SPOKANE REGISTER OF HISTORIC PLACES **Nomination Form**

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

Type all entries--complete applicable sections Name Paulsen Center and or common Location 421 W. Riverside Ave. street & number _ city/town Spokane, vicinity of_ county _Spokane state <u>Washington</u> Classification Category Ownership Status **Present Use** district _ public X_ occupied _ museum _ agriculture X building(s) __ unoccupied X_ private __ park X commercial — porp __ structure _ private residence __ work in progress __ educational _ site __ entertainment __ religious Public Acquisition Accessible __object __ government __scientific __ industrial __ military __ in process _ yes restricted __ transportation X_ yes unrestricted __ being considered __ other: __ no **Owner of Property** name Joe M. & Mary Z. Dinnison street & number 6205 South Ferrall city, town Spokane vicinity of _ state $\underline{W}A$. 99223 Location of Legal Description 5. courthouse, registry of deeds etc. Spokane County Courthouse street & number 1116 West Broadway city, town Spokane

WA.

state

99201

6. Representation in Existing Surveys				
title _City of Spokane Landmar	k Survey 1978			
date	federal state _ county x local			
depository for survey records				
city, town Spokane state	eWashington			
7. Description				
	_			
Condition Che	eck one Check one			
X excellent deteriorated un X alt	altered X original site ered moved date			
fair unexposed	eredmoved date			

Describe the present and original (if known) physical appearance

THE PAULSEN CENTER

The Paulsen building (c. 1908) and the Paulsen Medical and Dental Building (c. 1929) are two separate buildings built by August Paulsen. Today they are now known as the Paulsen Center and operate under one umbrella although in their original state they served two separate and distinct functions, one as an office building and the other as a medical and dental center. Both were funded by money made in the successful silver mining industry of the north Idaho Coeur D' Alenes by multi-millionaire August Paulsen. A Danish immigrant, Paulsen made his fortune after investing years of hard work in the Hercules mine with Levi Hutton. After moving to Spokane, the Paulsens became civic and philanthropic leaders.

The buildings occupy all of the north side of the block between Stevens and Washington streets on Riverside which is a main street in downtown Spokane. They were designed by leading architects, Dow and Hubbell and G.A. Pehrson and are of exceptional architectural significance in design, style, and workmanship. Their size, scale, design and location have made them architectural landmarks in Spokane since their completion.

BUILDING DESCRIPTION

THE AUGUST PAULSEN BUILDING

The August Paulsen Building is an eleven story office building, designed by the architectural team of Dow and Hubbell and built on the southeast corner of Riverside and Stevens in 1908. The building is a well maintained and structurally sound example of steel framed buildings that were being built in the early 1900's, and has been constantly occupied since it was built. The plan is ell shaped with the footprint covering approximately 10,244 sq.ft. The building is oriented with 150' on Riverside forming the north elevation, 99' on Stevens forming the west elevation, turning to part of the south elevation (to form the ell shaped plan) for 52', then to part of the east elevation for approximately 50', turning to finish the south elevation for 98'. The north and west elevations are covered in a pale green tinted cream and speckled terra-cotta glazed brick, architectural details here include two minor cornices with dentil motif running the entire length of the north and west elevations on the third and ninth floors and a majestic upper cornice, a full story in height, which was the largest cornice to be cast west of the Mississippi at the time of construction. The fenestration on the building consists of one over one double hung windows. Simulated brick voussiors and rusticated terra-cotta decorate the rows of windows on the second and third floors as well as the and the vertical courses on the northwest and southwest corners of the building. On these vertical courses the cornices are supported by cartouche brackets and huge consoles. The south elevation of the ell is common red brick, the only ornamentation being a chimney at the top of the building which is carried by its corbelling and a simple row of dentils forming a cornice letting us know that even though this side of the building was considered less important it was not forgotten. The east elevation of the ell and the remaining south elevation of the building are red brick without ornamentation entirely. The furthest east elevation is not visible because it was attached to the Medical Dental Building in 1929.

