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United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N.A.

and/or common Apartment Buildings by Albert Held Thematic Group

2. Location

street & number Amman: W. 1516 Riverside; San Marco: W. 1229 Riverside;
Breslin: S. 729 Bernard; Knickerbocker: S. 501-507 _____ not for publication
Howard

city, town Spokane _____ vicinity of

state Washington code 053 county Spokane code 063

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
Thematic	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
Group	n/a	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership (see continuation sheet)

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Spokane County Courthouse

street & number W. 1116 Broadway

city, town Spokane state Washington 99260

6. Representation in Existing Surveys

1) Washington State Inventory of Cultural Resources see continuation sheet
title 2) Historic Landmarks Survey of Spokane has this property been determined eligible? yes no

date 1) 1978
2) 1978 _____ federal state _____ county local

depository for survey records 1) Dept. of Community Development, Archaeology & Historic Pres.
2) Spokane City/County Historic Preservation Office

city, town 1) 111 W. 21st Ave., Olympia Washington 98504-5411
2) 3rd Floor, City Hall, Spokane state Washington 99201-3333

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Owners of properties:

Amman: W. 1516 Riverside Partnership
c/o Doug Heiskell
W. 1516 Riverside
Spokane, WA 99201

San Marco: San Marco Limited Partnership
c/o R. Ronald Wells, AIA
E. 911 20th Avenue
Spokane, WA 99201

Breslin: Washington Trust Bank, Trustee of
Martin and Edwidge Woldson fbo Myrtle Woldson Trust; and Agent,
Kenneth W. Howser Jr. Agency.
address to:

Washington Trust Bank
Trust Dept.: P.O. Box 2127
Spokane, WA 99210-2127

Knickerbocker: Ed and Mary Musgrove
c/o Alvin J. Wolff, Inc.
West 907 Riverside Avenue
Spokane, WA 99201

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Has this property been determined eligible?

The San Marco Apartment Building is a contributing structure within the Riverside Avenue Historic District, listed in the National Register of Historic Places in 1976.

The Amman Apartment Building was preliminarily determined eligible for inclusion in the National Register by the National Park Service, Western Regional Office, on February 14, 1985. The completed rehabilitation was designated a certified rehabilitation on November 27, 1985.

The Breslin Apartment Building and the Knickerbocker Apartment Building have not been determined eligible.

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Unifying Theme

The four apartment buildings included in the thematic group nomination are multi-story brick structures designed by architect Albert Held and located in two of Spokane, Washington's, turn of the century residential neighborhoods. Each building is a significant example of apartment house construction from the early 20th century designed by a prominent local architect. Built between 1904 and 1911, the buildings represent the initial phase of apartment house construction in Spokane and were among the first apartments built to attract middle class residents in the expanding city. When opened, the buildings were hailed for their innovation and luxury; today, the buildings are distinguished by their design and integrity. Three of the four are still used as apartment buildings; the Amman was converted to office use in 1985 through a certified rehabilitation.

Characteristic Features

When constructed, the buildings boasted convenient proximity to downtown Spokane within a residential setting. The earliest examples--the Amman and the San Marco, constructed in 1904--were located in parklike surroundings on Riverside Avenue, a tree-lined boulevard overlooking the Spokane River which connects the historic civic center (Riverside Avenue Historic District, NRHP, 1976) and the Browne's Addition neighborhood (NRHP, 1976). The Breslin (1910) and the Knickerbocker (1911) were located on Spokane's lower south hill, close to both the central business district and the city's most prestigious neighborhood.

The residential setting of each building was enhanced by the use of landscaped courtyards, green spaces, and gardens visible from the apartments inside, a feature which distinguished these buildings from the flats and hotel-apartments of the era. With the exception of the Amman, the landscaped settings of the buildings has been retained.

Each building is constructed of brick walls with a steel or wood interior framing system. The buildings range in height from two and one-half stories (the Amman) to six stories (the Breslin). Except for the rectangular Amman, the buildings are built on U-, H-, or L-shaped plans, with wings enclosing rear courtyards.

