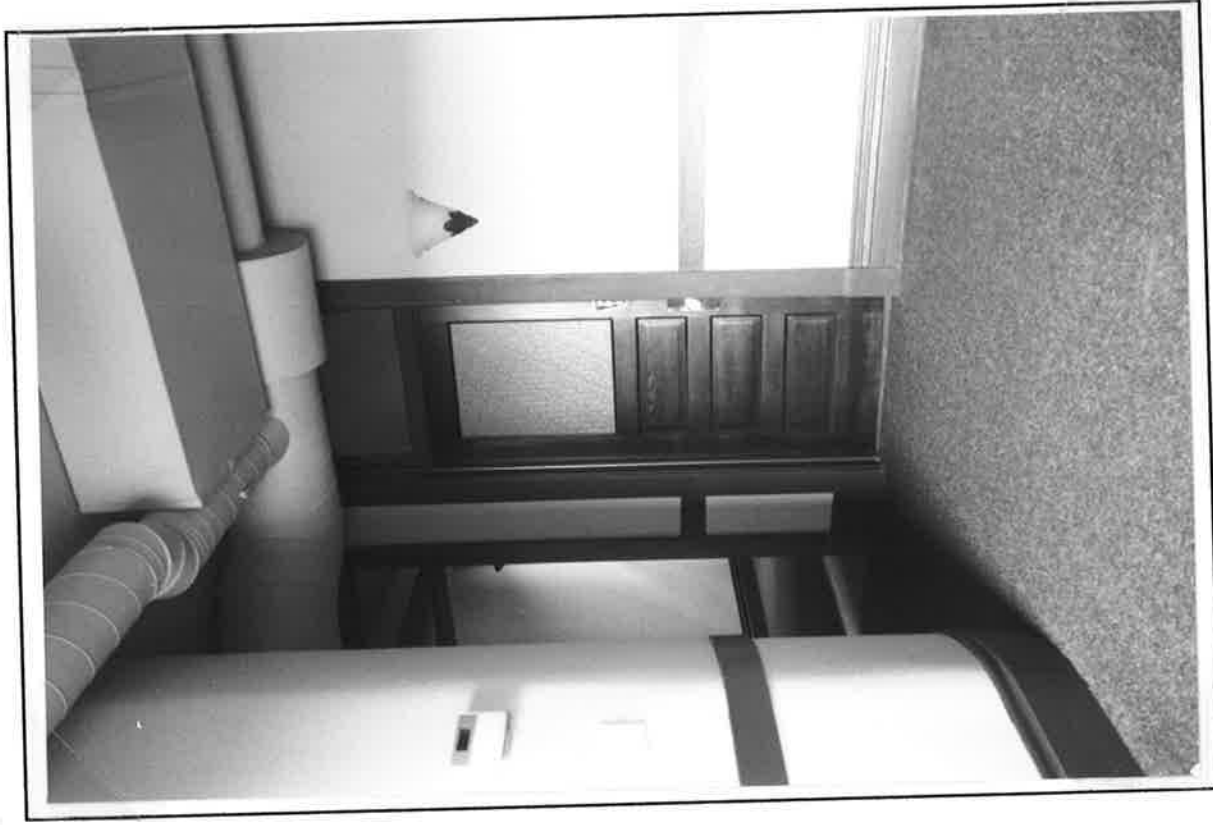
View to North, Detail of Window Heads, Capitals, Brackets, and Cornice



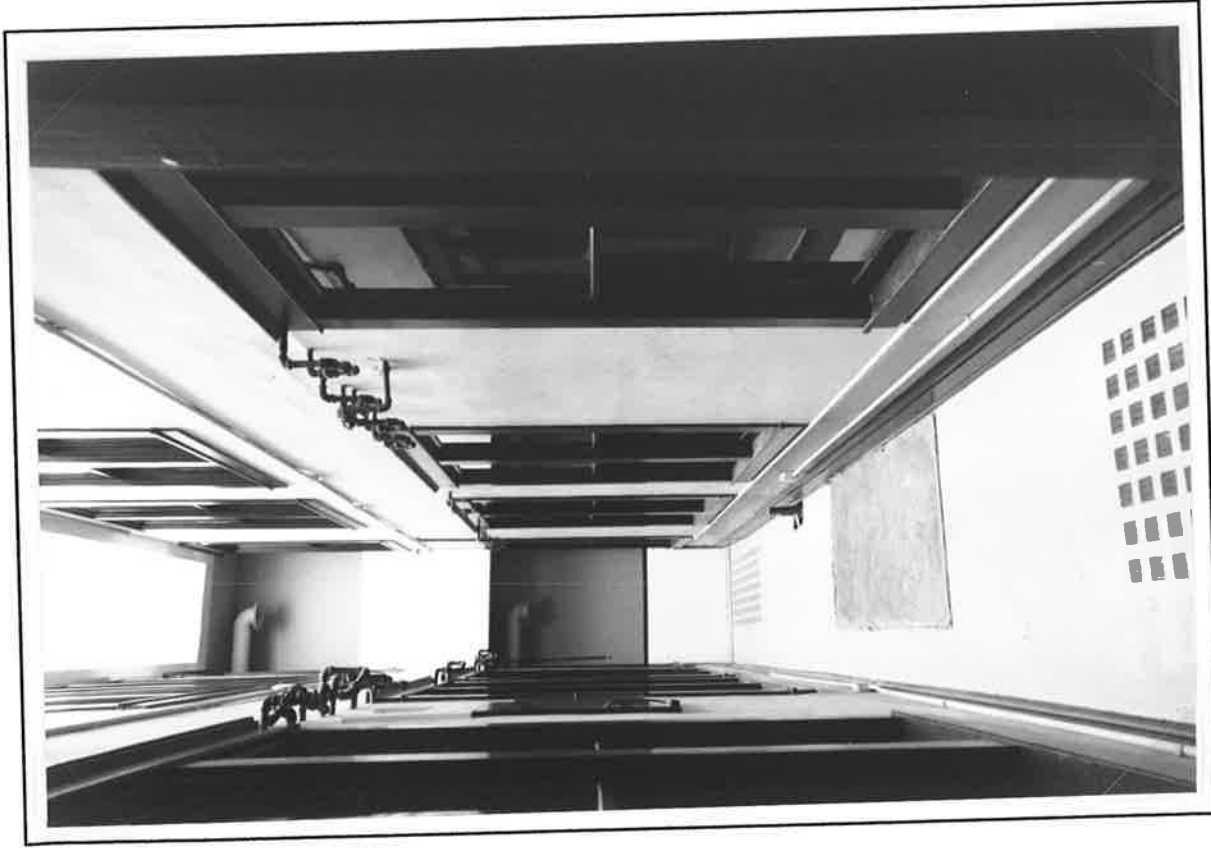
View to Southeast of Typical Office on 2nd Floor



