

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 **METROPOLE APARTMENTS**
And/Or Common Name **METROPOLE APARTMENTS**

2. Location

Street & Number 178-1/2 South Howard Street
City, State, Zip Code Spokane, Washington 99201
Parcel Number 35191.2603

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 checked="" 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 Daylight Development (Robert Hall)
Street & Number 1025 North State Street
City, State, Zip Code Bellingham, Washington 98225
Telephone Number/E-mail

5. Location of Legal Description

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

6. Representation in Existing Surveys

Title East Downtown National Historic District
Date Federal State County Local
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification

(enter categories from instructions)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

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

8. Spokane Register Criteria and Statement of Significance

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

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

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre
Verbal Boundary Description	Railroad Addition, S1/2 L4; E15.5FT OF S1/2 OF L5B28
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

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

12. Additional Documentation

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

13. Signature of Owner(s)

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: *[Signature]*

Council/Board Action: _____ Assistant City Attorney

Date: _____

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

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

Rising from a basalt and concrete basement, the Metropole Apartment Building is a three story buff-colored-brick building that fronts along the west side of Howard Street in downtown Spokane. Organized in three sections, the east façade includes three commercial bays on the ground floor, and in each of the corresponding sections of the second and third floors, four equally-spaced window bays. The south façade, along Second Avenue, varies somewhat from the east, in that the ground floor consists of the side of the Howard-street fronting commercial bay), and a storefront bay in the western one-third. A round-arch door opening provides access to the Howard Street bay, and a second door provides access to an interior alley court and basement. Above the western storefront are four window bays, arranged identically to the Howard Street façade. Six equally-spaced window bays comprise the center section, and two window bays are in the eastern section.

Three commercial bays with centered single-door entries, and the entry to the upper floor apartments are within the east (Howard Street) façade. The ground floor storefronts, arranged in three sections, have tiled bulkheads and piers and large plate glass windows flanking a recessed entry. The southern, or corner bay, is being renovated and presently has wood panels on the bulkheads. Each of the entry doors is wood frame with a single glass panel (replaced in 2007). Terminating each of the three sections is a glass transom, with the center and north bays composed of leaded, beveled glass transom windows (except the middle of the north bay that contains a plain flat glass panel which replaced a metal louver and sign in 2007). The southern bay has recently been renovated with new glass installed in the reconstructed transom (previously covered with an opaque glass material). The corner post is brick as is the wall east of the south side window bay. The middle and northern bays are configured differently because they were built in different years, with the portion of the building containing the northern bay (and western bay on Second Street) constructed first, ca. 1899. The entry to the apartments is characterized by an elaborately detailed entrance with leaded glass wood framed doors, an arched three-section transom (beveled leaded glass) framed with tiled piers and protected by a shallow, curved decorative canopy.

A distinguishing element of both facades is a decorative dentiled cornice with a frieze of protruding rustic bricks forming a running diamond pattern. A belt course of corbelled brick forms the bottom of the frieze and separates it from the voussoired brick of the window arches. One-over-one windows (most all double-hung wood sash was replaced ca. 1980s with metal sash, but original wood moldings remain) within a flat arch of red brick voussoirs line both the third and second floors. Beneath the third floor windows and creating window pairs are corbelled brick sills that extend slightly beyond the outside openings of the windows. An additional frieze of rustic brick and in a diamond pattern separates the windows of the second and third floors. A sill course of corbelled brick forms the bottom and divides the window bays of the second floor and the flat brick panel above the storefront transoms of the ground floor.

It is interesting to note that a little of the building's construction history is revealed by the vertical seam and slight variation in brick color, that separates the original west and north sections of the building. Remember that the larger corner section was added a year or so later. This is noticeable in the second and third floor hallways of the building by the slight "sag" of the floors and wainscot trim.

The roof is flat, built-up tar composition.

Interior**Ground Floor Commercial****North Bay**

Access is via a centered single entry wood frame glass panel door from Howard Street. The north bay is an open room roughly 58 feet deep and 20 feet wide with 13'-6" ceilings. A plaster wall with an 8-foot wide door opening separates the front from a rear room, about 15 feet deep and 15 feet wide. Stairs to the basement are in the rear room. The floor is 2-inch hardwood. The walls are exposed brick (original plaster removed by former occupant). The ceiling of the front section is pressed tin (original) that has been repaired by harvesting tin tiles from the rear of the room. Two door openings between the north and middle bays (by a previous owner) have been bricked in. A low window ledge shelf and surround is along the interior of the shop front windows. Two ADA accessible restrooms (steel stud/sheetrock) were added to the southwest corner of the front room. One will serve the north bay and the other, via a new door opening in the brick demising wall, will serve the middle bay.

