

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 **ROBINWOOD APARTMENTS**
Fern Hill Apartments

2. Location

Street & Number 209-223 W. Ninth Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.2127

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 checked="" 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 Michael P. & Virginia I. Berg
Street & Number 234 W. Sumner Avenue
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail (509) 838-1616 and mrsvberg@msn.com

5. Location of Legal Description

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

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local____
Location of Survey Records Spokane Historic Preservation Office

Final Draft 16 June 2004

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	Fern Hill Addition, portion of Lots 9-10-11, Block 1; beginning northeast corner L9; then west 125 feet; then south 175 feet; then southeasterly to a point east 87 feet west of east line of L9 and 215 feet south of north line L10; then east 87 feet to east line L9; then north 215 feet to point of beginning.
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	lkyeomans@aol.com
Date Final Nomination Heard	June 16, 2004

12. Additional Documentation

Map City/County of Spokane current plat map.
Photographs and Slides 19 B&W prints, 16 color slides.

13. Signature of Owner(s)

Name Michael P. Berg
Name Virginia I. Berg

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney Michael P. ...

Council/Board Action _____

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

Musa Brown
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

NARRATIVE DESCRIPTION Built in 1939 and located on West Ninth Avenue in the Fern Hill Addition on Spokane's South Hill, the Robinwood Apartments is one of the most remarkably intact historic multi-family residences in Spokane, Washington. The apartment complex comprises two rectangular-shaped buildings which are sited on a steep slope and overlook a private, terraced courtyard. A good example of the Tudor Revival style, the apartment blocks retain original design features, including overhanging roof eaves with exposed rafter tails, brick veneer wall cladding, false half-timbering with stucco infill, metal casement windows, decorative vertical board mahogany front doors, wrought-iron light fixtures, balustrades and mail boxes, and garages with original vertical wood board doors. The courtyard, which is nestled between the two apartment buildings, is landscaped with a series of black basalt rock and red brick retaining walls, evergreen and deciduous trees, flowering shrubs, flower beds, and pathways lined with red paver bricks. The Robinwood Apartments is well-preserved and retains excellent exterior and interior architectural integrity found in the building's original location, design, materials, workmanship, and association as a multi-family residential apartment complex in Spokane.

CURRENT APPEARANCE & CONDITION

Site

The Robinwood Apartments is sited on the south side of West Ninth Avenue on a north-facing slope on a portion of Lots 9-10-11, Block 1 in the Fern Hill Addition. The parcel is irregularly shaped and measures approximately 125 feet wide and 215 feet deep. Built into a terraced hillside, the apartment complex includes two buildings, a detached garage, a U-shaped paved driveway, and a central courtyard. The two apartment buildings follow a rectangular footprint with a north-south orientation. The "east building" is sited on the east half of the property while the "west building" is sited on the west half of the property. A private courtyard is located between the two buildings. A paved driveway encircles the buildings and courtyard area, and is accessed from Ninth Avenue on the property's northeast and northwest corner boundaries. Surrounded by an encroaching maze of busy streets, intersections, and contemporary high-rise commercial buildings, the Robinwood Apartments is located in the heart of the vicinity dominated by the Sacred Heart Hospital Medical Complex, which includes a collection of hospital buildings, clinics, retreat houses, and parking garages.

The Courtyard

Regarded as a defining focal point of the apartment complex, the secluded courtyard has a north-south orientation. The north end of the courtyard is marked by two brick staircases that are built in a six-foot-high brick retaining wall. From the courtyard, the stairs lead down to a paved sidewalk that runs parallel to the street at Ninth Avenue. The staircases are lit by original wrought-iron carriage-style light fixtures which are anchored to the brick staircase walls. A walkway lined with brick pavers leads south from the top of the stairs into the courtyard. A two-and-one-half-foot-high basalt rock retaining wall

separates the courtyard in half along a north-south axis. The courtyard is professionally landscaped with evergreen and deciduous trees, evergreen and flowering shrubs, flower beds, and a manicured lawn. The front doors of individual apartment units in the east apartment building and in the west apartment building open into the courtyard. A restful respite from nearby traffic, the private courtyard is hidden from the street and is maintained exclusively for tenants of the Robinwood Apartments.

