

# Spokane Register of Historic Places Nomination

*Spokane City-County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name **SARANAC HOTEL**  
And/Or Common Name **SARANAC HOTEL**

## 2. Location

Street & Number 25-29 W. Main Avenue  
City, State, Zip Code Spokane, Washington 99201  
Parcel Number 35184.1016

## 3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<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"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<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 Jim Sheehan  
Street & Number P.O. Box 8508  
City, State, Zip Code Spokane, Washington 99203  
Telephone Number/E-mail

## 5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse  
Street Number 1116 West Broadway  
City, State, Zip Code Spokane, WA 99260  
County Spokane

## 6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal  State  County  Local   
Depository for Survey Records Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

(enter categories from instructions)

### Condition

excellent  
 good  
 fair  
 deteriorated  
 ruins  
 unexposed

### Check One

unaltered  
 altered

### Check One

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

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

## 8. Spokane Register Criteria and Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

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

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property	Less than one acre
Verbal Boundary Description	Havermale Addition, Block 4, Lots 5 & 6
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title	Jim Kolva
Organization	Jim Kolva Associates
Telephone Number/E-mail	(509) 458-5517
Street and Number	115 S. Adams Street
City, State, Zip Code	Spokane, Washington 99201
Date	April 25, 2006

## 12. Additional Documentation

Map USGS 7.5 minute topographic Spokane Northwest, Wash. 1986  
Photographs and Slides

13. Signature of Owner(s)

Jim Sheehan



14. For Official Use Only:

Date Received: \_\_\_\_\_

Attest: Leri H. Hester

Date Heard: 7/10/06

City Clerk

Commission Decision: \_\_\_\_\_

Approved  
as to Form: Michael P. Smith  
Assistant City Attorney

Council/Board Action: approved

Date: 7/10/06

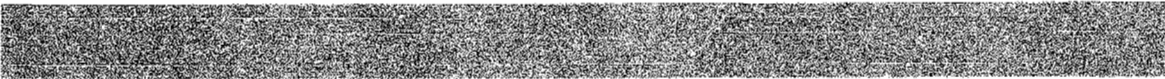
**We hereby certify that this property has been listed in the Spokane Register of Historic Places.**

[Signature]  
CITY ADMINISTRATOR, City of Spokane  
or

\_\_\_\_\_  
**CHAIR, Spokane County Commissioners**

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

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



### **Description**

Rising from a basalt basement, the Saranac Hotel is a four story buff brick building that fronts along the south side of Main Avenue in downtown Spokane. The first floor is divided asymmetrically into three shop-front bays and an entry to the upper floor apartments. Terra cotta columns, painted green, define the bays and the apartment entry. The entry landing with stairway to the upper floor rooms is between the easterly and center bay. With the exception of the three multi-light transoms, each divided into two sections, the original storefront has been removed and reconfigured (date unknown).

The façade of the upper three stories, divided into six bays, has not been altered. Each floor has the same window arrangement, with paired bays in the corners and two slightly larger bays spaced between the corner bay-pair. The one over one double hung wood sash is original. The top floor window bays are differentiated by a white terra cotta sill course and a white terra cotta header course. A projecting sheet metal cornice with scrolled brackets and dentils terminates the building.

The east and west facades are similar and exhibit the indentation of the middle two-thirds in a typical “dumbbell” plan that allows a well for windows. Seven bays are along the sides of each of the wells, and one window is in each of the projecting end sections, looking inward.

The roof is flat, built-up tar composition.

### **Interior**

#### **First Floor Plan**

The first floor is divided into two segments, the front that opens to Main Street is about 76 feet long and the rear segment, which is about four feet higher in floor elevation, is about 55 feet long (the difference in floor levels accounts for the change in site grade which declines from south to north). The front consists of three shop bays and a stairway landing that provides access the second floor. Aligned beneath the stairway to the second floor is a stairway to the basement.

