

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 **ROSE-KLY-CECIL APARTMENTS**
Common Name Cecil Apartments

2. Location

Street & Number 1726 East Third Avenue
City, State, Zip Code Spokane, WA 99202
Parcel Number 35212.3305

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name City of Spokane
Street & Number 808 Spokane Falls Blvd #650
City, State, Zip Code Spokane, WA 99201-3333
Telephone Number/E-mail kgriffin@spokanecity.org

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 submitted 24 Jan 2010

7. Description

Architectural Classification (see nomination, section 8)	Condition <input type="checkbox"/> excellent <input checked="" 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 _____
--	--	---

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	Union Park Addition, all Lot 5 and west 4 feet of Lot 6, Block 3
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.


11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	17 Feb 2010

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)


 3/26/10
Date
Michael H. Adolfae, Director
City of Spokane Community Development Department

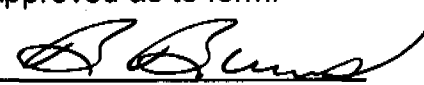
14. For Official Use Only

Date nomination application filed: _____
Date of Landmarks Commission hearing: _____
Landmarks Commission decision: _____
Date of City Council/Board of County Commissioners' hearing: _____
City Council/Board of County Commissioners' decision: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

 4/19/10
Date
Kristen Griffin
City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

Attest:

City Clerk

Approved as to form:

Assistant City Attorney



Historic Rose-Kly-Cecil Apartments built in 1910 at 1726 E. Third Avenue

DESCRIPTION OF PROPERTY

Erected in 1910, the Rose-Kly-Cecil Apartments is a good example of the Colonial Revival style with Italianate influence.¹ The two-story building has a flat roof of built-up tar and is wood frame construction with brick veneer and a 15-inch-thick black basalt stone foundation. The building's red face bricks are laid in stretcher bond and form a sharp contrast to the black basalt foundation, black and gray grout, and Classic white-painted wood trim. Colonial Revival-style features are illustrated by the building's dominant symmetrical design and fenestration patterns, brick cladding, square-columned center front entrance portico, multi-paned wood-sash windows, and plain parapet with a wide frieze and prominent modillion course. Italianate-style influence is seen in arched windows, molded concrete window hoods, and the aforementioned modillioned cornice (modillions are also a feature of the Colonial Revival style). Located in the Union Park Addition in the East Central neighborhood of Spokane, WA, and surrounded by late 19th and early 20th-century single-family homes, the Rose-Kly-Cecil Apartments is one of the community's only historic multi-family apartment buildings. The property faces north

¹ Spokane City/County public records. Spokane County Courthouse and Spokane City Hall, Spokane, WA.

and is highly visible from its location adjacent next south of the Interstate 90 freeway which parallels Third Avenue in front of the property. A small single-story, single-family frame house, built in 1900, is located south behind the apartment block (on the same parcel). The Rose-Kly-Cecil Apartment building retains good exterior architectural integrity in original location, design, materials, workmanship, and association as a multi-family residential apartment building constructed during the beginning of the 20th century in Spokane, WA.

CURRENT APPEARANCE & CONDITION

Site

Preserved in good condition, the Rose-Kly-Cecil Apartments is located on all of Lot 5 and the west four feet of Lot 6 on Block 3 in the Union Park Addition in the East Central neighborhood of Spokane. The site measures 54 feet wide, 142 feet deep, and reflects a level grade. The apartment building was built in the center towards the north end of the parcel and is framed by a manicured lawn. In fair exterior condition, a small 611-square-foot single-family frame house was built in 1900 behind the apartment block, and has a hip roof, covered front and side porches, and horizontal wood siding. A graveled alley abuts the lot and the south elevation of the frame house. The Rose-Kly-Cecil Apartments is surrounded to the east, west, and south by a directionally correct grid of paved streets and historic single-family homes that were built during the late 1890s and early 1900s. The front of the building looks north onto Third Avenue which abuts Interstate 90, a busy, wide, multi-lane freeway that runs east and west through Spokane.

Exterior

The Rose-Kly-Cecil Apartments is a two-story building with a flat roof of built-up tar and a plain brick parapet that steps down in a southerly direction at the east and west elevations. The building has a rectangular footprint that measures 46 feet wide and 47 feet deep for a total of 2,198 square feet each on the first floor, the second floor, and in the basement. The building is clad with red face bricks which have been covered with red paint (bricks only—grout left exposed and untouched) and is built on a black basalt rubblemix foundation. A double dripstone course made of brick encircles the building at the north, east, and west elevations and separates the basalt rubblemix foundation from the brick cladding on the exterior walls at the first floor. A similar horizontal brick band (belt course) encircles the building at the north, east, and west elevations above the windows at the second floor (the south elevation at the rear of the building is plain and does not have a first-floor dripstone course or a second-floor belt course). The building incorporates a symmetrical design with symmetrical fenestration patterns. To protect from vandalism, all of the windows and doors at the first floor are covered with plywood boards. The windows at the second floor, however, are exposed and reveal a combination of original fixed-pane and 1/1, 6/1, and 6/6 multi-paned, double-hung, wood-sash units that match those on the first floor (the first-floor windows are preserved behind the plywood boards and can be seen from inside the apartment block).