Detached Garage

Constructed on the same site as a previous original garage, an existing detached two-car garage is built into the steep hillside in the extreme southeast corner of the property behind the east apartment building. It is made of poured concrete which is accented with a concrete-block design. The garage has a gable front roof that is covered with composition shingles. The front-facing gable peak is clad in vertical wood boards. Two metal garage doors open from the north façade of the garage. The design of the garage resembles the original concrete-block construction garage that was built in 1939 when the apartment complex was erected. Due to deterioration beyond repair, the 1939 garage was replaced in 2002 with the existing garage. The 2002 garage is not currently eligible for listing on the Spokane Register of Historic Places and is thus a non-contributing building included in the complex called the Robinwood Apartments.

The Robinwood Apartments

The Robinwood Apartments is composed of two buildings that are designed in the Tudor Revival style. Built with nearly identical footprints, both buildings are two stories high with roofs that are covered with composition shingles. Both buildings are clad with red brick veneer on the first floor and false half-timbering with stucco infill on the second floor. The half-timbering is made of wood which is painted dark brown and contrasts sharply with the crème-colored stucco infill and red brick wall cladding. The stucco infill is further accentuated with a textured trowel pattern. All of the windows in the two buildings are original multi-paned metal casement units, and all of the exterior doors in the buildings are original mahogany wood doors with a vertical board design and original hardware. The buildings are supported by poured concrete foundations and have attached garages that are located on their north elevations. Because the apartment buildings are built on a terraced hillside, the garages are attached to the buildings at the basement level, which is located at grade along Ninth Avenue. The attached garages are duplicate designs of each other and have shed roofs, brick veneer wall cladding on the east and west elevations, and original solid wood sliding doors with a vertical board design.

The East Building

The east building contains four apartment units at address numbers 209, 211, 213, and 215 West Ninth Avenue. According to 2004 Spokane County Tax Assessor information, the east building measures approximately 105 wide and 21 feet deep. It has two stories and a medium-pitched hip roof with overhanging eaves and exposed rafter tails. A hip roofed one-story wing is attached to the building on the south elevation, and an identical

one-story wing is attached to the building on the north elevation. A two-car garage with a shed roof is attached to the wing at the basement level at the north elevation.

The façade of the east building faces west and is defined by symmetrical fenestration patterns, which include four front-door apartment entrances. Each front entrance is distinguished with a single-story enclosure that projects two feet from the wall of the building. The projection encloses a recessed front door, and is capped with a front-facing gable roof. The projecting entrance is clad in false half-timbering, wood corner boards, and stucco infill. Original wrought-iron light fixtures and wrought-iron mail boxes flank the recessed front doors. Each door is made of walnut-finished mahogany and is protected with an original wood-frame screen door which is painted dark brown. Original apartment unit numbers made of metal are attached to each front door.

The façade of the east building is clad in red brick veneer on the first floor and false half-timbering and stucco infill on the second floor. An eight-inch-wide horizontal wood band separates the first floor from the second floor. First-floor windows are multi-paned metal casement units and are accentuated with brick lug sills. The second floor windows are multi-paned metal casement units and are accentuated with non-operable exterior wood shutters. Each shutter is decorative and is made of three vertical wood slats which are intersected by two horizontal wood rails. The vertical wood slats are uniquely accented with decorative tails which are cut with an arch on one end and a feather design on the other end.

Adjacent to a paved driveway, the east elevation of the building is dominated by four tall, tapered brick chimneys that project from the planar wall of the building. Each chimney has a decorative chimney pot and is flanked on one side by a back door entrance and a narrow staircase. Made of wood, the staircases each measure a mere two feet wide and descend to the paved driveway. The north elevation of the building faces Ninth Avenue and is dominated by an attached two-car garage with a shed roof.

Recorded in 2004 Spokane County Tax Assessor files, the interior first and second floors of the east building have a combined total of 3990 finished square feet. An unfinished basement contains storage and mechanical rooms. The two end apartments (#209 and #215) each have one bedroom and a bathroom upstairs, and a living room, dining room, and kitchen on the first floor. The two center apartments (#211 and #213) each have two bedrooms and a bathroom upstairs, and a living room, dining room, and kitchen on the first floor. Each of the four apartments has a fireplace with a glazed ceramic tile and textured plaster surround, and a walnut-finished mahogany mantel. Each apartment is intact with the original 1939 floor plan, solid oak floors, trowel-patterned plaster walls, cove ceilings, brass-and-glass wall sconces, brass-and-glass ceiling light fixtures and chandeliers, built-in mahogany china cabinets in the dining room, glazed ceramic tile window sills, original kitchen cabinets, cupboards, sinks, fixtures and glazed ceramic tile counters and backsplash, and original bathroom glazed ceramic tile wainscoting and

porcelain fixtures. The ceilings in the apartments are eight feet high, the woodwork is a combination of mahogany and painted wood, and each apartment has a front door and a back door.