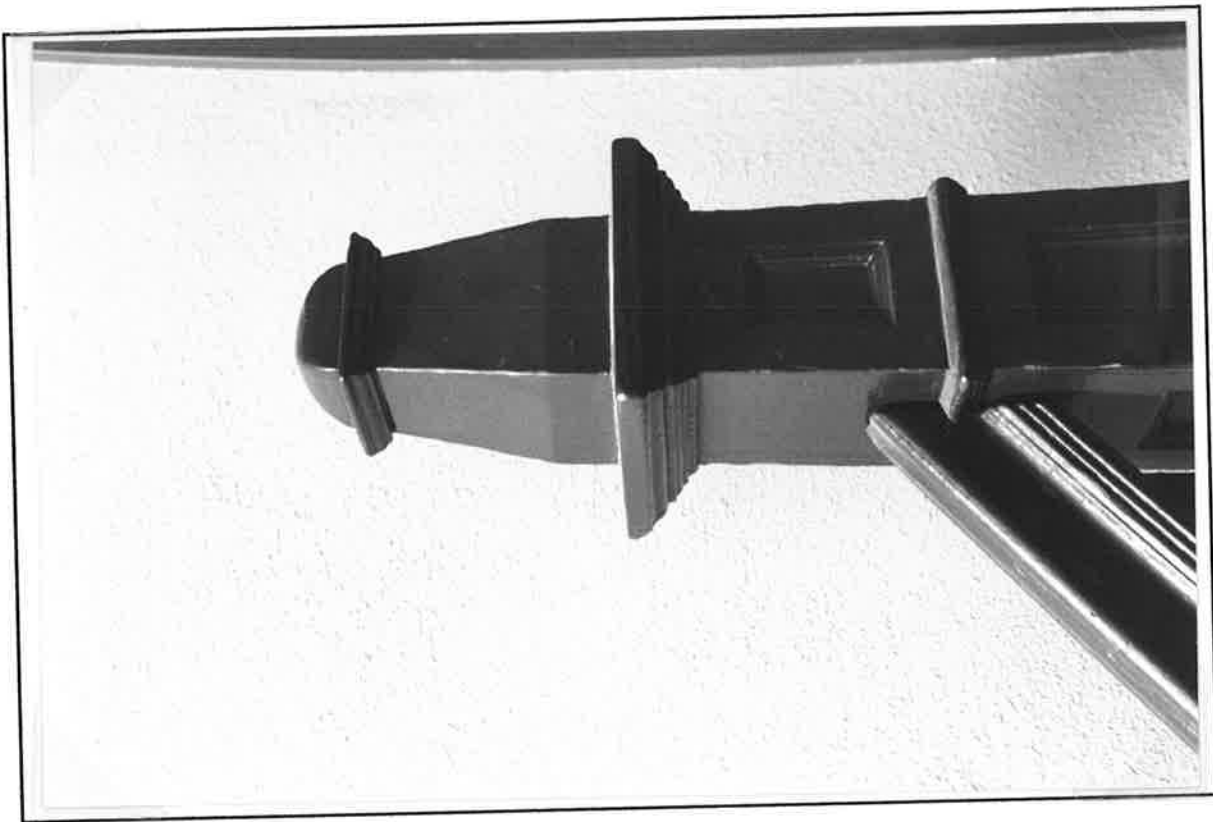
View to North of Central Bay on 1st Floor (Original Tin Ceiling)