The exterior design of all four buildings is classical in feeling, most dramatically displayed in the Renaissance Revival style San Marco and the Beaux-Arts design of the Knickerbocker. Although the brick facades are relatively restrained, the buildings feature a variety of ornamental treatments including projecting string courses, pronounced window hoods and sills, and elaborate portals and entryways (often enhanced with terra cotta ornament). Windows are double-hung wood sash; in several cases (Amman and Knickerbocker), the upper sash includes decorative muntins.

On the interior, the buildings feature spacious reception areas, double loaded corridors, and basement and attic space. The floor plans of the apartment units include one, two, and three bedroom suites with separate living and dining rooms, small kitchens, and bathrooms. Within each unit, the living areas are separated from the bedrooms and bathrooms by narrow corridors, and public (entertaining) spaces are clearly separated from the private (sleeping and bathing) spaces. This room arrangement avoided the problems inherent in the typical tenement house "railroad" plan by creating separate zones of activity. Each unit in the four buildings has an exterior view from each room, a feature that was characteristic of Held's design (and avoided use of the typical light court).

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The public reception areas of the apartment buildings include large foyers, lobbies, and stairwells distinguished by classical detail and craftsmanship. Lobbies feature columns, pilasters, chair rail moldings, wainscoting, and cornice moldings. The stairwells are often lighted by leaded and colored glass windows and the entry foyers often have decorative tile work. Held's attention to the public areas of the buildings is apparent even in the simplest of the buildings--the Amman--where the stairwell is lighted by clerestory windows and the hallways are articulated by cornice moldings and fluted pilasters. In the most elaborate interior design--the Knickerbocker--Held created an elegant and formal hall, complete with mahogany Corinthian columns and mantelpiece, curved staircase, and painted murals.

Despite similarity in construction and common classical details, the buildings are clearly distinct from one another. The most significant differences are in scale, exterior design, and the treatment of interior public spaces. From the construction of the Amman, perhaps the first apartment building in the city, Held's work increased in scale and size until the Breslin in 1910, believed to be the largest apartment building in Spokane before World War II.

The exterior character of the four is different, too. The Amman is residential in scale with a hip roof and broadly overhanging eaves. Although the entry portal projects from the front facade, the building has little exterior applied ornament. By contrast, the San Marco and Knickerbocker reflect formal classical designs with imposing entryways and terra cotta ornament (i.e., lions' heads and swags) and a clear horizontal distinction between the base, the upper stories, and the entablature. The buildings look like private clubs or institutions. For its part, the Breslin was like a tall office building, with cell-like repetition of windows and an offset, small scale (although classical) entry. The change in scale and exterior treatment reflected a changing conception on the interior. While the San Marco and Knickerbocker were ornamented like grand hotels, with lavish public reception areas (clearly apparent on the outside by the majestic entries), the Breslin and Amman had less emphasis on interior public spaces.

Survey Methodology

The thematic nomination was prepared after an extensive survey of apartment houses in the city conducted by the City of Spokane Historic Preservation Office between 1981 and 1986. Researchers consulted city directories, published histories, newspaper clippings, and conducted a windshield survey to determine the extent of apartment buildings in the city and the extent of Held's designs. Only one apartment building designed by Held was not included because of a loss of integrity.

Individual properties

AMMAN

The Amman is situated on the north side of Riverside Avenue, overlooking Peaceful Valley and the Spokane River. Views from the building provide a panoramic vista of the north side of town, including the Spokane County Courthouse and surrounding structures. At one time, this part of Riverside was lined with residences and other buildings, but

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construction of the Maple Street Bridge led to widespread demolition, and today the Amman is virtually isolated and severed from the Riverside district.

The Amman is a two and one-half story rectangular structure with exterior walls of pressed cream colored brick, an interior wood framing system, a basalt foundation, and a shingled hip roof with broadly overhanging eaves. A gable roof dormer projects from the front slope of the roof and recessed clerestory windows punctuate the east and west slopes. The principal facade of the building has strictly symmetrical fenestration and a central portico with arched entry, full cornice, and basalt piers. The portico features marble steps, interior walls surfaced in tile, and leaded glass windows which frame the front door.