North Façade

The building faces north and is articulated with symmetrical fenestration patterns and stylistic embellishment. At this facade elevation only is a prominent cornice with a wide frieze band and modillion course which are located below a plain brick parapet. A partial-width front porch is located at the first floor in the center of the building and is covered with a flat roof of built-up tar. The porch roof is embellished with a wide frieze band (similar to the frieze at the building's façade parapet) and is supported by thick square wood pillars which are anchored to a brick porch wall. Concrete steps lead down to a concrete walkway from the porch deck. Two vertical sidelight windows flank the front entrance, and two larger windows with a fixed wood sash and twin multi-paned transom lights flank the sidelights at the first floor. Two identical windows are located on the second floor above the two first-floor windows, and two small 1/1, wood-sash arched windows are located in the center of the second floor above the first-floor front porch. Except for the sidelights, all of the windows at the north façade are embellished with molded concrete window hoods and window sills. The two arched windows have arched hoods and are connected by a horizontal extension of the hood. Each of the windows has a center keystone in the hood ornamentation. At the first floor, the northeast and northwest corners of the building are enclosed and are clad with face brick but at the second floor, the corners are unenclosed and inset five feet towards the center and rear of the building, resulting in two second-story corner balconies with flat decks. Above the balconies, double-hung, multi-paned, wood-sash windows are located at the second floor in the ells formed by the inset corners.

East & West Elevations

The east and west elevations of the building are identical and feature four windows at the first floor (now covered with plywood boards) and three windows at the second floor. The windows are symmetrically placed with molded concrete lug sills and reveal a combination of arched windows with arched brick voussoirs and non-arched windows with molded concrete window hoods. The first and second stories are clad with face bricks while the basement foundation is made of basalt stone rubblemix. A double horizontal brick dripstone separates the basalt rubblemix from the brick cladding at the first floor, and a similar-looking horizontal band (belt course) of red brick is located above the second-story windows. The parapet is made of brick with molded concrete coping and steps down and back from the north face of the building towards the rear of the building.

South Elevation

The south elevation of the building is located at the rear of the property. It is composed of three bays defined by the roof, which at the center of the building's south elevation spans 20 feet and is two feet lower than the east and west flanking roofs (the planar wall surface of the south elevation is even and plain, and the bays are only distinguished by the lowered roof height at the center bay). The two flanking bays have one arched window each at the first floor (covered with plywood boards) and one multi-paned arched

window each at the second floor; the windows are capped by arched brick voussoirs. The center bay holds two rectangular double-hung windows at the first floor (covered with plywood boards) and two rectangular double-hung windows at the second floor. All of the windows are original double-hung units with wood sash, some with multiple panes of glass. A basement door is located in the center of the building below grade. The entrance and stairs are covered with an exterior vestibule addition built over and around the stairway. The vestibule addition is wood frame and is clad with asbestos siding which color and design resembles brick masonry. The entrance to the vestibule is covered with plywood boards.

Interior

The interior of the Rose-Kly-Cecil Apartments is separated into eight units with four units on the first floor and four units on the second floor. One additional apartment suite is located in the basement which is otherwise unfinished. A glass skylight (appears original) illuminates the second-floor hallway. A center stairway leads up to the second floor from a small center reception hall at the front entrance. Ceilings are nine feet high at the first and second floors; walls and ceilings are a combination of original circa 1910 and later 1940s lathe-and-plaster construction, and later still circa 1960s-1980s sheetrock; and floors are covered with a combination of fir, linoleum, vinyl, and wall-to-wall carpet. Original light fixtures are missing and have been replaced with circa 1960-1980 contemporary fixtures. Some apartment suites contain original bathroom fixtures and kitchen built-ins, including original white-painted medicine cabinets and kitchen cupboards. Except for the inside of one built-in kitchen cupboard which retains original walnut-stained fir, all of the woodwork is painted white. Interior doors are mostly original five-panel wood which has been painted white. The interior is in poor to fair condition.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The current exterior at the north facade of the Rose-Kly-Cecil Apartments matches a Spokane County Tax Assessor's 1961 black-and-white photograph of the building's north façade with two exceptions. One exception is the building's face bricks (on all four elevations) which were covered with red paint in the 1980s-1990s. The paint covers the surface of the original bricks which were fired in a red brick color when the bricks were made—almost the same color as the paint which covers the bricks (perhaps the painting was done with the thought that it would render a protective covering over the bricks). The original grout was left untouched and exposed as it has always been. The other exception is that the doors and windows (all windows are original and exist behind boards)) at the first floor were covered with plywood boards in 2009 to prevent vandalism.