Middle Bay

Accessed by a single wood frame glass panel entry door, the middle bay is a single room about 45 feet deep and 20 feet wide, with a 13'-10" ceiling. The south demising wall and rear (west) walls are exposed brick (original plaster removed). The plaster ceiling had been removed to expose the floor joists of the second floor, then recovered with sheet rock. The floor is 2-inch hardwood. Two openings are in the south wall that provide access to the north bay (former owner combined spaces). A door and three windows in the rear wall open to the alley/light court. A door in the middle of the south wall (beneath the stairs to the second floor) provides access to the basement. It should be noted that this space was originally one room, then subdivided into two commercial spaces and storerooms. The suspended ceiling and partition walls from that alteration have been removed. Two ADA restrooms were built in the north commercial bay and a new doorway was cut and framed into the brick wall.

Southeast corner bay

When renovation began a green-striped canvas awning covered the corner bay of the building, black structural glass covered the corner pier, bulkheads, and transom panels. The glass storefront (that had been altered) was removed to open up the space between the reconstructed bulkhead wall and the brick header. An air conditioning unit in the transom above the entry door was removed and replaced by a fixed glass panel. The original door was replaced by a wood frame glass panel door set in its original location. Given the cuts in the cast iron columns, it appears that the original storefront was set back and framed at the inside of the columns. The replacement storefront windows (single panel insulated glass in each section) were framed with a flat wood molding to match the original location. The glass sections between the posts and the doorframe extend perpendicularly from the posts. The entry was widened to accommodate the perpendicular sidewalls and the area surrounding the opening filled with wood panel. Clear glass was reinstalled in the upper transoms (the original leaded glass transoms had been removed).

Southwest bay

The Cozy Inn Tavern operated in the space for over seventy years. The front of the tavern space was remodeled in 1956-1957 with subsequent revisions in the 1980s.

Centered in the panel, is a sign that projects perpendicularly from façade.

The space formerly occupied by the Cozy Inn Tavern is 19'-10" wide and 48' from front to rear wall. A storage room along the north end is 3'-6" deep and 19'-10" wide. Ceiling height is 13'-5". The floor is a combination of plywood and fir strip covered by linoleum tiles and linoleum sheet. Walls are plaster over brick, some areas with wood panel. The ceiling is plaster over wood lath. Two door openings that open to the narrow enclosed alley between the 1899 and 1901 building sections are along the east wall (2-8 five panel wood doors). One door opening (2-8 five panel) is in the rear (north) wall that provides access to the storage room. The transom above the door has been filled with plywood. Three multi-pane wood frame windows (may be double-hung 4-over-4) are in the rear wall

Entry to second and third floor Metropole Apartments

The front door is oak with beveled glass insets that opens to a landing of glazed terra cotta tile. The sidewalls of the stairway are also glazed terra cotta tile. An intermediate landing breaks the ground to the second floor run of wooden stairs. Steel tread insets and nose cones protect the wooden treads. At the landing is a set of double leaded-bevel glass doors. The handrails are 1-1/2-inch round hardwood. Wood panel (has been stripped of paint) clads the stairway walls between the intermediate landing and second floor landings.

Offset from the second floor stair landing, the hallway basically forms an L shape, with one leg running north-south to provide access to the units north of the stair landing, and the other running east-west to the units east, south and west of the stairway. The walls and ceilings are plaster over lath. In some areas, plaster is cracked and has separated from the lath leaving gaps in the wall surface. Dark-stained fir wainscot, composed of 3-inch vertically-aligned boards, is along the walls. The Floors are 2-inch fir covered with shiplap linoleum, carpet, and asphalt tiles. Within the halls are high-windows (boarded up) between the hall and the exterior units (photo 9).