A second basement stairway is at the rear wall of the westerly shop front bay. The stairway consumes a portion of the easterly bay which then is wider in the rear than the center and westerly bays. East bay has a separate entrance that has been altered from the original. Within the rear area are storage and utility rooms, and a stairway to the second floor as well as the basement. A garage door entrance to the alley is in the southeast corner. The shop bays consist of wood floors, plaster over brick walls, and pressed tin ceilings. The store fronts have been revised, but the date of alteration could not be determined by available evidence.

#### **Second Floor Plan**

The second floor consists of 24 residential rooms, 4 across the front, 16 flanking a wide central hallway, and 4 in the rear. The rooms were typically 11'-6" long and 16'-3" wide. Most had doorways that allowed the rooms to be combined. The doorways to the hallway were wood panel with glass transoms above. A central hallway is 8'-3" wide and connects the front and rear

stairways. In addition, two shared bathrooms are in the southwest corner, one with a toilet, sink and tub, and the other with a toilet and sink. Each room had a sink, but all shared the common bath and toilet room, typical of single room occupancy hotels. Also a radiator supplied the heat in each room. Most of the rooms had built-in closets. At the front of the building is a parlor approximately 11 feet wide and 16 feet deep with a 10-foot-wide door opening.

### **Third Floor Plan**

The third floor was configured similarly to the second with rooms facing the front and rear and flanking a wide central hallway. Although there were 24 rooms on the floor, they were configured somewhat differently and a third common bathroom with tub was provided. As with the second floor a parlor is in the front of the building.

### **Fourth Floor Plan**

The fourth floor was configured almost identically to the third floor. Note that the original building blueprints do not include the fourth floor that was built during original construction.

### **Details and Materials, Second, Third and Fourth Floors**

The floors are fir covered with a variety of materials, sometimes layered, that include linoleum and carpet, and the walls and ceilings are plaster over lath.

Each unit had a doorway to the central hallway, and most had door openings to adjoining rooms.

The hallway door openings included transom windows that had been boarded over. Trim consisted of 12-inch fir base, chair rails, picture rails and flat door and transom molding. Most of the original doors have been removed. The original doors are five panel wood.

The bathroom floors were 1-inch matt-glazed white hexagonal tiles. Lath and plaster was used for both the walls and ceiling.

### **Proposed Alterations**

#### **Exterior**

The room configuration will remain essentially the same as the original. Interior door openings will be altered to accommodate future uses. The storefronts will be refurbished, removed and rebuilt. This will involve restoration of the original existing transoms, and the addition of new shop front stem walls, windows, and door openings. The proposed door openings will be inset from the shop front plane as were the original openings. They will not, however, penetrate as deeply as the original entry bays.

The original double-hung wood sash windows of the second, third and fourth floors are significantly deteriorated and weathered. They will be replaced with similar windows that are consistent with the style and look of the originals. The original wood casements and moldings will be refurbished and retained.

Restoration of the front façade will also involve removal of paint from the first floor columns, miscellaneous repair, and refurbishing of the sheet metal cornice.

An elevator shaft will be added to the southeast corner (rear) of the building. The elevator penthouse will extend above the roofline of the original building. In addition, loft condominium units will be developed on the fourth floor that will penetrate and project above the roof. These

rooftop features, which will also function as support for solar panel units, will be located at the rear end and front end of the building. It is the intent to design and place them so that the visual integrity of the front façade will not be adversely impacted.

### **Interior Spaces**

The first floor spaces have been used for commercial use and will remain in that use. The second, third, and fourth floor uses have been residential but the configuration and uses will be altered. The possibility of retaining the original room layout and hallway widths is being evaluated in light of the potential new uses. Presently, the second and third floors are proposed as offices and the fourth floor will remain as residential. The fourth floor residential units may include, at the front and rear sections, addition of a second floor loft by penetrating and projecting above the roof. The configuration is presently being evaluated. In any case, the lath and plaster will be striped from the walls and ceiling, the walls will be insulated, and sheet rock will replace the plaster.