According to 1910 and 1953 Sanborn Fire Insurance Maps which pictured drawings of the original footprint of the building, the apartment block was originally erected as a rectangular two-story building with a single-story center front porch just as it remains

Today but with two exceptions: 1) the northeast and northwest façade corners of the building were originally inset at the first and second floors, and 2) the rear south elevation of the building followed a U-shaped footprint which resulted in a two-story lightwell. The northeast and northwest corners of the building were enclosed at the first floor only sometime between 1953 and 1960 but the second floor corners were left inset and untouched as originally designed and built (the enclosed corners at the first floor resulted in extra room which was finished as corner storage closets). The original two-story lightwell at the rear south elevation was also enclosed at the same time as the façade corners which resulted in larger apartment suites at the south rear of the building.

A 1910 Spokane water service permit indicated that the original building was designed and built with eight rooms on the first floor and eight rooms on the second floor for a total of four apartments—two four-room suites on the first floor and two four-room suites on the second floor. A Spokane building permit listed an interior remodel undertaken in 1943 with the addition of “four additional apartments”—the two original suites on the first floor were remodeled from two to four suites, and the two original suites on the second floor were remodeled from two to four suites.

Modifications to the building include the following:

- | | |
|------------------|---|
| <i>1943</i> | Total apartment suites remodeled from four suites to eight suites (Spokane building permit #70209, dated 31 March 1943). |
| <i>1953-1960</i> | All eight interior apartments remodeled/enlarged again due to south elevation lightwell enclosed at first and second floors, exterior vestibule built over and around south elevation basement stairway, and northwest and northeast façade corners of the building enclosed at the first floor only. One additional apartment suite was built in the basement. |
| <i>1980-1990</i> | Aluminum window screens were installed, interior remodeled, face bricks painted red. |

Although the interior of the building has been modified several times, the exterior of the Rose-Kly-Cecil Apartments is in good condition and retains good to excellent exterior architectural integrity in original location, design, materials, workmanship, and association as a multi-family residence built in the early 1900s in East Central Spokane, WA.

<i>Areas of Significance</i>	Architecture
<i>Period of Significance</i>	1910-1960
<i>Significant Dates</i>	1910
<i>Built Date</i>	1910
<i>Architect</i>	Unknown
<i>Builder</i>	Michael Hunz, stonemason & engineer (first owner of property)

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1910, the Rose-Kly-Cecil Apartments is a two-story brick masonry-constructed multi-family apartment block and is a good example of the Colonial Revival style with Italianate influence. Colonial Revival-style elements include the apartment block's early 20th-century built date, symmetrical two-story form and design, symmetrical fenestration patterns, accentuated covered front porch entrance with large porch pillars, prominent cornice with wide frieze band and modillion course, brick masonry cladding, and original multi-paned windows arranged singly and in pairs. Italianate design influence is displayed in modillions, arched windows, and the exuberant use of molded concrete window hoods. Constructed during a time when Spokane experienced its greatest population explosion, the Rose-Kly-Cecil Apartments was built in a historic single-family-home residential suburb of East Central Spokane, and is one of the only historic multi-family apartment blocks erected in the area. It was constructed by Michael Hunz, an experienced professional stonemason and engineer who was employed by the Henco Brewery, later known as the Henco Division of the Spokane Brewing & Malting Company. Michael Hunz and his wife, Louisa Bilfor Hunz, resided from 1910 through 1912 in the apartment block which they named the Rose Apartments in honor of their daughter, Rose Marie Hunz. The name of the building was changed to the Kly Apartments in the 1940s after the Kly family purchased the property, and again in the 1950s when new owners, George & Cecil Dittmer, called the building the Cecil Apartments. Preserved in good condition, the Rose-Kly-Cecil Apartments achieved architectural significance during the period from 1910 to 1960, and retains good exterior architectural integrity in original location, design, materials, workmanship, and association as a multi-family apartment building erected in 1910 in the Union Park Addition in East Central Spokane, WA. Architecturally significant, the Rose-Kly-Cecil Apartments is nominated to the Spokane Register of Historic Places under category C.²

HISTORICAL CONTEXT

East Central Spokane and the Union Park Addition

Founded in 1873, the town of Spokane grew rapidly and boasted a population of 25,000 in 1900 but by 1910, the city's population had sky-rocketed to more than 100,000 people—the largest decade increase in population ever in the history of Spokane. The

² This nomination does *not* include the c. 1900 single-story frame house which is located on the same parcel as the apartment block and is located behind the apartments.

large population increase precipitated a critical housing shortage which resulted in frenetic suburban development in outlying areas that surrounded the city's core. Sited one, two, and as many as three miles from the city's central business district, these neighborhoods constituted Spokane's first "suburbs" and provided suburban living within reach of downtown Spokane via paved sidewalks, graded and paved roads, horse-drawn buggies, motored automobiles, and public transportation (cable cars). One of the first communities east of Spokane's central business district to be developed at this time with numerous suburban neighborhoods was a large tract of land between East Sprague and South Fourteenth Avenues, and Division and Havana Streets, called East Central Spokane.