6. Representation in Existing Surveys				
titleCity of Spokane date	Landmark			
depository for survey records city, town Spokane	state	lederal _		_ county <u>x</u> local
7. Description				
Condition X excellent deteriorated good ruins fair unexposed	$\frac{Check}{X}_{altered}$	red	Check	

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The entrance is located midway along the north elevation. Photographs and newspaper articles of the time describe the original two story terra-cotta entrance as colossal and imposing. Projecting onto the sidewalk at the sides were two big piers of rusticated masonry up to an entablature in the height between the second and third story windows. On top was a balustrade with columns, making the appearance of a balcony for the three center windows of the second story. A large frieze under the second story windows contained the name AUGUST PAULSEN. At the entrance the were a set of ionic columns on each side of heavy bronze doors. . The previously described original entrance and area below the store front windows was modernized in the 1940s covering all architectural ornamentation with dark polished granite. In 1978 futher modernization included another layer of granite, this time a rose, brown and black granite called Diamond Pink granite from St. Cloud, Minnnesota covered the previous layer and was accompanied by the addition of the skywalk and a bronze and glass canopy. The skywalk enters the building on the second floor immediately east of the of the main entrance, connecting the Paulsen building with the current U. S. Bank building and the rest of a skywalk system. The canopy was placed at the top of the transom window level below the skywalk running the entire west and north and east elevations of the Paulsen Building and the Medical Dental building. Aside from these changes the August Paulsen building has retained it's original exertior architecture. In the interior upper corridors and stairwell were covered with Alaskan marble from southeast Alaska, portions of the corridors have carpet over the marble and the wainscotting has been removed. The stairwell still has marble intact.

THE MEDICAL DENTAL BUILDING

The Paulsen Medical and Dental Building is a fifteen story steel frame office building, built in 1928 completed in 1929. When it was conceived the building was to be the best in all aspects from the interior planning and function to the exterior architectural detail, serving as an asset to the community. The highest quality materials and best craftsmen were sought to implement this state of the art building. Designed by architect Gustav A. Pehrson it is an example of the Art-deco architecture which was popular at the time. Pehrson is quoted as having said the inspiration for some of the exterior and interior details came from Spanish and Moorish architecture. The building was connected to the August Paulsen building at the time it was built. The setback in the 10th floor of the Medical and Dental building was designed to accommodate the large cornice on the August Paulsen building and the hallways on the second through eleventh floors were connected in both buildings. The exterior has been finished in cream glazed terra-cotta on the north and east elevations with cream colored masonry on the south elevation. On the north and east elevations panels with arabesques, acanthus leaves and Grecian urns are placed above and below each window the glaze is a soft yellow. Dwarf columns flank the second floor windows on both the east and north elevations. Over the entrance on the north elevation dwarf columns and caryatids flank a series of six windows. Setbacks on the sides (east and west) of the 10th, 12th and 16th floors are ornamented along the crown with Moorish style detailing in rust, green, and yellow glazed tile trim. Ornate scroll work and eight sided cones which top the building piers decorate the parapets on each setback. The set backs give the north and south elevation a stair step silhouette which was typical to art deco architectural style of the late 1920's. The entrance, located midway along the front of the building on the north side, is a two story arch enclosing arched windows on the second story with an ornamented frieze below followed by a series of smaller arched windows that repeat the proportions of the main arch, followed by transom windows over two sets of doors.

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The building is rectangular in plan facing north with 150' on Riverside Avenue. The east end is approximately 52' on Washington Street, the south side which is the back of the building has no street level access because it is built up against the buildings behind it, and the west end is connected to the August Paulsen Building.

The original building was designed to accommodate doctor's and dentist's offices and a twelve bed hospital complete with operating rooms in addition to shops on the street level, a penthouse on the top two floors, and a parking garage in the basement, possibly the first basement parking in Spokane. One elevator was designed deeper than the others to allow patients to be brought in on hospital beds. This elevator was easily accessed from the parking garage through a set of double doors which were intentionally set opposite this elevator. The interior was finished in a quality equal to that of the exterior. The upper corridors had white marble flooring and wainscoting. The lobby was finished with cast bronze elevator door panels, cast plaster guilded arches over the elevators with arabesque and Grecian urn ornamentation, ornate iron work arches over the hallway entrances, mahogany wood trim and flooring was soft brown tone Tennessee marble from eastern Tennessee with dark green borders of Verde Antique marble from Rutland, Vermont. The walls are covered a distinctive cream colored marble from Perlato, Italy, and Moorish style decorative painting in dark reds, golds, and blues, adorn the ceiling. The upper corridors had Alaskan wainscotting from southeast Alaska and Tennessee marble flooring.