The West Building

The west building is a two-story structure with gable ends, a medium-pitched roof, and overhanging eaves with exposed rafter tails. The building houses four apartment units: Apartments #217 and #219 are located on the first floor, and apartments #221 and #223 are located on the second floor. A full basement with a laundry, storage rooms, and mechanical area is located below grade. The façade of the building faces east onto the courtyard and is dominated by a brick staircase that rises from the first floor to the second story. The front entrances of the second-floor apartments are each accessed by a small porch deck which is protected by a wrought-iron balustrade. The front entrances on the first floor are flush with the exterior wall and are located under the second-floor porch decks. The east façade of the west building is clad in red brick veneer on the first floor and false half-timbering with stucco infill on the second floor. The windows are original multi-paned metal casement units.

The south elevation of the building is dominated by an attached two-car garage with a flat roof. The roof is covered with a vinyl membrane and has a parapet wall with two small pent roofs on the south and east elevations of the garage roof. The west elevation of the apartment building abuts a paved driveway. An exterior entrance is located in the center of the elevation and is distinguished with a shed roof that projects over the door. The shed roof has exposed rafter tails and is supported by wood brackets. Two basalt rock retaining walls flank the walkway to the door. The north elevation of the west building is dominated by an attached two-car garage with a shed roof. Because of the apartment's steeply sloped site, the garage is level with the basement of the building.

The interior of the west building holds a first and second-floor combined total of 3,138 finished square feet (Spokane County Tax Assessor, 2004). The first floor has two apartments (#217 and #219) which each have one bedroom *en suite* with a bathroom, a living room, dining room, and kitchen. The two second-floor apartments (#221 and #223) each have one bedroom *en suite* with a bathroom, a living room, dining room, and kitchen. Unlike the east building, the apartments in the west building do not have individual back doors. Instead, they share a common interior stairwell and an exterior back entrance, which is located on the west elevation of the building. Each apartment is finished like the apartments in the east building: Original interior appointments include eight-foot-high ceilings, fireplaces, trowel-patterned plaster walls, cove ceilings, wall sconces and ceiling light fixtures, solid oak hardwood floors, a combination of finished mahogany and painted wood woodwork, glazed ceramic tile window sills, kitchens with painted wood cabinets and cupboards and glazed ceramic tile counter tops and backsplashes, and bathrooms with glazed ceramic tile wainscoting and porcelain fixtures.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Robinwood Apartments looks today just as it did in a 1940 photograph taken by Libby Studio of Spokane (EWSHS #L87-1.19524.40). Very few alterations have been made to the two buildings. On the exterior, the original metal shingles on the roof were removed due to wide-spread leakage and damage, and were replaced in 1989 with composition shingles which resemble the original metal shingles in size, shape, and color. In an effort to combine three apartments for use as one, an interior doorway was installed on the first floor between apartment #211 and apartment #213 in 1998, and between apartment #211 and apartment #209 in 2003. The doorways were trimmed with walnut-finished mahogany to match the original woodwork. In summary, the Robinwood Apartments is intact and retains excellent interior and exterior architectural integrity.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1939-1954
Significant Date	1939
Architect/Builder	Chester F. Rider, Designer, Builder and Real Estate Developer

STATEMENT OF SIGNIFICANCE

Built in 1939, the Robinwood Apartments is significant in the area, “architecture,” as a fine example of the Tudor Revival style. It is one of the best preserved and most remarkably intact apartment residences in Spokane, Washington. The multi-family complex was erected by Chester F. Rider, a noted Spokane builder and real estate developer who founded, owned, and managed the Rider Housing Corporation, and was responsible for the construction of at least six single-family homes and four multi-family apartment complexes on Spokane’s South Hill. During its period of significance from 1939 to 1954, the Robinwood Apartments achieved importance in the area, “community planning & development,” as one of four apartment complexes that was planned, developed, and built by Rider on the hillside area south of Ninth Avenue and along Grand Avenue on Spokane’s South Hill. Associated with prevalent patterns of multi-family residential settlement in Spokane during the 1930s-1940s, the east and west buildings of the Robinwood Apartments, and its terraced inner courtyard design with original brick and basalt rock walls, is architecturally and historically significant, and is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Fern Hill Addition