### **Summary**

The Saranac Hotel, a single room occupancy hotel (SRO) is eligible under Category A because it was constructed during the city's most significant period of growth. As an SRO and as a contributing structure in the East Downtown National Register Historic District, the Saranac Hotel is a specific property type within that district. As an SRO hotel, the Saranac provided lodging for working class clientele, who were often new residents to Spokane. The Saranac operated continuously as a modest SRO from its construction in 1910 to 2004 when the entire building was vacated. The building was constructed by H.H. Hutton whom at the time of construction resided in Coulee City, Washington.



**HISTORIC SIGNIFICANCE (Category A)**

Hiram H. Hutton

Hiram H. Hutton was included in the History of Big Bend County (1904) as “one of the well known business men of Coulee City.” Hutton was born in Saint Clair County, Michigan on 11 June 1868, the son of William H. and Mary J. Hutton. Educated in public schools, Hutton remained in Michigan until he was twenty, then moved to Chicago and joined the railway telegraphic service. Under the employ of the Northern Pacific Railroad he moved west, serving in Cheney, Washington and Rathdrum, Idaho. He ended his westward journey in Coulee City where he started a confectionery store. He sold the store in 1892 and started a saloon and lumberyard.

The article reports that Hutton married Asdie [sic] M Salisbury in Spokane on 1 March 1897. [According to the Washington State Historic Records (Spokane County Marriages 1880-1903), Harry H. Hutton, lumberman, married Addie Salisbury in Spokane.] The Huttons moved to Spokane around 1910 upon the completion of the Saranac. In 1912, Harry [sic] H. and Addie M. Hutton are listed as residing at 401 East Augusta. In 1913, Hutton is also associated with Selb-Hutton Heating and Plumbing Supply Company.

In 1915, Hutton is listed in the Polk City Directory as Hiram H. Hutton residing with wife Addie at 25-1/2 Main Street (the Saranac Hotel). In 1916 Harry [sic] Hutton is listed at that address.

The Polk listed the Huttons as residing at the Hotel Victoria in 1940. Harry N. [sic] Hutton passed away in Spokane on 15 December 1943. His obituary reported that he was the owner of the Victoria Hotel and that he had resided in Spokane since 1910. He was survived by his wife, Addie, who in 1950, was residing at 3503 North Atlantic.

**ARCHITECTURAL SIGNIFICANCE (Category C)**

Designed by H.M. Keeny, a Spokane Architect with an office in the Lindelle Building, and retaining its original architectural character as well as the characteristic features of an SRO hotel, the building is eligible under Category C for the Spokane Register. The East Downtown National Historic District nomination, under architectural significance, lists the Saranac 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 well articulated small commercial building.

The building from the onset operated as a residential hotel, the Saranac at 25-1/2 Main Street.

**H.M. Keeny, Architect**

No information could be obtained regarding Keeny in the Northwest Room, NW Museum of Art and Culture, or the standard biographical resources.

### **Building History**

The 1889 Sanborn Insurance map is the first to show the area as far east as Division Street. Park Street (now Browne Street) bounded the west side of the block, E. Main Avenue the north side, and E. Riverside Avenue the south side. An alley runs east-west between Riverside and Main avenues. The map shows the entire block as occupied by single-family dwellings. Mixed residential and commercial uses are along the north side of Main Avenue. By 1890, the north side of Main was entirely commercial. The same pattern was evident on the 1891 Sanborn.

The 1902 Sanborn depicts a dwelling on the subject site as well as adjacent lots to the west and east. A commercial hotel had been built on the corner of Division and Main. Commercial uses were also developing along the south side of the block facing Riverside Avenue.

In 1910, Sanborn depicts the Saranac as well as two new brick buildings to the west, one the Balkan Hotel and the other a commercial building. Residential hotels had also been built across Main to the north. Two dwellings remained on the lots to the east.

The city building records include a Side Sewer Permit for West 25-27-29 Main issued to H. H. Hutton on 7/14/1909. A 12/13/09 electrical permit shows the owner as 2<sup>nd</sup> Hand Furniture. Building permits ranging from 1935 to 1948 indicate City Hand Laundry as the occupant of West 25 Main. A 1956 permit show Henry Hyashi as building owner with DeLong Company as the plumber.

