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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

32-2836

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a) Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Hotel Upton

other names/site number Hotel Grand Coulee, Grand Coulee Apts

2. Location

street & number S. 106 Cedar

not for publication

city or town Spokane

vicinity

state Washington

code WA

county Spokane

code 063

zip code 99204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary M. Thompson
Signature of certifying official

6/2/91
Date

Mary Thompson, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of Keeper

Date of Action

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5. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

No. of Resources within Property

contributing	noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u> </u> Total

Name of related multiple property listing:
 Single Room Occupancy Hotels in Spokane's
 central business district

No. of contributing resources previously
 listed in the National Register: 0

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: Domestic: hotel
Commerce: specialty stores

Sub:

Current Functions (Enter categories

from instructions.)

Cat: Domestic/multiple dwelling
WORK IN PROGRESS

Sub:

7. Description

Architectural Classification
 (Enter categories from instructions.)

Late 19th and early 20th century American

Materials
 (Enter categories from instructions.)

foundation Brick
 walls Brick

 roof Wood, Asphalt
 other Terra Cotta, Pressed Tin

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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

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

Criteria Considerations (Mark "x" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1910-1944

Significant Dates

N/A

Social History

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Loren L. Rand, Architect

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

1	<u>1/1</u>	<u>4/6/7/5/8/0</u>	<u>5/2/7/7/0/1/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting	Northing			
2	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	4	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

☐ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) _____

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) _____

11. Form Prepared By

name/title <u>John W. W. Mann/M A.</u>	
organization <u>Wells & Co.</u>	date <u>2/7/94</u>
street & number <u>W. 503 Sumner</u>	telephone <u>455-8121</u>
city or town <u>Spokane</u>	state <u>WA</u> zip code <u>99204</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name _____	
street & number _____	telephone _____
city or town _____	state _____ zip code _____

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

The Grand Coulee is four stories with a full basement. Built of red brick with terra cotta details, the building is reinforced with steel columns and beams. The ground floor retains original commercial and retail display spaces, although portions of the north and east storefronts have been slightly altered and concealed with modern materials. Current efforts to rehabilitate the building have uncovered original prism glass transoms and canted entries. The original corner entry, modified during the historic period, now serves as a retail space. An arched entry flanked by Tuscan columns announces access to the upper floor apartment units on the east facade.

The appearance and function of the upper three stories have changed little over the years. The north and east elevations of the building, which front 1st and Cedar respectively, feature windows recessed between brick piers; five piers occur on the 1st Street facade, six on Cedar. Piers rest on terra cotta bases and are capped by composite capitals. Each bay contains double-hung sash for a total of six windows between each, two on each floor. Iron fire escapes with decorative railings occur on each street facade. Terra cotta lintels with projecting keystones head each window on both street facades. The building terminates in a pressed tin, classical cornice composed of strong moldings, modillions and dentils.

Originally there were 102 units, with most units consisting of a single room with a sink and a wardrobe. Only 15 of the 102 units contained a private bath. The other rooms relied on public baths which were located on each floor. Although the number of rooms with private baths has increased, most units still rely on the public facilities. The upper floors are arranged in a "W" configuration with three halls and two light wells which face the rear of the building and provide light to the inner rooms. The exterior windows on the upper floors are double hung wood sash. The original wainscotting, fir finished dark, remains intact in many places as do the hinged transom windows above hall doors. The main stairway rises from the main entrance directly to the second floor. Additional emergency stairways are located at the end of each hall in the rear of the building.

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The building's present physical characteristics have not departed significantly from the 1910 design. The scale, plan and facade treatment are consistent with other SROs identified in the multiple property documentation form for SROs in Spokane's Central Business District.

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The Grand Coulee Apartments meets registrations terms prescribed by the Multiple Property Documentation form for Single Room Occupancy Hotels. Eligible under criterion A for its association with an unprecedented period of growth in Spokane's history which occurred between 1900-1910, the hotel provided housing for the new class of itinerant workers who immigrated to Spokane to fill jobs in the area's rapidly expanding industries. Formerly named the Hotel Upton, the building also embodies architectural values of a property type which became widespread in Spokane's Central Business District (CBD) during the period of significance, 1910-1944. The building's design is also significant as the work of prominent Spokane architect, L.L. Rand, adding to its significance under criterion C.

