

# 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 **Duquesne Apartments**  
And/Or Common Name

## 2. Location

Street & Number 31 West Pacific Avenue (29 West Pacific)  
City, State, Zip Code Spokane, Washington 99201  
Parcel Number 35191.0804

## 3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<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 Pacific Bridge Properties 1, LLC.  
Street & Number 2525 East 29<sup>th</sup> Avenue, STE 143-10B  
City, State, Zip Code Spokane, Washington 99223-4855  
Telephone Number/E-mail 509-

## 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  
Date 23 April 2003 Federal  State  County  Local   
Depository for Survey Records Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

(enter categories from instructions)

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

### Check One

unaltered

altered

### Check One

original site

moved & date \_\_\_\_\_

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

## 8. Spokane Register Criteria and Statement of Significance

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

A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory history.

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

## 9. Major Bibliographical References

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

## 10. Geographical Data

Acreage of Property

Less than one acre

Verbal Boundary Description

Railroad 1<sup>st</sup> to 4<sup>th</sup> Addition LTS 5&6, BLK 9 Together with N1/2

of VAC Alley S of & ADJ to (VAC ORD# C-34117)

Verbal Boundary Justification

Nominated property includes entire parcel on which the building is sited.

## 11. Form Prepared By

Name and Title

Jim Kolva

Organization

Jim Kolva Associates

Telephone Number/E-mail

(509) 458-5517

Street and Number

115 S. Adams Street

City, State, Zip Code

Spokane, Washington 99201

Date

November 15, 2009

## 12. Additional Documentation

Map USGS 7.5 minute topographic Spokane Northwest, Wash. 1986.

Assessor's Site Sketch

Floor Plan Drawing (proposed offices)

Photographs

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

\_\_\_\_\_  
\_\_\_\_\_

**14. For Official Use Only:**

Date Received: \_\_\_\_\_ Attest: Yeru H. [Signature]

Date Heard: \_\_\_\_\_ City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: Michael J. [Signature]

Council/Board Action: \_\_\_\_\_ Assistant City Attorney

Date: 8/9/10

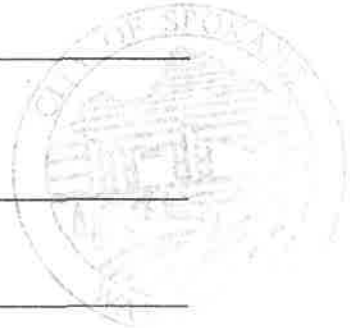
**We hereby certify that this property has been listed in the Spokane Register of Historic Places.**

[Signature]  
**CITY ADMINISTRATOR, City of Spokane**  
or

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

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

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



## **Description**

### **Summary**

Resting on an elevated basalt rubble basement foundation, the two-story red brick building (front painted white) is symmetrical and divided into three equally-spaced bays. Thirty feet wide and sixty feet deep, the building is composed of unreinforced brick exterior walls and wood post and beam and stud wall interior structure. On the first floor, a centered and segmental-arched entry bay fronted by a wooden portico provides entry to the building.

Six concrete steps ascend to the concrete porch landing and single-door entry. Four simple green-painted wooden Tuscan columns support the overhanging porch roof. Flanking each side of the entry door and porch ensemble are single window bays. Set into the wall, the windows are framed by projecting brick sills and segmental arches of brick voussoirs. Accent is provided by a slightly projecting brick hoodmold along the extrados of the arches. The second floor has three identically detailed window bays aligned over the first floor bays. The facade is terminated by a slightly projecting brick cornice and stepped parapet that displays the weathered green-painted letters "DUQUESNE". Brick dentils formed by alternating projecting headers are beneath the cornice, and above is the flat parapet wall capped by bronze-colored sheet metal flashing. The roof is flat and slopes to the rear (south).

### **Front Façade (North)**

The Duquesne, as well as two single-family houses, one to the rear and the other to the west that have been removed, is mid-block in a district of predominantly commercial and warehouse buildings primarily oriented to the former Northern Pacific Railroad (BNSF Railroad). The two-story brick Hughes-Green building to the east, at the corner of State Street, and the two-story brick Forester's building to the west, at the corner of Bernard Street, are built to the property lines as is typical of downtown locations. The Duquesne is set back from the street and because it is free-standing, it is a rectangular plan rather than the typical dumbbell plan of the property-line-to-property-line buildings in the dense downtown.

The Duquesne Apartment Building is set back about 25 feet from Pacific Avenue. Two concrete steps provide access from the sidewalk along Pacific Avenue to an approach walkway, and six steps ascend to a concrete porch. Smooth, tapered Tuscan columns support the front of the overhanging wooden porch, while two half columns affixed to the brick wall support the rear. The columns support a simple wooden lintel upon which rests the boxed projecting eaves. A gutter along the front fascia directs stormwater to the sides of the porch.

The front façade is flat and the brick is laid in stretcher bond. Other than the sills, arched hoodmolds, and simple cornice, the walls are flat and unadorned. The parapet rises seven brick courses above the slightly projecting brick cornice. Below and accentuating the cornice is a course of headers, with alternating projecting headers to create a dentil pattern. Extending slightly above and centered in the parapet wall is a stepped section that forms a recessed panel in which the DUQUESNE is identified. Brick header dentils terminate the panel and run between corbel brick end posts.

Door (partially covered with plywood) and window moldings are inset about two inches from the façade. The wood molding and flat wood tympanums are painted green. The original sash was replaced by aluminum-framed windows and subsequently replaced by Pella double-hung metal-clad sash.

