

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. Name of Property

Historic Name **CEDARS APARTMENTS**

2. Location

Street & Number 508 S. Cedar Street and 1403 W. Fifth Avenue
 City, State, Zip Code Spokane, WA 99204
 Parcel Number 25241.5601 through 25241.5616
 (Cedar Townhouse Condominiums)

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<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 See attached
 Street & Number 1722 W. Riverside Avenue
 City, State, Zip Code Spokane, WA 99204
 Telephone Number/E-mail c/o Marianna Mayer at 747-1051 (Windermere RE)

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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey
 Date Federal___ State___ County___ Local 1979
 Location of Survey Records Spokane Historic Preservation Office

Final draft reviewed & recommended by SHLC on March 21, 2007

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: 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 or 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	Cannons Addition, Lots 1-2-3, Block 19
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	21 March 2007

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	CD images and black and white prints

13. Signature of Owner(s)

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form

Assistant City Attorney *Michael P. Smith*

Council/Board Action _____

Date _____

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

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Jana Z. Brun

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

15. Property Owners for the Cedars Townhouse Condominiums at
1403 W. Fifth Avenue and 508 S. Cedar Street, Spokane, WA, 99204

<i>Condo Unit</i>	<i>Property Parcel Number</i>	<i>Property Owner(s)</i>
A	25241.5601	Dean F. & Kelly R. Feldmeier feldfam@comcast.net
B	25201.5602	Richard J. & Betty Lou Hamilton rjblhamilton@gmail.com
C	25241.5603	Patrick J. Mayer Reyam1@msn.com
D	25241.5604	Andrea Tonani andreatonani@yahoo.com
E	25241.5605	Saundra C. Rudmann saundrarudmann@hotmail.com
F	25241.5606	Patrick J. Mayer
G	25241.5607	Patrick J. Mayer
H	25241.5608	David L. & Katharine M. Luers
J	25241.5609	Larry & Nancy Volland lgvolland@aol.com
K	25241.5610	Patrick J. Mayer
L	25241.5611	Patrick J. Mayer
M	25241.5612	Patrick J. Mayer
O	25241.5613	Patrick J. Mayer
P	25241.5614	Patrick J. Mayer
S	25241.5615	Patrick J. Mayer

PROPERTY DESCRIPTION

Built in 1911, the Cedars Apartments is an exemplary model of the Tudor Revival tradition applied to a multi-family apartment building. Sited on the southwest corner of West Fifth Avenue and South Cedar Street in Cannon's Addition in Spokane, Washington, the apartment block is a well-preserved two-story brick masonry building in excellent condition. Stylistic features that distinguish the building as a fine example of the Tudor Revival style include its rambling manor-like two-story form, a steeply pitched red tile roof, seven front-facing gables (two with parapets), false half-timbering, stucco infill, recessed front entrances, vertically oriented double-hung windows arranged in pairs and trios, and multi-colored coarse-textured clinker face bricks which clad the exterior of the building. Original interior appointments include ten-foot-high ceilings, lathe-and-plaster construction, polished oak floors, and fine-quality curly fir woodwork. Aged to the deepest ebony patina, original built-in china buffets/hutches are preserved in some of the apartments along with original built-in painted casework in kitchens and bathrooms. The Cedars Apartments retains superior exterior architectural integrity in original location, design, materials, workmanship, and association as an early 20th-century multi-family apartment building.

CURRENT APPEARANCE & CONDITION

Site

The Cedars Apartments is located on Lot 1, Block 19 in Cannon's Addition on Spokane's Lower South Hill, one and one-half blocks south of the Interstate 90 freeway. The lot measures 142 feet wide and 67 feet deep. With a rectangular footprint that fits the property parcel, the apartment block comprises almost the entire lot except for a small lawn located at the front of the building. The building faces east along South Cedar Street and has a north-south axis. Sited on a steep north-facing slope, the building has three daylight basement apartments with windows located above grade at the northwest and northeast corners and the north end of the building. The south elevation of the building abuts a graveled alley, and the west elevation at the rear of the building faces deciduous trees, lawn, and a paved parking area on two vacant lots next west.¹ The neighborhood surrounding the Cedars Apartments was built from the late 1890s through the early 1940s and includes historic and contemporary multi-story apartment buildings, a grid pattern of paved public streets, and a mixed-use palette of both small and large single-family homes (some landmark, high-style examples). The streets, homes, and apartment buildings are all built on a steep hillside which faces north and northwest. Some buildings, like the Cedars Apartments, have panoramic views of downtown Spokane from north-facing windows.

¹ Lots 2 and 3 on Block 19 in Cannon's Addition are located next west of Lot 1 behind the Cedars Apartments. The apartment building is built on Lot 1 while Lots 2 and 3 are improved with a paved parking lot and a small lawn for use by the building's tenants. Lots 2 and 3 are owned by Patrick Mayer, who is the current developer of the Cedar Townhouse Condominiums which are in the Cedars Apartments.

Exterior

The Cedars Apartments resembles a long 19th-century English manor house. It has a rectangular footprint which measures 58 feet deep with an expansive width of 117 feet across the east façade of the building. The building is distinguished with six front-facing cross gables, gabled dormers, four two-story bays, three two-story galleries, and a steeply pitched red tile mansard roof. The roof has widely overhanging eaves and tongue-in-groove soffits. The building is clad with multi-colored coarse-textured clinker face bricks, and the foundation is made of black basalt rock. Fenestration is symmetrical, original, and includes multiple rows of double-hung wood-sash windows arranged in pairs and trios with divided lights in the upper sash and single panes in the lower sash. Each window has a molded concrete lug sill. Front entrance doors are original. Each door is made of vertical paneled ebony-finished fir and has a single light in the upper leaf and a transom light over the door.