View to North Showing 2nd Floor Hallway and Office Door



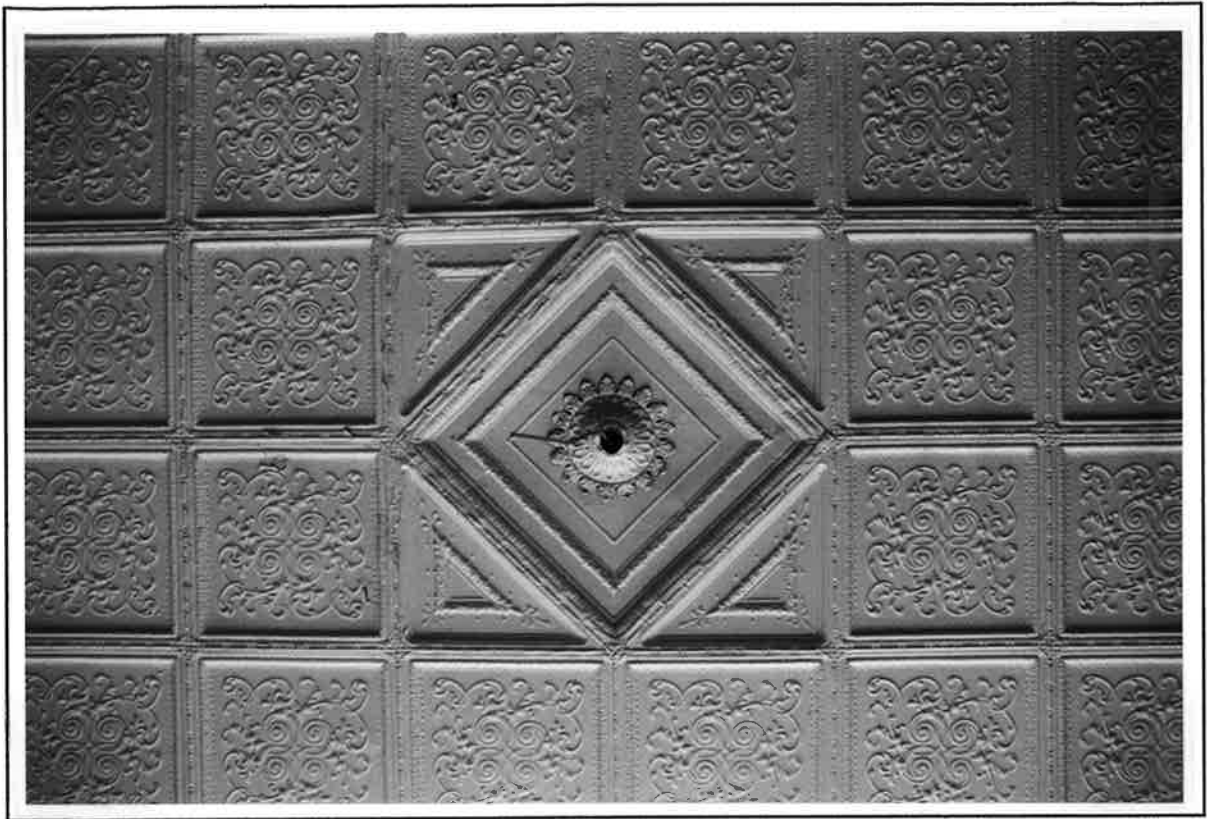
View to West Showing 2nd Floor Light Well