To the left of the entry porch, affixed to the brick wall is a weathered sign that proclaims:

DUSQUESNE APTS.  
*CLEAN! QUIET!*  
WE'LL REDECORATE FOR YOU  
APTS: \$35 & \$50  
*PENSIONERS WELCOME*

**East Side Façade**

The east façade is flat and composed of red brick atop a rubble basalt foundation/basement wall. Five equally-spaced window bays are aligned on the first and second stories. The window openings are marked by slightly projecting brick header sills, brick jambs that are integral to the building, and segmental arches with voussoirs of alternating brick stretchers and headers. The original green-painted frame-moldings are within the brick openings. The original sash had been replaced by an aluminum sash, and most recently (2010) by Pella double-hung molded metal clad sash.

The parapet steps down with the slope of the roofline to the south, three courses from the front to middle, and four courses from the middle to rear. A bronze-color sheet metal coping caps the parapet wall.

Because of deterioration of mortar and structural failure at the rear, a section of the side parapet and the entire rear wall were rebuilt and restored to original configuration in late-2009-early-2010.

**West Side Façade**

The west façade is nearly identical to the east façade. From the basalt rubble foundation to the five equally-spaced window bays to the three step parapet, the configuration and detailing is the same. As with the east, the west rear had been rebuilt as a result of structural failure (work done at the order of the building department). The west façade differs from the east because of a square red brick chimney that rises from the basement to about four feet above the parapet wall. A second chimney, south of the remaining, settled away from the wall and collapsed. A slightly projecting brick course, flush brick course, concrete cap, and square terra cotta flue top the chimney shaft.

**Rear (South) Façade**

Because of structure collapse, the rear façade was rebuilt to duplicate the original rear. Because the site slopes down to the north (front), the centered rear door is entered at grade. One window is on each side of the door, centered between the door bay and building corner. The same configuration is at the second floor, a centered door bay and flanking window bays. The window bays are defined by slightly projecting brick header sills, flat brick jambs, and voussoired segmental arches composed of alternating brick stretchers and headers. The doors are similarly detailed with plain brick jambs and segmental arches. The original frame-moldings have been reinstalled within the brick openings. The sash is identical to that of the front and side façades. Sheet metal fascia and gutter extend across the rear forming a broad line just above the tops to the window arches. The gutter drain attached to the southeast corner of the exterior wall. The brick ends of the parapet wall extend above the roof plane.

**Interior Plans and Materials****First Floor**

The first floor consists of a centered single-door entry that opens to an open vestibule. Immediately to the right is a doorway to a living unit is on the west wall. Just beyond and extending from the west wall is the stairway to the second floor. East of the stairway is an open corridor, and along the east wall, a doorway to the front apartment. The corridor, which divides the floor plan in half, provides access to the rear residential units and extends to the rear exit door.

The 6'-10"-wide center hallway runs straight through the first floor to an exit door at the rear. Nine residential units, five on the west side, and four on the east side are along the hallway. The units on the west side are slightly narrower, at 9'-11", while the units on the east side are 10'-11". Room widths range from 9'-11" to 13'-7". Within the rooms were sinks (removed) and gas ranges. The gas ranges were plumbed some time after the building was constructed (ca. 1962). Internal doors between residential units allow two rooms to be combined into one living space. There were not, however, separate kitchens, bathrooms, or bedrooms within the units. The combination of two units could have configured in a living/kitchen area, and a bedroom.

The front entry door, as well as the doors to the rooms, is detailed with case moldings rising from base plinth moldings with wood rosettes in the upper corners. The base moldings wrap around the hallway and the interior walls of the rooms. The chair rails are only in front corner, but not along walls. The original entry door is two-panel wood with the bottom panel extending to a horizontal frame. The top panel is a segmental arch. The door panels are covered with plywood; the original material is reportedly glass. Transom windows are over the doors between the hallways and the rooms. The glass has been removed and been replaced by painted plywood in the openings.

At the east rear corner were two common bathrooms, about 5'-6" wide and 10'-11" long that were shared by the nine units. One of the rooms had a bath/shower, and the other a toilet and sink.

Beneath and on the back end of the stairway to the second floor is a stairway to the basement. Within the basement was a coal-fired boiler (converted to natural gas ca. 1962), gas piping, water meter, a shower, and storage room. The floor is concrete with concrete and basalt rubble walls.

The walls and ceilings are plaster over wood lath. Floors are two-inch wood strip, likely fir or pine. Carpet and shiplap linoleum are used as floor coverings.

Doors are solid wood with four raised panels, two above and two below the lock rail.

### **Second Floor Plan**

Like the first floor the second floor contains a central hallway that runs from the second floor landing at the north end to an exit door at the south end. Nine residential rooms, five on the west side and four on the east side are along the hallway. Two common restrooms were in the southeast corner, a tub/shower room, and a toilet room with sink. Hallway and room dimensions are similar to those on the first floor. Doors with transoms, windows, and moldings are identical to those of the first floor.

## Summary

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

The Duquesne Apartment Building is eligible under Category A because it was constructed during the city's most significant period of growth, 1900 to 1910. As an early downtown apartment building and as a contributing structure in the East Downtown National Register Historic District, the Duquesne is a specific property type within that district. In the Commercial Vernacular style, the building exhibits the predominant characteristics of a single-room occupancy hotel (but functioned as an apartment building). The living units were small rooms with no kitchen (gas ranges added ca. 1962) or bathroom (bath and toilet down the hall), and only a sink (floor plan and room configuration characteristic of an SRO). Located out of the retail commercial mainstream, the building housed only apartments and provided lodging for working class clientele in the growing downtown. The Duquesne has operated continuously as a lower to middle income apartment building from its construction in 1904 to ca. 2006. In its later years, the Duquesne catered to low-income residents and advertised for "pensioners".