According to a *1910 Sanborn Fire Insurance Map*, the hillside area along West Ninth Avenue and Grand Boulevard, known as the Fern Hill Addition, was at that time a mostly undeveloped steep bluff which was dotted with basalt rock outcroppings and natural rocky terraces. Shrubbery and wild grasses grew among tall stands of fragrant pine, fir, and maple trees on the steep slope. Development was sporadic and included a few homes and one small commercial building on the southwest corner of Ninth and Grand. As Spokane’s population increased, suburban settlement spread along Ninth Avenue and up Grand Boulevard, becoming a catalyst for residential and commercial development that occurred across the hillside and on top of the plateau that forms Spokane’s “South Hill.” Roads were graded, re-graded and paved, pedestrian sidewalks were laid, street lighting was installed, street cars and trolleys began running routes from downtown to South Hill neighborhoods, and homes, churches, schools and commercial buildings were built.

Reporting some of this settlement, which was sited on the hillside south of Ninth Avenue and west of Grand Boulevard, an April 30, 1939 *Spokesman-Review* newspaper article featured a photograph of the area with the following headline, caption, and article:

NEW APARTMENT DISTRICT ON SOUTH SIDE GROWING RAPIDLY

Spokane's newest apartment house district on the hillside south of Ninth and west of Grand...is developing rapidly with at least three new apartment houses under way and near completion, and ground cleared for others to be erected this summer. The view...shows how the buildings are reaching up the hill almost to Cliff Drive.

The district, a scenic spot, ordinarily full of pine trees, wild roses and syringes, is the scene of much activity apart from the actual construction work on the buildings. Loggers are felling big pine trees and cutting them into logs. Workers are constructing driveways to serve the new apartment houses. Then there is the incidental work of running sewers and water mains through the district.

There are two brick and stucco buildings [the Robinwood Apartments], two stories high, the last of which was completed last year... None of the area had [paved] streets before this present building program got under way. The brick-and-stucco buildings are on the Ninth Avenue frontage and are served from that street. The newer apartments will be served by the drives now under way, although the largest building is too far up the slope to be served directly by a driveway. Steps and terraces will serve there. C. F. Rider, contractor, has been the principal builder.

Apartment house construction and predictions of future buildings mentioned in the newspaper article proved true. The Robinwood Apartments (209-223 W. Ninth Avenue) was built in 1938 and 1939, two apartment buildings with detached garages were completed at 210-214 and 216-230 W. Cliff Drive in 1939-1940, and an apartment building at 126 W. Cliff Drive was erected in 1964. Today all of the apartments built along the hillside are sought after, and the Cliff Drive units are especially coveted for their panoramic views.

The Robinwood Apartments

As recorded in Spokane County warranty deed #330625A, Spokane builder, Chester F. Rider, and his wife Hazel Rider, purchased Lot 9, Block 1, in the Fern Hill Addition for \$1,100 on March 4, 1938 from the City of Spokane through a foreclosure sale. In the months following the transaction, Rider purchased Lots 10 and 11, which are located adjacent west of Lot 9.

According to Spokane building permits, Rider began clearing the property's hillside site in March 1938. Water and sewer permits were issued in March, May, June, and September. Spokane building permit #52545, dated March 30, 1938, reported the

estimated cost of construction for the east apartment building was \$10,000. The west building, which was built in October after the east building was completed, was also reported to cost \$10,000 (permit #54834). A third building permit was issued in April 1939, apparently replacing the first permit for the west building. The updated permit (#56105) listed the estimated construction cost of the west building at \$16,000—an increase of \$6,000. A private detached frame-construction garage was built behind the east building in September 1938 for \$150. It was replaced seven months later with a concrete block-construction garage that cost \$750. By the end of 1939, construction of the Robinwood Apartments was complete. A black-and-white photograph taken in 1940 by Charles Libby (Libby Studio, Spokane) pictured the apartment complex with paved driveways and early landscaping (EWSHS #L87-1.19524.40). According to Spokane city directories, Chester Rider and his wife, Hazel, resided in the east apartment building in 1939 while the west apartment building was being constructed. They named the complex the “Fern Hill Village Apartments” in honor of the Fern Hill Addition in which it was sited.

On January 20, 1939, Rider sold the property to Clyde R. Bergdahl. Selma Bergdahl, Clyde’s mother, managed the apartment complex for the next 37 years. Her children, Robert, Rhea, and Clyde, lived with her in the complex. By 1941, all of the apartments were leased by mostly married couples. They held professional jobs such as president of the Gibson Motor Company, owner/operator of the Pollard Envelope & Supply Company, and manager of Paris Wood Metal Packing Company. In 1941, Selma Bergdahl and her family renamed the property, calling it the Robinwood Apartments. According to leasehold records, they rented each apartment from \$69.00 to \$86.25 per month in 1947, and for \$275 per month per unit in 1979 (Spokane County Tax Assessor records).