East Façade

The east façade of the building fronts onto South Cedar Street and is articulated with six front-facing cross gables and one gabled dormer in the center of the roof. Covered with red tiles, the roof and gables comprise strong architectural elements that serve as focal points of the building. Other focal points include original multi-paned windows and multi-colored clinker face bricks that cover 12-inch-thick brick masonry walls. The east façade has a symmetrical design and is separated into four projecting bays and three recessed gallery bays which are full height at two stories. The two projecting bays at the north and south ends of the east façade have cross gables with stepped parapet walls at the gable face. The stepped parapets are covered with molded concrete coping. The two bays between the end bays each feature twin front-facing lower cross gables with tripartite windows on the first floor, window pairs on the second floor, and false half-timbering in the gable peaks. The second-floor windows are enclosed in boxed bays which are clad with false half-timbering below the windows. The gable field above the windows overhangs the box bays and is supported by decorative brackets. Three recessed gallery bays are located between the projecting bays at the east façade. The three recessed gallery bays include four entry doors in each recessed bay at the first floor for a total of 12 entrance doors at the first floor. Six doors open to first-floor apartments and the other six doors open to six stairwells that rise to second-floor apartments. The recessed bays at the second floor have balconies which are covered with shed roofs. The shed roofs over the balconies are supported by thick square columns. Plain wood balustrades protect the balconies. At the first floor below the balconies, thick square brick pilasters and scroll-sawn brackets support the second-floor balcony decks. A small gabled dormer is located in the center of the roof over the center second-floor balcony. Multi-paned windows are located at and above grade at the basement level on the north end of the east façade due to a drop in grade. Concrete steps lead from a paved sidewalk in front of the building to recessed entrances at the first floor. The sidewalk in front of the building is paved and parallels South Cedar Street.

North Elevation

Considered a secondary primary façade of the building, the north elevation is completely exposed at the basement with full daylight windows and an entrance door due to a severe drop in grade at the north-facing slope on which the building is built. Two steeply pitched red tiled dormers project from the mansard roof slope above the second floor. Fenestration is symmetrical with two 8/1 double-hung wood-sash windows, two small casement windows, and two tripartite windows. The basement level has a single center entrance door which is covered with a pitched gable roof. A tripartite window is located east of the door, and two matching 8/1 double-hung windows are located west of the door. The first floor, second floor, and exposed basement wall are clad with clinker facebricks, which makes the north elevation appear to be a three-story edifice. Each window has a molded concrete lug sill. A molded concrete belt course separates the basement from the first floor at the north elevation.

South Elevation

The south elevation abuts a graveled alleyway. Matching the north elevation, it features two gabled dormers on the mansard roof slope. The wall is clad with a combination of clinker and used face bricks, and windows are asymmetrically placed. The basement and foundation wall are not exposed at this level due to the south end of the building being located at the uphill end of the hillside lot.

West Elevation

The west elevation is at the rear of the property and faces a backyard with mature deciduous trees, a small manicured lawn, and large paved parking tenant parking lot. The rear elevation features three bays. Each bay has a wide recessed entrance which has two back doors at the first floor and two back doors at the second floor (a total of six doors at the first floor and six doors at the second floor). The doors enter into the back porch and kitchen areas of each apartment on the first and second floors. A wood porch deck supported by square columns is built at the first floor at each recessed entrance. Above the first-floor deck is a second-floor deck which is supported by square wood columns. Shed roofs cover the second-floor decks. Wood staircases rise from grade to the first and second-floor decks. Due to a drop in grade, the basement is partially exposed, especially at the north end of the west elevation. A center basement door opens into the basement and is covered with a gabled roof. Like the alley-side south elevation, the rear elevation of the building is clad with a combination of clinker and used bricks.

Interior

The Cedars Apartments has six apartments on the first floor, six apartments on the second floor, and three apartments in the basement for a total of 15 apartments. The basement apartments open to a public hallway which is accessed by a basement entrance at 1403

West Fifth Avenue and by another entrance at the back of the building at the west elevation. The remaining 12 apartments which are on the first and second floors are

accessed by both front and back entrance doors (front doors face South Cedar Street and back doors face the backyard at the rear of the building). According to the United States Post Office, the physical address for the building is recorded as 508 South Cedar with apartment units identified as apartments A, B, C, D, E, F, G, H, J, K, L, M, O, P, and S (letters I, N, Q, and R are not used for apartments in the building). In contrast, Spokane County Tax Assessor records indicate the property address at 1403 E. Fifth Avenue. The first floor has a total of 7,214 square feet, the second floor has a total of 7,214 square feet, and the basement has 3,000 square feet.² All of the first and second floors are finished with apartments, and most of the basement is finished with apartments except for the south end of the building which includes a finished laundry room and unfinished storage and mechanical spaces.

The apartments range from 717 square feet to 1,161 square feet each with an average of about 1,000 square feet of interior space for most of the apartments. Each apartment has a living room, formal dining room, bathroom, one bedroom, and a kitchen. The kitchens have built-in casework which is painted white and is executed in the Shaker style (recessed panels and flush doors). Some built-ins have the original colored glass knobs and original white porcelain sinks intact. Floors in the kitchens and bathrooms are covered with a combination of ceramic tile, linoleum, and vinyl. Floors in the bedrooms, dining room, and living rooms are oak planks. Ceilings are ten feet high, walls and ceilings are lathe-and-plaster construction, and woodwork is a combination of original painted fir and ebony-finished fir. Woodwork includes floor and crown molding, window and door surrounds, interior doors, and in some cases, built-in china buffets and hutches in the dining rooms. The built-in buffet/hutches illustrate the Craftsman style and are finished in ebony fir. They feature drawers with mortise-and-tenon-style wood pulls, cupboards with glass doors, and beveled mirrors at the backsplash.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

An early photograph of the Cedars Apartments appeared in the January 1, 1911 edition of the *Spokesman-Review*.³ It pictured the east façade and part of the north elevation of the building which appear today as they did in the photograph.⁴ Upon close inspection of the rest of the building (which was not featured in the photograph), the south elevation and west rear elevation also appear to be original and unchanged. Original built-in wood pie safes with wire mesh doors and storage cupboards with wood doors still hang on walls in the recessed back entrances to some of the apartments. The storage cupboards were built as refrigeration units which held blocks of ice. According to historical accounts, the ice

² Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

³ "New Parsons Apartments on Fifth Avenue." *Spokesman-Review*, 1 Jan 1911, p. 8.

⁴ Original multi-paned basement windows were recently replaced with custom-made aluminum-clad wood windows with true divided lights. The new windows are a duplicate design of the original windows.

was delivered by the “ice man” who sold ice throughout the neighborhood.⁵ Because it is so remarkably intact, the original design of the building well conveys domestic uses,

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architectural elements, materials, and building practices that were popular in 1911 when the building was built.