### Significant under Category C – Architecture

The building is a rare example in the downtown of a mid-block freestanding vernacular apartment building in the East Downtown Historic District nomination. Its basalt rubble foundation, simple brick façade, segmental-arched windows and stepped parapet are characteristic of the first decade of the 20th century. Unlike its counterparts in the more densely developed area of the typical downtown setting, the Duquesne is set back from the street, approached by a walkway and steps, and entered, in the shelter of a projecting portico, directly on the residential first floor. Its setting and lack of commercial uses on the ground floor further differentiated the building from the SROs that dominated the residential housing of downtown. The vernacular brick building with wooden entry portico is essentially unaltered from its construction ca. 1904. According to the East Downtown nomination:

The vast majority of buildings either were not designed by an architect or the architect is unknown. The vernacular nature of most of the buildings is what defines the character of the district. The consistent quality of the materials and workmanship, along with the scale of the buildings define an area of Spokane that catered to the day-to-day business of the city and to those who worked and resided there.

The Duquesne is one of these vernacular buildings that was built near the Northern Pacific Railroad Depot and housed people who worked in local shops, the railroad, and the mills. Because it is a smaller and narrower building than the typical downtown, at 30-feet wide rather than 50 feet, the floor plan allows a central hallway flanked by a tier of rooms, about 10 feet by 11 feet in dimension, that have exterior walls and windows. Its immediate neighbors, until a couple of years ago, were single-family houses rather than commercial blocks, also unusual in the commercial district of the downtown. This urban pattern was typical of the early developing city as single-family houses were built on the fringe commercial core were consumed by the outwardly expanding brick commercial apartment blocks.

Although the Spokane County Assessor's records indicate building was constructed in 1892, other evidence indicates a later construction date. The 1902 Sanborn shows the block in which the Duquesne resides as undeveloped. City water service records indicate its actual construction date around 1904. The building is shown on the Sanborn Insurance Map in the 1910 edition. (The East Downtown Historic District Nomination indicates that the building was constructed in 1904).

The 1910 Sanborn Map shows the subject building "Lodgings" at mid-block, at 31 Pacific Avenue. On the same lot is a one-story frame dwelling, #29, in the rear east corner, and a two-story frame dwelling, #35, immediately west and at the same setback from Pacific Avenue as the subject building. Further west at the corner of Pacific Avenue and Browne Street is a 2-story brick "Lodge Hall" with its front door on Browne Street. Built in 1909,

this is the Foresters of America Hall. To the south of this building, fronting on Browne and along the east-west alley was a three-story dwelling (razed). At the opposite end of the block, fronting on State Street and along the alley, was a two story brick building listed as "F" (flats). The State Flats were built in 1909. Across the alley were two dwellings front on 2<sup>nd</sup> Avenue, a single dwelling fronting on Browne Street and at mid-block and extending between 2<sup>nd</sup> and the alley, a masonry commercial building. Miscellaneous frame sheds were along the alley east of the commercial building.

The Northern Pacific Railroad main line and sidings, one-half block north, were the dominant feature in the neighborhood. Warehouses were along the tracks, and a mix of buildings including the Elgin Creamery Company, and Hazelwood Creamery Company were along the north side of Pacific Avenue, just west of State Street, and just west of Browne Street, respectively. The four-story brick Bakke-Mogstad Building (Hotel Wilton, apartments) and two dwellings were west of Browne Street between Pacific and 2<sup>nd</sup> avenues.

The two-story brick Green Hughes Printing Company Building, to the east at the corner of Pacific Avenue and State Street, was built in 1911.

### Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the most recent East Downtown National Historic District and Single Room Occupancy Hotels (SROS) in Spokane a multiple-property listing; thus the Spokane historic context discussion is abbreviated. The nomination for the East Downtown Historic District discussed the variety of commercial and residential buildings in downtown. The following significant statement and history narrative are excerpted from that nomination and provides context for the Duquesne.

The East Downtown Historic District, located on the eastern fringe of downtown Spokane, is eligible for listing on the National Register of Historic Places under Criteria A and C. Commerce, transportation, industry, and social heritage are areas of significance which demonstrate the district's eligibility under Criterion A for its association with broad patterns of history which led to the growth and development of Spokane as a major hub in the Pacific Northwest. The district is also eligible under Criterion C (area of significance: Architecture) for its collection of commercial, mixed-use, and industrial buildings that are good examples of vernacular architecture which, together, present a strong statement on the historic significance of the district's contribution to Spokane's development.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, providing connection to the Puget Sound. The line was completed in 1883 when the eastern and western branches of the railroad came together, thus establishing transcontinental service through Spokane Falls.

The newly incorporated city continued to grow through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. In spite of the devastating fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded. Brick and terra cotta became the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the new buildings were constructed in an area much larger than the original business district. The business district spread east to Division Street. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a dramatic increase in the construction of commercial buildings in east downtown. Frame dwellings gave way to commercial buildings that would meet the demand of the influx in population. Among the property types and businesses that were prevalent were hotels, lodging houses, and restaurants.



From the turn of the new century, 1900, Spokane's population exploded from 36,848 to 104,402 in 1910. This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

### **The Railroads and their Influence on Industry, Commerce, and Labor**

The story of industry, commerce, and labor in Spokane is tightly interconnected with the coming of the railroads. The Northern Pacific Railroad came to Spokane in 1881 with the connection to cross the continent in 1883. During the next two decades, several Northern Pacific branch lines were built through the region, with Spokane as a hub, to serve the farming, lumber, and mining areas of the Inland Northwest. Additionally, the Union Pacific, Great Northern, and the Chicago, Milwaukee, St. Paul & Pacific came through Spokane on their way to the west coast. By the turn of the century, eight railroads converged in Spokane making the city a major transportation center.