The Hotel Upton was built during, and in response to, the greatest period of growth in Spokane's history. It was during this time that Spokane assumed its role as the hub of the outlying area, referred to as the Inland Empire or the Inland Northwest. Drawn by expanding industries such as mining, agriculture, lumber, and the railroads, itinerant workers flocked to Spokane to fill new jobs. Population nearly tripled as a result, and downtown Spokane experienced a building boom comparable to the one which followed the Great Fire of 1889. Buildings were constructed to meet the housing demand and the predominant type of lodging was the SRO. Indeed, as the first decade of the twentieth century drew to a close, and the growth began to subside, an SRO could be found on practically every block of Spokane's central business district. Built for a common purpose, these buildings display similar levels of physical features which make them recognizable in the present as characteristic of their era.

It was during this period of rapid growth that the Imperial Investment Company, headed by principal owner, manager and secretary Andrew Laidlaw, purchased lots 1 and 2, block 14 of Browne's Addition, at the corner of 1st Avenue and Cedar, in the western end of the CBD. Laidlaw was a respected mining and real estate investor with other real estate interests in the CBD. The lots were purchased in September of 1909 from James Cronin and Charles Theis for \$38,000. The transaction was arranged by C.F. Clough and Company. It was a good deal; Cronin and Theis had purchased the property only 13 months earlier for \$20,000. At that time, the lots contained a single story brick building tenanted by a blacksmith who paid \$30 a month rent. However, Cedar street had recently been expanded across the railroad tracks to the south, allowing greater north-south travel, and Cronin and Theis were anticipating the construction of a new bridge across the river at the current Maple street site. These factors, coupled

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with the building boom Spokane was experiencing indicated that the property held great potential for improvement. At nearly double the return on their investment; however, Cronin and Theis were willing to let the Imperial Investment Company attempt to realize that potential. Laidlaw planned to build a four story building, covering the entire site, at a cost of \$50,000. Work started in February of 1910. Less than five months later, in June of 1910, the Hotel Upton, a typical SRO stood four stories high on the site. It was built of brick, with stone and terra cotta finish. The Spokesman-Review, on May 22, 1910, noted that "in construction it is one of the most substantial of its kind in the city."

The Hotel Upton boasted 102 rooms on the top three floors with seven commercial and retail bays on the ground floor. In 1933, the name was changed to the Grand Coulee Hotel. At that time, the entrance was moved from Cedar to 1st, though it has subsequently returned to its original location. Over the years, the gas and electric lights were updated and other improvements have been made. An elevator has been installed. Overall, however, the Hotel Upton retains its historic integrity. It sheds light on the historic context in which it was built. Part of the historic significance of this building lies in its association with that time. The Hotel Upton was built in response to a period of growth unparalleled in Spokane's history. That this period made an important contribution to Spokane's historical development has already been demonstrated by Craig Holstine in the Multiple Property Documentation for SROs.

As an SRO, the Hotel Upton is significant not only in its association with important historical events, but also in that it embodies the distinctive characteristics of a certain type and period of construction. As previously mentioned, SROs became widespread in the CBD during the period of significance. These buildings shared a standard of both function and physical appearance apparent in the Hotel Upton. The ground floor of most SROs consisted of commercial and retail spaces filled with businesses catering to the itinerant workers who lived on the upper floors. The Hotel Upton was no exception; the seven commercial spaces housed hardware stores, grocery stores, coffee shops, and similar businesses.