The Huttons owned the building through 1947 when in June of that year Addie M. Hutton sold the building to Norboru Hayashi. The Hayashi family owned, managed and resided in the building through 1986 when it was sold to Skip Chilberg (former Spokane County Commissioner and Assessor). Chilberg sold the building to David Hiklan, who in turn, sold it to Joe Harwood and Corey Colvin.

The U.S. Census of 1920 listed twenty-five “lodgers” in the Saranac. Most of the lodgers were in their 30s, with a range from 18 years to 50 years old. Five were women, the rest were men. The residents were laborers, cooks, restaurant owner, waiter, brick layer, carpenter, railroad car repair, bridge carpenter, bridge mechanic and several laborers (woods, railroad, farm) - Spokane’s working class. Nationalities were Japanese, Swedish, American, Italian, French, Polish. Japanese and Swedes were the dominant residents.

Commercial tenants of the Saranac Hotel in 1929 include the following: #25 was vacant, #25-1/2 was the Saranac Hotel, and # 29 was Tinling & Powell Electrical Contractors. City Hand Laundry, owned by Mago Mitsuhata moved to #25 West Main in 1934 from a location as 219 West Main it had occupied since 1930. Kiyomitus Harashi took over the laundry in 1936 and operated it until 1942. Hayashi resided across the street at 24-1/2 West Main. In 1945, Frank Katahira, who resided at 25 West Main

began operating the laundry and did so until 1954 when taken over by Masahira Kozen who operated the City Hand Laundry until 1959 when it was no longer listed in Polk.

Occupants in 1940 included City Hand Laundry at #25, Saranac Hotel at #25-1/2, Tingling and Powell at #27, and Riblet Tramway at #29. Riblet Tramway would occupy the space until 1943 when Tingling and Powell Electric moved down a door. They remained in the space until 1950 when Herman's Cabinet Shop moved into #29 West Main. In 1945 North Coast Supply, a distributor of oriental foods owned by Keiji Sato and Kay Yamaguchi began operating at #27 West Main in 1945.

Businesses occupying the building in 1960 included Background Music Services at West 25 and the Glass Hospital at West 29. Johnny Carpet Cleaners occupied West 25 between 1965 and 1975. This space was vacant from 1980 through 1985. West 29 was vacant between 1960 and 1980 and from 1980 through 1985 was occupied by the Glass Hospital. In 1990, #s 25 and 27 were not listed and #29 was vacant. The Saranac was listed at #25-1/2 with only one occupant listed (hotel was occupied). In 1995, the Longhorn Trading Post was at #s 25 and 27, and Dave Hiklan at #29. In 2000, 8 tenants were listed in the Saranac including Hiklan Enterprises (nondurable goods) and Devil's Island Software. Jay W. Stidham was listed at #25 and #27 and 29 were not listed.

### **Historical Context**

The historical context for Spokane has been included in several National and Spokane Register nominations, including the most recent East Downtown National Historic District and Single Room Occupancy Hotels (SROS) in Spokane a multiple-property listing; thus the discussion of Spokane's history is somewhat abbreviated. The nomination for the East Downtown Historic District discussed the Saranac Hotel and the downtown Asian population including the Japanese and Chinese. The following is excerpted from that nomination and provides context for the Saranac.

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 increased from 3,500 to 20,000 people. 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 and from Lincoln to Washington Streets, the city quickly rebounded. Brick and terra cotta became the dominant building materials of the rebuilt downtown.

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.

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 author John 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 boom 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 (the 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 continent in 1883. During the next two decades, several Northern Pacific branch lines were built through the region, establishing 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 lumber 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.

The Japanese American population was more sizeable. Japanese American owned businesses dotted the blocks in the East Downtown National Historic District and in adjacent blocks to the west. According to the 1890 Federal Census, twenty-three Japanese resided in the city. They pursued the only occupations available to them—domestic service and railroad work. A few accumulated enough capital to open small, service-oriented businesses such as restaurants, laundries, barber shops, and pool halls. These establishments existed alongside Chinese, Italian, Greek, German, and American businesses that served the city’s immigrants, migrant laborers, and working-class trade.

