

# SPOKANE REGISTER OF HISTORIC PLACES

## HOTEL LELAND

221 WEST RIVERSIDE AVENUE

4/17/2019

# 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: Leland Hotel

And/Or Common Name: New Linden Apartments, Riverside Apartments

## 2. Location

Street & Number: 221 W. Riverside Avenue

City, State, Zip Code: Spokane, WA 99201

Parcel Number: 35184.1207

## 3. Classification

| Category                                     | Ownership   | Status   | Present Use                                    |   |
|--|---|--|--|---|
| <input checked="" type="checkbox"/> building | <input type="checkbox"/> public <input type="checkbox"/> both | <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"/> educational           | <input checked="" 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: Studio 24 LLC

Street & Number: 502 W. Riverside Avenue

City, State, Zip Code: Spokane, WA 99201

Telephone Number/E-mail: Chris@RenCorpRealty.com

## 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: East Downtown Historic District National Register Nomination

Date: 2003      Federal    State    County    Local

Depository for Survey Records:      Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

### Check One

- unaltered
- altered

### Check One

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

*Narrative statement of description 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" on one or more for the categories that qualify the property for the 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 1  
Verbal Boundary Description: HAVERMALE ADD N90FT L5B2  
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, LLC  
Street, City, State, Zip Code: 115 South Adams Street, Suite 1  
Telephone Number: 509-458-5517  
E-mail Address: jim@jimkolvaassociates.com  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

*Chad M. Burt*

**14. For Official Use Only:**

Date nomination application filed: 3/19/19

Date of Landmarks Commission Hearing: 4/17/19

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 5/20/19

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

*Megan Duvall*

4/17/19

**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor – City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

**Date**

Attest:

Approved as to form:

*Lynn [Signature]*  
\_\_\_\_\_  
City Clerk

*[Signature]*  
\_\_\_\_\_  
Assistant City Attorney

### SUMMARY STATEMENT

Rising from a basalt rubble and brick basement, the Leland Hotel is an unreinforced buff-colored brick apartment building (former single room occupancy hotel). Built in 1907, and remodeled in 1980, the building is midblock along the south side of Riverside Avenue between Bernard and Browne streets. The front façade is symmetrically-arranged, divided into four equally-spaced bays, and rises four stories before terminating in a sheet metal cornice and brick parapet wall. The flat-ached window bays are topped with voussoired brick soldiers with press molded sheet metal keystones that project from and above the brick arches. Pressed sheet metal sills beneath each window bay project from the brick field and beyond the jambs.

The shop fronts of the ground floor are divided into three sections by two square posts that are aligned on the outside jambs of the two center window bays. The ground floor was significantly altered in the 1980 remodel and “modernization.” A structural seismic retrofit resulted in a plaster-clad steel “A”-frame within the entry bays supporting a horizontal beam that spans the front from corner to corner. Recessed door openings are in each of the end bays and a glass- and aluminum-frame storefront assembly spans the middle bay. Plaster and pebble rock clad the ground floor wall surfaces.

The building is topped with a flat tar composition roof.

### DESCRIPTION OF PROPERTY – CURRENT CONDITION AND APPEARANCE

The four-story front façade faces north along Riverside Avenue. An asphalt parking lot is on the east side and the three-story Mearow Block (1905, Spokane Historic Register) is adjacent to the west. Fifty feet wide, the building is 80 feet in depth on a lot of 50 feet by 90 feet.

Constructed of buff-colored brick in stretcher bond, the building is relatively plain, symmetrically-arranged, and divided into four window bays on the upper three floors and three bays on the ground floor. The ground floor bays are defined by flat plaster-clad pilasters and beams that frame the end entry bays and the center shop front bay. “A”-frame beams are embedded within the end entry bays and frame the recessed entries. The “A”-frame assembly is a seismic upgrade completed in the 1980 remodel of the building. Extending through the upper portion of the “A” assemblies at each end are horizontal beams that bridge between the two framing pilasters. A similar horizontal element is across the center bay along the same line as the end bays. The transom field between the horizontal beams is stucco. The center bay has a medium height bulkhead wall clad with stone pebbles and five vertically-oriented glass panels separated by black metal frames.

A blue canvas awning with the letters “Riverside Apts. 221 W” projects over the easterly entrance to the apartments. The entry to the apartments is recessed and composed of bronze-anodized aluminum-frame glass panel sidelights and transom in which is set a single aluminum-framed glass panel door. The westerly entrance, “223,” provides access to the vacant retail bay. The entry bay consists of a single glass panel door and two-section glass panel sidelight, divided horizontally. The area above the door assembly is a blank sheetrock panel. The wall section on the east side of the entry landing is glass panel divided horizontally. Bronze-anodized aluminum moldings frame the door, sidelight, and sidewall panels.

A pressed sheet metal sill course extends from corner to corner at the second floor level, dividing the commercial bays of the ground floor and the residential floors above. The windows are

relatively wide and dominate the façade. Voussoired brick soldiers form the flat arches that are detailed by pressed sheet metal keystones that project from and extend above the brick arches. Brick walls form the jambs with the bottoms accented by pressed sheet metal sills that project from the façade and extend beyond the jambs. The sash consists of two aluminum-frame glass panels that are vertically oriented, and slide horizontally to open. A pressed sheet metal entablature tops the façade and is composed of an unadorned flat frieze, projecting modillions, and molded projecting cornice. The top of the brick parapet wall is visible above the cornice.

Union Iron Works cast iron columns support the header across the front façade. These columns have been exposed by removal of the sheet rock cladding of the 1980s first floor façade.

### **East and West Façades**

Adjacent to a three-story building, the west façade is essentially blank. Likewise, the blank red-painted east façade displays a raw brick “shadow” of the one-story building that formerly stood adjacent to the east side. The top of the façade steps down from the front pediment to the rear (north) end. One segmental-arch window opening is near the middle of the façade just above the parapet line of the former building. A blank gray panel awaits a painted image per the black sign “ADVERTISE HERE 536-2663.”

### **Rear Façade**

The rear façade opens south to what was originally an open court between the subject building and adjacent brick buildings to the south, east and west. The flat brick façade is composed of three stories—second, third, and fourth--each with four equally-spaced segmental arch window bays. The first floor is partially below grade with the second story door threshold about five feet above grade. Centered between bays 3 and 4 (from the east) are segmental-arch door openings that have been filled in with concrete blocks. There was likely a stair tower that provided access from these doors to the open court at ground level. The sash is metal frame divided vertically into two panels that open by sliding horizontally. The window arches are formed by brick soldier voussoirs and the sills are formed by brick headers. The parapet is brick devoid of decorative elements. The exposed below grade level has seven arched bays, all filled in with concrete blocks. Two door openings, one near each corner, are filled with flat metal slab doors.

### **Interior**

The basement consists of basalt rubble and brick walls, concrete floor, wood post and beam, and exposed joists. The basement is divided into two main sections by a brick wall and, other than electrical and mechanical equipment at the bottom of the stair landing, is closed to access.

The first floor was completely altered in the 1980 remodel with the removal of the original store bay partitions. In its current configuration, the westerly entrance, (a recessed single-door entry) provides access to the commercial bay that occupies the central portion of the ground floor. The room is open and finished with sheetrock and plaster walls and ceiling. The wood floor is unfinished.

The easterly bay, also accessed by a single-door recessed entry, is a hallway that reaches back to a small lobby with elevator, door to a stairwell, and mailboxes for the residential units. An enclosed stairwell in the northeast corner provides access to the basement equipment room. The walls and ceilings are sheetrock and plaster, with a wallpaper wainscot below a four-inch flat wood chair rail. The floor is ceramic tile partially covered with carpet.

The elevator at the end of the east entry hallway (south wall) provides access to the second, third and fourth floors. A flat slab steel door in the west wall facing the elevator door provides access to the stairway to the same floors. The 1980 remodel reduced the number of units from about sixty to twenty-four. Each floor contains eight rooms that line a central hallway and lateral halls. The walls and ceilings are sheetrock and plaster and the floors are carpet. The ceilings are dropped in a grid pattern of acoustical tile panels and florescent light panels. Doors are flat slab wood composite with the openings framed by simple wood moldings. A flat 4-inch wood molding runs along the base of the walls. The apartment rooms are varied in shape, but each has a small kitchen and a bathroom with tub/shower, toilet, and sink with vanity. On the fourth floor an open stairway in the southwest corner provides access to the roof. Likewise, an open stairway opposite the elevator provides access to the lower floors. Other than a plain newel post, none of the original detailing or materials is extant.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A photograph from 1937 (*The Spokesman-Review*) shows the building with original storefronts, multi-light transoms, and upper floor window sash. The ground floor was divided into three shop fronts, 221, 223, and 225, and a door to the Hotel Leland at 221-1/2. Low recessed panel bulkhead walls topped by shop front display windows, angled glass entry landings to recessed door bays, and a transom band of four-inch multi-light glass panels, characterized the ground floor. Four cast iron posts extending from grade through the storefronts to the brick field of the second floor divided the storefront. A wrought iron fire escape and landings on the second, third, and fourth floors with a ladder over the top of the cornice was attached to the wall in front of the second windows from the west. Window sash was double-hung wood with one-over-one light. Façade moldings were pressed and painted sheet metal and comprised the sill course dividing the ground and upper floors, sills of the third and fourth floors, keystones, and entablature and cornice.