Spokane's proximity to abundant natural resources in mining, lumbering, and agriculture was a great catalyst in transforming Spokane into the major distribution center of the Inland Northwest. The prospect of finding gold, silver, lead, copper, zinc and other minerals brought men with fantasies of fortunes to the area. Spokane became a principal distribution point for equipment and supplies. Miners patronized Spokane's mining outfits, hotels, saloons, restaurants, and gambling halls before and after setting off to the mines. Those who made their fortune from the mines settled in Spokane and helped build the city.

Among the other industries that began to rise at the turn of the 20th century was the lumber industry. The arrival of the railroads lowered lumbering shipping rates in 1894, thus allowing mills to ship lumber farther. Forests in the Great Lakes region on the Midwest had been depleted and the Great Lakes lumber barons looked elsewhere for mature forests. Western states and railroads solicited these lumber barons to deforest their lands to increase commerce. Like any other industry, the timber industry saw cycles of boom and bust. By 1930, the timber industry had declined significantly.

In addition to mining and lumbering, Spokane's economy has been greatly influenced by the agricultural industry. Again the railroad, by providing relatively low cost transportation to the eastern markets brought striking changes to agriculture in the Inland Empire. The Northern Pacific, the Union Pacific, and the Great Northern transcontinental lines and their feeder lines brought in immigrants and provided farmers a means for shipping their products out to market.

Railroad connections to eastern markets and to the west coast created a demand for agricultural products that led to the increasing growth of Spokane. Flour was shipped to such diverse ports as Liverpool, New York, or Tokyo. Livestock and meat also moved out of Spokane. Eventually, the city became a regional supplier as well as a market, with warehouses and wholesalers eager to supply retailers in the towns of the region

**Architectural Significance in East Downtown**

The period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot and Fire Station #1 and ends in 1953, the fifty-year date set for eligibility for the National Register. Approximately two-thirds of the existing buildings in the district were built in the first decade of the 20th century during Spokane's biggest era of economic and population growth. 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.

Buildings vary in use but generally fall in the following categories: transportation; commercial; industrial; and single-room occupancy hotels (SROs). The diversity of businesses allowed for a community to live and thrive in downtown. The Duquesne was similar to the typical SRO in that it had small, undefined rooms, 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 Duquesne exhibits the fundamental characteristics of the SRO, except that it was always advertised as an apartment building. Further, it was on the fringe of downtown and sited atypically from the more intensive commercial districts where the buildings were built to property lines: to the back of the sidewalk on the fronting street and abutting buildings on the sides. The Duquesne is set back from the street and freestanding. Thus it does not have commercial uses on the ground floor, has exterior windows on the sides, and has no central skylight core. The Duquesne also had a somewhat different tenant, likely more permanent than the newly arrived looking for permanent housing or the itinerant worker needing seasonal or temporary housing.

The East Downtown Historic District contains many of the city's SROs, a specific type of working-class housing that was developed to house the itinerant workers who came to Spokane in great numbers. Mostly constructed between 1900 and 1910 to meet the housing demand the itinerant workers created, the SRO in Spokane was typically two to four stories in height with ground floor commercial/retail space and hotel rooms on the upper floors. The businesses on the ground floor catered to the residents of the hotel and/or general population.

**Ownership History**

- 9/10/2009 – Pacific Avenue Properties I LLC, RJH LLC and RJH III, LLC transferred by Warranty Deed to Pacific Bridge Properties 1, LLC.
- 7/13/2001 - Joseph D. and Kristi A. Harwood, and Cory S. and Elisa Colvin by Warranty Deed to RJH II, LLC.
- 3/9/2001 – Peter D. Goldberg to Joseph D. and Kristi A. Harwood, and Cory S. and Elisa Colvin, Warranty Deed
- 2/15/1979 – John G. and Mary Burya to Peter D. Goldberg, Warranty Deed
- 5/12/1972 – Anthony B. and Monica S. Arneson etux by Warranty Deed to John G. and Mary Burya
- 1/22/1970 – Mary E. Turbin to Anthony B. and Monica S. Arneson by sales agreement.
- 4/18/1966 – George Luther to Mary E. Turbin by Warranty Deed.
- 4/13/1966 - Raymond A. Doyle to Esther D. & George Luther by Warranty Deed.
- 4/18/1966 – Ida G. Marks to Leonard Doyle etux by Warranty Deed.
- - Note: could not find transaction with which Marks acquired the property
- 4/7/1926 - George W and Mary T. Manning by Warrant Deed to Ray L. Harris etal.
- 11/9/1906 – Baslington, Thomas, etal by Warranty Deed to George W Manning

- 11/29/1905 – Minnie C. and William R. Thomas to Thomas Baslington & James W. Brenton by Warranty Deed

The property was sold for the sum of \$11,000 which must have included the building. The purchasers also a mortgage of \$2300 made to the Northwestern and Pacific Hypotheekbank, dated February 13, 1905.

### **Building Permits**

On January 22, 1904, Miss M. C. Stein, was granted permission by the city to have a connection made with the City water main on 2<sup>nd</sup> Avenue. The building had 9 rooms on the first floor, and 10 rooms on the second floor, one bath and two water closets. The permit listed two buildings, a 16 x 20 house at the rear of the lots (#29) and the 30 x 60 two-story brick apartment building (#35). The connection was for W 31 Pacific.

On May 3, 1904, a water connection permit was issued to W. R. Thomas for the three-room house at W 29 Pacific Avenue. (William R. Thomas was listed at this address in the 1905 Polk. He was listed as a teamster for Kalispell Flour. Minnie, one of the sellers of the 35 Pacific property in 1905 was not listed with in. The apartments may have been built while Thomas resided at this adjacent property.)

G. W. Manning was granted a permit to install a water meter in the basement of W. 31 Pacific Avenue on June 26, 1911.

A side sewer permit, with inspection of March 3, 1906, was issued to Cook & Clarke for the building at W. 31 Pacific.