Alterations to the building are few and include the following:

1949: The northeast corner basement apartment was remodeled.

1960s: Slight modifications in some of the apartments include toilet and washbasin replacements, built-in casework replacements, linoleum floors recovered with vinyl, and interior walls repainted.

2006: Multi-paned basement windows were replaced with duplicate-designed multi-paned windows (*Pella* custom architectural series windows).

The interior and especially the exterior of the Cedars Apartments retain excellent integrity in original location, design, materials, workmanship, and association as a multi-family apartment building built in the early 1900s in Spokane, Washington. In 2005-2006, the building’s use and ownership status were legally changed to the “Cedar Street Townhouse Condominiums.”⁶ Six of the 15 units were sold to multiple property owners and the remaining nine units were retained in ownership by the current property developer who changed the building’s use from leased apartments to condominiums. Even with its new condominium status, the building’s original use as a multi-family residential complex has not changed from the time it was built in 1911.

⁵ Personal communication with Tony Bamonte, Spokane resident.

⁶ Spokane County Tax Assessor’s records. Spokane County Courthouse, Spokane, WA.

Areas of Significance	Architecture
Period of Significance	1911-1957
Significant Date	1911
Architect	Ehwald J. Baum
Builder	Unknown

STATEMENT OF SIGNIFICANCE

Reminiscent of large, rambling baronial manor halls built throughout the English countryside, the Cedars Apartments was built in 1911, and is an exemplary, artful expression of Tudor Revival styling adapted to a multi-family apartment house. A steeply pitched red tile roof, seven front-facing gables, clinker brick cladding, false half-timbering, and rich ebony-finished woodwork are a few of the building’s architectural elements that are indigenous to the Tudor Revival style. Designed as a luxury apartment block with multiple rooms in each apartment suite, the Cedars Apartments was pictured in a 1911 *Spokesman-Review* newspaper article which described the building as “attractive...English apartments” with a construction value of \$30,000.⁷ The apartment house was designed by Spokane architect Ehwald J. Baum, and was built for Hattie Jane Parsons, a “long-time resident of Spokane” who was “prominent in [community] business circles.”⁸ Active in real estate investments, Hattie Jane Parsons was credited with having “a part in building the Cedars Apartments, and the Parsons Hotel at 108 S. Jefferson [Street]” in Spokane.⁹ The Cedars Apartments has operated as a multi-family residence for 96 years and continues in that use today. Especially in the context of “architecture,” the building achieved importance during its period of significance from 1911 to 1957 as an exceptionally fine example of the Tudor Revival style and for its possession of high artistic value. Architecturally significant, it is nominated to the Spokane Register of Historic Places under Category C.

HISTORICAL CONTEXT

Cannon’s Addition

Before Cannon’s Addition was platted in 1883, the area around Fifth and Cedar was an undeveloped steep north-facing hillside with a panoramic view of north Spokane. The area was characterized with basalt rock outcroppings, pine and fir trees, grasses and wild flowers. The addition was platted by Spokane pioneer Anthony M. Cannon who, with J. J. Browne, developed both Cannon’s and Browne’s Additions around Coeur d’Alene Park. Browne’s Addition included the area north of the park while Cannon’s Addition included that portion of land south and east of the park. Cannon’s Addition is bounded by Third Avenue to the north, Tenth Avenue to the south, Chestnut Street to the west, and

⁷ “New Parson Apartment on Fifth Avenue.” *Spokesman-Review*, 1 Jan 1911.

⁸ “Parsons Hotel Operator Dies.” *Spokesman-Review*, 26 Feb 1937, p. 6.

⁹ *Ibid.*

Cedar Street to the east. Cannon and Browne's Additions represented two of Spokane's first planned upscale residential neighborhoods. They were settled by the "movers and shakers" of Spokane society who hired architects and builders to design and erect large

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dwelling, high-style homes, and extravagant estates which were sometimes pretentious displays of the owners' personal wealth, business acumen, and all-important social status in the community. Regarded as one of *the* places to live, the two neighborhoods in Cannon's and Browne's Additions rivaled other prestigious Spokane neighborhoods and their extravagant homes, such as those built along West Seventh Avenue in the Marycliff-Cliff Park National Register Historic District, and along East Mission Avenue in the Mission Park National Register Historic District in the Logan neighborhood in northeast Spokane.

Mostly large single-family homes were built in Browne's and Cannon's Additions during the late 1890s and early 1900s, and were followed by the construction of luxury apartments and smaller houses which were erected during a period from about 1905 to 1930. The apartments were considered luxurious in contrast to single room occupancy hotels which were built in abundance in Spokane during the decade from 1900 to 1910. Single room occupancy hotels served as small one-room living spaces in downtown Spokane for hundreds of working class men and women who came to Spokane at that time. The hotels were jammed with small single rooms, common hallway bathrooms, and multiple floors with crowded tenants. In contrast, luxury apartments were designed as spacious living quarters with two, three or more rooms to each apartment, private bathrooms, private front and sometimes back entrances, and were located away from downtown Spokane in planned residential neighborhoods such as Cannon's Addition, Browne's Addition, and the Marycliff-Cliff Park National Register Historic District. Examples of historic luxury apartments in Spokane include the Westminster Apartments (2301 W. Pacific Avenue) and Avenida Apartments (2009 W. Pacific Avenue) in Browne's Addition, the Knickerbocker Apartments (507 S. Howard Street) and Roosevelt Apartments (524 W. Seventh Avenue) in the Marycliff-Cliff Park National Register Historic District, and the Lambert Apartments (2008 W. Sunset Blvd) and Cedars Apartments in Cannon's Addition.