The original building, according to press accounts (S-R, 11/ 3/1907) contained sixty units of single-occupancy rooms with communal toilets and bathrooms, likely 20 per floor—4 units at the front windows, 4 units at the rear, 3 units each across the halls (north side and south side, opening to a window well) and 3 units each on the west and south sides of the window wells.

## **SECTION 8: STATEMENT OF SIGNIFICANCE**

### **Area of Significance:**

- A – Broad Patterns of Spokane History**
- B - Associated with lives of persons significant in our past**
- C – Architecture (with upgrades)**

**Significant Dates:** 1907, 1980

**Period of Significance:** 1907-1968

**Architect:** Alfred Jones

**Building Developer:** Eugene B. Hyde

**Building Contractor:** unknown

### **SUMMARY STATEMENT**

#### **Significant under Category A – Broad Patterns of Spokane History**

The 1907 Leland Hotel is eligible under Category A because it was constructed during the city's most significant period of growth, 1900 to 1910. In the commercial vernacular style and as a downtown single room occupancy hotel (SRO), the Leland Hotel is a foundational property type in downtown Spokane's progression. The original floor plan and room configuration were characteristic of SROs, but those interior features were altered in 1980 when the 60 rooms were reduced to 24 apartment units. The Leland (also known as the New Linden) operated continuously as a lower-to-middle income residential hotel/apartment from its construction in 1907 to 1980, after which it was remodeled and has continued in a residential use since. The Hotel Leland was one of many such hotels and apartment buildings that filled the downtown blocks on the east, south, and west of the business core. Indeed, it is within a cluster of seven (or eight) former SROs within its block.

Included as a contributing resource within the East Downtown Historic District boundary, the Leland Hotel meets the characteristics of the building types and uses included and described within that district.

#### **Significant under Category B -- Associated with lives of persons significant in our past**

Arriving in Spokane Falls in 1881, Eugene B. Hyde was a Spokane pioneer, the city's first marshal and police chief (1881-1885), organizer of the city's first volunteer fire department, a city commissioner, and a state senator. He built his first Hyde Block, a three story brick in 1886; and after it "went up in smoke" in the fire of 1889, built his second Hyde Block, a six-story brick on the corner of Riverside and Wall (NRHP, razed) in 1890. After suffering financial losses in the economic downturn of 1893, Hyde also lost his Hyde Block; but in 1907, on a lot he and his wife had retained, he built the Leland Hotel. Hyde resided in Spokane until about 1912, and for health reasons moved to Los Angeles. He passed away in Los Angeles in 1917, and his body was returned to Spokane for burial at Greenwood Memorial Terrace. In May 2007, the Spokane Police Department History Book Committee, the Spokane Law

Enforcement Museum, and Fairmount Memorial Association dedicated a monument by Hyde's graveside in honor of his service to the city.

### **Significant under Category C – Architecture**

The four-story buff brick building is a good example in the downtown of a mid-block vernacular apartment building/residential hotel. With commercial use on the ground floor and apartments above, the building was a classic SRO. Its basalt rubble and brick foundation, symmetrical brick façade, voussoired flat-arched window bays, pronounced pressed tin sills, keystones and cornice, are characteristic commercial building features of the first decade of the 20th century. [The use of pressed sheet metal for sills, belt courses, and keystones is rare in Spokane; such material is common in cornices, but not other detailing.] The building, however, has been altered by the replacement of the original double-hung wood sash windows, and the rebuilding of the original storefront with a seismic upgrade that adversely compromises its design integrity (both alterations can be corrected).

Alfred Jones, architect, designed the Leland Hotel along with several major buildings in downtown Spokane, individually and with partner Joseph Levesque. His buildings include the Plechner Building (1906), Kempis Apartments (1906), Espanola Apartments (1907), Morgan Block (1909), Longbotham Building (1909) and with Levesque, the Smith Funeral Home (1912), and Raznik Building (1912).

### **Development of the Leland Hotel**

Eugene B. Hyde, one of Spokane's prominent citizens and real estate developer, had built two Hyde buildings, the first destroyed by the fire of 1889, and the second, a six-story brick edifice at the same corner of Riverside and Wall. Although Hyde had lost his eponymous building as a result of financial setbacks, he still owned property on Riverside Avenue. He had owned the north 90 feet of Lot 5, Block 2, Havermale Addition for about six years before developing the Leland Hotel. Although Hyde remained active in downtown affairs and recovered from his financial losses in the Citizen's National Bank failure, he seemed to maintain a low profile and little is reported in the local press. In 1907, *The Spokesman-Review* (May 18) reported:

#### **E.B. HYDE TRANSFERS BUILDING**

##### **Puts his property in name of Wisconsin Realty Co.**

Eugene B. Hyde has transferred his property of the south side of Riverside, between Bernard and Browne streets to a Wisconsin Realty Company of which he and his wife are the stockholders. The property consists of a lot 50x90 feet, occupied by a one-story brick building. Mr. Hyde owned the property about six years.

At the same time, the property records at the Spokane County Assessor's office indicate that Hyde and his wife, Florence, transferred, by quitclaim deed on May 17, 1907, this same property to the Northwestern and Pacific Hypotheek Bank.

Less than one week later, *The Spokesman-Review* (May 22) announced:

**EUGENE B. HYDE PLANS BUILDING  
FOUR-STORY BRICK ON RIVERSIDE BETWEEN BERNARD AND BROWNE  
WILL COST ABOUT \$35,000**

**Structure to be 50x80, First Story for Storerooms and Upper Floors Living Rooms.**

Eugene B. Hyde is having plans prepared for a four-story brick building on the south side of Riverside avenue between Bernard and Browne streets, which will cost about \$35,000. The building will have a frontage of 50 feet. It will occupy a lot 50x90 feet. Alfred Jones is preparing the plans, and it is expected work will begin within a month.

The property is described as the north 90 feet of lot 5, block 2, Havermale's addition. It is 50 feet west of the Pedicord hotel, on which two additional stories are being built. The first story of the new building will be finished for storerooms, and the upper floors will probably be used for a lodging house. Mr. Hyde has owned the property for several years and recently put his property in the name of the Wisconsin Realty company, of which he and his wife are the stockholders.

An advertisement in the November 3, 1907 edition of *The Spokesman-Review* gave notice that Hyde's new building was complete. "Hotel Leland," captioned a photo of the new building.

Mrs. L.F. Probst of the Spokane Woman's Exchange announces the opening of her new hotel at 221 Riverside avenue on Monday evening, November 7, 1907, 7:30 to 10 p.m., to which the public is invited. The Hotel Leland is a new four-story brick building with 60 steam-heated, modern and elegantly furnished rooms.

**Historical Context**

The historical context for Spokane has been included in several National and Spokane Register nominations, including the East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993); thus the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheny would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the coming of the railroad.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883,

transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the 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 as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor, between the two alleys bracketing the tracks. In the blocks north of that warehouse district and the Northern Pacific railroad depot were shops and two-to-three-story residential hotels, or SROs. These hotel blocks ran along Riverside and Sprague avenues, and the cross streets between Washington and Browne streets as they melded with the office and retail district.

According to Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 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.

### **East Downtown National Historic District**

According to the nomination (Woo, 2003), the period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot 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. According to the nomination:

The East Downtown Historic District is located on the fringe of downtown. Building heights range from one-story to eight stories, with most averaging 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.

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 as well as the general population.

Buildings within the district 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 Leland was similar to the typical SRO in that it had small, undefined rooms (simple rooms that could be used as living or bedrooms), some of which were combined by a common interior door, with no separate kitchen and the shared bathroom down the hall. It offered a gas stove (after the 1960s) and sink, and in some cases, a separate bedroom in the rental units. From the exterior and ground floor uses, the Leland exhibited the fundamental characteristics of the SRO.

### **Characteristics of Single Room Occupancy Hotels (SROs)**

Craig Holstine in his National Register Thematic nomination, described the characteristics of the SRO as such:

Single room occupancy hotels were typically of unreinforced masonry construction, usually red or buff bricks. Architectural detailing was rarely elaborate, and normally sparse. Although sizes varied, they were normally more than two and less than five stories high, ...Most SROs had basements, usually used to house coal-burning furnaces and for storage. ...

In most SROs, a stairway entering from the front of the building provides direct access to the second level, where a small lobby or waiting area with a built-in bench is situated adjacent to a manager's office or nook with registration desk. Interior stairways are often included in SROs, usually positioned near the rears of the two side wings, or in the building's midsection. Fire escapes provide emergency exits from rear hall windows. [Leland originally had fire escapes on the front of the building.]

Fenestration patterns on the upper levels normally reflected the regular, consistent arrangement of the guest rooms. Windows were almost always double hung wood sash. Plate glass display windows were common features of the street level commercial bays that existed in most SROs.

Perhaps the most character-defining feature of single room occupancy hotels is their floor plans on the upper, residential floors. Normally hallways cross the width of the buildings paralleling the street behind the bank of rooms facing onto the street; hallways, often wide in dimension, run at ninety degree angles off the front hall into side wings of the buildings, with rooms facing into the hallways. Rear hallways paralleling alleyways behind the buildings may exist to complete a square configuration surrounding a light well providing sunlight to interior rooms. In the typical modified "U" shaped buildings, the light well opened out into the alleyway behind the structures. Some upper level hallways received both artificial and sunlight from ceiling skylights. ... Hinged transoms above the doors provided ventilation to the rooms, all of which had additional ventilation from exterior windows. The few interior rooms without exterior windows were apparently connected via single doors with another room having an exterior window.