The few changes to the building relate to the conversion of the hospital into office space and the current tenants include doctors, dentists, architects, attorneys, and variety of other professionals. A modernization in the 1950's installed a dropped ceiling in the lobby, which was removed again in the 1980 when this lobby was carefully restored to its original details. Nineteen seventy eight brought another modernization: this time an entrance and a hallway were created in the east end of the building on Washington Street which connected to the lobby. Another hallway connecting the lobby of this building to the lobby of the August Paulsen was cut through the west end of the lobby allowing pedestrians to walk from the Washington Street entrance, through the Medical Dental building, on to the August Paulsen Building and connect with the skywalk system which had been cut into the face of the August Paulsen Building on the second floor near its entrance. On the outside of the building at this same time a bronze and glass canopy was added to the east, north, and west elevations just above the transom windows on both the Medical Dental Building and the August Paulsen Building. There was a soda fountain and cigar shop in the northeast corner of the lobby which has been removed. The lobby has been restored to original form with the exception of the added hallways mentioned above. The upper corridors now have carpet over the marble. The building is in excellent condition having been continuously occupied and well maintained since it was built.

8. Significance Period Areas of Significance-Check and justify below archaeology-prehistoric prehistoric economics military 1400-1499 archaeology-historic education music 1500-1599 agriculture philosophy engineering X architecture 1600-1699 exploration/settlement politics/government 1700-1799 art industry religion 1800-1899 invention x commerce science 1900communications landscape architecture sculpture community planning law social/humanitarian conservation literature theater transportation other (specify)

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

Builder/Architect

THE AUGUST PAULSEN BUILDING

Historic significance

Specific Dates

The August Paulsen building continuously occupied since it was completed in 1908, is historically significant as one of the largest commercial buildings built in Spokane's building boom during the early 1900's. Designed by the architectural firm of Dow and Hubbell, The August Paulsen building is architecturally significant as an example of the Chicago Style of architecture popular in the United States at that time. Developed by pioneer businessman, mining magnate and civic leader August Paulsen this building represents Mr. Paulsen's first large contribution to Spokane's downtown architecture. The August Paulsen building was built during an exciting time of commercial development and growth in Spokane's history. In August of 1908 an article in the Spokesman Review quotes architect Alfred Held as saying "Spokane is doing more building than St. Paul, Minneapolis, Duluth, Seattle, Tacoma and Portland combined." This building boom was a result of the new fortunes being made in mining, railroad, and real estate ventures. Spokane's population grew from 36,848 in 1900 to 100,000 in 1910. In 1908 in addition to the August Paulsen building the other big buildings being built were the second Sacred Heart hospital, the Federal building, Peyton building, Palace building, Kemp and Hebert, Marshall-Wells, and Spokane Dry Goods.

The original tenants in the building consisted of attorneys, accountants, engineers, real estate offices, and mining companies. From 1930 to 1970 more doctors and dentists were in the building and today the tenants are primarily attorneys, investment firms, insurance companies, and other professional services.

Architectural Significance

The August Paulsen building is architecturally significant because it used the newest form of all steel construction which allowed it to be the tallest building built in Spokane up to that time. It illustrates the early formula for high-rise construction, which divided a building into three parts: a base, a shaft housing identical floors of offices and an elaborate cornice crowning the composition. This style is generally associated with The Chicago School which signifies the skyscraper movement and the influence of Louis Sullivan. This new all steel frame construction allowed buildings to be more fire proof which was of great interest at the time since Spokane had lost so many buildings to the Great Fire of 1889. Along with this new form of architecture the Paulsen building brought with it state of the art elevators which were hydraulic and faster than any elevators in Spokane at the time.