Ralph Clarke House

In 1888, Anthony Cannon sold Lots 1-2-3, Block 19 in Cannon's Addition to Ralph Clarke for \$7,500. Clarke, a prominent pioneer financier who worked in Spokane as a cashier for the Bank of Spokane Falls and as treasurer of the Spokane Investment Company, commissioned a large home built on the site. The street address for the house was listed in city directories at 504 S. Cedar Street and at 1407 W. Fifth Avenue. A drawing of the property appeared in an 1890 aerial view of Spokane¹⁰ and pictured a tall two-story home built on the southwest corner of Fifth and Cedar. In 1895 in the midst of a severe nation-wide economic depression, Clarke succumbed to financial reversals and

¹⁰ Kock, Augustus. *Aerial View of Spokane in 1890*. Northwest Museum of Arts & Culture, Spokane, WA.

conveyed the home and a \$6,000 mortgage back to his lender, the Northwestern & Pacific Hypotheekbank. Ten years later, the bank sold the house to John M. Henderson,

president/owner of Interstate Publishing Company in Spokane, and his wife, Jean Gordon Henderson.¹¹

The Cedars Apartments

In 1909, Hattie Jane Parsons, widow of Spokane real estate investor/developer, J. Oscar Parsons, purchased the Clarke House, which was razed to make way for construction of the Cedars Apartments. According to her obituary, Hattie Jane Parsons was a “long-time resident of Spokane” and achieved prominence in real estate and business circles in the region.

Mrs. Parsons came to Spokane in 1892. With her husband, Curtis P. Parsons, she was interested in real estate, and following Mr. Parsons’ death [in 1910], she continued in active business life. Mrs. Parsons came to Spokane from Canada. With Mr. Parsons she had a part in building the Cedars Apartments and the Parsons Hotel...which she was running at the time of her death [in 1937].¹²

The year 1910 proved fruitful for Spokane’s construction industry. A January 1, 1911 *Spokesman-Review* newspaper article reported that “permits at City Hall indicate healthy conditions in all lines of construction,” and “building expenditures for 1910 in Spokane will reach almost \$6,000,000.”¹³ A breakdown of costs included \$3 million spent for single-family homes, \$2 million spent for commercial structures, and \$1 million spent for the erection of hotels and apartments. One of these apartments was the Cedars Apartments at Fifth and Cedar in Cannon’s Addition.

The same newspaper that described the aforementioned construction activities in Spokane also featured a photograph of the Cedars Apartments which was completed in 1911. The photograph was entitled, “New Parsons Apartment on Fifth Avenue,” and included the following caption:

Attractive modified English apartments on southwest corner of Fifth Avenue and Cedar Street, built by J. R. Parsons at a cost of \$30,000. E. J. Baum is the architect. The building is practically ready for occupancy.¹⁴

¹¹ During the 10 years the bank owned and managed the property, it may have been leased to renters. However, there is no documentation to substantiate this theory.

¹² “Parsons Hotel Operator Dies.” *Spokesman-Review*, 26 Feb 1937, p. 6.

¹³ “Cost of Building in 1910, \$6,000,000.” *Spokesman-Review*, 1 Jan 1911, p. 8.

¹⁴ “New Parsons Apartment on Fifth Avenue.” *Spokesman-Review*, 1 Jan 1911, p. 8.

The newspaper article incorrectly called the building the “Parsons Apartments,” assuming it was named for property owner, Hattie Jane Parsons. It wasn’t named for Parsons as she named her apartment building the “Cedars Apartments” for its prominent hillside location on South Cedar Street. Although the property was renamed the “Cedar

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Street Townhouse Condominiums” in 2005-2006 when its use was changed from multi-family apartments to multi-family condominiums, the property is popularly called “The Cedars Apartments.”

After construction of the Cedars Apartments was completed in 1911, Hattie Jane Parsons bought the house next door west at 1415 W. Fifth Avenue (now demolished) and resided in it until 1920. She then moved into the Cedars Apartments and sold the house. In 1926, she sold the Cedars Apartments to Spokane lawyer, Oscar Adams and his wife, Agnes Adams.

Subsequent Property Owners

The Adams family lived in the Cedars Apartments along with various tenants who rented apartments in the building. In 1929, all 15 apartments were rented. Besides the Adams family, apartment tenants at this time included five widows and ten couples with mostly professional and paralegal employment such as dressmaker, registered nurse, auditor for the *Spokesman-Review*, engineer for the Northern Pacific Railroad, general manager for Transport Motor Company, supervisor for Great Northern Railroad, salesman for Hart Schaffner & Marx Clothes, businessman for Powell-Saunders Company, paralegal for Spokane Title Company, and a bank teller for the Old National Bank.

Continually leased to renters, the property changed hands several times from 1929 through 1994, when Spokane real estate developer Patrick Mayer purchased the property. In 2005-2006, he changed ownership of the Cedars Apartments to the Cedar Townhouse Condominiums where apartments (now called condominium units) are owned by various property owners. Currently nine units are owned by Patrick Mayer and six units are owned by other people.

ARCHITECTURAL SIGNIFICANCE

Category C

Tudor Revival Style

During the period from 1911 to 1957, the Cedars Apartments achieved significance in the context of “architecture” as a fine example of the Tudor Revival style. Identifying features of the Tudor Revival style include:

- Steeply pitched roof
- Prominent front-facing cross gables and/or gabled dormers (sometimes overhanging)
- Decorative half-timbering (not structural) with brick, stone, or stucco infill
- Tall, narrow windows arranged in groups of two, three, or more

- Multi-pane glazing
- Massive chimneys, commonly crowned with decorative chimney pots and corbelled courses
- Recessed entrances

- Molded concrete and terra cotta window sills, parapet coping, and entrance surrounds
- Stucco, stone, wooden, and brick exterior wall cladding
- False thatched roof (rare)
- Parapeted gables
- Interior woodwork finished in dark, rich ebony colors

Built as a long rectangular two-story building, the Cedars Apartments resembles a 19th-century aristocratic British baronial hall, many of which are nestled among rolling hills throughout the English countryside. The Cedars Apartments has a steeply pitched mansard roof which is covered with thick red tiles that mimic the terra cotta, slate, and stone tiles used on buildings and homes in Great Britain. The roof is further emphasized with multiple front-facing cross gables, gabled dormers, and parapeted gables. According to architectural historians, Lee & Virginia McAlester, a parapeted gable (like those on the Cedars Apartments) was “based on the more formal English building traditions of Late Medieval times...and was common in architect-designed landmarks built from about 1895 to 1915.”¹⁵

The brick masonry-constructed Cedars Apartments is clad with multi-colored, multi-textured coarse clinker face bricks. Identified as the “most common” exterior cladding material of the Tudor Revival style, smooth, raked, or clinker face bricks were revered as an architectural element of the style. Like the Cedars Apartments, “walls of solid brick masonry were sometimes used on landmark examples” in the early 1900s¹⁶ before brick veneering techniques were perfected in the 1920s. Thrice-fired clinker brick was applauded for its high-relief texture and multi-hued effects, and mimicked the irregular brick, stone, brick-stucco-stone, and stone-and-sea shell masonry indigenous to Medieval-inspired examples in Great Britain and Northern Europe.