While some rooms were originally equipped with private baths, the overwhelming majority of rooms in all SROs did not have baths nor toilets. The features were found on each floor and shared in common by residents of as many as 19 rooms. Some rooms had sinks with hot and cold running water, but most appear not have had sinks originally. Some SROs had built-in closets; most had wardrobes or armoires.

The characteristic features of the SRO had been removed and the building is a contemporary apartment building. The sixty rooms that lined the halls—floor plan is indeterminable—have been reduced to twenty-four. Likewise, the interior rooms, circulation pattern, and materials have been totally altered.

#### **Development of the Leland Hotel block**

The Leland Hotel is in the block bounded by Riverside on the north, Browne on the east, Sprague on the south and Bernard on the west, Block 2, Havermale Addition.

The block is long, about 580 feet, and narrow, about 180 feet, consequently, lot 5, the subject lot, at 90 feet, has less depth than in the typical downtown lot. The block also included a 14-foot north-south alley 100 feet from the west end (now vacated).

The 1889, 1890 Sanborn Fire Insurance Maps indicate that the site was a portion of a larger parcel occupied by a wood frame dwelling that fronted on Riverside Avenue and a smaller wood frame dwelling and shed along Sprague Avenue. The lot fronted on both Riverside and Sprague avenues. The remainder of the block had five large dwellings, several smaller dwellings, and sheds that were on either side of the site. In 1891, commercial buildings were at the west end: two two-story frame store buildings at the northwest corner, and a one-story frame store building two lots west of the subject site.

In 1902, the parcel in which the site is located included three dwellings, one fronting on Riverside, and two fronting on Sprague. Store buildings were at the west end, and one of the westerly parcels contained a 1-story frame store, sheds, a frame dwelling, and “cheap shanties.” Dominating the block was the Hotel Pedicord, a five-story brick building built in 1893 that fronted on both Riverside and Sprague avenues.

The 1910 Sanborn shows the complete transformation of the block. Only one dwelling remained. The remainder of the block was occupied by brick store fronts, mostly SROs, from two to four stories in height. The block parcels, with only two exceptions, had been divided in an east-west line, resulting in lots fronting both Riverside Avenue and Sprague Avenue. The subject parcel is the north 90 feet of Lot 5, and the four-story brick building depicted in Sanborn for the first time occupies the north 80 feet of the lot.

By 1928, the entire block is filled with brick buildings. The dwelling depicted in the 1910 Sanborn is gone and the lot occupied by the Pedicord Garage.

The 1958 Sanborn shows the same buildings as 1928 with the exception of the Bear Axle garage.

The current configuration of the block consists of a cluster of seven buildings at mid-block, and two buildings at the east end fronting on Browne and the corners of Riverside and Sprague avenues. Parking lots replacing demolished buildings, including the venerable Pedicord Hotel, lie in between and at the west end of the block along Bernard Street. Anchoring the southeast corner of the block is the 1904 Alger-Bristol Hotel (SRHP), with the 1905 National Hotel at the northeast corner (SRHP). Adjacent to the west of the Leland Hotel is the 1905 Mearow Block (SRHP), further west is the 1905 Hale Block (SRHP), and at the end of the row of four buildings is the 1904 Albert Hotel (NRHD). West of the Albert, parking lots extend to the corner of Riverside and Bernard. Likewise parking lots extend east along Sprague from its corner with Bernard to the 1905 Sydney Hotel (NRHD). Adjacent to its east is the 1930 Bear Frame & Axle Garage (SRHP) [The East Downtown nomination has the building as Spokane Everitt Motor Co., 1911]. Framing the east side of the Bear is the Sprague façade of the Mearow Block, the Richmond Hotel. Except for the Bear

Frame & Axle Garage, all the remaining buildings were built as single room occupancy hotels; all except the four-story Leland are three stories in height.

**R.L. Polk Directory and Building Permits – 210-203 West Riverside Avenue**

The Leland Hotel, an SRO hotel building, was listed at the address 221-1/2 in 1908 and would continue operating as the Leland until ca. 1949 when the name was changed to the New Linden Hotel that operated until 1974. After a major remodel in 1980, the Leland name returned as the New Leland Apartments.

Eugene Hyde received an electrical permit in November 1907 as the building was nearing completion. An early occupant of the ground floor commercial spaces was the Union Tea Company at West 223 that was issued an electrical permit in December 1907, and listed in the Polk Directory in 1908. Also listed in Polk was the Leland Hotel, with Mrs. L.F. Probst, proprietor. Grand Union Tea Company was listed until 1910, followed by Imperial Barber Supply. A barbershop occupied West 221.

By 1910, Mrs. Probst (Lilla F.) was replaced by H.M. Sharp as proprietor of the Leland. Mrs. George L. Probst had arrived Spokane in and was listed in the 1889 Polk Directory as a dressmaker. She resided at 113 E. Sprague with her husband George L. Probst who was listed as a “livestock dlr.” Mrs. Probst was not listed again until 1899 when listed as a clerk at Crescent Drygoods and residing the the Germond Block. In 1900 she was a clerk at the Whitehouse Company and the Probsts resided in room 217 of the Germond Block. George passed away in 1902. In 1904 Lilla was listed as the bookkeeper for the Spokane Women’s Exchange and resided in the Granite Block. From 1905 to 1907 Lilla was the manager of the Women’s Exchange (An organization that supported women by maintaining and operating cooking and sewing schools) and resided in the Metropole Block. In 1908 she was proprietor of the Hotel Leland in which she resided. She moved to and was the proprietor of the Hotel Vallamont at South 11 Cedar in the following year; in the next year she owned L.F. Probst and Company, the proprietors of the Hotel Vallamont. As in past years, she continued to be listed as widow of George L. but was not listed between 1912 and 1916. Her final listing in Polk was in 1917 and she resided at E. 1218 11<sup>th</sup> Avenue (home of her sister). Lilla passed away on December 25, 1917. Her death notice (SDC, 12/26/1917) reported: “For the last 25 years she has been active in business in the city, having been connected with the woman’s exchange and later engaged in a similar business for herself. She was a member of the Westminster Congregational church, the Evening Star and the Maccabees.”

According to the 1910 U.S. Census enumeration, 37-year old Henry M. Sharp and his wife Georgia, were from Wisconsin, and he was the keeper of the hotel. A stepdaughter and stepson resided with them. In addition, thirteen lodgers were enumerated, with only one other woman. All residents had been born in the United States. The residents had the following occupations: theater performer, railroad engineer, miner, vaudeville artist, clerk, cashier, civil engineer, electrician, salesman, laundryman, locomotive engineer, and waitress.

In 1915, the Rickert Music & Sewing Machine Company occupied West 223 and operated there through 1925. The 1920 U.S. Census indicated that 53 families resided

in the building, but only enumerated nine individuals. Albin Larson with wife Annie was the manager of the hotel and the rest were listed as lodgers. Albin was born in Sweden as were three other lodgers. One English and one Danish, and three Americans were also listed. The residents were employed as hotel day clerk, and night clerk, laborer, miner, bookkeeper, and lumberman. B&B Cutlery Shop

The Salvation Army, Scandinavian Corps, occupied the West 223 storefront from 1931 though 1938, and its presence may have explained the concentration of Swedish lumberjacks residing upstairs, or vice versa. The 1930 U.S. Census enumerated 35 lodgers, all males. Fourteen of those lodgers were from Sweden, seven from Norway, one from Denmark, one from England, one from Scotland, one from Canada, and ten from the USA. The Scandinavians were lumberjacks, twenty-two of whom reported that they worked in the woods or in logging. Among the other occupations were a hotel clerk, millwright, hotel porter, clerk and carpenter.

A 1937 photo of the Leland, showed West 221 to be for rent, West 223 as home to the Salvation Army, and West 225 as The Mecca (Tavern). The 1939 Polk Directory listed the Mecca Tavern at West 223; and the West 225 address was no longer listed.

The Scandinavian contingent was gone in the 1940 U.S. Census; only two Swedes remained at the Leland. Thirty occupants were counted, only three of whom were married with family. Only six females resided at the Leland. Nippon (2), Russia, Jugoslavia, Canada (3), Poland, Austria, and the Philippines were represented. Occupations included hotel proprietor (2), barber (2), cook, gardener, seamstress, janitor, truck driver, pinsetter, carpenter (2), salesman (2), photographer, porter, secretary, machinist, and laborers (5).

In 1945, the Hotel Leland had a name change and became the New Linden Hotel. A barbershop of the same name was at the West 221 address. Cook's Radio and Appliance occupied West 223. A variety of businesses occupied the street level of the New Linden Hotel, Apartments, and Lodgings through 1974 when the name no longer appeared in Polk. West 221 was the space occupied by barbers from the New Linden, to Tommy's, to Delux. West 223 was occupied by Audel's Food Center, Henry J's Second Hand Store, and was intermittently vacant. After 1974, the address West 221-1/2 was no longer listed.