According to an aerial perspective drawn in 1887,³ East Central Spokane was in the 1880s dotted with pine trees and covered with wild grasses and meadowlands. Indians lived, fished, hunted, and traveled in and through the area but as Spokane became a magnet for merchants, miners, businessmen, bankers, and trainloads of people who flocked to the city in search of jobs and a better life, the Indians and wild animals were displaced by ensuing development and subsequent settlement. East Central Spokane proved to be "a good place to build...because it was flat and easily accessible."⁴

Developed in the late 1800s and early 1900s as a working-class neighborhood, all of East Central Spokane was colloquially known as "Union Park," a name that originated from the concentrated industrial settlement that developed along East Trent and East Sprague Avenues.⁵

[Union Park] was the factory section of town. Nearby were lumber mills, flour mills, and...sawmills. The people who lived in Union Park were thrifty, hard-working people. Many had emigrated from Italy and the Scandinavian countries. Because they couldn't speak the [English] language, the people were handicapped when job hunting. They usually had to settle for laboring or factory jobs where language skills were not important.⁶

Lots along East Sprague Avenue in Union Park (East Central Spokane) and lines of railroad tracks which ran parallel to the thoroughfare became built up with industrial enterprises as well as a variety of livery stables followed by automobile dealers and

³ "Spokane in 1887." Aerial perspective map, MAC Archive Library, Spokane, WA.

⁴ "Settlers Attracted to East Central's Building Sites." *Spokesman-Review*, 20 April 2000, SSV, p. 2.

⁵ Not to be confused with the common name "Union Park" which was in use in the early 1900s, the *Union Park Addition* was part of the larger Union Park (now called East Central Spokane) neighborhood and is roughly bounded by East Third Avenue and Hartson Avenues and by South Hogan and Regal Streets.

⁶ Boutwell, Florence. "East Sprague." Vertical files, Spokane Public Library, Northwest Room, Spokane, WA. No date.

service centers, stores, shops, markets, banks, and bars and saloons. On the other hand, land south of Sprague Avenue, and land south of Third Avenue between Hogan and Regal Streets in the Union Park Addition (a section of the larger “Union Park” neighborhood) was specifically developed for residential purposes with the erection of single-family homes and at least one historic multi-family apartment building—the Rose-Kly-Cecil Apartments on East Third Avenue. Spokane “suburbia” and the “American Dream” of owning a single-family home or leasing a fashionable multi-room apartment was alive and well in the Union Park Addition of East Central Spokane in the early 1900s.

As the city grew, East Sprague Avenue—just four blocks north of the Rose-Kly-Cecil Apartments—became a major transportation route, linking downtown Spokane to East Central Spokane and the Spokane Valley. By the 1950s, East Sprague Avenue had become a clogged artery of congested traffic, and by 1970, a high-speed, east-west freeway with six to eight lanes for automobiles and trucks was completed through East Central Spokane. The freeway, called Interstate 90, was constructed along a swath of land between Second and Third Avenues, displacing hundreds of people and their single-family homes. Houses, churches, and the Rose-Kly-Cecil Apartments, which were built along the south side of East Third Avenue, suddenly faced miles of interstate freeway, an impenetrable concrete barrier that severed the community. Forty years later in 2010, the homes and the Rose-Kly-Cecil Apartments that face the freeway are again threatened as freeway widening is undertaken.⁷

Michael & Louisa Hunz

In 1900, Michael & Louisa Bilfor Hunz and their 7-year-old daughter, Rose Marie Hunz, moved into their new single-family residence at 1728 East Third Avenue in the Union Park Addition of East Central Spokane. An experienced stonemason and a fire engineer employed at the Henco Brewery (later called the Henco Division of the Spokane Brewing & Malting Company), Michael Hunz built the house himself in 1899.

In 1904, Michael & Louisa Hunz purchased Lot 5 next west of their home for \$1,075 and in 1910, Michael constructed a two-story apartment building with a stone foundation and brick cladding at 1726 East Third Avenue after securing mortgages for \$5,500 and \$1,000. One of only two historic brick buildings designed and built south of East Third Avenue in the Union Park Addition with apartment suites, the apartment block originally held four spacious suites with multiple rooms, private lavatories, equipped kitchens, and was called the Rose Apartments in honor of the Hunz’s daughter, Rose Marie Hunz.

In 1912, the Hunz family sold their single-family home at 1728 East Third Avenue and the Rose Apartments next west at 1726 East Third Avenue to Bren & Lillian Davies for \$28,000. One year later the Davies sold the house and apartments to investors, Marrison

⁷ Yeomans, Linda and Spokane City/County Historic Preservation Office. *Historic Resources Inventory for Union Park & Ellis Additions*, 2002. Spokane City Hall, Spokane, WA.