The Hotel Upton is located at the western end of the CBD so that tenants were within walking distance of whatever services were not provided by the businesses on the two light wells which opened to the back of the building and provided natural light to the rooms in the interior. Most of the 102 units were single rooms with hot and cold

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running water and a wardrobe. Originally, only 15 units contained private baths. The rest of the rooms relied on public facilities located on each floor. Although the number of rooms with private baths has increased, they still do not make up the majority. The building was originally equipped with gas and electric lights and steam heat. Tenants had access to a telephone. The main stairway extended from the main entrance directly to the second floor. Additional emergency stairways were located at the end of each hall in the rear of the building. The wainscoting in the hallways was fir stained dark. Hinged transom windows above hall doors increased air circulation in the building. Many of these transom windows and much of the original wainscoting remain in place.

The Hotel Upton, like most SROs, offered short term housing for seasonal laborers or for those needing a place to stay until they could get established in town. SROs provided more privacy than a boarding house but were more affordable than upscale hotels or apartments. Like apartments, most SROs provided not only short term; but also permanent housing. Indeed, an advertisement in the Spokesman-Review from January 29, 1911 promised "special rates to permanent guests" of the Hotel Upton. From the description above, it is clear that the Hotel Upton was a typical SRO as defined in the Multiple Property Documentation form. The SROs represent a certain type and period of construction in Spokane's history. Part of the Hotel Upton's significance lies in the fact that it retains its historic integrity and thusly displays the distinct characteristics of an SRO.

Aside from its significance as an SRO, the building is associated with a major figure in Spokane's history, the architect L.L. Rand. Laidlaw chose L.L. Rand to design his building, and in doing so picked one of Spokane's premier architects. Educated at the Massachusetts Institute of Technology in Cambridge, Massachusetts, Rand worked as an architect in Grand Rapids and Minneapolis, Michigan before moving to Spokane in 1888. From that time to 1910, Rand distinguished himself as one of Spokane's finest architects by designing the First Presbyterian Church, the Marble Band and the Riverside and Main additions to the Crescent building. Rand also designed between 12 to 15 of Spokane's public schools. The best known of these, Lewis and Clark High School, had the honor of President Theodore Roosevelt laying the cornerstone. Rand collaborated with J.K. Dow to create the Tidbal Block, the first four story building erected after the Great Fire of 1889. Rand and Dow also worked together on the Bennet Block and the Masonic Temple. Many of the buildings listed above have become Spokane landmarks, and

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several are already listed in the National Register. It is for these buildings that Rand is best known. However, it is interesting to note that Rand's work was not limited to high profile structures, as demonstrated by the Hotel Upton.

In summary, the Hotel Upton is significant primarily because it retains the historic integrity of an SRO. As such, it represents a distinctive property type which made an important contribution to Spokane's history and development. The building is also significant in its association with the architect L.L. Rand, whose work represents a major part of Spokane's architectural heritage.

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- Holstine, Craig. National Register of Historic Places Multiple
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the Central Business District of Spokane, WA, 1900-1910.
- Polk, R.L. City Directories. Spokane. Various issues.
- Spokane Spokesman-Review. October 27, 1908, September 18, 1909, May
22, 1910, January 29, 1911.

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Verbal Boundary Description

Lots 1 and 2, Block 14 of Browne's Addition, at the S.W. corner of 1st and Cedar. Site is 82 feet wide along 1st, and 110 feet deep along Cedar.

Boundary Justification

Boundaries are defined by the original property lines of 2 city lots. Building covers entire site.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000798

Date Listed: 7/29/94


Hotel Upton
Property Name

Spokane
County

WA
State

Single-Room Occupancy Hotels in Spokane's Central Business District
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

7/29/94
Date of Action

=====

Amended Items in Nomination:

Certification:

The appropriate level of significance is Local.