Detail of Newell-Post and Rail



View to Northeast Showing Stairs to 3rd Floor



Detail of Pressed Tin Ceiling in West 1st Floor Bay

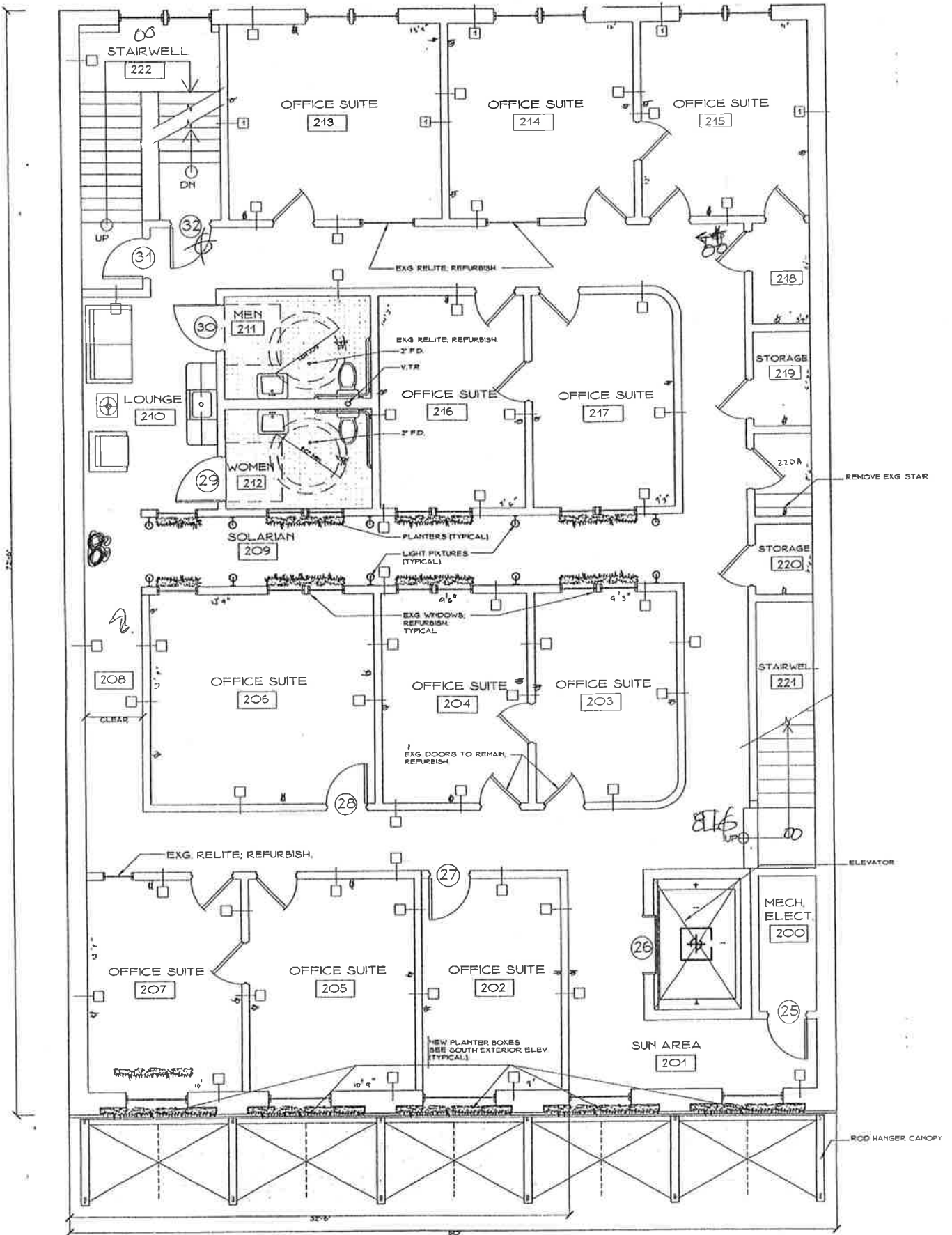


Detail of Pressed Tin Ceiling in West 1st Floor Bay - Sky Light

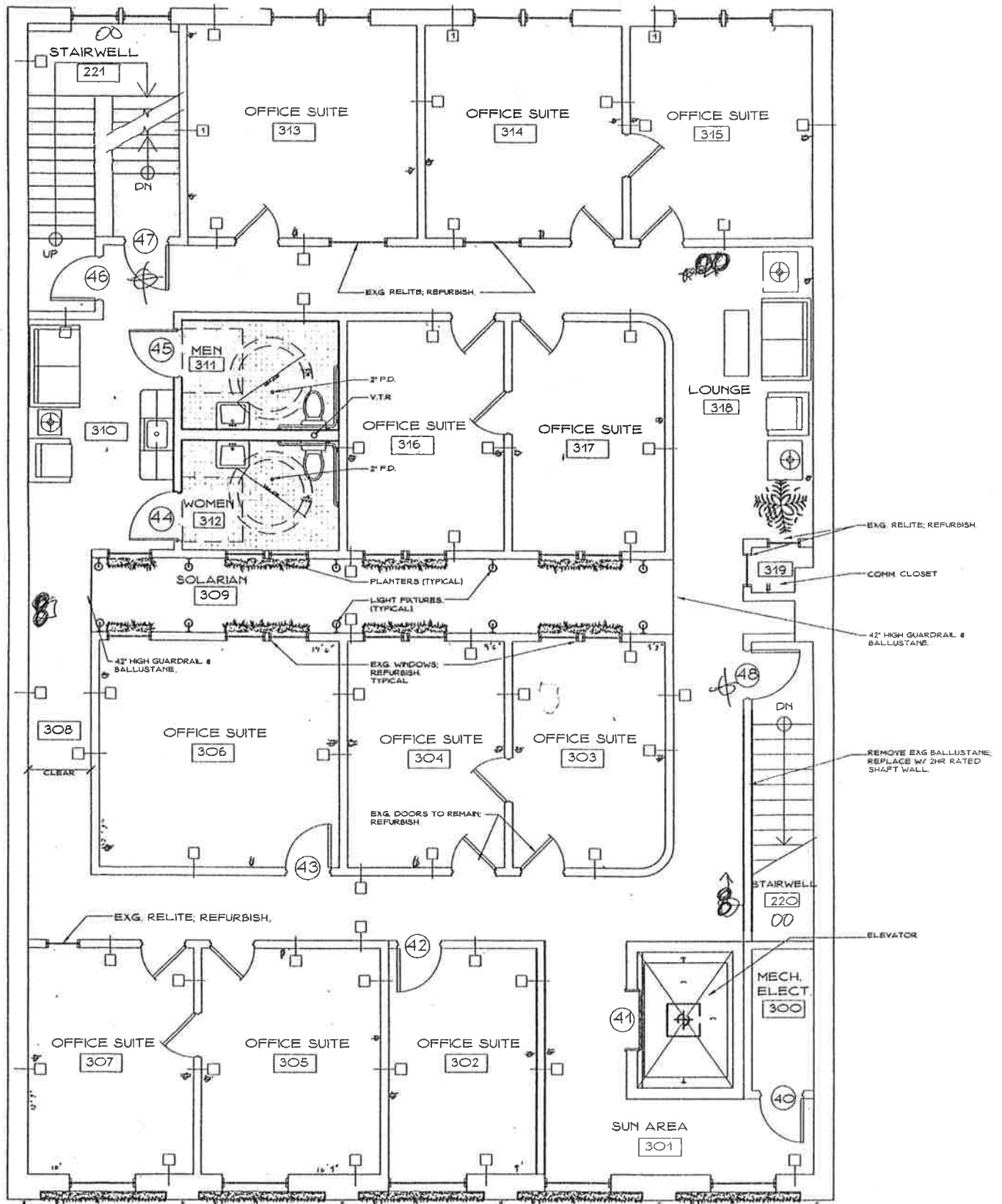
**FLOOR PLANS FOR REMODEL
&
ADAPTIVE REUSE**