In the Tudor Revival style, “brick first-story walls are commonly contrasted with stone, stucco, or wooden cladding on principal gables or upper stories. False half-timbering occurs on about half the houses in this style, with infilling of stucco or brick between timbers.”¹⁷ The Cedars Apartments features false half-timbering in its numerous gable peaks which contrasts with the clinker brick cladding at the exterior of the building. Other Tudor Revival-style features found on the Cedars Apartments include tall narrow

¹⁵ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 354-371.

¹⁶ Ibid.

¹⁷ Ibid.

windows arranged in groups of two or three with true divided lights, recessed entries, and interior ebony-finished woodwork.

The Tudor Revival style is based on Medieval prototypes.

When it began in America it was actually a Medieval Revival style based on both the English Elizabethan and Jacobean styles adapted to the Queen Anne house. As it developed, it began to imitate the English historical style with greater accuracy and became known as the new English Tudor style. By 1920, the preponderance of Tudor mansions gave rise to the term, “Stockbroker Tudor.”¹⁸

Tudor Revival was a “dominant style of domestic building and was used for a large proportion of early 20th-century suburban houses” and multi-family residences throughout the country. “The style quickly faded from fashion in the late 1930s” but became popular again in modified more contemporary forms in the 1970s and 1980s.¹⁹

Ehwald J. Baum, Architect

According to a January 1, 1911 *Spokesman-Review* newspaper article that featured a short description and photograph of the building, the “attractive...English” Cedars Apartments was designed by Spokane architect, E. J. Baum.²⁰

Ehwald J. Baum (also spelled Ewald J. Baume) was first listed as a resident of Spokane in the *1910 Spokane City Directory*. An architect, Baum described his practice at that time as “Studio Decorative Art” in the Paulsen Building, Room 1009, in downtown Spokane. His wife, “Mrs. E. J. Baum,” was listed in the directory as a stenographer for Enos J. Lake, a court reporter, whose business office was located in Room 1012, across the hall from Baum’s office in the Paulsen Building. In 1910, the Baums resided as “boarders” at 136 S. Perry Street. In 1911, they were listed as homeowners of a house at 1904 W. Broadway Avenue. The Baum family disappeared from city directories beginning in 1912, but re-appeared with listings in 1918, 1919, and 1920. After 1920, there is no mention of Ehwald J. Baum in Spokane city directories.

During his stay in Spokane, Baum practiced solo and also in association with Kirtland K. Cutter, one of Spokane’s most prominent and prolific architects. Architectural historian, Henry Matthews (*Kirtland Cutter: Architect in the Land of Promise, 1998*), reported that Baum worked with Cutter during part of the year in 1910, and also from 1916 through

¹⁸ Walker, Lester. *American Shelter*. Woodstock, NY: Overlook Press, 1996, pp. 176-77.

¹⁹ McAlester, p. 358.

²⁰ *Spokesman-Review*, 1 Jan 1911

part of 1919.²¹ According to Matthews, the Elks Temple (built in 1920 at 1116 W. Riverside Avenue) was designed by Baum who was assisted by “associate architect,” Kirtland K. Cutter.²² The *1919 Spokane City Directory*, however, listed Baum as an

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architect with Kirtland Cutter, not as Cutter’s employer. It is not clear from the directory listing if Baum was employed by Cutter or shared an office with him. Whatever their employment relationship, it is evident in his design for the Cedars Apartments that Baum was greatly influenced by Kirtland K. Cutter and his work in Spokane.

The Gables Apartments (originally called the Spokane Sash & Door Company Flats) at 1302-1312 W. Broadway Avenue, was designed by Cutter and built in 1909 two years *before* the Cedars Apartments was erected. Near duplicates of each other, the Gables Apartments and the Cedars Apartments are very similar in design, bulk, height, and materials. Both buildings were designed by noted Spokane architects who were associates of each other, both buildings were built within two years of each other as luxury apartment blocks, and both buildings reflect artistic, exemplary depictions of the Tudor Revival style. Both buildings feature prominent front-facing cross gables, parapeted gables, projecting two-story bays, and recessed two-story entrance bays with covered second-floor balconies. Both buildings have pairs and trios of tall multi-paned windows, and both buildings are embellished with false half-timbering and stucco infill. Both buildings reveal brick masonry construction, and both buildings are clad in clinker face bricks, broken pieces of multi-fired bricks that were used infrequently in the early 1900s but became quite popular the 1920s-1930s. Although their exteriors are similar, the interiors of the buildings are different in design, finish, and condition. The Gables Apartments has succumbed to numerous fires and other destructive forces over the years, and except for some interior staircases and two fireplaces, does not retain much original interior design, finish, or fabric. In contrast, the Cedars Apartments retains nearly all of its original interior design, materials, built-ins, and architectural elements with remarkably fine original integrity.

Although little is known about him, Ehwald J. Baum’s documented success as an accomplished architect in Spokane was noted at least twice. In 1911, he was credited for his design of the Cedars Apartments which was pictured and described as “attractive...English apartments”²³ in a *Spokesman-Review* newspaper article. He designed Deaconess Hospital and in 1921, Baum was noted for his award-winning design of the Elks Temple (1116 W. Riverside Avenue) which was featured in the June 1921 issue of *Architect & Engineer*.²⁴ Baum’s talent as a professional architect and designer is readily demonstrated through his fine artistic interpretation of the Tudor Revival style for the Cedars Apartments. A hallmark rendition of the style, the design for the apartment

²¹ Matthews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press in association with EWSHS, 1998, p. 386.

²² *Ibid*, p. 316.

²³ “New Parsons Apartment on Fifth Avenue.” *Spokesman-Review*, 1 Jan 1911.