A Building Permit was issued on February 6, 1940 to alter and enlarge the chimney. Mr. Ben Standal was listed as owner (but was the resident manager, not owner).

Mrs. Marks (owner) was issued a permit on September 17, 1951 to add four plumbing fixtures.

A permit for a 40,000 BTU gas appliance was issued on November 1, 1962.

### **Polk City Directory Listings**

The building at 31 Pacific was first listed in the Polk City Directory in 1906 under the advertising listing “Furnished Rooms” with Mrs. Mamie Murphy as the proprietor. Within this section of Polk, 280 names were listed, some of the names of single room occupancy hotels (SROs) and apartment buildings. The majority of names listed the proprietor, typically a “Mrs.,” and the address with no building name. In 1908 Mrs. E. E. Johnson, replaced Mrs. Murphy as the proprietor of rooming house.

The “Du Quesne House,” 31 Pacific Avenue was the first reference to the present name, again under Furnished Rooms with Mrs. Minnie Sterling as proprietor, in the 1909 Polk.

The 1916 Polk first listed the present name “The Duquesne” in the advertising category “Furnished rooms.”

It was not until 1919 that the “Duquesne Apartments” were first listed in Polk at 31 West Pacific under the heading “Apartment Buildings”. In the 1919 listing, there were 203 buildings listed in Spokane under the heading apartments.

By the 1929 Polk listings, the number of apartment buildings listed in Spokane increased to 306. The Duquesne listed nine residents with one vacancy. The listing indicated that seven of the residents used two rooms, and that two used one room. A total of 20 room numbers were cited in the listing. Ben Standal was the resident manager,

having moved into the Duquesne in 1926 and remaining in that position through 1943. Other than Standal, the residents typically resided there only a couple of years or less. Over the years, the room configurations of the residents shifted from a combination of one resident per one room, one resident per two rooms, with different combinations in subsequent years. It seemed that, for the most part, the use of one or two rooms was flexible and could change from tenant to tenant.

The Polk, although typically listing professions and jobs of Spokane residents, did not list occupations for most of the residents of the Duquesne. In 1979 though, four of the ten residents of the Duquesne were listed as retired, but no occupations were listed for the other six residents. In 1988, no resident names were listed, and in 1989, W. 31 Pacific was listed as vacant. In 1990, units 1 through 8 were listed with new residents and unit 9 was vacant. The last resident listed was in the 2006 Polk, with no names listed after 2007.

### **US Census 1910, 1920 and 1930**

The 1910 census listed ten residents at 31 West Pacific Avenue. One family that included husband, wife, son, three daughters, and son-in-law, and three "lodgers," occupied the building. With the exception of the husband and wife heads of the family, in their 50s, the residents were in their early 30s and 20s, with the youngest at 16 years. Two housewives, one house worker, three railroad workers, a dry goods clerk, bridge watchman, freight agent, and waitress.

The 1920 census listed nine residents in the building. Three families and one lodger occupied the building. Mrs. Garman, the resident manager and her daughter, a telephone operator, a stockbroker and his wife, a laborer in a candy factory, and a woman bookkeeper with two young children and a stepson, and a "lodger", were listed. The lodger listed no employment. Ages range from one year to 46 years.

The 1930 census listed seven residents at 31 West Pacific with Ben Standal as resident manager. The residents were listed as "lodgers," six were male, one was female, and all were white. Mr. Standal was the elder at 86 years, and the youngest resident was 29 years old. Three residents, including Standal were born in Germany, one in Sweden, and one in Norway. Two residents were power company linemen, one a cracker packer, one a waitress, and two were laborers.

Hylsop, Robert B. Spokane's Building Blocks. 1983.

Holstine, Craig, "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910." National Register of Historic Places Nomination. 1993.

Polk, R.L. Directory, City of Spokane. Various years 1905-2008.

Pratt, Orville Clyde. The Story of Spokane (unpub. MS). Spokane Public Library, NW Room. 1948.

Sanborn Map Company. 1888, 1889, 1891, 1902, 1910, 1928, and 1950.

Sheridan, John B. A Survey of Spokane's Low Cost Residential Hotels and Apartments. July 1972.

Spokane County Assessor's Office. Field Files for 176 South Howard Street.