In 1979 family members Roger & Susan Bergdahl, and Bruce & Patricia Bergdahl bought the property for \$150,000. In 1986 they sold it for \$200,000 to Thompson & Brumback, a real estate development company. Projecting ideas for a future high-rise building to be built on the property’s hillside site, Thompson & Brumback proposed the demolition of the Robinwood Apartments and the adjacent apartment complex, which is located uphill south along Cliff Drive. Residents of the Sumner Avenue neighborhood, which parallels Cliff Drive, opposed the project. Spearheaded by Virginia Berg, neighborhood volunteer activist, the community gathered support to save the threatened apartment buildings from the wrecking ball. Their grassroots efforts were successful and the proposed project was denied through a City of Spokane Hearing Examiner’s decision. To save the property from any future development threats, Virginia Berg and her husband, Spokane ophthalmologist Dr. Michael Berg, purchased the Robinwood Apartments in 1988. Today, three apartment units in the complex are leased to the Berg Appraisal Company for use as office space. In partnership with residential real estate appraiser, Mitchell O’Connor, the Berg Appraisal Company is owned and operated by the Berg’s son, Randy

Berg. The remaining five apartments are leased as residential living space for \$400-\$575 a month per unit.

SIGNIFICANCE

Category A

The Robinwood Apartments is a tangible reflection of a local pattern of events that helped shape the physical, built environment in the hillside area around West Ninth Avenue and Grand Boulevard on Spokane's South Hill. Socially and historically significant in the area, "community planning & development," the Robinwood Apartments was one of five large apartment complexes built in the Ninth Avenue and Grand Boulevard area. The property is an example of popular domestic architecture built in the 1930s for multi-family use, and was leased by men and women with professional and para-professional occupations. Each apartment unit in the Robinwood Apartments had access to space in a private, covered garage, which was part of the apartment complex. This trend was associated with the advent of the automobile and its pandemic popularity, and became an amenity that was offered in upscale Spokane apartment houses built during the 1930s-1940s. Associated with multi-family residential settlement in the 1930s, the Robinwood Apartments helped foster the spread of subsequent apartment construction on the South Hill for the next 65 years.

Category C

The Robinwood Apartments is architecturally significant as a fine example of the Tudor Revival style and as a multi-family residential apartment building type defined as a "motel apartment." It is further significant as a product of proficient building contractor and Spokane real estate developer, Chester F. Rider.

Tudor Revival Style

Defining features of the Tudor Revival style are reflected in the Robinwood Apartments. These include the building's steeply pitched roof, tapered brick chimneys, exterior brick veneer cladding on the first floor, false half-timbering with stucco infill on the second story, multi-paned windows, recessed front entrances to each apartment, dark mahogany wood front doors with a vertical wood-paneled design, and original wrought-iron lamp posts, porch lights, and mailboxes. Craftsman-style influence is seen in the building's exposed rafter tails and in the terraced courtyard design, which employs a series of native basalt rock walls.

Chester Freemont Rider

Chester Freemont Rider was first listed in Spokane in the 1925 *Spokane Directory* as a salesman who resided in the Parsons Hotel. According to subsequent city directories, Rider was a manager of the Monroe Street Lumber Company, which was located at 107 West Ninth Avenue, just east of the present-day Robinwood Apartments. Beginning in 1928, Rider listed himself in city directories as a "building contractor." He founded the Rider Housing Corporation, which may have included a staff of architects, designers, and

builders. For the next 13 years, C. F. Rider was responsible for the construction of at least six single-family homes and four multi-family apartment complexes:

- | | | |
|-----------------------------------|-------------------------|------------------|
| • 2127 S. Lincoln Street | single-family house | built in 1935 |
| • 1015 S. Grand Boulevard | Alta Vista Apartments | built in 1935 |
| • 1607 E. 16 th Avenue | single-family house | built in 1936 |
| • 2103 E. 17 th Avenue | single-family house | built in 1936 |
| • 939 E. 19 th Avenue | single-family house | built in 1936 |
| • 1701 E. 20 th Avenue | single-family house | built in 1936 |
| • 1702 E. 20 th Avenue | single-family house | built in 1936 |
| • 1107 S. Grand Boulevard | Rider Square Apartments | built in 1938 |
| • 209-223 W. Ninth Avenue | Robinwood Apartments | built in 1939 |
| • 210-230 W. Cliff Drive | multi-family apartments | built in 1939-40 |