1 FIRST FLOOR PLAN
A20A20 SCALE: 1"=10'-0"
1/4" = 1'-0"



1 SECOND FLOOR PLAN
 A21 A21 SCALE: 1"=10'-0"



1 THIRD FLOOR PLAN
A22 A22 SCALE: 1"=10'-0"

PHOTOGRAPHS
OF
COMPLETION
2002 - 2003



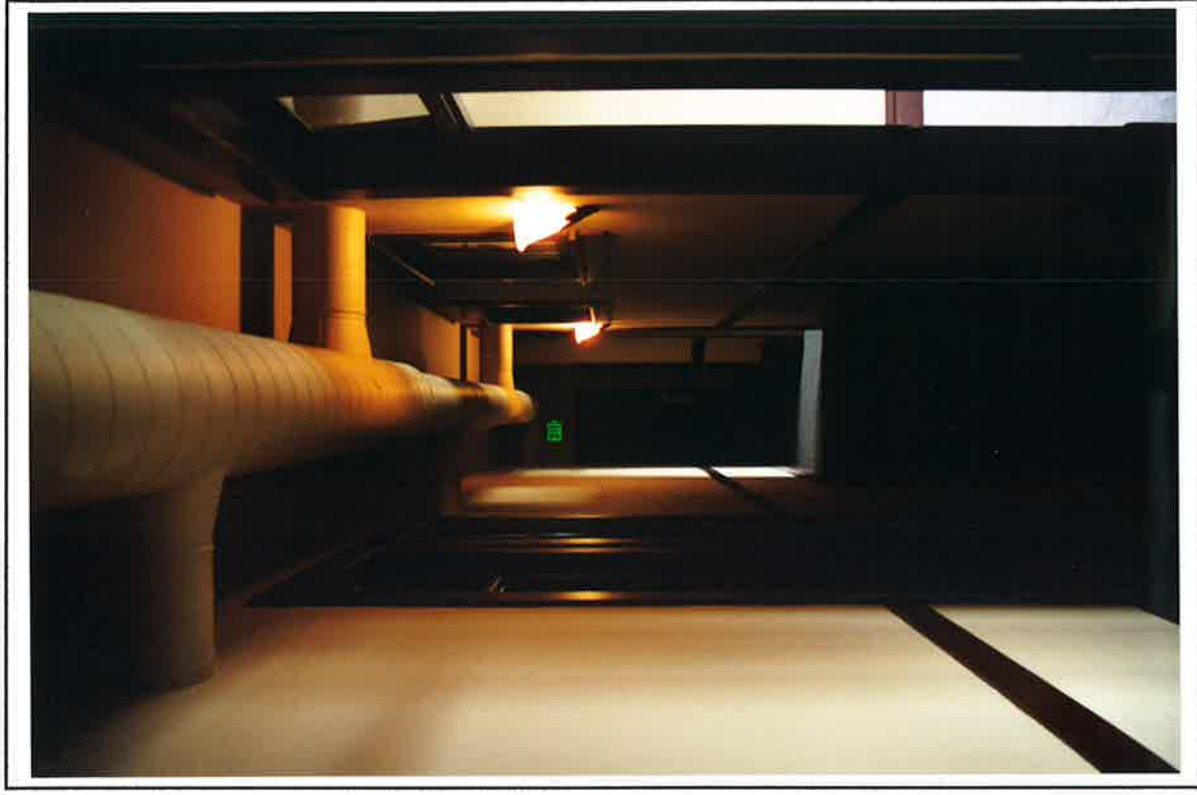
View to Northwest of Front Facade