The big change in the life of the building occurred in 1980. On December 13, 1979, Ms. Florence B. Watson, widow, by quitclaim deed, transferred ownership of the property to Manuel Th. Arce. This was followed by a partnership agreement that was executed on February 28, 1980 between Arce, his wife, and Paul Sandifur and his wife for the purposes of acquiring, developing, rehabilitating and renting the real property described as the North 90' of Lot 5, Block 2, Havermale's Addition. The building renovation reduced the 60-unit SRO to a 24-unit apartment building. Aside from the changes to the second, third, and fourth floor windows, the most significant change was the street level façade. An April 22, 1980 letter to City of Spokane Building Department from Charles W. Hinzman, of Atwood-Hinzman, regarding the structural analysis of building precipitated a change that altered and disrupted the character of the storefront. "We are recommending that two structural steel braced frames and

foundations be installed to transfer floor diaphragm forces on the north wall to the ground.” This modification resulted in the “A”-frame shapes of the east and west entry bays. The wall section between the entries was also modernized.

The building was vacant in 1980 and in 1981. After that, West 221 was listed as the New Leland Apartments. West 223 was vacant, but in 1983 was occupied by the Heritage Family Theater. The 1984 Polk Directory listed 24 residents within the 24 units. China Best Restaurant served food and beverage at the West 223 address until 2001. The West 223 address was not listed in 2002, but occupied by Spokane Commercial Roofing until 2015.

### **Building Owner/Developer – Eugene B. Hyde (1849 -1917)**

#### **The Hyde Family**

As stated by Nancy Compau in her Spokane Register nomination of the Fernwell building (1985), “Hyde was a member of a remarkable family who had come to Spokane Falls in 1881 from Wisconsin when the town had little over 200 inhabitants.” [Her reference was to Rollin, but the same applies to Eugene.] The first of the family to journey Spokane Falls was Samuel C. Hyde who arrived in Spokane in 1879 and established a law office. In 1880, he was elected prosecuting attorney of the newly formed Spokane County, a position he served until 1886. In 1894 he was elected to congress and was instrumental in the securing the appropriation to construct Fort George Wright. Hyde continued his law practice and, after retiring, served as Justice of the Peace until his death in 1922 at the age of 80. He convinced his family to join him in Spokane, which they did in 1880. Brothers, Eugene B. and Rollin C., sisters, Clara S. Olmstead and three children, and Martha (Martha arrived in 1882 and was a teacher) followed Samuel. Rollin settled near Davenport on homestead and timber stands, and owned and dealt land in the city of Spokane. He built the Fernwell Block in 1890, but lost the building as a result of financial difficulties from the aftermath of the panic of 1893 by sheriff’s sale in 1900. [An article in the March 24, 1979 *Spokane Daily Chronicle*, “The Hyde Family: Saga of Builders, by Glen Olmstead (a family member) reminds the reader of the contributions made by the Hyde family to the development of Spokane.]

**Eugene B. Hyde** was born in Utica, Wis., January 13, 1849. He came to Spokane May 18, 1881 with his mother, brother Rollin, and sisters. He established himself in the real estate business and was soon appointed as city marshal (chief of police). He was then elected to the position and served until 1885. Hyde also organized a volunteer fire department and, in August 1884, he was elected president of Rescue Hose Company No. 1. In December the city council appointed Hyde as temporary Fire Marshall. (Spokanefire.org, 2003) He would be reelected to that position (Chief Engineer) and finally resigned in 1888. Hyde was elected to city council to represent the second ward in 1885. In 1886 he built the first Hyde Building, a three-story brick at the corner of Riverside and Wall. During his tenure as the county road supervisor, Hyde promoted extension of roads to Spangle Rockford, Deep Creek, and Four Mound prairie and extending roads to Spangle. The great fire of 1889 consumed his fine brick building, but he promptly rebuilt his second Hyde Building, a six-story brick, in 1890 (razed in 1979).

Hyde was elected to the Washington State Senate and served from 1891 to 1895. In 1889, he, as the principal stockholder, director, and president, opened the Citizen's National Bank that succumbed to the economic downturn in 1893. In that financial reversal, he lost his landmark Hyde building. He continued his work in downtown Spokane, and the 1910 Census enumerated Eugene B. Hyde as boarding at 1927 Riverside Avenue with his wife Florence. His profession was capitalist.

Hyde moved to Hawaii around 1912 because of poor health. Hyde and his wife moved to the Los Angeles area in 1915. The news of his ill health was reported in *The Spokesman-Review* on February 12, 1917.

#### **DEATH MENACES EUGENE B. HYDE**

##### **Pioneer of Spokane Is Reported Near Demise in Los Angeles.**

##### **CAME TO SPOKANE IN 1881**

##### **Filled Positions of Trust—Brother of Justice S. C. Hyde and Rolland Hyde.**

Eugene B. Hyde, age 67, a pioneer of Spokane, who erected the Hyde Building on Riverside avenue is dying at Los Angeles according to information which reached here last night. Justice S.C. Hyde, his brother, made hasty preparations for departure to Los Angeles this morning.

Rolland Hyde, a brother who erected the Fernwell building, is already at the bedside. The stricken man is said to have wasted away since leaving Spokane two years ago and weighs less than 80 pounds.

Mr. Hyde came to Spokane in 1881 and bought and sold real estate. He was the first city marshal, chief of police and also served as a member of the city council in an early day. He promoted the building of roads to Spangle Rockford, Deep Creek, and Four Mound prairie.

In 1888 he was elected a member of the territorial council, served as a delegate to the national republican convention, being the only delegate west of the Rocky mountains who voted continuously for Benjamin Harrison.

He was elected a member of the state senate in 1889 and served until 1885. Mr. Hyde is a thirty-second degree Mason.

...

*The Spokesman-Review* would report Hyde's death on May 28, 1917.

#### **EUGENE B. HYDE, PIONEER, DIES**

##### **"Spokane Resident 36 Years Ago Succumbs to Pneumonia"**

Eugene B. Hyde, a prominent figure in the early days of Spokane and one of the city's first pioneers, age 68, died Saturday afternoon at 4:30 o'clock at Los Angeles. The body will be brought to Spokane and the funeral held here the latter part of the week.

News of the death was received yesterday by Judge S.C. Hyde, a brother, himself a pioneer and former congressman. The immediate cause of death was pneumonia, which affected one lung, Judge Hyde said. His brother had been in poor health for many years.

The last time Mr. Hyde was in Spokane was in November, 1912. He was then in poor health and left here for Hawaii, where he spent most of the winter. Since then he and his wife have lived in southern California.

#### **First City Marshal.**

Mr. Hyde came here in 1881 and there was no town organization, according to Judge Hyde. E.B. Hyde was the first marshal and served in that capacity four terms.

Immediately after coming here Mr. Hyde engaged in the real estate business and amassed considerable wealth. In 1886 he acquired the property at the southwest corner of Riverside and Wall and erected a three-story brick building, which was known as the Hyde block. This went up in smoke in the big fire of August 4, 1889, but Mr. Hyde at once rallied, as did many other pioneers of those days, and built the present Hyde block, a six-story structure.

Mr. Hyde suffered financial reverses in the hard times of the '90s and lost the property. He was hard hit by the failure of the Citizen's State bank, in which he owned \$37,500 worth of stock.

#### **Always an Ardent Republican.**

Mr. Hyde was an ardent republican and took an active part in politics in the early days. He was a member at one time of the state senate during the administration of John McGraw. It was at this time that Mr. Hyde was married to Miss Florence Molinelli. Their honeymoon was spent at Olympia

Though Mr. Hyde was had hit by the panic, he retained considerable financial interests. At the time of his death he owned a building on Riverside avenue near the Pedicord hotel, under the name of the Wisconsin Realty company. He and his wife were the stockholders. At the time of his successful operations he was worth \$250,000.

Mr. Hyde was born at Utica, Wis., January 13, 1849. He came to Spokane May 18, 1881. Besides his widow he leaves a brother, Judge S.C. Hyde, and a sister, Mrs. J.B. Blalock of this city, and a brother, Rollin, in south Idaho. There were no children.

The body will be accompanied by the widow, her mother, Mrs. Molinelli, and a brother of Mrs. Hyde,

A May 29, 1917 clipping in the Spokane Public Library's Northwest Room, "Eugene B. Hyde Was Spokane's First Policeman" recounted Hyde's contribution to the city. Hyde "Served With High Courage and Efficiency and Later Became a Financial and Political Power in the Territory."

The Spokane Police Department honored Hyde with a monument by his graveside in 2007. (SR-Leinberger, 2007)

### **First town marshal honored**

In 1881, Spokane wasn't even officially "Spokane" yet. It was still Spokane Falls, in the Territory of Washington, and the newly formed town of around 1,000 people needed a marshal.

Robert W. Forrest, the town's first appointed mayor, appointed Eugene B. Hyde the first marshal.

He became the first elected marshal, or chief of police in 1883, a position he held until 1885.

Now he's been honored with his own monument just in front of his grave at Greenwood Memorial Terrace.

"Thank you for his service," Vern Buckley, police chaplain, said in a prayer at the beginning of the dedication.

Police Department members, including Assistant Chief Jim Nicks, were at the ceremony to pay tribute to Hyde.