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The Architects

The August Paulsen building was designed by the architectural firm of Dow and Hubbell. J. K. Dow and C. Z. Hubbell were in partnership for a brief six years from 1904 to 1910. J. K Dow practiced architecture in Spokane from 1889 to 1937 when he move Seattle and continued to designing buildings, in addition to work with C. Z. Hubbell Dow also worked with L.L Rand. Designs associated with Dow in addition to the Paulsen building include the Bump Block, the Green Block, the Bennett Block, the American Legion, the Hutton building, the Empire State building, the Mohawk building, the M. M. Sellars / Jensen Byrd buildings, Westminister Congergational Church, County Courthouses in both Lincoln and Adams counties, State Penitentiary buildings in Walla Walla, buildings at Washington State University, Grace Baptist Church and the August Paulsen residence.

August Paulsen

Mr. Paulsen was described as "The city's true friend" in a newspaper article discussing his life and his contributions to Spokane, the article also stated "he loved the city and had a great faith in it's future." He was born July 29,1871, in Denmark, and lived there until he was 19 years old. Emigrating to Chicago in 1891, he followed farm work until September 1892 when he came west. In Wallace Idaho he worked for a dairy, saved some money and bought a quarter interest in Hercules mine for \$850 in 1896. One of his partners in the mining venture was Levi W. Hutton. Mr. Paulsen worked in the mine in the summer and the dairy in the winter in the early years while they were developing the mine. They were considered foolish by some for wasting their money. The partnership was made up of poor men who worked without the help of capital and did the developing and mining by hand, often cutting the necessary timbers and hauling them back to the mine themselves

In 1901 they hit ore and things began to change, production soared from 362 tons paying \$8000 in dividends in 1901 to \$60,560 tons paying \$2,176,000 in 1914. The mine paid nearly \$10,000,000 to the partnership up to 1916 and \$8,000,000 between 1916 and closing in 1925.

With the success of the mine Mr. Paulsen was able to spend time, money and energy on other projects. He invested in Kootenai Power Company and the Consumers' Company in addition to other mines in the Coeur d' Alene area. In 1906 Mr. Paulsen began plans for The August Paulsen office building with the architectural firm of Dow and Hubbell. The building was completed in 1908 and would for a short time be the tallest and most modern building in Spokane. After the construction of the August Paulsen building he was able to complete the Clemmer Theater which was named after its first owner Dr. Clemmer. The name later changed to the State Theater, and now sits on the National Register of Historic Places as the Met Theater after its successful restoration. He had outlined a plan to build other office buildings but conditions changed due to the beginning of WWI in europe. On March 12th 1927 Mr. Paulsen died suddenly of heart failure following a severe asthma attack. In 1928 his family members set into action his plans for another building which would represent the achievement of his dreams, to build a specialized office structure for the medical and dental professions. This building would be called The Paulsen Medical and Dental building. (See next page for significance of Paulsen Medical and Dental)

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THE PAULSEN MEDICAL AND DENTAL BUILDING

Historic Significance

The Paulsen Medical Dental Building is the first building in Spokane to be built for the express purpose of serving the medical and dental community and their clients. There was a need in Spokane for a building that would bring the offices of doctors and dentists together with a small hospital. The concept behind this sort of building, in addition to better service, was to attract leading doctors and dentists to one building. This unique idea had been successful in other cities and Mr. Paulsen was confident a building serving this purpose would be an asset to the Spokane community. The original tenants consisted of doctors and dentist and this continued into the early 1970s at which time medical clinics located adjacent to hospitals drew the doctors and dentists away from the Paulsen Medical and Dental building. New tenants during the 1970s and 1980s were attorneys, accountants, investment brokers, architects and other professional services. The same type of professions currently occupy the building.

Architectural Significance

Designed by architect Gustav A. Pehrson, who is considered one of Spokane's great architects, the Medical and Dental building is architecturally significant as Spokane's first Art-Deco style skyscraper. It is a fine example of Pehrson's work which shows originality in attention to detail along with the use of high quality craftsmenship and materials. Development of this great building is attributed to the vision of August Paulsen who died before it was actually started leaving his wife Myrtle Paulsen to oversee the completion of his dream.