View to North of 1st Floor Front Facade



View to North, Front Facade Window Head, Capitals, Brackets, Cornice



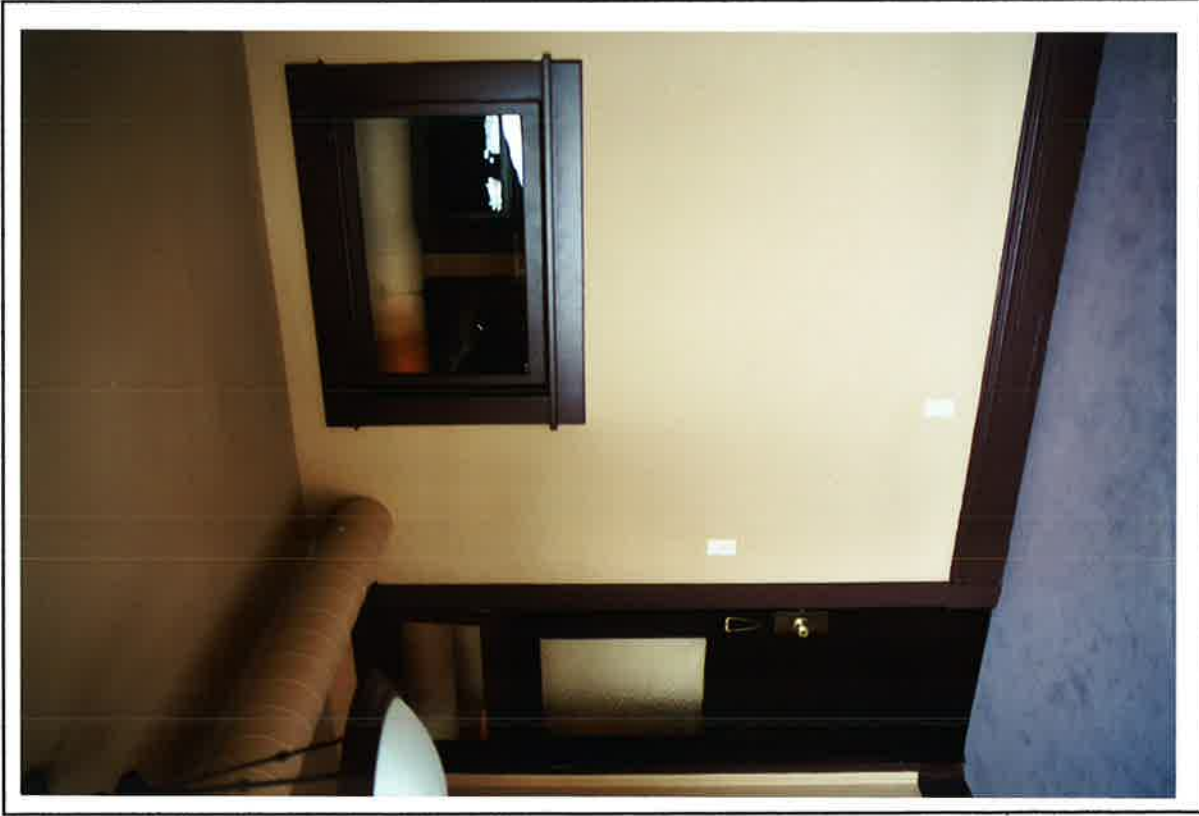
View to West Along North Hallway



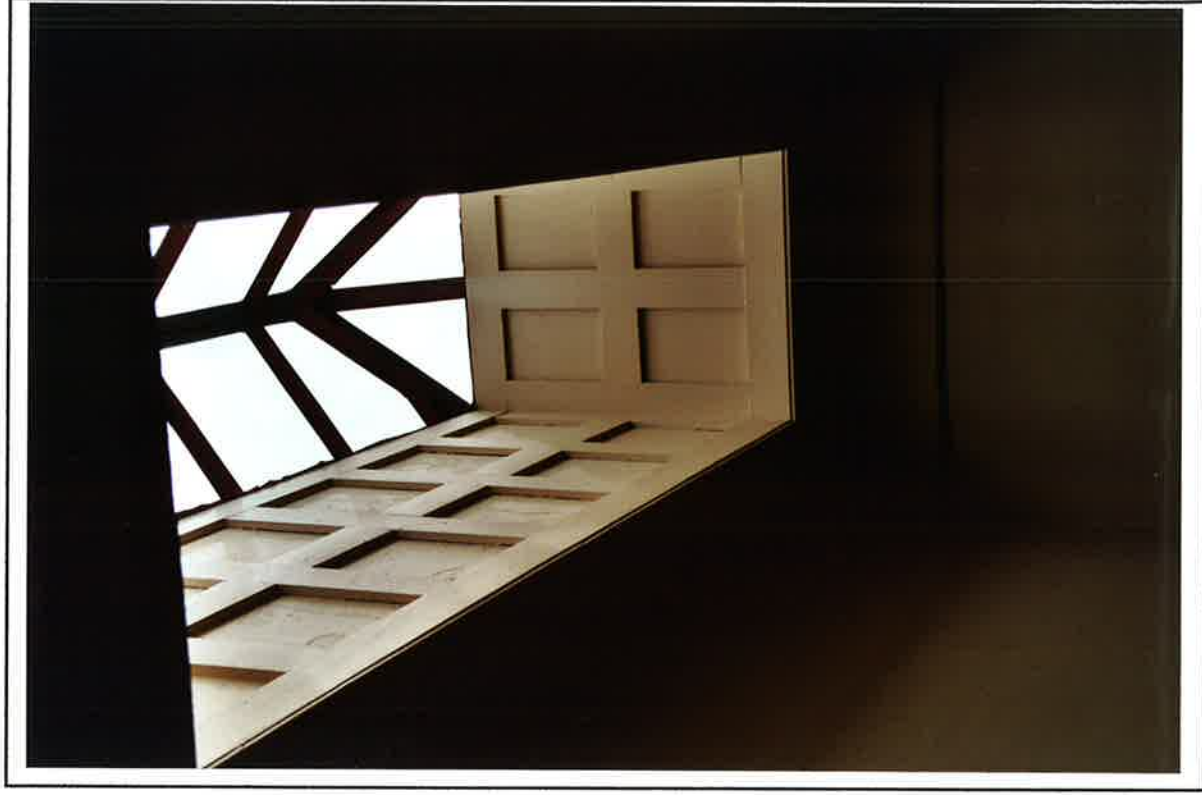
View to North of Hallway & 2nd Floor Office Door