Hyde and his family were prominent figures in Spokane. His story, and that of his siblings, is engraved on the monument, along with a picture of the mustachioed chief.

...

Jesse Tinsley would write about Hyde in his Then and Now column in *The Spokesman-Review* in October 2015.

### **The Hyde Building**

Eugene B. Hyde arrived in the frontier town of Spokane Falls in 1881 and jumped into the real estate business. He built a three-story brick building at Riverside and Mill, now called Wall Street, while his brothers Samuel and Rollins were building their own projects nearby.

But Hyde is best remembered as Spokane's first policeman. Mayor Robert W. Forrest appointed the 32-year-old Hyde as city marshal in 1881. He was later elected to the position and served until 1885. He carried a .44-caliber double-action revolver and was quick with it, by all accounts.

Hyde would patrol the streets from noon to midnight while a single deputy served as night watchman from midnight to noon. One of his deputies, Joel Warren, said Hyde's advice to him was simple: "Read the ordinances, Joe, and never lose a fight. If you lose it, it will have a bad effect on the community and cause you lots of trouble."

Hyde organized a volunteer fire department and served as the city's first fire marshal and road supervisor. He went on to be a city council member and state senator.

The first Hyde building was lost in the 1889 fire, but he rebuilt it with six stories in 1890. When Hyde died in 1917, The Spokesman-Review wrote about the city's first cop. "Mr. Hyde served with high efficiency and courage. ... By sheer weight of his strong and quiet personality he held the disorderly element under control ... and Spokane enjoyed a high reputation for law and order at a time when many other western communities allowed themselves to be terrorized by 'bad' men from the plains and mountains."

Warren, who became chief of police in 1887, said, "You never had to ask him (Hyde) to come along. He was always in the lead when there was trouble."

**Architect – Arthur Jones** (Durham, 1912)

**ALFRED JONES, ARCHITECT - 1872 - 1909**

Alfred Jones was born in Chicago, Illinois, July 26, 1872, to parents David and Margaret Jones. He attended school in the Chicago. At the age of sixteen, Alfred joined the Chicago architectural firm, W.W. Boyington & Company and remained with Boyington for six years before working his way to Spokane, arriving in August of 1899. Arthur Jones is first listed in Polk in 1900 as a draughtsman for Held and Permain architects. The 1900 Census enumerates Alfred with wife Lillian and son Alfred with the profession as draughtsman. In 1903 he is listed in the classified section under Architects in the partnership Galbraith and Jones with an office in the Hyde Block. The following year, 1904, through 1910, he is listed under Architects as Alfred Jones with an office in the Fernwell building through 1907 and the Mohawk there after. The 1910 census enumerates Jones as residing at 238 14<sup>th</sup> Avenue, with wife Lillian, and sons Alfred and Harold; and profession as "architect for buildings." The 1911 and 1912 Polk directories list, under Architects, the firm of Jones and Levesque at 312 Mohawk Building. Jones is no longer listed in Spokane after 1912. Because of health issues Jones moved to Arizona in 1912. [Research did not reveal information about his life and death in Arizona.]

According to Durham (1912, p.217-18 and 393), Jones,

... has since followed his profession in this city, making continuous advancement by reason of his natural and acquired ability which has brought him into important relations with the profession that he has always followed.

Evidences of his skill are seen in the Kemp & Heberts store, the Kempis apartments, the Espanola apartments, the Fairmont hotel, the Frederick and the Tokyo apartments, all of which he designed, together with many beautiful residences including the homes of Charles White, Ortho Dorman and many others. Mr. Jones also designed and was financially interested in the company that instituted the first moving picture showhouse in Spokane. They operated under the name of the Spokane Scenic Theater Company and opened the

Scenic Theater at First avenue and Stevens street. Subsequently they built the Empress Theater. Mr. Jones was secretary and treasurer of the company and later promoted another organization known as the Arcade Amusement Company of which he was president. This company built the Arcade Theater on Riverside avenue. On the 1<sup>st</sup> of January, 1910, Mr. Jones formed a partnership with Joseph T. Levesque and the firm of Jones & Levesque today occupies a very prominent position among the leading architects of the city.

Jones is credited with the designs of the following buildings in Spokane:

- Plechner Building (1906, 608 W. Second Avenue, East Downtown NRHD)
- Kempis Apartments (1906, 523 S. Washington Street, SRHP)
- Espanola Apartments (1907, 155 South Oak Street, Browne's Addition NRHD)
- Kemp & Hebert Building (1908, 404 W. Main Avenue, NHR, SRHP)
- Longbotham Building (1909, 22-24 West Main Avenue, East Downtown NRHD)
- Morgan Block/Fairmont Hotel (1909, 315 W. Riverside Avenue, SRHP)
- Tokyo Apartments (1910)
- Empress Theater (demolished)
- Smith Funeral Home (Jones & Levesque, 1912, 1124 W. Riverside Avenue, NHR, SRHP)
- Raznik Building with Levesque (1912, SRHP)

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--. "Hyde, Spokane Pioneer, Dying. 2/14/1917. P16:1.

--. "The Hyde Family: Saga of Builders." Olmsted, Glen. 3/24/79. (Hyde, NW)

--. Mrs. Probst Dead: Lived in Spokane Since Year of Fire. 12/26/1917. P13:3.

--. "Women's Exchange." 2/12/1897. P7:1.

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--. "Eugene B. Hyde Plans Building." 5/18/1907. P10:2.

--. "Hotel Leland" (Photo Caption). 11/3/1907. P7:5-6.

--. "Death Menaces Eugene B. Hyde. 2/14/1917. P6:7.

--. "Eugene B. Hyde, Pioneer, Dies." 5/28/1917. P1:2.

--. "Eugene B. Hyde Was Spokane's First Policeman. 5/29/1917. (Hyde, NW)

--. "Dying, He Lauds Spokane. 6/3/1917. (Hyde, NW)

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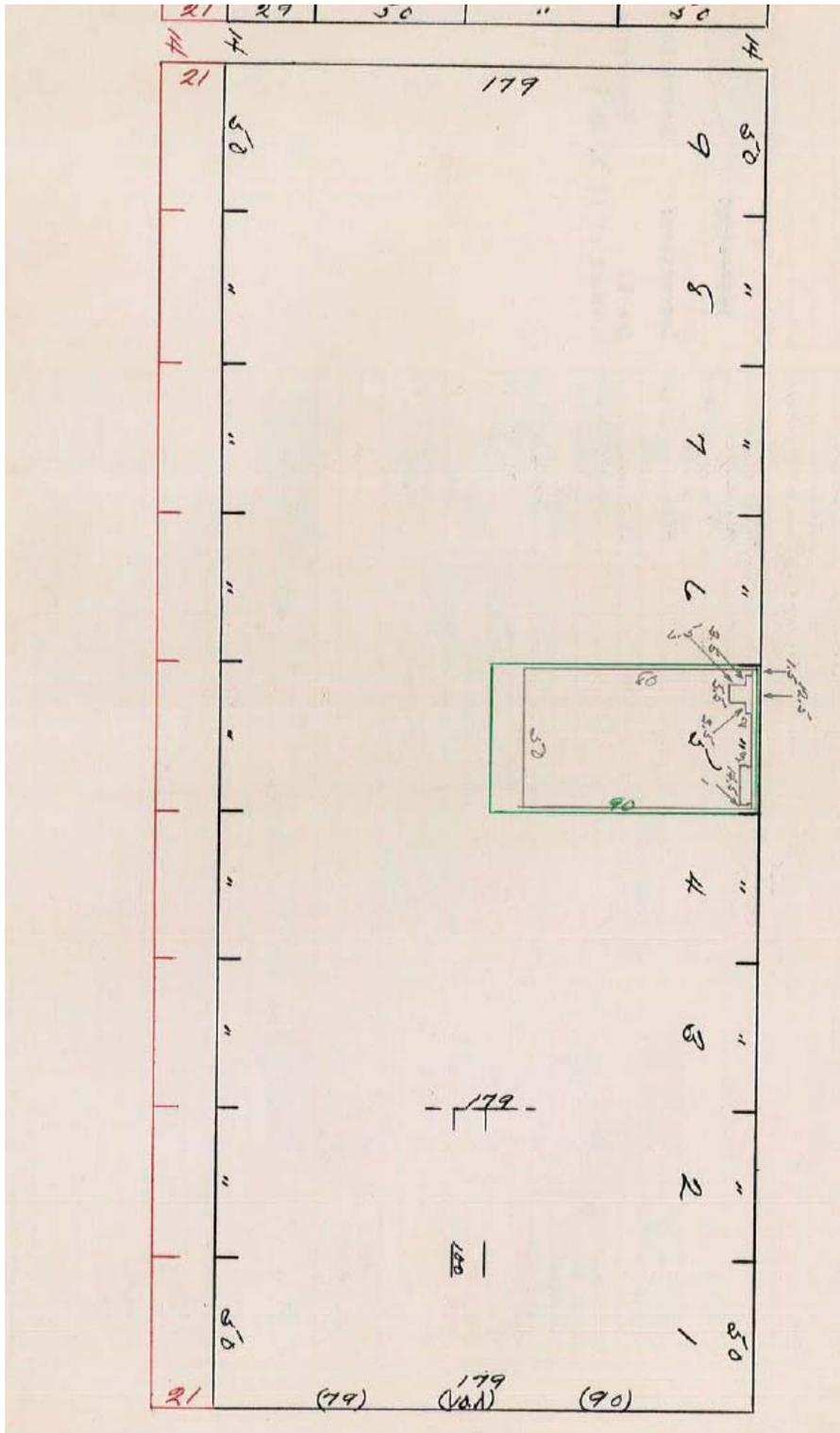
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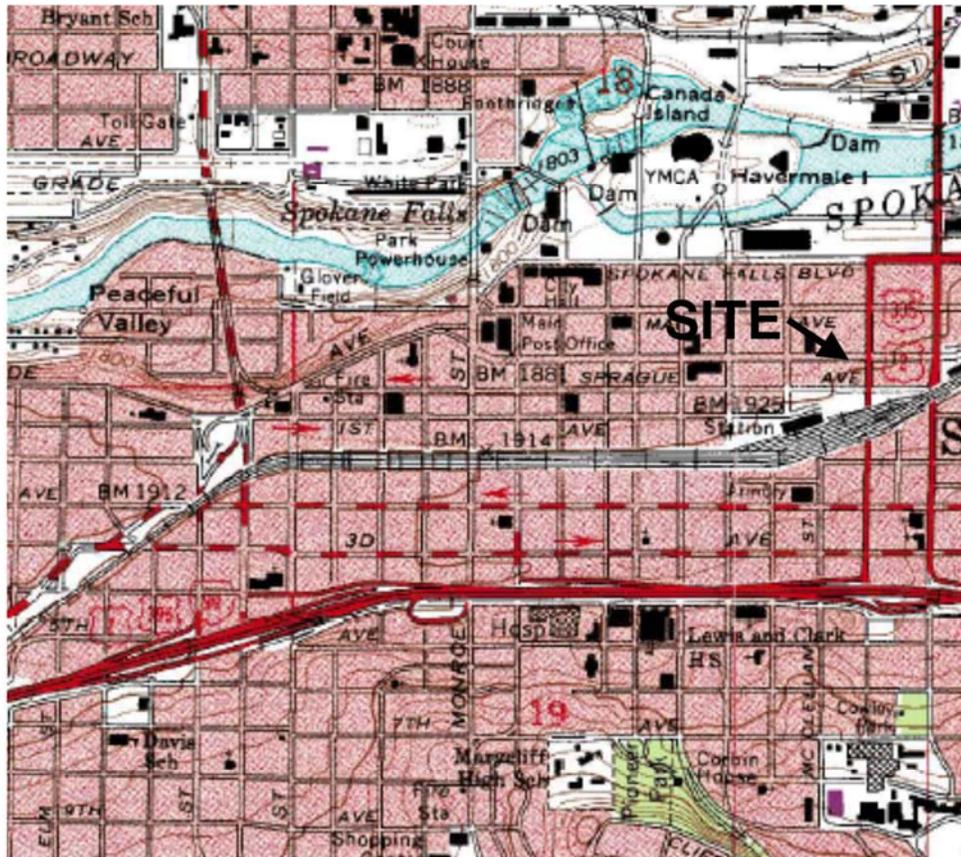
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## **Maps, Drawings, and Photographs**