²⁴ Matthews, p. 316.

building suggests that Baum forgot no stylistic details in his depiction for the building and captured an accurate and artistic expression of the Tudor Revival tradition. This is manifested in the building's long rectangular form (which is similar to 19th-century English halls), a steeply pitched red tiled roof, prominent front-facing cross gables, parapeted gables and gabled dormers, tall rows of multi-paned windows arranged in twos

and threes, recessed entrance bays, clinker brick exterior face bricks, and interior ebony-finished woodwork and built-ins.

The building is well-built and after 96 years, remains in excellent condition with superior integrity in original location, design, materials, workmanship, and association as a multi-family residence. At the present time, no other work in Spokane has been attributed to E. J. Baum except for the Cedars Apartments and the Elks Temple (altered now as the North Coast Life Insurance Company building).

Conclusion

The Cedars Apartments is in excellent condition, retains excellent architectural integrity, and is an artistic expression of the Tudor Revival style. Architecturally significant, the property is nominated under Category C to the Spokane Register of Historic Places.

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“New Parsons Apartment on Fifth Avenue.” *Spokesman-Review*, 1 Jan 1911, p. 8.

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837,488
543,076
463,020
503,835
428,760
380,270
180,745
134,000
\$5,853,474

itures for 1910 in ch almost \$6,000,000, being \$5,853,474, at \$5,000,000 below for 1909, which and which broke all cause of the several structures started, also that the or a payment of a 000 in construction ne builders to hold cost of their build- the fact that under ent the permits were ted, makes the per- or just closed satis- from all points. about \$3,000,000 has building residence locally \$2,000,000 has commercial structures, ment houses and year total about burches \$77,000 has including the St. structure at Gov- 150,000.

the city hall show iding, 3 six-story, 3 story, 3 three-story, 50 one-story build- ial use. Apartments churches 3, packing idences 1200. These plled two days ago hanges will be made at when the month mber of fine build- ands of local archi- ubt will be started as plenty of money or investment in new permits for the new hich plans are com- in a few days, and \$500,000 expenditure

members plowing. Wash., Dec. 31.— little cold weather government employes ng, out the laterals are rushing plowing

PRIVATE BUSINESS



Tupper, resident of Day & Hansen Security Co., who has re-

Using a highly portable... exceeding also in keeping the rates at a steady level. As a result... are receiving from one-half... and one-half higher returns... similar security elsewhere in the United States.

The Columbia basin, lying between the Bitter Root mountains, on the Idaho-Montana line, and the Cascade range, in western Washington, where are located the most productive wheat lands on this continent, is a vast deposit of decomposed volcanic ash of from 3 to 40 feet in depth. A remarkable characteristic is the small amount of rainfall required to produce paying crops. The average precipitation is not more than 16 inches, and it has been demonstrated that good crops can be grown on from 10 to 12 inches yearly, and there are favored districts in Washington where as high as 45 bushels of No. 1 wheat was harvested this year on nine inches of rainfall.

The orchard industry, which has made eastern Washington and other districts in the Inland Empire famous throughout the world, offers an attractive field for mortgage companies that will specialize on irrigated fruit land loans. When apple orchards produce such crops that the land is valued at \$1500 an acre on an income pay-

75,000 men short of its capacity, that these, together with other signs, portend gloom.

On the other hand the optimist sees the big railroad beginning to order and other supplies. He sees record-breaking crops all along the line, with the farmers getting good prices, business in necessities and even luxuries going along steadily and satisfactorily and the outlook for 1911 looks good to him.

Demand for Bonds.

One of the most encouraging developments is the broadening demand for bonds. This movement may easily go far, both at home and abroad. Conditions would appear to be ripe. First of all, income yielded by high grade issues is better than the return obtainable by lending money on stock exchange collateral. Investors have held aloof for so long that they should now be in a position to make extensive purchases.

The fact that trade at home has been declining and that there is a widespread aversion to embarking upon new enterprises need not limit the absorption of bonds, but should mean the release of a vast amount of capital for investment. It may be that the recent ineliant activity, as reflected by an increase of nearly 100 per cent

466,100 will be distributed to stockholders in the way of dividends, or \$8,349,5 more than in January, 1910. In brief any corporations were enabled to resume or increase dividends, while others were able to make initial payments. A few reductions are noted. As customary, industrial corporations furnish the most striking changes. Concerning the showing it should be mentioned that the current dividend returns are more complete than in the opening month this year. Interest payments amounted to \$133,291,250, or an increase of \$17,360,000, due to large output of bond and note issues and also to the large amount of New York city revenue bonds that mature next month.

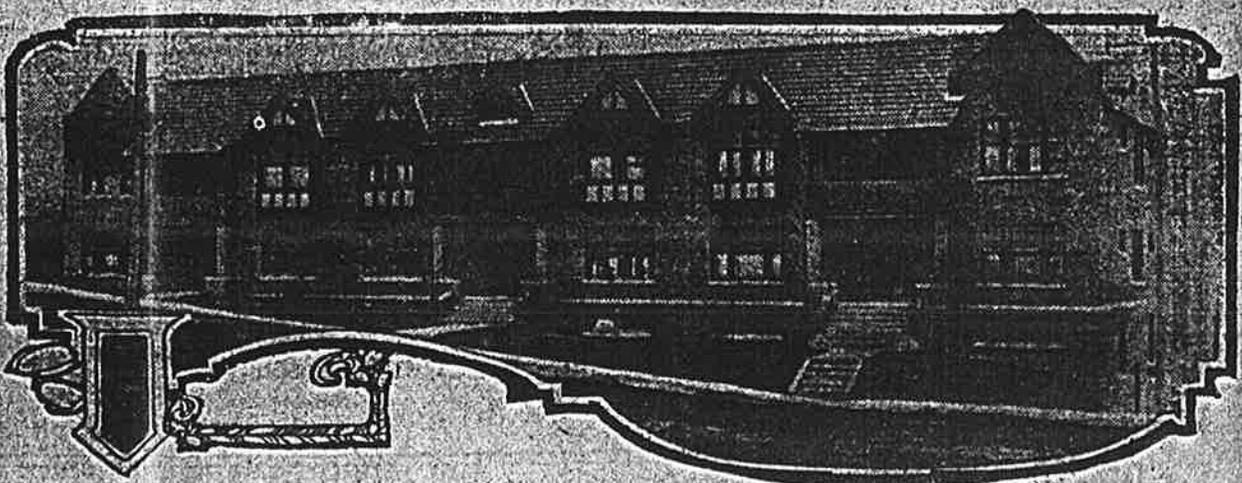
MONEY FOR OREGON WATER

APPROPRIATION OF \$325,000 AIDS UMATILLA EXTENSION.