The stairway is in excellent condition with dark-stained fir newel posts, caps, railings, and spindles intact and well-maintained. The stairs, with metal nose cones and rubber runners, run to a landing, reverse direction, and terminate on the 3rd floor. Wainscot, identical to that in the hallways, runs along the wall-side of the stairway. A window midway up the first run is in the wall with an interior unit. The third floor landing has been enclosed and a steel fire door installed. This work was done in the 1970s-1980s

The third floor hallway is arranged the same as that of the second floor. The walls and ceilings are plaster over lath, with large repaired areas using sheetrock and plaster. Dark-stained fir wainscot, composed of 3-inch vertically-aligned boards, is along the walls. Because utilities needed to be run in the hallways, the floors (2-inch fir and plywood covered with shiplap linoleum) were cut into, repaired with plywood and carpeted. Within the halls are high-windows (obscure glass) between the hall and the exterior units.

The typical doors include exterior apartment doors (hallway doors) and interior doors for bathrooms, bedrooms and closets. Hallway doors are dark-stained fir with single glass panels in the upper section and a wood two-panel lower section. Hardware includes brass hinges, and brass knob with key plate.

Glass transoms are within all hallway door assemblies. The original doors, hinges, knobs and key plates have been cleaned and reused (some are missing and replaced).

Interior doors are painted fir with five panels. Hardware includes two brass hinges and brass knob assembly. Interior door assemblies include those with transom windows.

Typical rooms include kitchen, restroom, living room, bedroom, and closet. Walls and ceilings are plaster over lath and plaster over brick. In most units, the plaster has been removed from the brick walls (previous ownership). In areas where walls have been repaired, sheetrock and plaster have been used. Floors are hard wood strip, some with carpet, and kitchen and bathroom floors are linoleum. Original baseboard, windows, and door moldings have been repaired, replaced where missing, and repainted.

The typical kitchen is open, framed by short sidewalls and flat arch--most with glass panel transoms. Kitchens include base cabinets with refrigerators, sinks, and stoves, and upper cabinets (most removed). Floors are linoleum.

Restrooms include toilets and free-standing sinks and tubs, with some original fixtures having been replaced, and most existing tubs and sinks renovated. Some rooms have upper cabinets and tongue and groove board wall covering. Floors are covered with linoleum. Walls are plaster over lath with some vertical tongue-and-groove wood wainscot and walls.

Summary

The Metropole 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 Metropole is a specific property type within that district. With commercial uses on the ground floor, and apartments on the upper floors, the Metropole provided lodging for working class clientele in the growing downtown. The Metropole has operated continuously as a lower to middle income apartment building from its construction in 1901 to present day.

Charles F. White designed the vernacular brick building that retains its original architectural character as well as the characteristics features of a downtown commercial apartment building, thus giving significance under Category C. The building maintains exterior integrity in its nicely detailed and well preserved façade. Serving a residential function like the Single Room Occupant hotel that dominated the downtown housing market during this era, the Metropole was more elaborate in that each unit had a kitchen and a bathroom. The units were intended for a more permanent clientele as well as families. Commercial uses that serviced the downtown neighborhood were on the ground floor as with the SRO.

HISTORIC SIGNIFICANCE (Category A)

This building was designed by architect C. F. White for owner Charles D. Bibbins and built in stages, with completion in 1901. Bibbins first erected one building on Howard and another on Second, before constructing a third on the corner linking the first two. Doorways were cut through on each floor creating one large apartment building, named the Metropole by the owner. Bibbin's wife had plans to build another apartment house on the lot next west, where the Plechner was later built, but that never came to fruition. Instead, she sold the Metropole to J. F. Malloy, who in turn sold it in 1903 to the Washington & British America Investment Co., a group of investors from Spokane and Lincoln counties, for \$52,000.

The Metropole was one of Spokane's early apartment buildings and according to the 1902 Polk Directory was only one of six apartment buildings in the classified directory, the others being The Montvale, The Blalock, Felix Block, The Lindelle, and The Victor. A review of Polk indicates 19 apartment buildings in 1905, 97 in 1910, and 228 in 1920. The Metropole catered to the working class tenant and a review of the 1920 and 1930 census reports indicated married couples and singles in jobs that included tailor, dress pattern manager, fur cutter and finisher, restaurant worker, divine healer, trained nurse, railroad civil engineer, railroad telegraph operator, railroad conductor, waitress, cook, clerk, hotel maid, cabinet maker, manager, bank bookkeeper, among others.

Despite the early frequency of turnover in ownership, the Metropole has been characterized by greater consistency in name and business occupancy than most buildings of its type in Spokane, and has consequently retained excellent integrity. The residential units on the upper floors opened as the Metropole Apartments and retained the name throughout the century. Moreover, the commercial spaces on the ground floor, three on Howard Street and one on Second Avenue, were also anchored by long-time tenants. The Cozy Inn Tavern, at 606 W. Second, had occupied its space since 1934, and closed, in part, because of the indoor smoking ban, in 2006 as one of the oldest continually operating taverns in Spokane.