Throughout time, the city’s Japanese American population has generally numbered between 0.1 and 0.3 percent of the total population. Though small in numbers the Japanese Americans in Spokane managed to develop their own sense of community. As the Japanese American community grew in Spokane, so did its business district. By 1910 Japantown covered a six-block area roughly bounded by Howard Street to the west, Browne Street to the east, the Spokane River to the north, and Riverside Avenue to the south. A portion of Japantown was located in the East Downtown National Historic District. Most Issie (Japanese for “first generation”) families lived in Japantown or in the same building as their business due to proximity to their place of business as well as limited options in moving to other parts of the city where they were not welcome. Those who did live outside of Japantown were usually domestic employees who lived with their white employers. In this setting, the Japanese Americans were able to create a community centered on the Japanese Methodist Church. Their businesses became well-established and an informal business association was formed to protect their interests. Eventually, attitudes about Japanese Americans changed and many moved to residential areas in Spokane such as the lower east side of the city which had a diverse community.

In the years before 1920, Japanese Americans began to operate a few low-priced residential hotels, some of which were located in the East Downtown National Historic District. The Globe Hotel (204 North Division Street), located in the northeast corner of the historic district, was constructed in 1908 by Henry Sorg. During the 1940s to 1960s, the hotel was also significant for its association with the Japanese American community in Spokane, who gathered together in the basement of the hotel for social events and meetings. A Japanese American family managed the hotel from 1946 to 1966.

Japanese Americans from a wealthier background ran import stores selling Japanese and Chinese products. The Oriental Bazaar Company was located within the district in the Hale Building at 234 West Riverside. The Japanese-owned import store operated from the Hale Building from 1905 to 1915, when the proprietor moved the business two blocks west on Riverside just outside the district.

North Coast Supply company, a Japanese-owned Asian foods and import store at 27 West Main Avenue operated from 1945 to 1977. It occupied a ground floor storefront in the Saranac Hotel. Grocery stores and restaurants were popular businesses for Japanese Americans to operate.

There was a Japanese American-owned grocery store at 114 North Division in the mid-1940s. The Suki Yaki Inn in the Langham Hotel in the district has been in continuous operation since the early 1950s.

Neither Japantown nor Chinatown exists in Spokane today. Only the Suki Yaki Inn in the Langham Hotel remains as a reminder of a once vibrant ethnic enclave. Subsequent generations of Japanese American and Chinese American families moved to other areas of Spokane and entered other professions or operated businesses elsewhere in the city.



### **Architectural Significance**

The Saranac 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 building in the East Downtown Spokane National Historic District. The exterior of the building retains 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.

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

SROs are defined in the Multiple Properties Nomination (Holstine, 1993) as “unreinforced masonry structures to two or more stories, with commercial bays on the ground floor or street level, and upper floors consisting primarily of single rooms...” Typical of some SROs, a separate exterior entrance, which was located adjacent to the building’s street-level storefront . The upper-level rooms usually shared common lavatory facilities, as in the case of the Saranac. Although centrally-placed light wells and skylights were used to allow sunlight, the Saranac used the dumbbell plan, in which the middle of the sides were recessed to allow windows in the exterior walls of the interior units.

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.

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. 25-27-29 Main Avenue.

Spokane County Clerk's Office, Deed Books.

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

Spokesman Review. Various articles 1907 to 1912.

--. Hutton, Harry N. [sic] 16 December 1943: 13.

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

Washington State Historic Records, Spokane County Marriages 1880-1903.

Western Publishing Company. "Hiram H. Hutton." An Illustrated History of the Big Bend Country Embracing Lincoln, Douglas, Adams and Franklin Counties. 1904.