Except for the Tudor Revival-style Robinwood Apartments, all of the homes and apartment buildings were designed in the Spanish Eclectic tradition. It is not known how many homes or apartments Rider built in Spokane, or if he designed the plans for the buildings, but an August 19, 1935 *Spokesman-Review* article stated that “C. F. Rider... erected many beautiful and unusual homes in Cannon Hill, Manito, and the Lincoln Park sections [of Spokane].” Featuring an example of his work, the article pictured a photograph of the Alta Vista Apartments, 1015 S. Grand, and praised Rider for his creative use of the area’s natural terrain, topography, and basalt rock:

In laying out the site Mr. Rider has retained the basaltic rock, the native ground formations, and maple trees, most of them about 30 years old... This photograph shows the effective manner in which Mr. Rider has developed his ideas, used in all of the projects, of fitting them into natural settings.

Spokane city directories listed C. F. Rider through 1941. At this time he and his wife, Hazel Rider, lived in #212 in the Cliff Drive apartments that he built, which are located uphill above the Robinwood Apartments. After 1941, the Riders were no longer listed in any subsequent city directories or telephone books.

However brief, Rider’s 17-year professional career was short-lived in Spokane but his impact on domestic architecture in the area was significant, especially in the homes and apartment buildings he built on the South Hill. According to an April 30, 1939 *Spokesman-Review* newspaper article, Rider was responsible for developing nearly all of the “apartment house district” on the hillside area around West Ninth Avenue and Grand Boulevard. In this vicinity, he built four apartment complexes which contained multiple apartment buildings and garages. These included the Alta Vista Apartments (1015 S. Grand, now demolished), the Rider Square Apartments (1107 S. Grand), the Robinwood

Apartments (209-223 W. Ninth Avenue), and the apartment complex at 210-230 W. Cliff Drive.

MAJOR BIBLIOGRAPHIC REFERENCES

Eastern Washington State Historical Society photo archive #L87-1.19524-40, Robinwood Apartments, view looking southwest from Ninth Avenue. Northwest Museum of Arts & Culture, Spokane, WA.

“Grand Avenue Apartments Retains Natural Setting.” *Spokesman-Review*, 19 Aug 1935, p. 6.

“Hillside Ideal for Apartments.” *Spokesman-Review*, 30 April 1939.

“New Apartment House District on South Side Growing Rapidly.” *Spokesman-Review*, 30 April 1939, photo.

Polk, R. L. *Spokane City Directories*. 1925-2004.

Spokane City/County building permits, tax assessor records, warranty deeds.

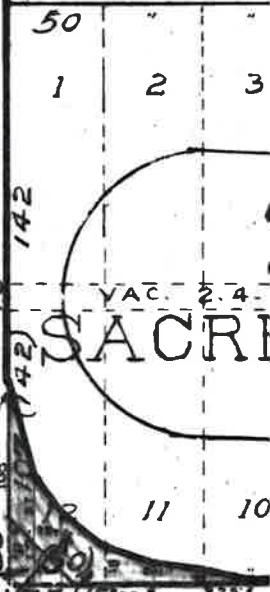
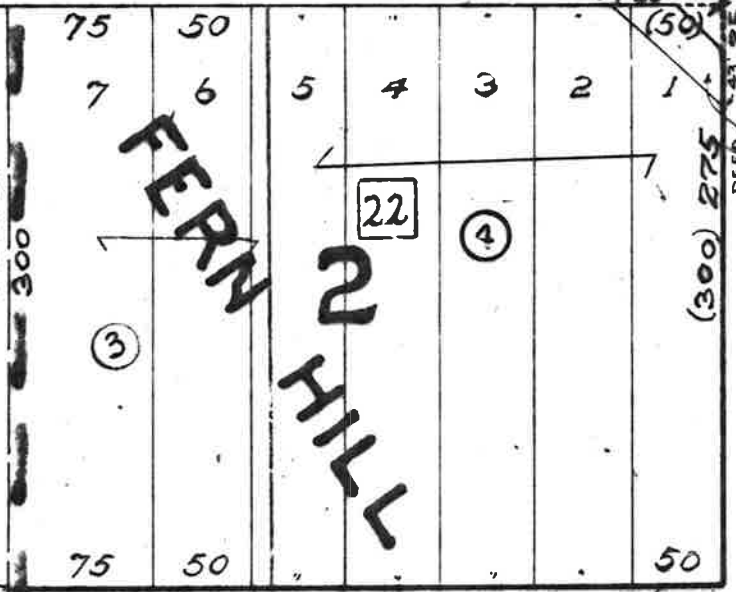
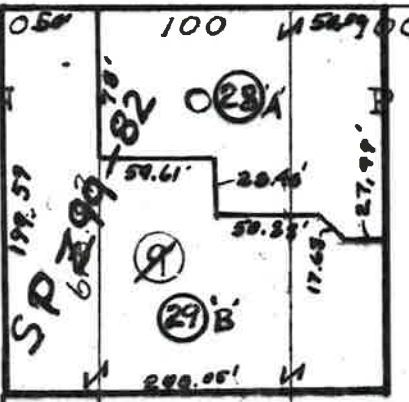
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8TH