Fourth Unit Will Be Completed and Additional Arid Tracts Placed Under Ditch.

HERMISTON, Ore., Dec. 31.—The United States has appropriated \$325,000 for the completion of the Umatilla irrigation project at this place and has encouraged the people of Hermiston

New Parsons Apartment on Fifth Avenue



Attractive modified English apartments on southwest corner of Fifth avenue and Cedar street, built by J. R. Parsons at a cost of \$30,000. E. J. Baum is the architect. The building is practically ready for occupancy.

ing basis, it is evident there is authority to warrant a considerable loan. None of the mortgage houses now in the field, however, are prepared to make orchard loans commensurate with the selling value of the property. They hold fast to the proven and conservative lines, rather than branch out to new and more speculative fields.

TUPPER LEAVES DAY & HANSEN

Second Vice President to Engage in Private Business.

C. T. Tupper, who for the last two years has been second vice president of the Day & Hansen Security company and a member of the board of trustees, has withdrawn from the company and will take up business for himself. Mr. Tupper was also manager of the real estate and land advertising department and examiner for the farm loan department. He will dispose of his interests in the company.

Mr. Tupper is well known in Spokane and throughout the west and middle west. He was in the banking business in Minnesota before coming to Spokane. He organized and was cashier of the Citizens' National bank of Worthington, Minn.

Robert Whittier, who has been in charge of the Day & Hansen lands and business in the Waterville district, has been transferred to Spokane and will take up the work of Mr. Tupper.

Four Cottages at Grandview.

GRANDVIEW, Wash., Dec. 31.—The Standard Home Building company of

in transactions on the exchange, merely reflects the reemployment of the January dividend and interest disbursements, but there are solid grounds for believing that the movement has a broader foundation.

Small Bonds to Invade Market.

The odd-lot buying now in progress has stimulated an agitation for bonds of lower denomination than \$1000. The United States is so accustomed to dealing and talking in thousands and millions that scant attention has been paid to small things or small investors—the "take-care-of-the-pennies" motto has been applied in practice to the investment markets. But several of our principal railroad systems have learned from their experience in raising money abroad that the small investor is not to be despised, and the prospects are that before long bonds for \$500 and even \$100 will be freely used in this country. There is no adequate reason why all bond financing should be done by the \$1000 denominations.

In the stock market the importance of the odd-lot buyer is rapidly being realized and nearly every well-conducted stock exchange firm now caters to this class of customer.

Many Barometers of Wall Street.

All sorts of people have ways of their own of telling how things are going in Wall street. The downtown barber knows exactly when times are good and when they are bad from the amount of patronage and the size of the tips he receives. The high-class jeweler believes his business is an unerring barometer for this is well known that

and settlers, notwithstanding the fact that the army engineers have turned down the west side extension, 3 to 20 miles west of Hermiston.

The appropriation of \$325,000 is not needed to complete the fourth unit of the Umatilla project, which includes 3000 acres out of the entire 20,000 acres in the project. Many of the ditches, pipe lines and flumes have already been completed in this unit. According to reliable information the course will be to include lands along the edges of this project. Surveys have been made, contour maps prepared and plans for irrigating adopted by local government engineers for approximately 5000 acres of marginal lands within two miles of Hermiston, above the feed canal that supplies the Cold Springs reservoir, and between the feed canal and the laterals of the present distributing system. Except that above the feed canal this tract can be supplied with water until about July 1 from the feed canal and it is proposed to develop power at the A-C drop to pump water 10 to 40 feet for the remaining months.

In addition to this a strip of land on the north side of the project can be brought under water by a pipe line and 1000 acres in the vicinity of Cold Springs station on the Columbia can be easily covered, partly by drainage water and by water from the big reservoir.

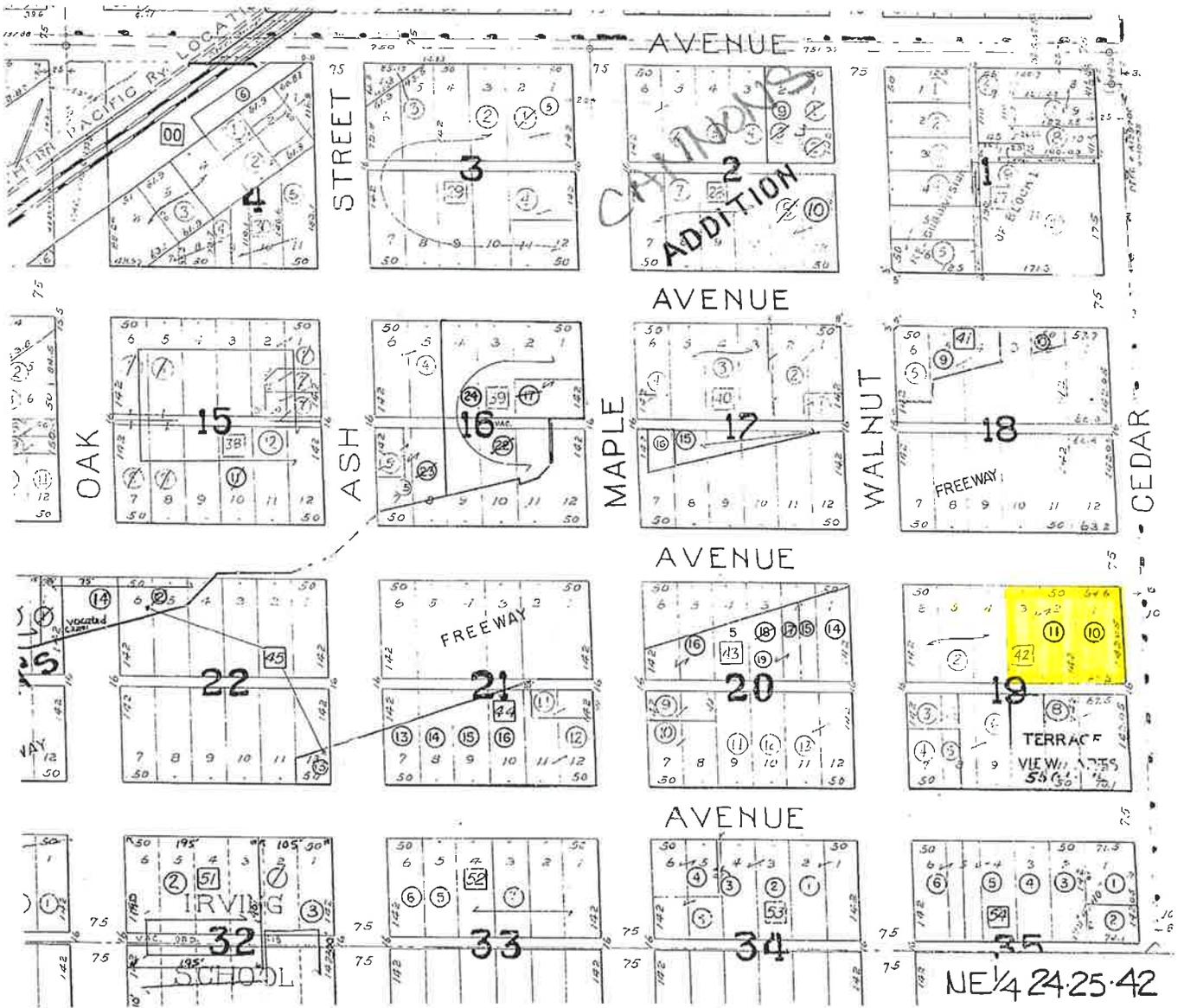
Mild December in Flathead.