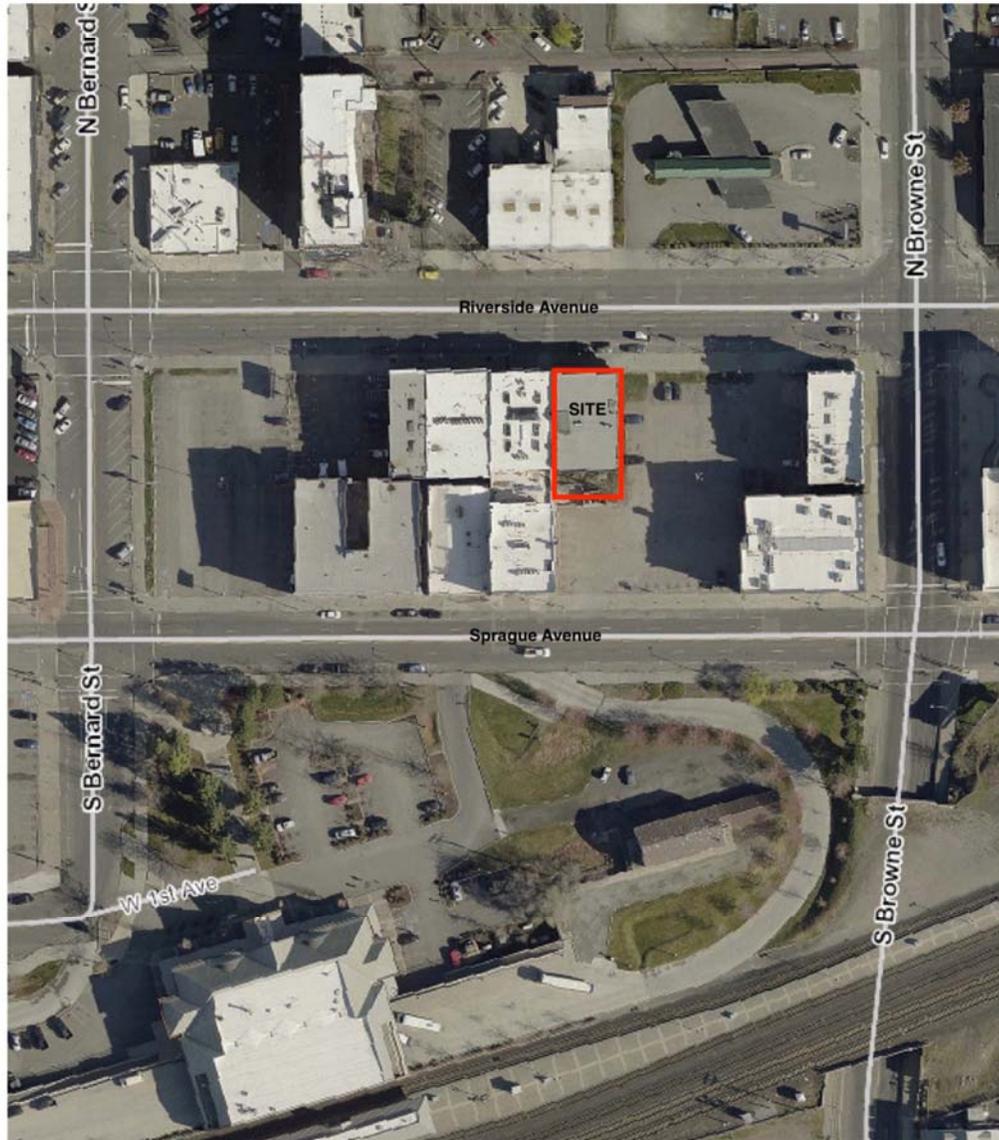
**ASSESSOR FIELD FILE SKETCH**



USGS 7.5-Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

# HOTEL LELAND - 221 WEST RIVERSIDE SITE LOCATION

▲  
N  
1' = 2000'



Spokane City Map – 12/2018

**HOTEL LELAND - 221 WEST RIVERSIDE  
SITE AERIAL**

▲  
N  
1' = 2000'



1. Leland Hotel context along Riverside Avenue, looking southeast



2. Leland Hotel context along Riverside Avenue, looking southwest



3. Northwest corner and front facade, looking southeast



4. Northeast corner and front facade, looking southwest



5. Front Facade, looking south



6. Floors two through four - detail, looking south



7. Entry to east bay - lobby for apartments floors two through four, looking south



8. Middle bay - commercial, looking south



9. Entry to west commercial bay - structure revealed, looking south



10. Leland Hotel - southeast corner (east and rear facades), looking northwest



11. Leland Hotel - rear facade (south), looking north



12. West bay entry, looking north from rear to front



13. West and middle commercial bay, looking north toward front and entry



14. West and middle commercial bay, looking south toward rear



15. East bay apartment entry - entry hallway and vestibule, looking south



16. East bay hallway between front and elevator lobby, looking north



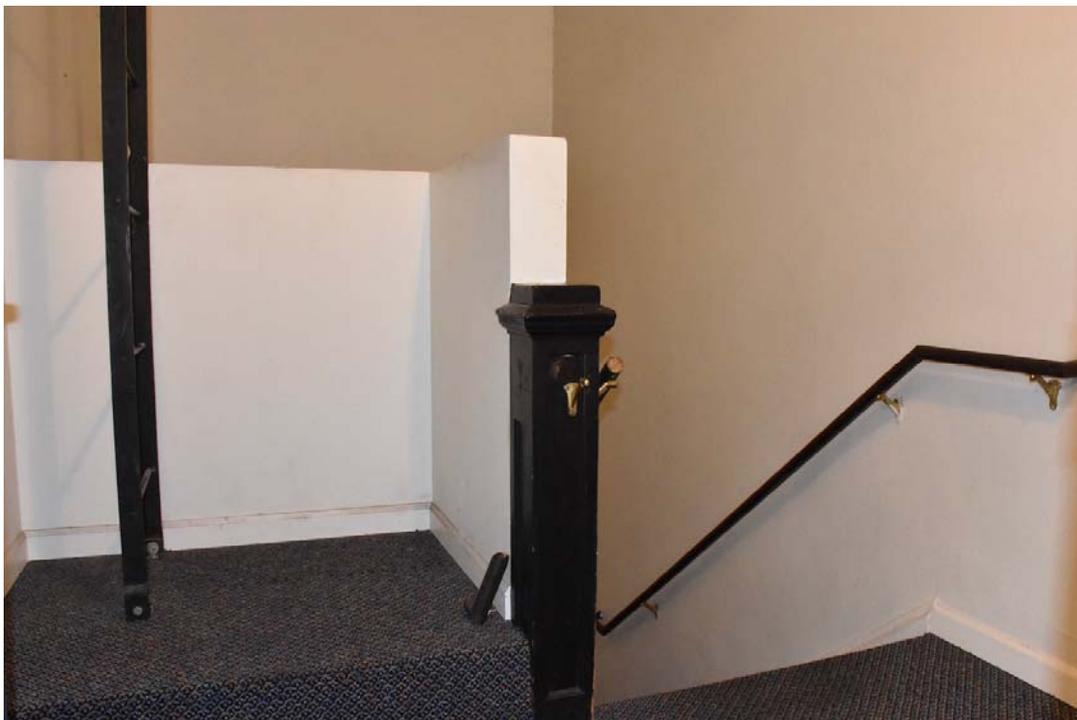
17. Elevator to second, third, and fourth floors, door to upper floors, looking south