& Hattie Spawr, who sold the property in 1914 to Eli & Mary Ann Wonch. Eli & Mary Wonch lived in Suite A in the Rose-Kly-Cecil Apartments and retained the original name of the property, the Rose Apartments. Their son and daughter-in-law, Andrew & Lillian Wonch, lived next door east of the apartment block in the single-family house that Michael Hunz built in 1899.

Charles & Gertrude Kly

Samuel Helbig, a Spokane postal carrier, and his wife, Florence Helbig, purchased the Rose-Kly-Cecil Apartments in 1930, retaining the original name of the building, the Rose Apartments. In 1942, Charles & Gertrude Kly bought the property and changed the name to the Kly Apartments. They remodeled the original four apartments to accommodate eight apartments with four apartments on the first floor and four apartments on the second floor.

George & Cecil Dittmer

In 1949, the property was sold to Cecil & George Dittmer, a technician at Sandberg Dental Laboratory in Spokane. In honor of his wife, Cecil Dittmer, George changed the name of the property to the Cecil Apartments, the property's common name which is still in use today in 2010.⁸ The property was purchased in 2009 by the City of Spokane.

ARCHITECTURAL SIGNIFICANCE

Category C

Registration requirements for Category C of the Spokane Register of Historic Places apply to “properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.”⁹ To be eligible for historic register listing under Category C, “a property must meet at least one of the following requirements:”¹⁰

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.
4. Represent a significant and distinguishable entity whose components may lack individual distinction.¹¹

The Rose-Kly-Cecil Apartments is nominated under above-stated requirement #1 because it is architecturally significant as a good example of the Colonial Revival tradition with Italianate-style influence, and is further significant as a tangible expression of “distinctive characteristics of a type, period, or method of construction” as it “refers to the way in

⁸ The historic name of the apartment block reflects all three historic names: the Rose-Kly-Cecil Apartments.

⁹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Page 17

¹⁰ *Ibid*, p. 17

¹¹ *Ibid*, p. 17

which a property was conceived, designed, or fabricated by a people or culture in past periods of history.”¹²

Colonial Revival Style (1880-1955)

The Colonial Revival style refers to the “revival” of early English and Dutch architecture which was influenced by Classic motifs and was revered and built during the 1700s and 1800s when America’s original Thirteen Colonies were established. The Georgian style (1700-1830) and the Adam style (1780-1840) form the backbone of the Colonial Revival style, and transition styles like Free Classic Queen Anne (1890-1910) as well as other secondary influences helped create the melting-pot of architectural elements characteristic of the Colonial Revival tradition. The Colonial Revival style was a dominant tradition for domestic building (both single-family and multi-family residences) in the United States throughout the long period from 1880 to about 1955, and has produced many subtypes based on building form, roof structure, and architectural features as fashion and stylistic influences impacted the style through the years.¹³ “Details from two or more...precedents are freely combined in many examples so that pure copies of colonial houses [and buildings] are far less common than are eclectic mixtures.”¹⁴

Identifying features of the Colonial Revival style include a rectangular or square building form, an accentuated front door, decorative crown or portico with pillars or columns or pilasters, fanlights or sidelights, symmetrical façade with symmetrical fenestration patterns, windows with double-hung sashes and multi-pane glazing in one or both sashes, window pairs, and prominent details like cornices, frieze bands, dentils, modillions, pediments and crowns over windows and doors, Palladian windows, balustrades with turned-wood posts, and masonry wall cladding. For the Colonial Revival style, most “all common wall materials were used but masonry predominates in high-style examples.”¹⁵ The two-story Rose-Kly-Cecil Apartments has a basalt stone foundation and exterior brick cladding, a high-style feature of the Colonial Revival style.

Rose-Kly-Cecil Apartments

Colonial Revival Style Features at the Rose-Kly-Cecil Apartments

The following architectural elements and identifying features of the Colonial Revival style are well-documented and demonstrated at the Rose-Kly-Cecil Apartments, a fine example of the Colonial Revival style:

- Built date of 1910
- Two-story rectangular form
- Flat roof with little or no overhang

¹² Ibid, p. 17

¹³ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp. 320-341.

¹⁴ Ibid, p. 324.

¹⁵ Ibid, p. 324.

- Symmetrical façade design
- Symmetrical fenestration patterns
- Prominent cornice, frieze band, and modillion course
- Accentuated center front entrance
- Covered porch supported by square piers at front entrance
- Original double-hung, wood-sash windows with multi-pane glazing in one or both sashes
- Exterior brick masonry wall cladding
- Black basalt stone rubblemix foundation
- Symmetrical interior plan with center reception hall and center stairwell

The Rose-Kly-Cecil Apartments is also articulated with Italianate-style influence which is illustrated by such details as a prominent cornice with modillions (also a Colonial Revival style element), arched windows, and a prodigious use of molded concrete window sills and window hoods.