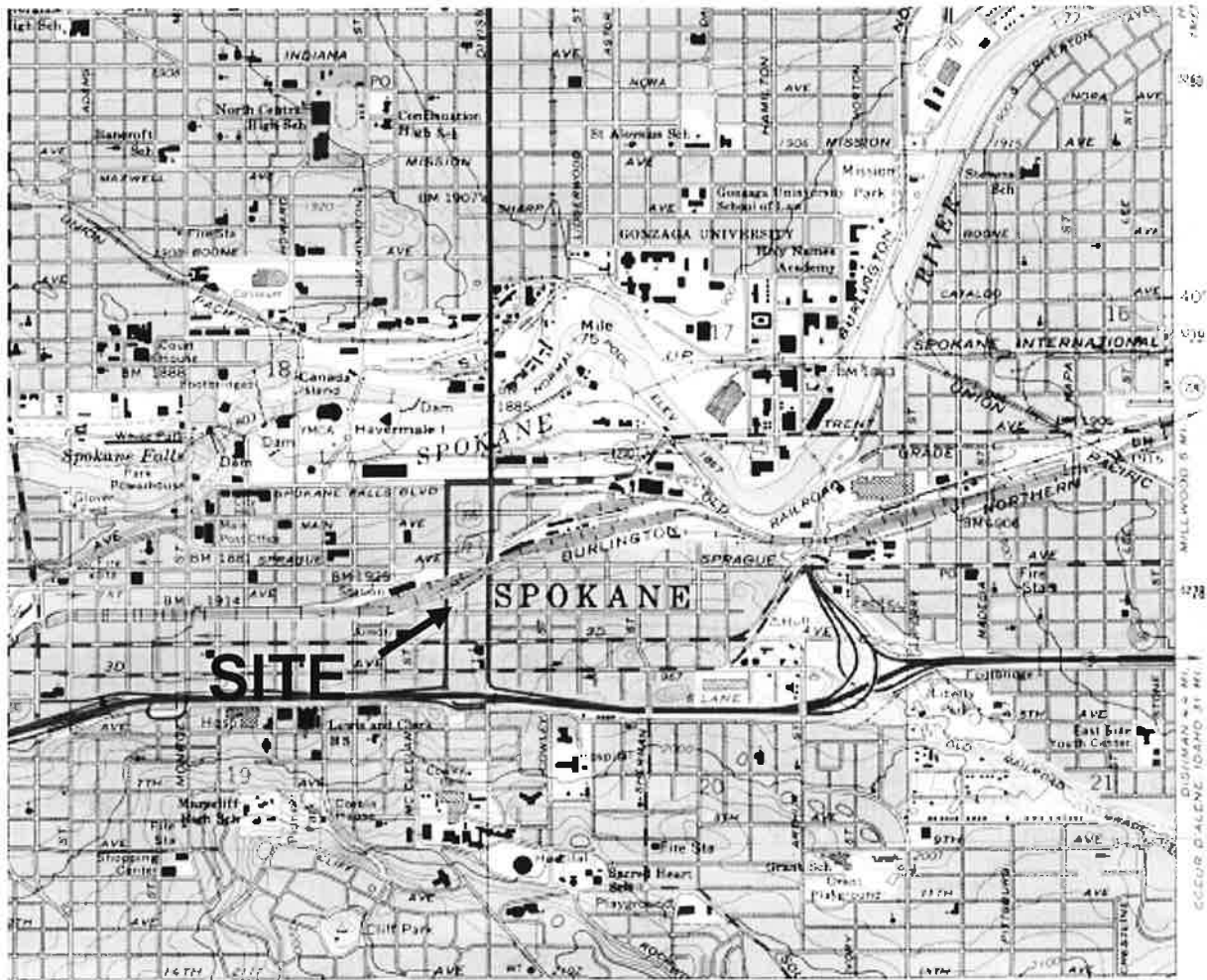
Spokane County Clerk's Office, Deed Books.

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

Spokesman Review. Various articles 1903 to 1912.

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

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



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

# 31 WEST PACIFIC AVENUE SITE LOCATION



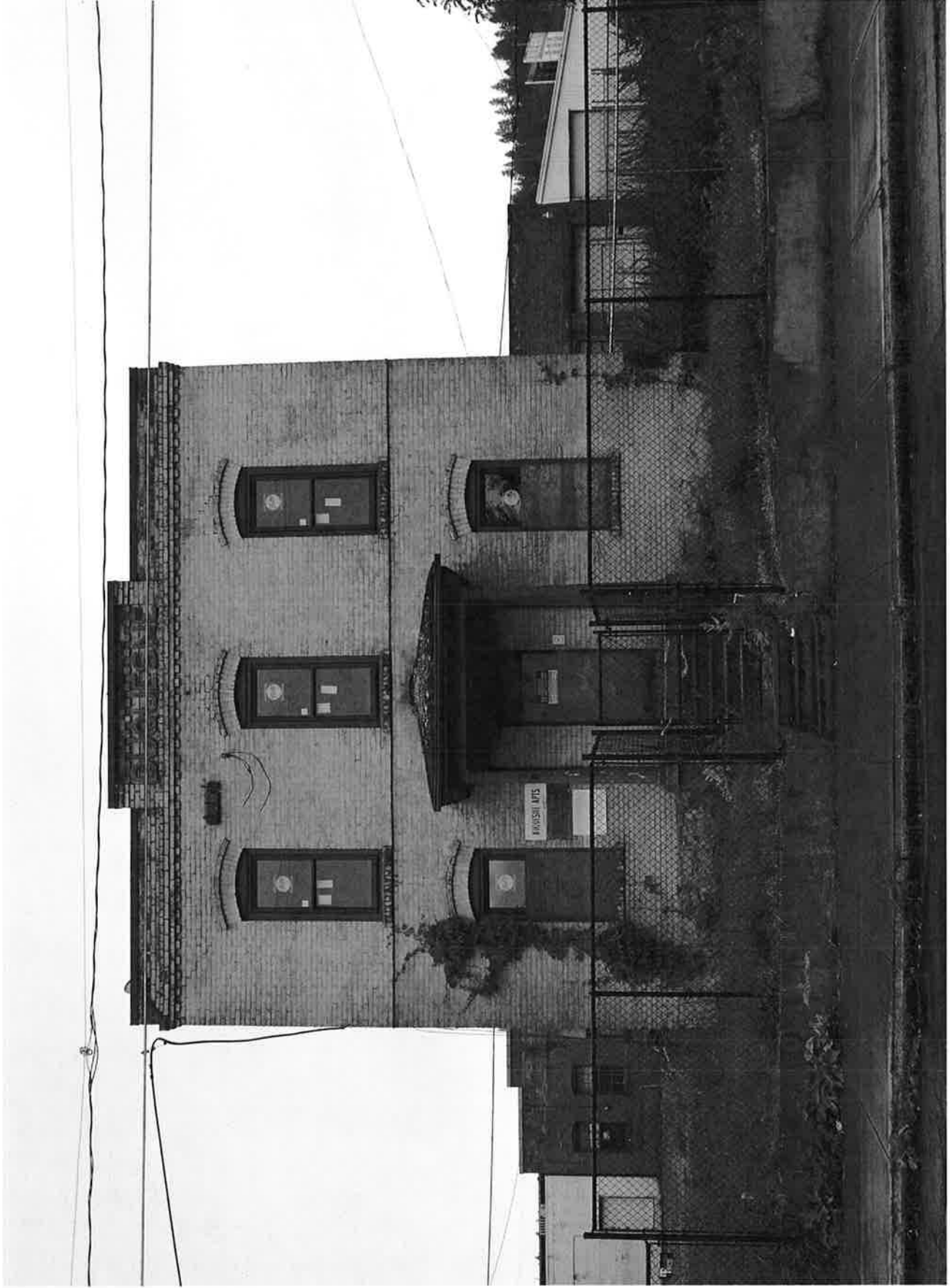
N

1" = 2000'