The Paulsen Medical and Dental building signifies the first example in Spokane of the art-deco skyscraper style of architecture with the traditional set-backs on the crown of the building. The Architect Gustav A. Pehrson was known for originality in attention to detail in all of the buildings he designed. When it was conceived the building was to be the best in all aspects from the interior planning and function to the exterior architectural detail, serving as an asset to the community. The highest quality materials and best craftsmen were sought to implement this state of the art building. Many materials and craftsmen from local resources to were selected to aid in the quality of finish work for the building. The terra-cotta on the face of the building as well as the regular brick used throughout was manufactured by Washington Brick, Lime and Sewer Pipe Company. Plasterwork in the lobby was done by Oliver Olson who was called back to make repairs on damaged plaster during the 1980 restoration. Electrical work was done by the Brown-Johnson Company, cut stone work was done by Washington Monument Works, terrazzo flooring was installed by Val Pagnutti, Long Lake Lumber supplied all of the lumber used, Inland Tent and Awning made 600 special awnings for the windows, and Rounds-Clist were the contractors. Members of the family have resided in the penthouse since it was built. The building with its step back

elevation and tall tree crowning the garden of the penthouse has long been a Spokane landmark.

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The Architect

The architect of the Medical Dental Building, Gustav A. Pehrson was one of Spokane's great architects. Pehrson who was born in Sweden in 1882 and trained as an architect there. Arriving in America in 1905, he worked in Spokane from 1913 until his death at 85 in 1968. After working briefly as draftsman for the firm of Cutter and Malmgren he was appointed project architect by Cutter for the Davenport Hotel. His achievements form a lengthy list with a broad range of style showing originality, tremendous attention to detail and quality of craftsmanship. In addition to the Medical Dental building he designed the following buildings: The Rookery, The Chancery, The Greek Orthodox Church, Eldridge Buick, The Roosevelt Apartments, The Crescent, The Centennial Flour Mill, the entire city of Richland Washington during W.W. II, the residences for Victor Dessert at 1520 S. Rockwood Blvd. and a nearby residence on Rockwood Blvd. for Carl Priess. He was also responsible for the actual planning, designing, and engineering of the Chronicle building after Cutter drew the initial sketches before moving to Long Beach, CA. He designed a broad range of structures from homes to schools, churches, hospitals and office buildings throughout eastern Washington and Idaho. His work has contributed significantly to the architectural heritage of this region.

Mr. and Mrs. Paulsen (see August Paulsen Building Statement of Significance on August Paulsen) Mr. Paulsen had planned to build more buildings in Spokane after completing his first building in 1908. Mr. Paulsen had faith in the need of a building specialized for the medical and dental professions. The original concept was a result of Mr. Paulsen's vision and desire for civic contribution. Mr. Paulsen died abruptly in 1927 leaving his wife, Myrtle Paulsen, and executors of his estate to carry out his plans. Mrs. Paulsen found herself plunged into the whirlwind of activities that surround this size of a project. She took an office in the building in order to be in daily attendance, and participated in conferences involving in the completion of the building. A newspaper article at the time of the building opening describes her to have enjoyed the initiation into the business world, but found that raising her four children more of a job than raising skyscrapers. Mrs. Paulsen was born Myrtle White in Colfax, Washington where she lived until marriage to Paulsen in 1902. They lived in Wallace, Idaho before coming to Spokane in 1911. During her years in Spokane she participated in civic activity being on the board of directors of the YWCA, organizing the auxiliary Red Cross, and service on the budget committee of the community chest. August Paulsen, before his death, was also active in civic and philanthropic life of Spokane. He was a member of the Lodge of Elks; Masonic Lodge; El Katif Shrine; Spokane City Club; Spokane Country Club; Spokane Athletic Club; Shoshone Country Golf Club; American Red Cross; and Council of the Boy Scouts of America. The Paulsen family members are still active participants in the civic, cultural and philanthropic life of the city.

9. Major Bibliographical References

Hyslop, Robert. Spokane Building Blocks. Spokane, 1983
McKelvey, Greg E. Cornerstones of Spokane. Spokane, 1981
Spokesman Review 1906-1908 (various articles)
Spokane Daily Chronicle (various articles)

bpokane barry onronzere (various articles)

Northwest Room, Spokane Public Library, vertical files

10. Geographical Data

city/town Spokane

Acreage of nominated property less than one acre August Paulsen building - Glover's Resurvey of Addition to Spokane, Block 19, North of lots 5,4, and the west portion of lot 3 Paulsen Medical and Dental Building - Glover's Resurvey of Addition to Spokane, Block 19, north $\frac{1}{2}$ of lots 1,2, and east portion of lot 3. 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 Sally Tuttle name/title -9/4/96 organization Consultant date_ telephone 838-3670 street & number _ 1418 W. 8th Ave.