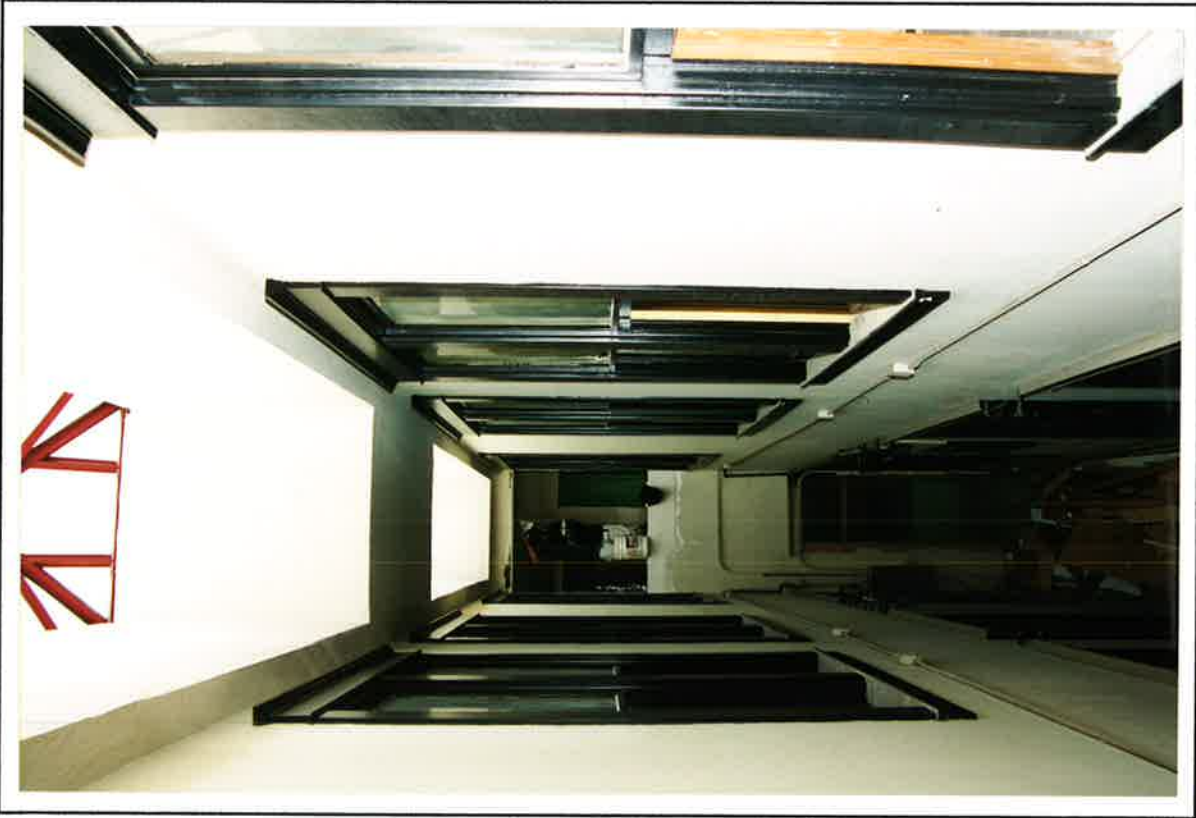
View to Southwest of NE Corner Office Interior