178 S. Howard housed a barbershop for seven straight decades. Next north, at 176, served as the home of Spokane Safe and Lock for two decades, followed by Franklin Press for five decades (moved out in 2003).

The Metropole Apartment Building was constructed circa 1901. The building consists of a basement that is used for storage and mechanical equipment, first floor commercial uses, and second and third floor apartments (eighteen units).

The Sanborn maps of 1890 shows two buildings used as a grocery store and one dwelling structure. The 1902 Sanborn shows the existing building, and Polk lists the Metropole Café at S. 176 Howard with Lidstone and Burns, proprietors; and the Metropole Apartments. In 1905, the Metropole Apartments are listed at S. 178-1/2 Howard with the Metropole Grocery and George O'Dwyer as proprietor. The Metropole Grocery operated until 1916. In 1917, Henry Rinck Baker occupied 176 S. Howard and remained there until 1920. Western Saw was listed at 176 S. Howard in 1921 with tenure until 1931.

In 1932 occupants of the first floor included Quick Service Laundry, Fred Jacobs Barber shop, McCarroll Transfer, Spokane Safe and Lock, Remington Cash Register Sales and Electric Smith. The space at 606 2nd Avenue was vacant and had been occupied by Electric Smith shop in 1931 and prior to that the Knight Cigar Store 1928 through 1930.

In 1942 Spokane Safe and Lock, Chamberlin Metal Weather Strip, James F. Hammel Cabinet Maker, and Grace Jones Interior occupied the Howard Street addresses. The Cozy Inn Tavern occupied 606 2nd Avenue, a space it moved into in 1934.

In 1952 Franklin Press Printers (#176), Atlas Realty (#178) and A-1 Appliances (#180) as well as the Cozy Inn occupied the first floor. The uses were essentially the same in 1962 and 1972 (#180 housed the Democratic HQ and Abacus Office Machine, respectively). The 1982 Polk listed Freddie's Barber Shop at 178 Howard in place of Atlas Realty. Hopwood Clark flower design occupied the building in 1988 and moved out in 2003. Franklin Press was in the building until around 2003 as was the barbershop.

Charles D. Bibbins, Original Building Owner

Little information is available on Bibbins. Bibbins was first listed in Polk in 1899 as employed by the H.G. Brown and Company and residing at the Hotel Spokane. H.G. Brown was the proprietor of the Owl Bar and Café at Howard and Main. In the 1906 Polk he was listed as president and treasurer of the Hartford Investment Company at 300-303 Fernwell Building. In 1907 and 1908 he was listed as an individual with an office at 300 Fernwell Building. His name was not listed in Polk in 1909 or thereafter.

Historical Context

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

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

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

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

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

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

ARCHITECTURAL SIGNIFICANCE (Category C)**C. Ferris White, Architect (1867-1932)**

White was born in Chicago and studied architecture with practicing architects in the city. He worked for Chicago Public Schools as chief designer and then came to Spokane in 1890. He worked for Chauncey Seaton in designing the Spokesman Review Building and the 1890 Spokane Exposition Building. He later worked with Hyslop and Permain. He eventually entered into business as secretary-treasurer of the Spokane Wrecking Company and demolished most of the buildings on the Great Northern and Milwaukee railroad lines.

The Metropole Apartment Building is architecturally significant as a contributing building in the East Downtown Spokane National Historic District. The exterior of the building retains good integrity and the building retains the characteristic features of an apartment building (similar to the SRO, a typical residential building type in downtown), two to four stories in height, with ground floor commercial, and residential uses in the upper floors. Typically within an SRO, the interior rooms were arranged around a skylight, restrooms were at the ends of the halls, and sinks were provided in the rooms. In the Metropole, however, each room had a kitchen and bathroom, and often a bedroom. The rooms are arranged around a skylight or interior court, with windows in the walls of the units that allowed light transmittal into the hallways and vice versa.

Architectural Significance in East Downtown

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

The East Downtown Historic District is located on the fringe of downtown. Building heights range from one-story to eight stories, with most averaging 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 Metropole, however, was a step up in housing from the typical SRO in that it offered a kitchen and bathroom, and in some cases, a separate bedroom in the rental units. From the exterior and ground floor uses, the Metropole exhibits the fundamental characteristics of the SRO except for the larger and better-appointed residential rooms. The Metropole 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.