With assistance from Historian Nancy Compau, in the Northwest Room of The Spokane Public Library.

state Washington

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Major Bibliographical References

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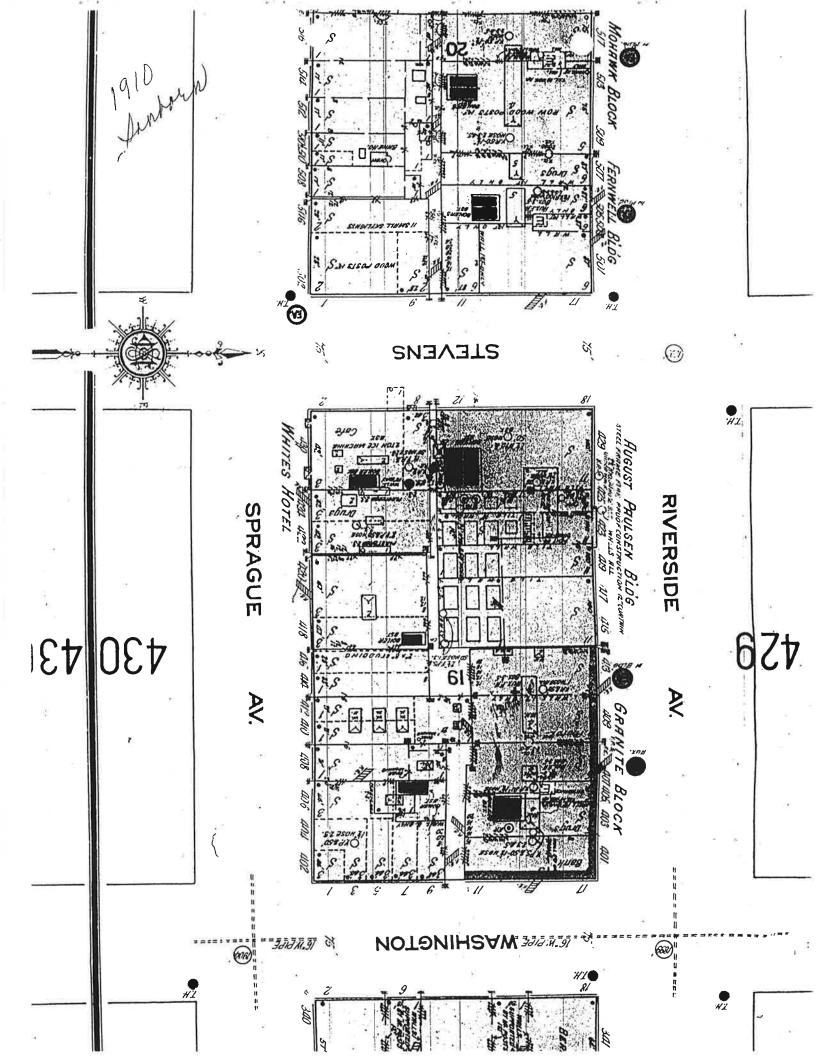
Polk, R. L. City directories Spokane, 1911-1990

Fahey, John The Inland Empire; the unfolding years. 1879-1929

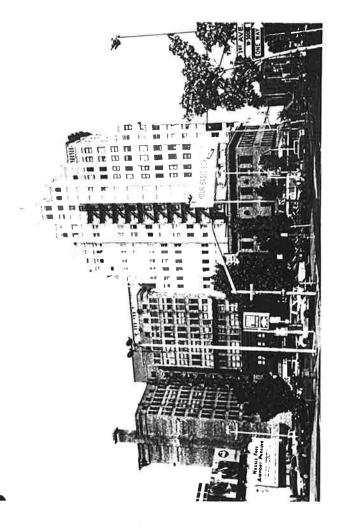
Kemp and Hebert Nomination to the Spokane Register of Historic Places, prepared by Sally Renolds - 6/28/96

Cornerstones Committée, G. E. Mckelvey, Chairman <u>Cornerstones of Spokane</u> 1981