AVE

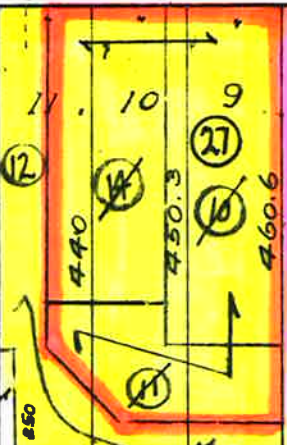
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9TH

DEED NO. 997055
7-9-20

AV



209-223 W. 9 AVE
Spokane, WA
35194.2127

ADD. 1

DEED # A69907
2-14-31 FOR ST.



AVENUE

DEED # A126990
10-27-38
ST.

Robinwood Apartments

207-223 W. 9th Avenue
Spokane, WA 99204

BUILT IN 1939



(2004 photo)

listed on the

**SPOKANE, WASHINGTON STATE, & NATIONAL
REGISTERS OF HISTORIC PLACES**

Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS

Section 9

Photo 1

Circa 1940 photograph of east and west apartment buildings
(source: NWMAC, L87-1.19524-40)



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photos 2 and 3 2004 photos of front steps up to apts. from 9th Avenue.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photo 4
Photo 5

Courtyard between east and west buildings, looking north.
West façade of east building.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS

Section 9

Photo 6

West façade of east building.

Photo 7

West façade of south end of east building.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photo 8

West façade of east building, second-floor window.

Photo 9

East elevation of east building, first and second floors.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photo 10 East façade of west building.
Photo 11 East façade of west building.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photo 12

West elevation of west building at southwest corner.

Photo 13

Basement-level door, west elevation of west building.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

- Photo 14 Detached garage located on southeast portion of parcel, photo taken in 2004, garage built in 2000.
- Photo 15 Front door of Apartment 209 (east building).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photo 16
Photo 17

Apartment 209 (East building): Cove ceiling and wall sconce.
Apartment 209 (East building): Fireplace.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROBINWOOD APARTMENTS **Section 9**

Photo 18

East building: typical casement window on first floor.

Photo 19

East building: typical kitchen on first floor.



HILLSIDE IDEAL FOR APARTMENTS

Much Building Under Way South of Ninth and West of Grand Avenue Hill.

Spokane's newest apartment house district—the hillside area west of Grand avenue, back of the Sacred Heart hospital, south of Ninth avenue—is rapidly extending up the slope almost to Cliff avenue. In fact, entrance to the garages of the newest apartment house is from Cliff, a driveway being built in over a fill that is supported by granite rip-rap and heavy boulders. The district, a scenic spot, ordinarily full of pine trees, wild roses and syringas, is the scene of much activity apart from the actual construction work on the buildings. Loggers are felling big pine trees and cutting them into logs.

Workers are constructing drive-ways to serve the new apartment houses. Then there is the incidental work of running sewers and water mains through the district.