# Duquesne Apartments, 31 W Pacific Avenue



# Duquesne Apartments, 31 W Pacific Avenue





**Duquesne Apartments, 31 W Pacific Avenue**



Duquesne Apartments, 31 W Pacific Avenue



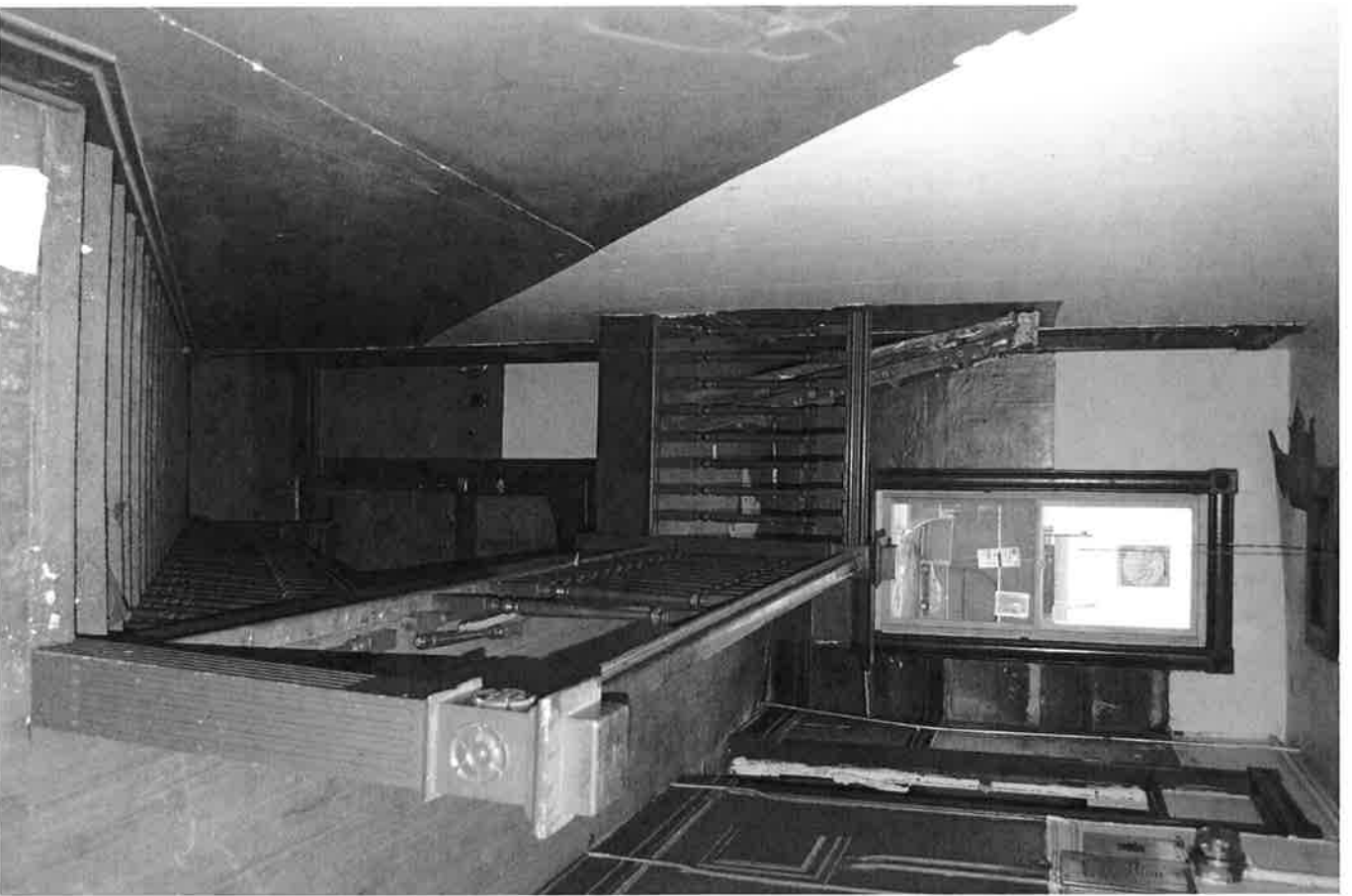
Duquesne Apartments, 31 W Pacific Avenue