12. Signature of Owner(s)			
	Mary Z. Dinnison		
For Official Use Only: Date Received:			
We hereby certify that this property has been listed on the Spokane Register of Historic Places. MAYOR, City of Spokane or			
CHAIR, Spokane County Commission CHAIR, Spokane City/County History	(*)		
City/County Historic Preservation Of	fficer		

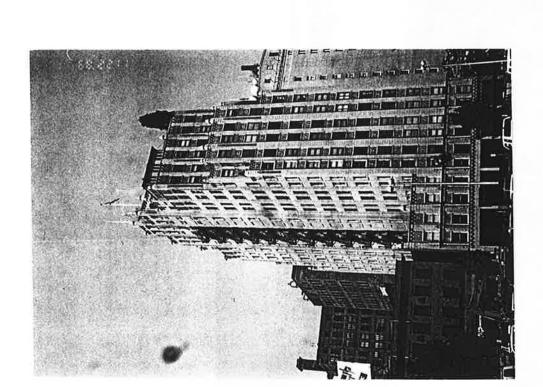






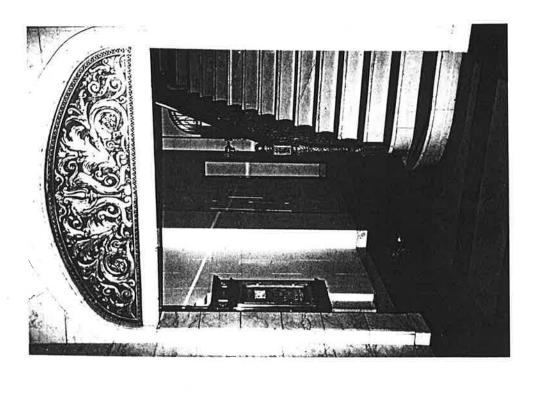
3. Looking northeast from the corner of Stevens and Sprague.

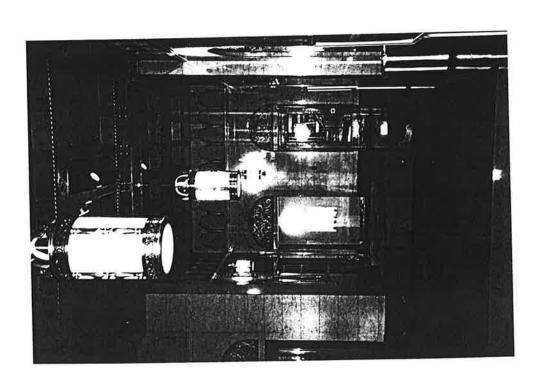
4. Looking north from the corner of First and Washington.



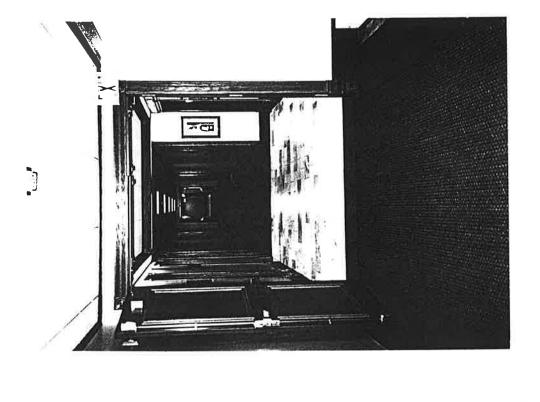
6. On Riverside looking west from the corner of Riverside and Bernard.

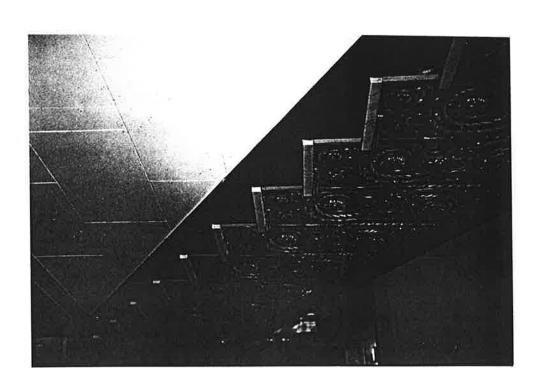
5. Looking northwest from Sprague between Washington and Bernard.





11. The Paulsen Medical and Dental building lobby.





13. The Paulsen Medical and Dental building lobby stairway