To either side of the portico are segmental arched windows with brick voussoirs, raised brick keystones and projecting sills. Second story windows are flat arched with hoods. All windows are double-hung wooden sash. Windows on the front facade feature lower sashes divided by a vertical muntin; upper sashes on the front windows feature circular muntins. Above the portico, a glazed double door leads to the roof of the portico. (The rooftop railing on the portico has been removed--the only significant exterior alteration.) Raised brick courses demarcate the basement from the first floor, and the first floor from the second. Elaborate brackets underscore the eaves. The side elevations feature arched fenestration on the first story, with one-over-one double-hung sash flat arched windows on the second story.

The interior of the Amman features four room suites along double loaded corridors. Simple classical interior trim includes cornice moldings, door and window surrounds, and pilasters. Curved stairs lead from the central hallway on the first floor to the second floor, where the stairwell and hallway are illuminated by attic level clerestory windows. Interior trim includes fluted pilasters, molded window and door surrounds, and glazed doorways at the second floor to allow access to the balcony above the portico.

In 1985, a certified rehabilitation included cleaning the exterior brick with a mild detergent and low pressure wash; filling and patching pitted and deteriorated wood jambs and sills; replacing broken windows and missing glazing compound; painting and patching exterior wood trim; replacing deteriorated roofing material with red cedar shingles; replicating burned or missing eave trim and brackets; and cleaning and regrouting existing tile. On the interior, the plaster walls and wood trim was repaired and painted and missing moldings were replicated. The rehabilitation was certified by the National Park Service in 1985. An adjacent lot is used for parking.

SAN MARCO

The San Marco is a three story, U-shaped building located on a triangular lot formed by the confluence of Riverside Avenue and Sprague Avenue in the city's historic Riverside Avenue district. Completed in 1904 (shortly after the Amman) the San Marco was perhaps the city's largest and most elaborate apartment building at the time of its construction, heralding a new era in the development of residential apartment buildings. Today, it is a pivotal element in the Riverside Avenue Historic District. (NRHP, 1976).

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Wedge shaped in plan (like an open-ended triangle), the building has its principal northern facade (nearly 200 feet) along Riverside. The south wing along Sprague Avenue extends about 135 feet. The curved bay which connects the two wings features an arcaded loggia. The two wings frame an interior courtyard which is accessed through an arched entry at the east end of the Riverside facade.

The San Marco is constructed of cream colored brick walls resting on a sandstone foundation. Designed in a Renaissance Revival style, the facade is unified by a rusticated brick ground story, projecting stringcourses, and a projecting entablature with dentils and modillions and decorative cresting. Windows are regularly spaced, double-hung wood sash with flat arches and radiating brick voussiors.

Both the Riverside and the Sprague facades are dominated by a central portico with compound arched opening. Each portal is crowned with an entablature and surmounted by a balustrade. The Riverside Avenue entryway is ornamented with terra cotta lions' heads while the Sprague Avenue entry features a large console with wreath. Above each portico is a two story arch with inset paired windows on both floors. The loggia on the end bay provides a recessed balcony for the large suites at the apex of the building. Paired brick chimneys and an iron fire escape are located at the apex of the rear courtyard. In the center of the courtyard is a decorative iron light post. Although the double metal doors at the entries are replacements, the rest of the exterior is intact.

Held insured that every suite on the double loaded corridors has a view of either the courtyard or the street. The apartments in the apex bay had private balconies. The interior reception areas feature molded wood trim, wainscoting, and stair railings with turned balusters.

BRESLIN

The Breslin is located on the tree lined streets of Eighth and Bernard, an area of large private homes on the eastern edge of the prestigious South Hill neighborhood. The James Glover estate (NRHP, 1973) is across the street.

The Breslin is a six story, L-shaped flat roofed building with exterior walls of pressed red brick and terra cotta ornament. A rear courtyard created by the two wings was provided for the use of the tenants. Like other Held buildings, each room had an outside view of either the court or the neighborhood. The sloping lot allows for a daylight basement.

The building reflects a restrained classicism with projecting rusticated corner bays and terra cotta string courses above the ground story, the fifth story, and the sixth story. An entry portico faced with terra cotta features fluted engaged columns and a full entablature with dentils, egg and dart molding, and lion's head ornament. The original metal light fixtures and double paneled door trimmed with polished brass survive. Windows are regularly spaced and are one-over-one double-hung sash; windows on the street facades are flat arch and windows on the court facades are segmental arched. Entry to the courtyard is through an arched brick passageway. Stone retaining walls line the drive as it curves into the yard.