View to Southeast of NE Corner Office Interior

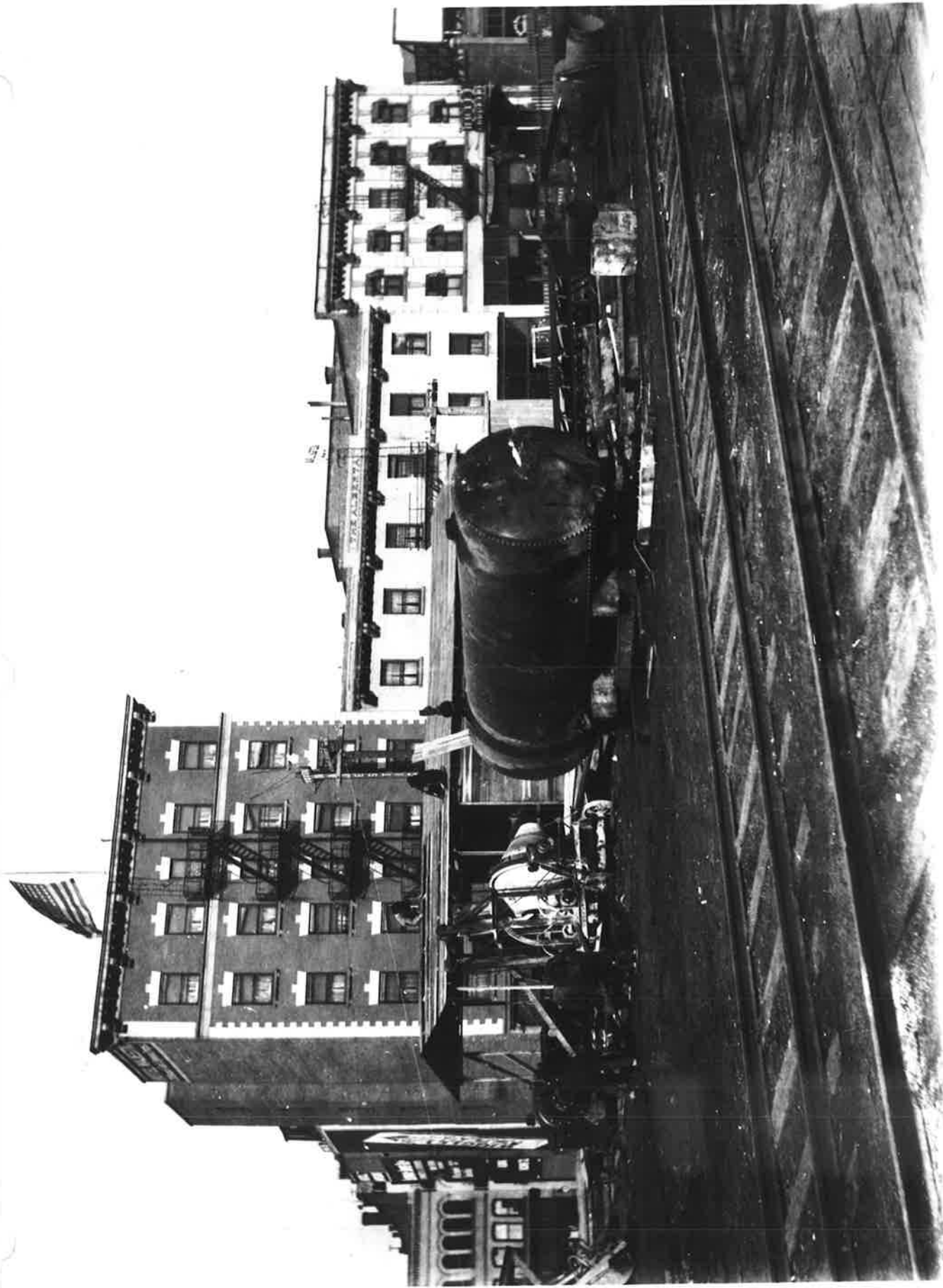


View of Stair Landing Lightwell



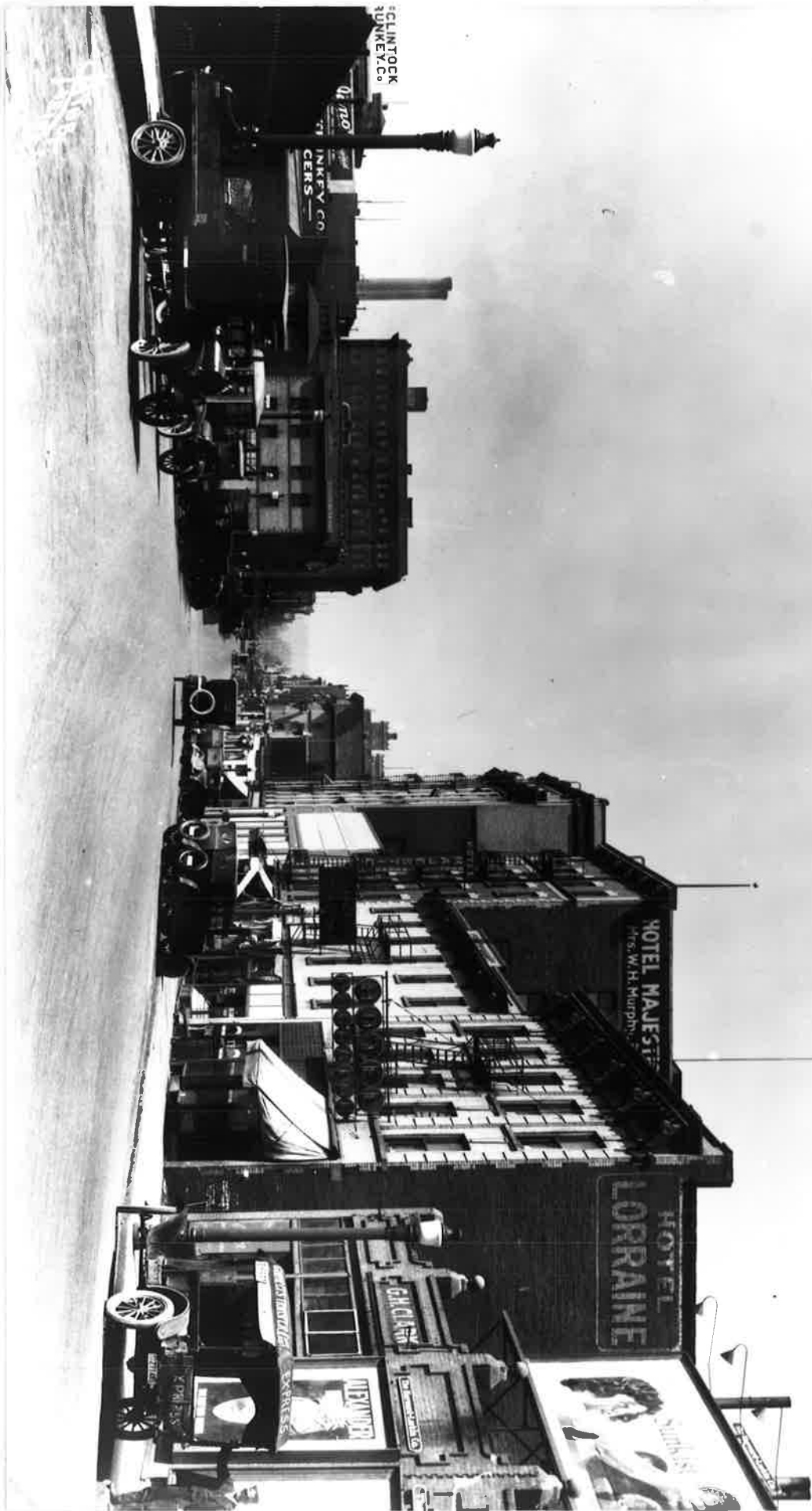
View to West From 3rd Floor of Central Lightwell & Skylight

HISTORIC PHOTOGRAPHS



ENSTALING 200 H.P. ENGINE & AIR COMPRESSOR.

View to Northeast Across Northern Pacific Tracks, Lorraine Hotel (right side), ca. 1912



View to West Along First Avenue, Lorraine hotel, ca. 1923