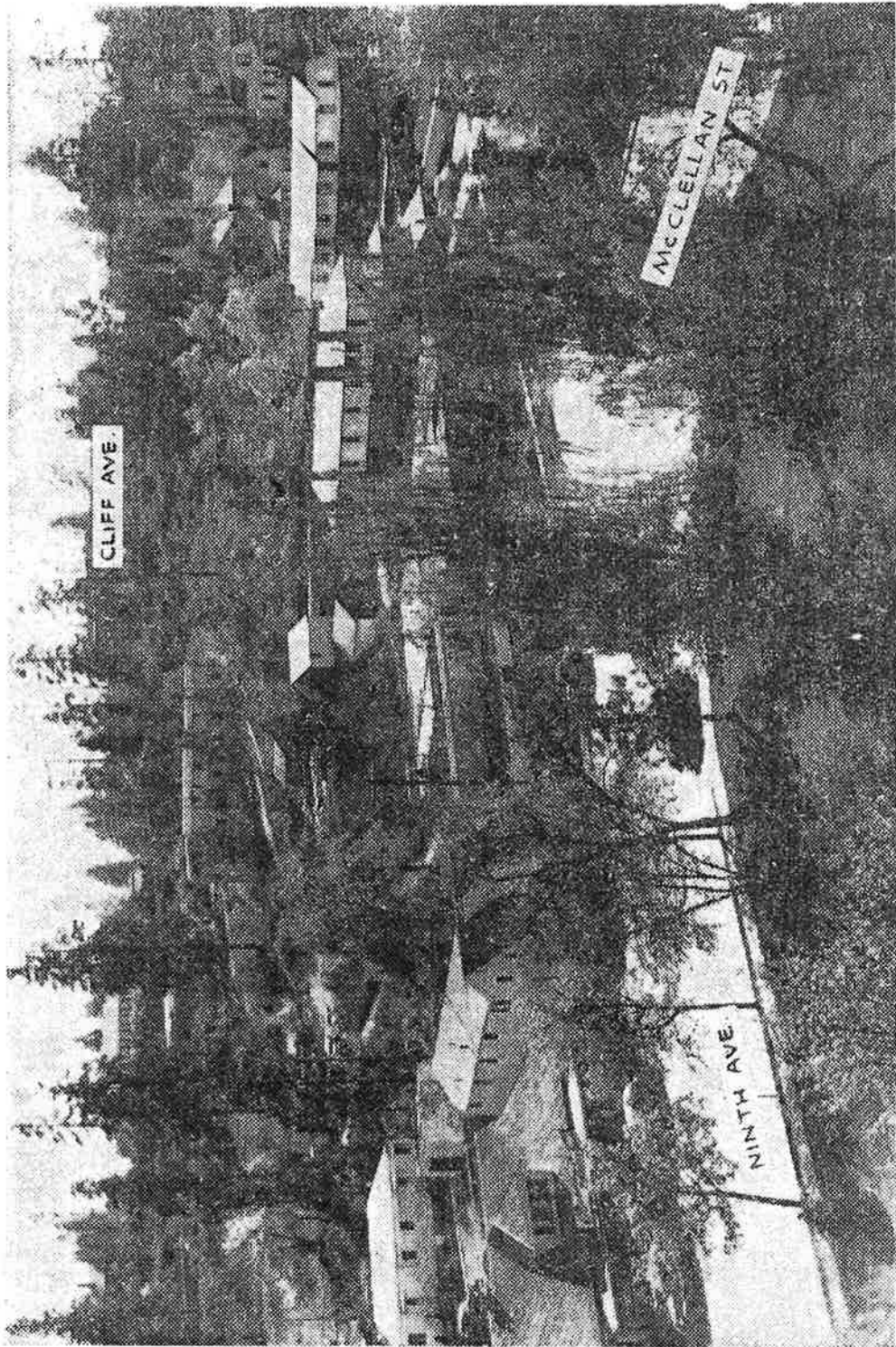
There are four bungalow apartments in the area, two of them being completed this spring. There are two brick and stucco buildings, two stories high, the last of which was completed last year.

There is still another apartment house on Ninth, built several years ago, the first in the district. The older buildings already have green lawns, trees and shrubs.

None of the area had streets before this present building program got under way. The brick-and-stucco buildings are on the Ninth avenue frontage and are served from that street. The newer apartments will be served by the drives now under way, although the largest building is too far up the slope to be served directly by a driveway. Steps and terraces will serve there.

Workmen are clearing much of the remaining area in the event that additional apartment houses are built there some day. The higher areas can be reached from the Cliff avenue connection with Ninth that parallels the Grand ave-

New Apartment House District on South Side Growing Rapidly



Spokane's newest apartment house district on the hillside, south of Ninth and west of Grand avenue hill, is developing rapidly, with at least three new apartment houses under way and near completion and ground cleared for others to be erected this summer. The view, taken from an upper balcony of the Sacred Heart hospital, shows how the buildings are reaching up the hill almost to Cliff avenue.

me hill. C. F. Rider, contractor, has been the principal builder.

A fine view of the new district is had from the upper balconies of the Sacred Heart hospital. Apartments on the higher levels will command a striking view of the city and the North Side with Mount Spokane in the distance. Many of the native trees and much of the natural shrubbery have been left in place, making exceptional landscape effects possible.