Apartment Block

When it was erected in 1910, the Rose-Kly-Apartments was one of only two brick-clad buildings designed and built with apartment suites in the Union Park Addition in East Central Spokane, WA. Spokane contractor, Jonathan Mills, who also lived in the Union Park Addition, built a two-story brick building at 1928 East Third Avenue, just two blocks east of the Rose-Kly-Cecil Apartments, and called it the Mills Building. It had a commercial storefront on the first floor (occupied for many years by a grocery market) and two apartment suites on the second floor. The difference between the Mills Building and the Rose-Kly-Cecil Apartments was influenced by use: The Mills Building was erected as a duo-use commercial storefront and store/apartment building while the Rose-Kly-Cecil Apartments was specifically designed and built to be a luxury apartment block without storefronts, store, or commercial concerns. To summarize, the Rose-Kly-Cecil Apartments was the only building constructed before 1960 as a multi-family apartment block with multiple-room suites in the Union Park Addition. Architecturally significant, it is preserved with good exterior architectural integrity and is being nominated to the Spokane Register of Historic Places under Category C.

BIBLIOGRAPHY

McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989.

National Park Service. *National Register Bulletin #15*. Washington DC: NPS, 1995.

Polk, R. L. *Spokane City Directories, 1890-2010*

Sanborn Fire Insurance maps, 1890-1953

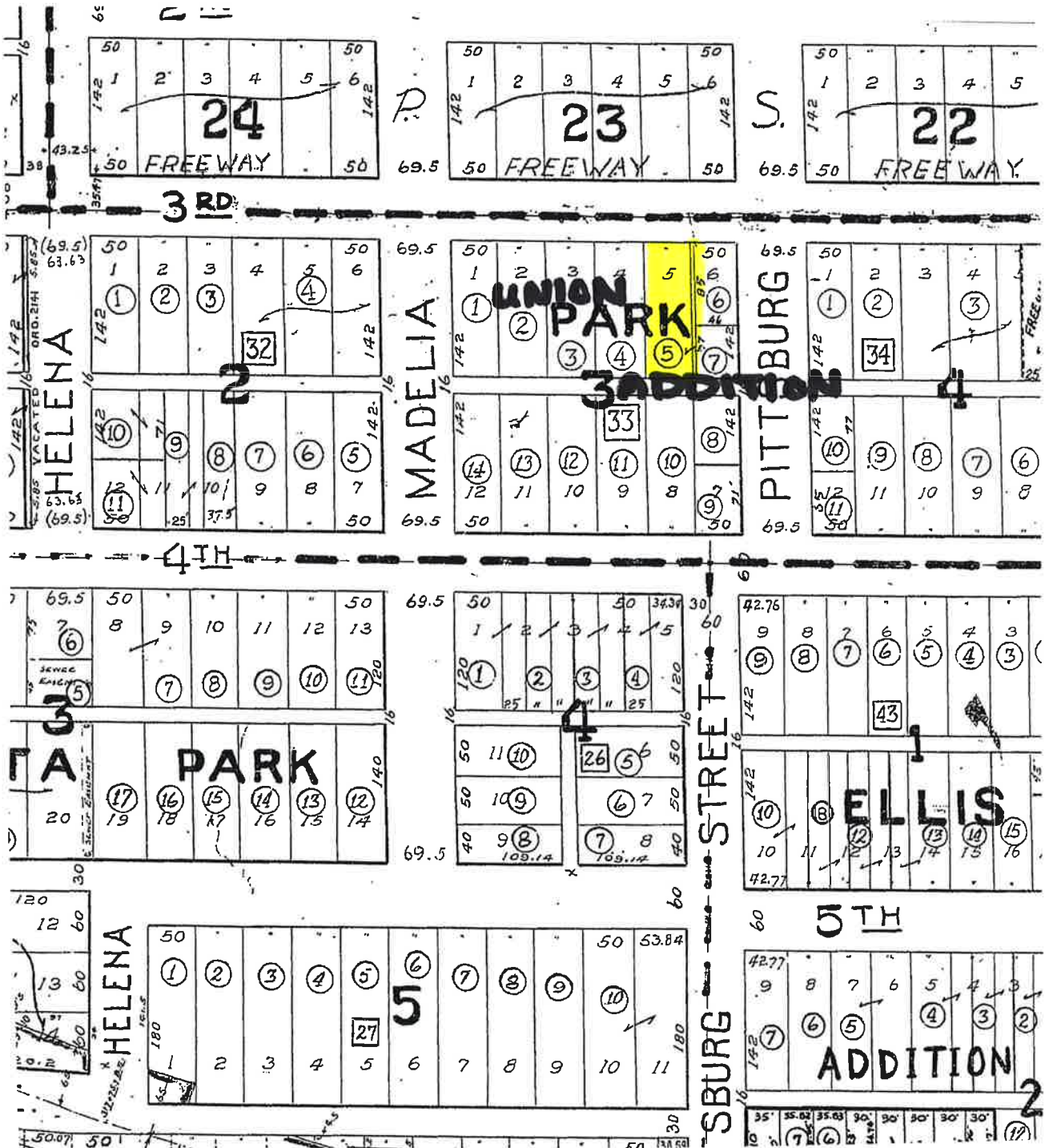
Spokane City/County public records (assessor records, property deeds, building permits, historic inventories, maps). Spokane County Courthouse and City of Spokane Office, Spokane, WA.