KALISPELL, Mont., Dec. 31.—The mildest December in the history of Flathead county is being recorded at

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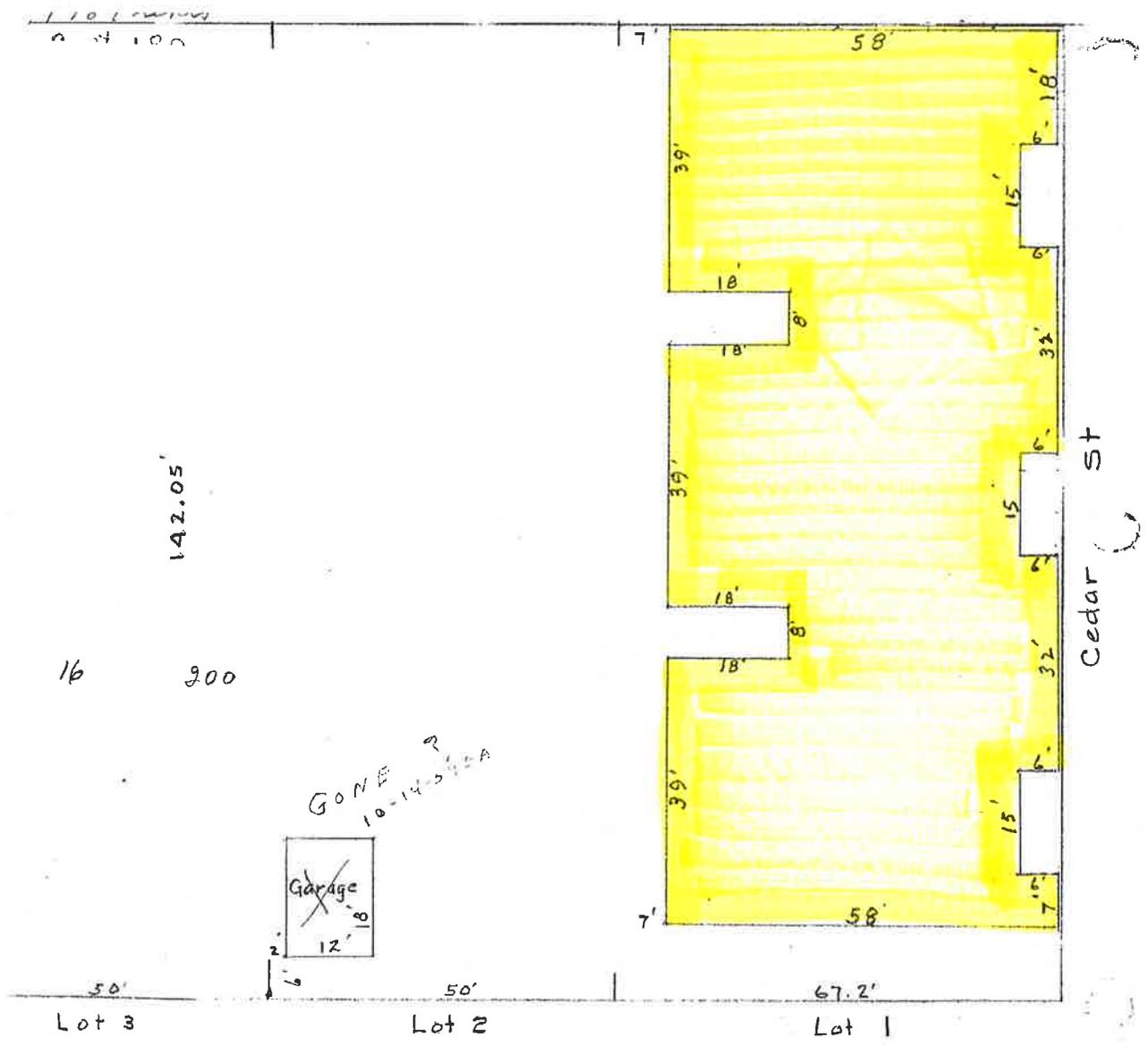
Plat Map

Spokane County Plat Map, 2007



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Site Plan Spokane County Tax Assessor Records, 2007



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Photos 1 and 2

East façade which faces South Cedar Street in 2006



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Photos 3 and 4

North elevation in 2007 (faces West Fifth Avenue) and front door details.



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Photos 5 and 6 South elevation and front door in 2007.



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Photos 7 and 8

West elevation (rear) of building in 2007.



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Photos 9 and 10 Interior of apartment at SE corner of first floor in 2007.



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Photos 11 and 12 Interior SE first floor apt in 2007.



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Photos 13 and 14 First-floor SE apartment in kitchen in 2007.