Duquesne Apartments, 31 W Pacific Avenue



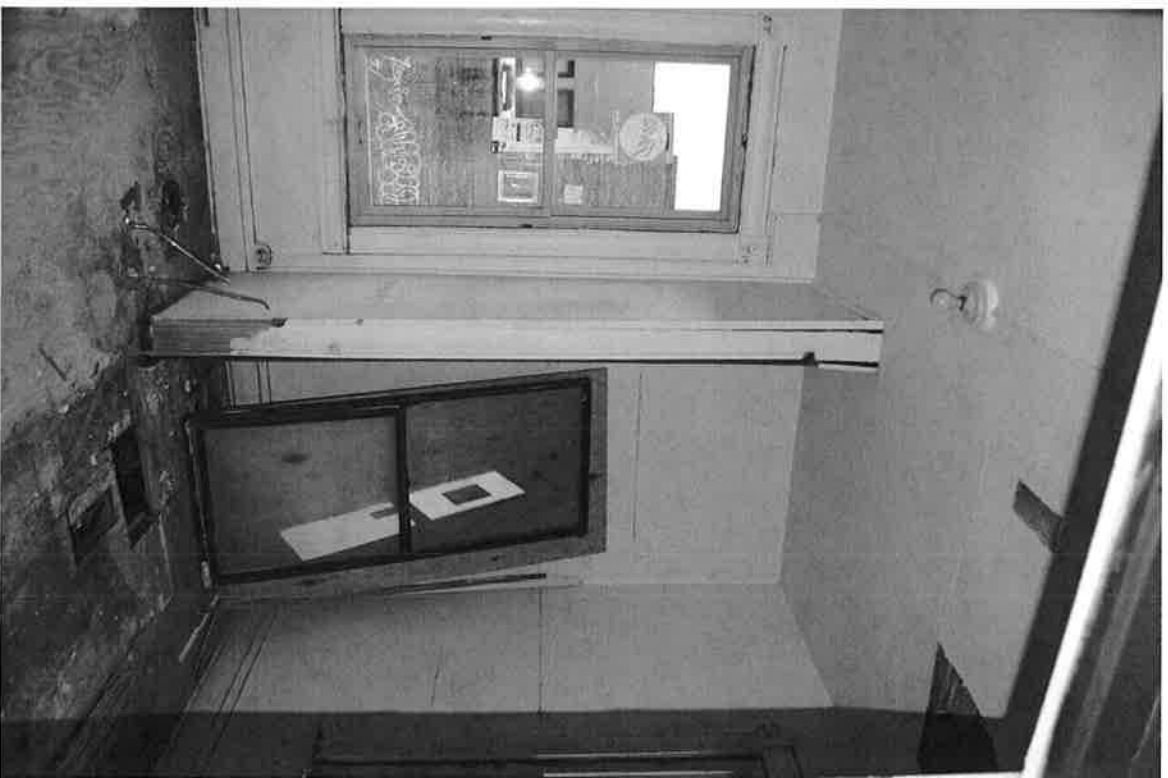
Duquesne Apartments, 31 W Pacific Avenue



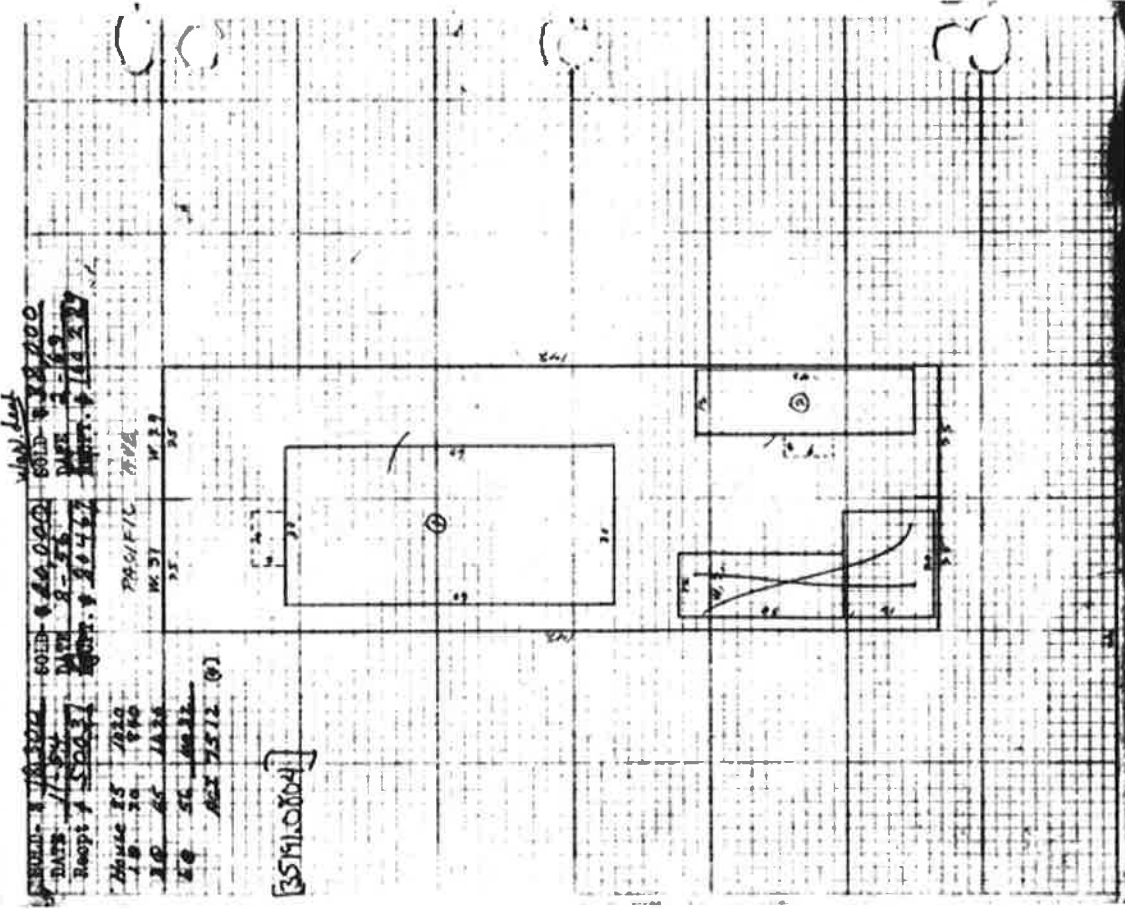
Spokane Register Nomination



Duquesne Apartments, 31 W Pacific Avenue



# Duquesne Apartments, 31 W Pacific Avenue



## 31 WEST PACIFIC AVENUE ASSESSOR SITE DRAWING

↑ N  
no scale