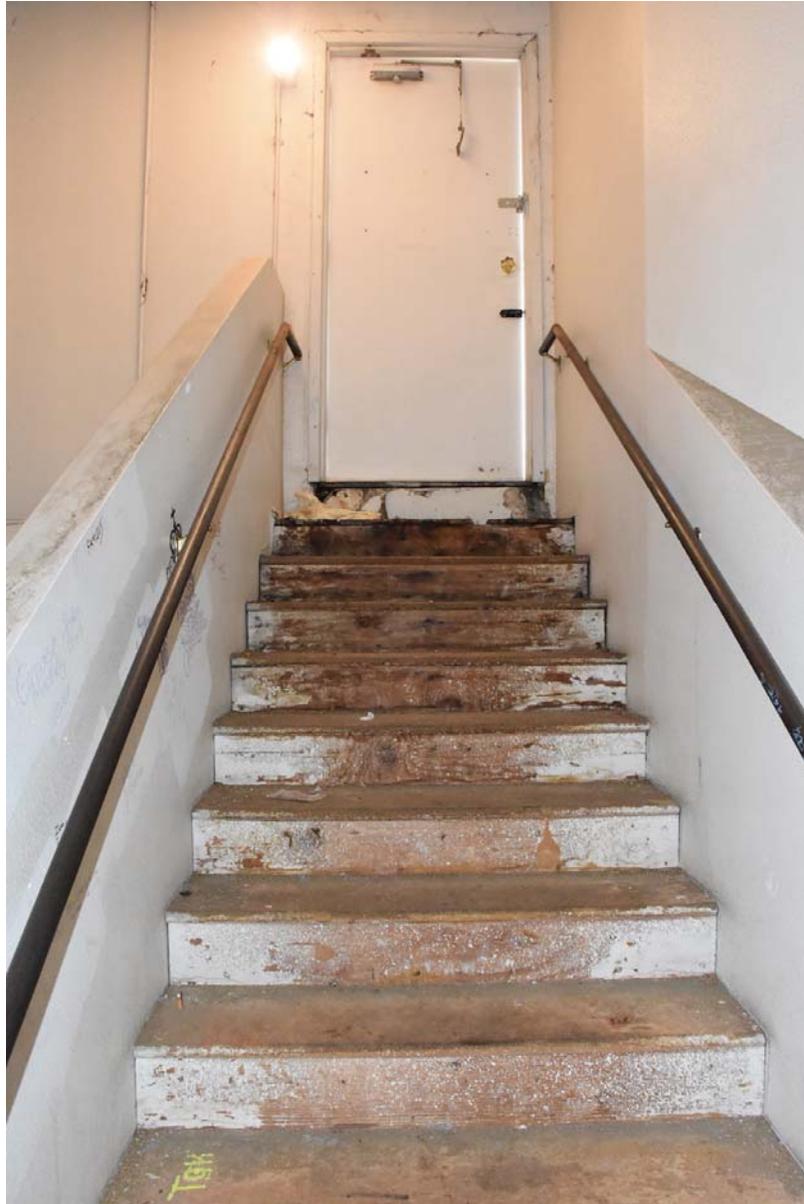
18. Fourth floor elevator lobby - east end of hallway



19. Fourth floor hallway looking east from west end



20. Fourth floor - ladder to roof access and landing for stairs down to third floor



21. Stairs to roof at west end of hallway, looking south



22. Unit 16 typical apartment, view toward south



23. Unit 16 typical apartment, view toward north



24. Unit 16 typical apartment, view toward bathroom



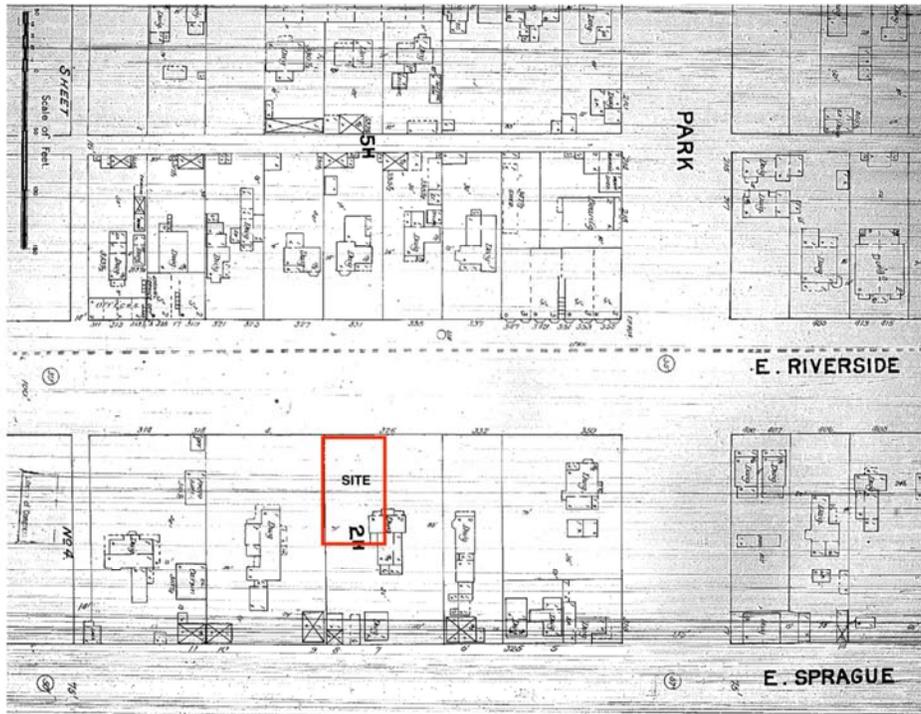
25. Utilities in basement vestibule



26. Basement, looking west



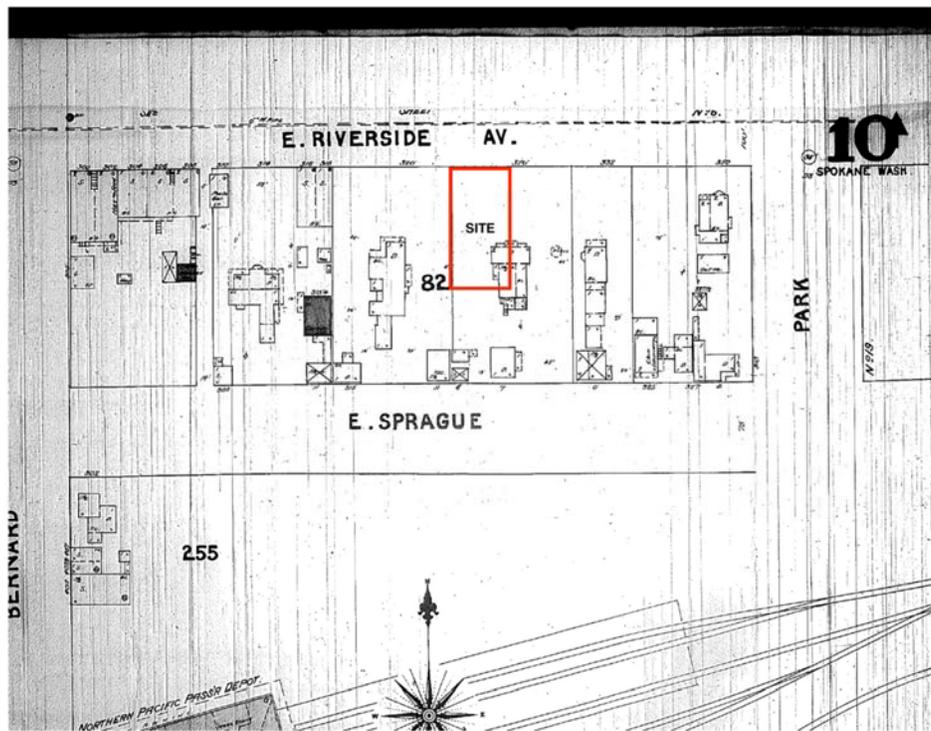
27. Hotel Leland, 10/12/1937 (The Spokesman-Review)