Yeomans, Linda and Spokane City/County Historic Preservation Office. *Historic Resources Inventory for Union Park & Ellis Additions, 2002*. Spokane City Hall, Spokane, WA.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS Section 10

Spokane County Plat Map

Map from Spokane County Tax Assessor



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 1

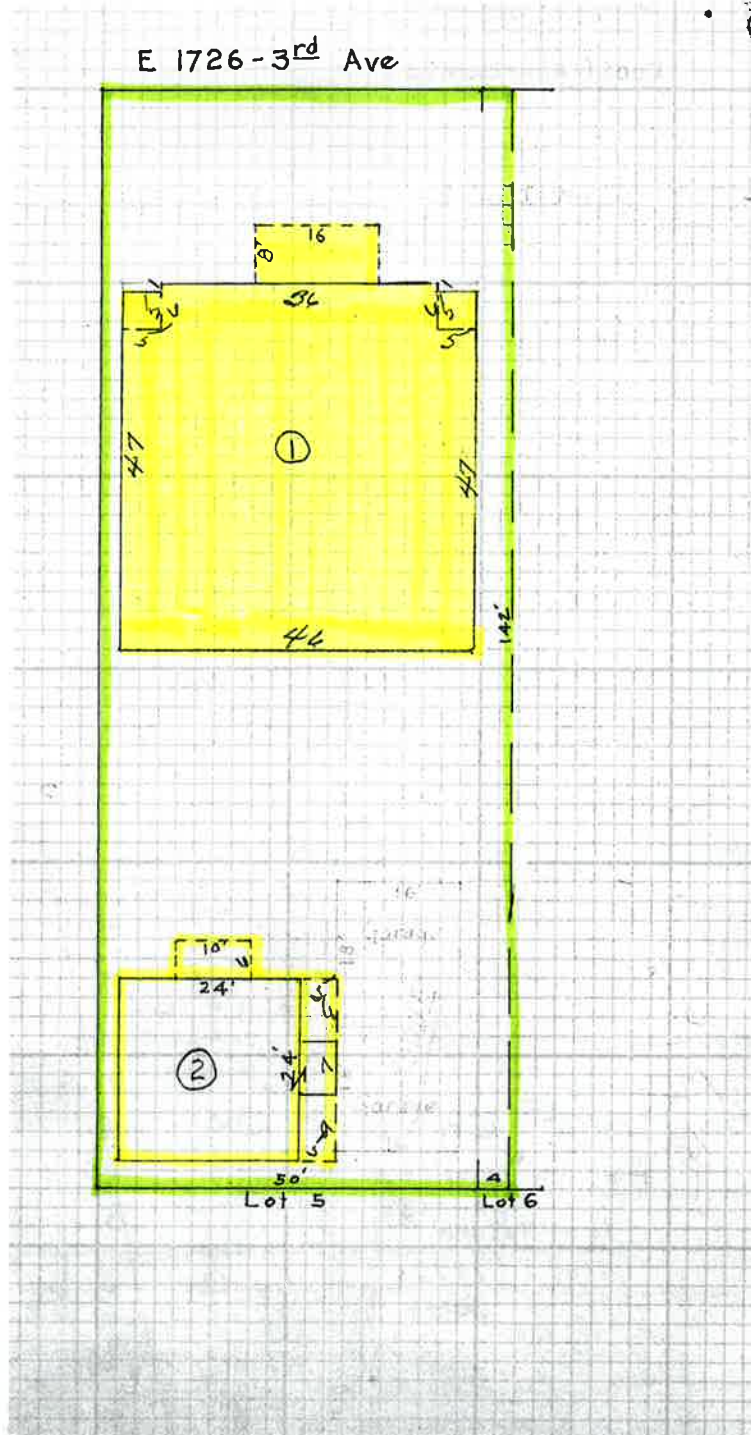
Plat map from Spokane County Assessor, 2010.
Property is identified by yellow-highlight.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Site Plan

Spokane County Assessor Site Plan
Apartment block highlighted in bright yellow-built in 1910,
Small frame house, built in 1900, located behind apts.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Historic Photo 1

Photo taken in 1961, Spokane County Tax Assessor



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 1
Photo 2

Northeast façade corner of building in 1961.
Northwest façade corner of building in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 3
Photo 4

Northwest façade corner of building in 2010.
North face of building in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS

Section 10

Photo 5
Photo 6

Front porch at north façade in 2010 (looking west).
Front porch at north façade in 2010 (looking east).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 7
Photo 8

North façade of building in 2010, details.
North façade of building in 2010, second story.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 9
Photo 10

Southwest rear corner of building in 2010.
South rear elevation in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 13

North façade center first-floor front porch in 2010.