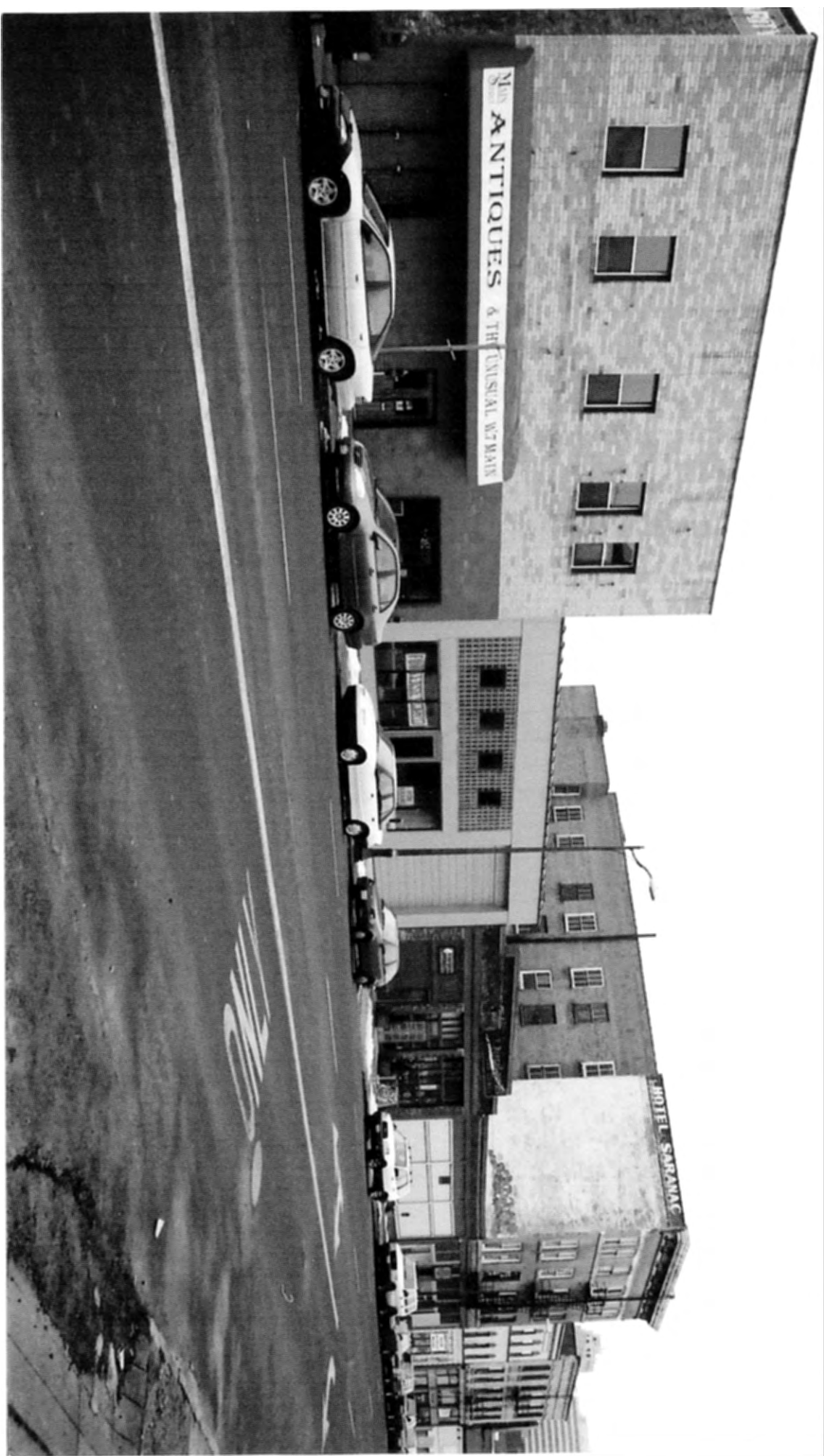
Woo, Eugenia. Vermilion. East Downtown Historic District. National Register of Historic Places Nomination. 23 April 2003.



HOTEL SARANAC

HOTEL SARANAC  
110 CANTON STREET  
SARANAC, N.Y.

COMMUNITY  
CHILDCARE  
CENTER  
777









**COMMUNITY BUILDING  
CHILD CARE  
NOW ENROLLING!  
777-0857**