Sanborn Insurance Map – 1890 – page 6

**221 WEST RIVERSIDE AVENUE**  
**1890 SANBORN MAP**

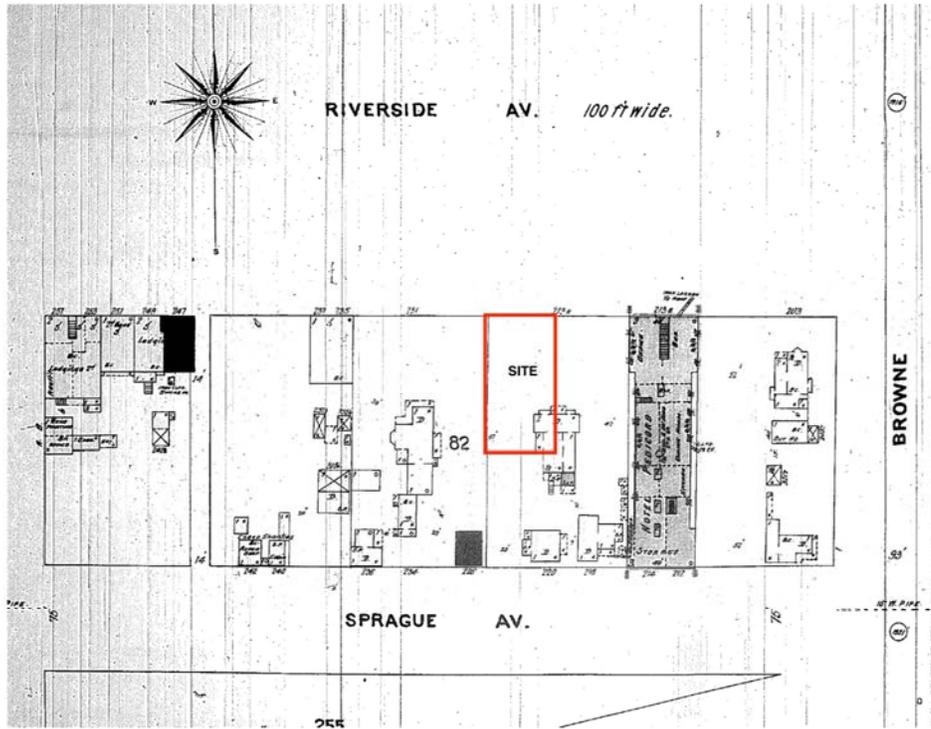
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1" = 100'



Sanborn Insurance Map – 1891 – page 10

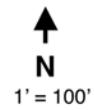
**221 WEST RIVERSIDE AVENUE**  
**1891 SANBORN MAP**

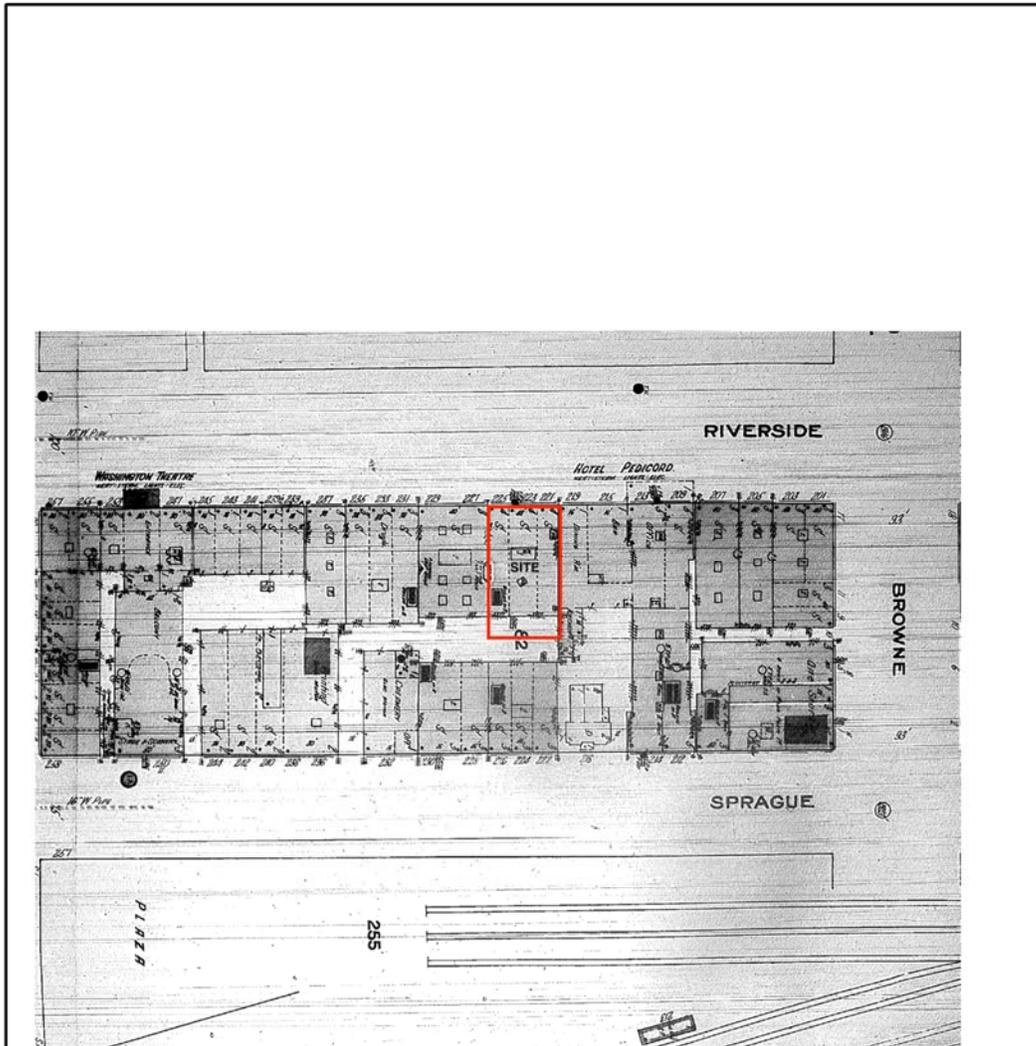
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1' = 100'



Sanborn Insurance Map – 1902 – page 204

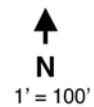
**221 WEST RIVERSIDE AVENUE  
1902 SANBORN MAP**





Sanborn Insurance Map – 1910 – page 433

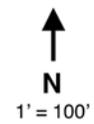
**221 WEST RIVERSIDE AVENUE  
1910 SANBORN MAP**

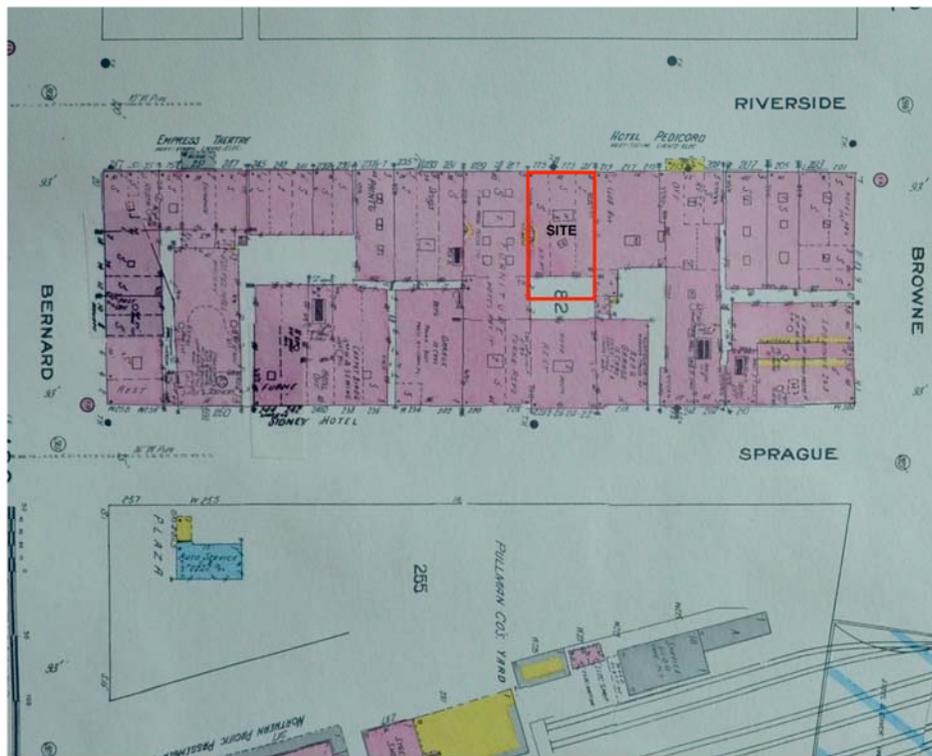




Sanborn Insurance Map – 1910 updated to 1928– page 433

**221 WEST RIVERSIDE AVENUE**  
**1910 SANBORN TO 1928**





Sanborn Insurance Map -1958- page 433

**221 WEST RIVERSIDE AVENUE  
1958 SANBORN MAP**

↑  
N  
1" = 100'