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 1900-2002.

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

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

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

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

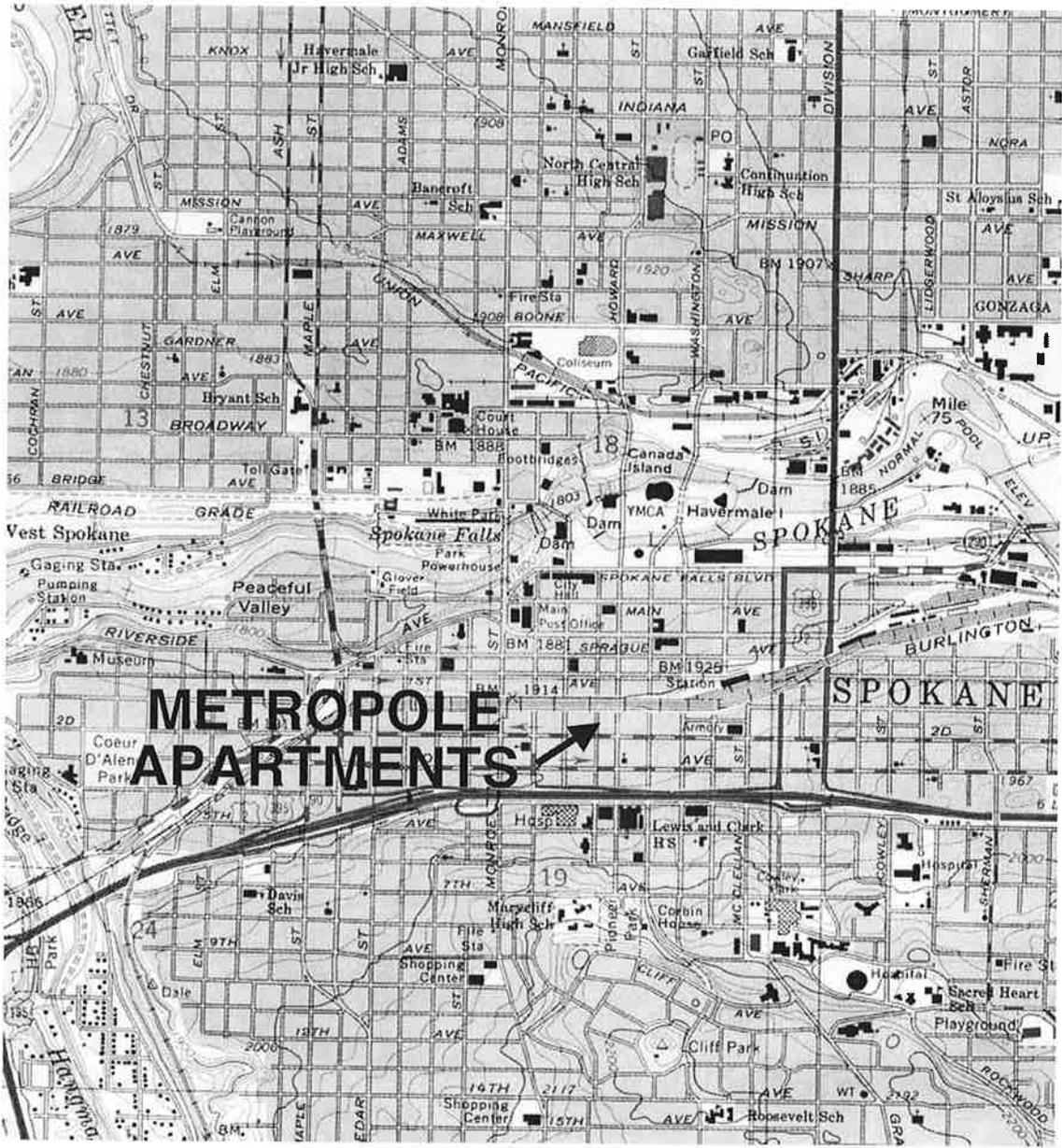
Spokane County Clerk's Office, Deed Books.

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

Spokesman Review. Various articles 1900 to 1912.

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

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



USGS 7.5 Minute Quadrangle. Spokane NW. 1986.

METROPOLE APARTMENTS SITE LOCATION