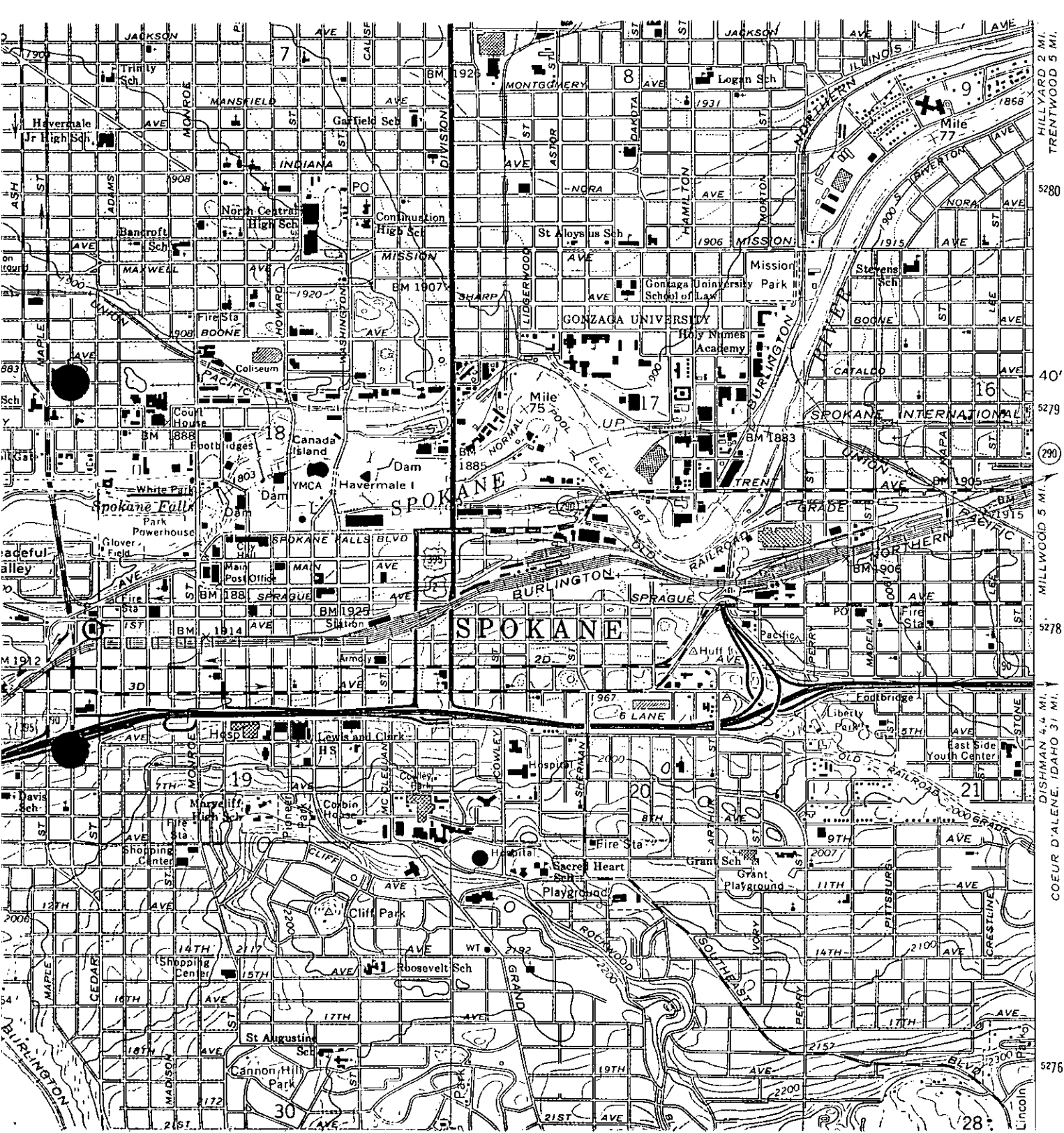
U.T.M.:

The UTM coordinates provided on the USGS map do not correspond to those provided on the nomination form/Section 10. The correct UTM coordinates, as provided on the USGS map, are :
11 467560 5277980.

This information was confirmed with Lauren McCroskey of the WA SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)



HOTEL UPTON
11/467560/5277980

SPOKANE, WA
SPOKANE CO.





GRAND COULEE APTS.
SPOKANE CO., WA
LAUREN MCCROSKEY
APRIL 1994
WA SHPD
SOUTHWEST
#2