Photo 14

Second-floor skylight in apts. In 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS

Section 10

Photo 15

First floor interior reception hall, looking north at inside of front door and sidelight window.

Photo 16

First floor interior reception hall stairway in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 17
Photo 18

First floor apartment in 2010.
Second floor apartment kitchen in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS

Section 10

Photo 19

Second floor apartment in 2010, looking SE.

Photo 20

Second floor apartment kitchen in 2010, looking west.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 11

Frame house at rear of property, 1726 ½ E. Third Avenue,
in 2010, north façade of house.

Photo 12

West elevation in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 2
Photo 3

Spokane County Assessor 1961 photo of NE corner.
NW corner in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 4
Photo 5

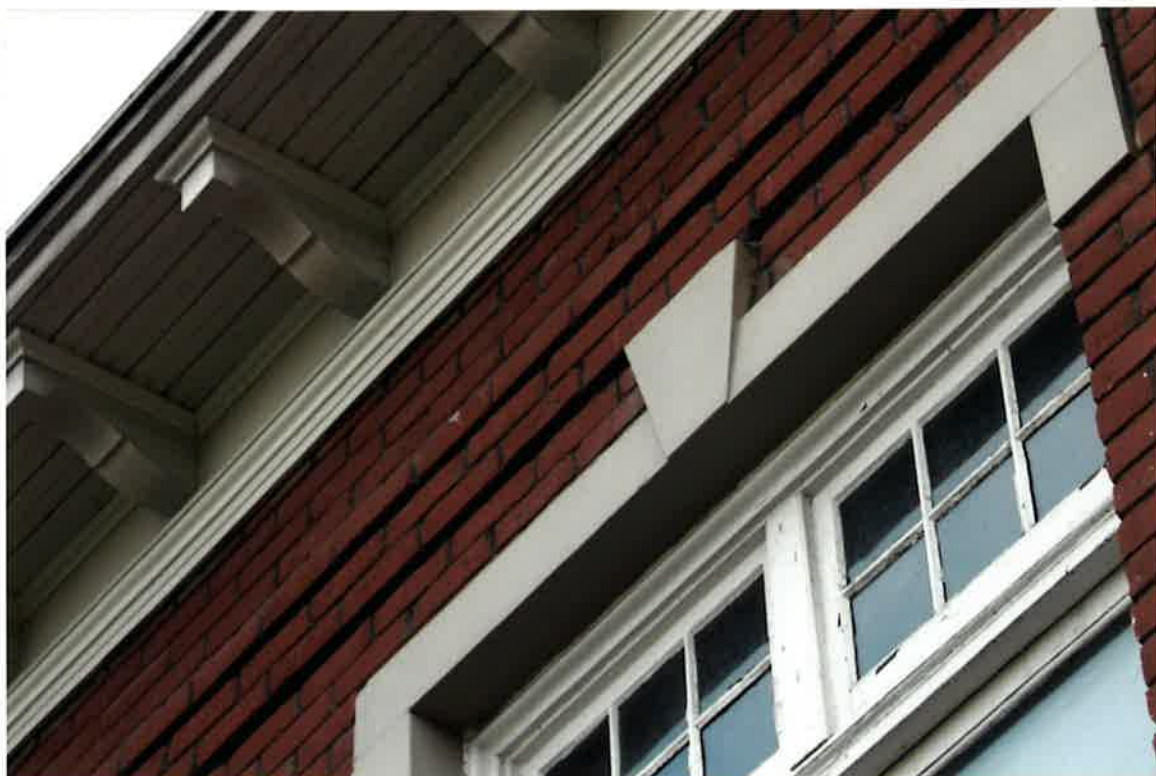
NW corner in 2010.
North façade in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photos 8 & 9

North façade details at second floor and cornice in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photos 10 and 11

North façade details in 2010 at first floor.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS **Section 10**

Photo 12

SE corner of rear south elevation in 2010.

Photo 13

South rear elevation in 2010.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS

Section 10

Photo 14

Exterior vestibule attached to south, rear elevation (photo taken in 2010).



Spokane City/County Register of Historic Places Nomination Continuation Sheet
ROSE-KLY-CECIL APARTMENTS

Section 10

Photo 6

Front porch at north façade in 2010, looking west.

Photo 7

Front porch at north façade in 2010, looking east.