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The interior of the Breslin features a small lobby with stairwell. The lobby, hallways, and stairs have fir trim. The rental suites feature two and three bedroom units with living and dining areas separated from the bedroom areas by a corridor. Each unit has an outdoor view and structural brick walls, running from basement to ceiling, separate the units and provide soundproofing and fire protection. To the east of the building is a strip of land about 25 feet wide which provides parking space and insures that no structure will be built adjacent to the courtyard.

KNICKERBOCKER

The last apartment building designed by Albert Held was the most elaborate, and reputedly the most costly apartment house in the city at the time of its construction. When finished in 1911, the Knickerbocker cost \$200,000. The structure is located on a large lot at the southeast corner of Fifth and Howard, near Lewis and Clark High School.

The H-shaped building is three stories high, with red brick walls accented with terra cotta trim, a concrete raised basement, and a steel frame. Like the Breslin, it takes advantage of a sloping lot to provide a daylight basement on the north end. A rear court is enframed by the wings and is enclosed with a brick wall.

The building reflects a formal composition with strict symmetry and pronounced classical ornament. The side wings project to the sidewalk and flank the central entry pavilion which projects slightly (with curved walls) from the facade. The exterior is divided into three horizontal divisions: the raised basement and ground floor; the upper stories; and the cornice. Each division is marked by a projecting terra cotta belt course.

The concrete block basement story features regularly spaced flat arch windows. Above that, the first floor is rusticated with alternating bands of raised and recessed brick courses. Windows on the first floor are segmental arched with brick keystones and projecting sills.

An entry portal, faced in terra cotta, dominates the first floor of the central pavilion. The portico features a full entablature (with bracketed cornice) supported by fluted Ionic columns. The frieze of the entablature is carved with the word "Knickerbocker." The entry itself is set within a segmental arched opening framed by fluted pilasters. The portico is crowned with a balustrade with decorative iron railing and solid terra cotta panels. A wrought iron railing leads to the portico.

The belt course which separates the first floor from the upper stories serves as a sill course for the second story windows. Second and third story windows on the projecting wings are set within an arcade of two story arches. The windows are double-hung one-over-one sash. The second floor windows are flat arch and the third story windows are segmental arch with terra cotta keystones.

Two story oriel windows project on the courtyard side of the front wings. The three sided oriels are faced with terra cotta and outlined with quoins. The sash windows feature an upper sash with curved and circular muntins (similar to the design in the front windows of the Amman). The central windows of the pavilion are also faced in terra cotta and

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outlined by quoins and feature a decorative upper sash. To either side of the central window on the second floor are windows with pedimented window heads, garlands, and cartouche.

The central pavilion is crowned by a cornice with modillions and a parapet with shield, swags and antefix. The corners of the building are ornamented with terra cotta quoins.

The interior of the Knickerbocker is distinguished by an elaborate interior reception hall which features mahogany Corinthian columns; a large fireplace with mahogany mantelpiece ornamented with molded swags and console; statuary niches and painted murals; box beam ceiling; and an oak floor inlaid with walnut borders. The double stairs have broad landings. Fir moldings ornament the upstairs hallways and the apartment suites. The units, like those in other Held buildings, are large apartments with living and dining rooms separated from the bedrooms by a corridor and ample views of the outside.

Total Contributing and Noncontributing Resource Count:

Contributing Resources: 4 (Apartment Buildings) Please note: The San Marco is already listed in the National Register.

Noncontributing Resources: 0

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1904, 1910, 1911 **Builder/Architect** Albert Held

Statement of Significance (in one paragraph)

The buildings included in the thematic nomination, designed by architect Albert Held, are significant examples of the initial era of apartment house construction in Spokane, Washington. Built between 1904 and 1911, the nominated structures include perhaps the earliest (Amman), most elaborate (San Marco and Knickerbocker), and largest (Breslin) apartment buildings constructed in Spokane before the Depression. The buildings are distinguished by a residential setting, proximity to downtown, landscaped courtyards, classical exterior design, spacious interiors, and commodious suites--innovative features which attracted middle class residents.

Albert Held, one of the city's most prominent architects, came to Spokane in 1889 (the year of the great fire). Between that time and his death in 1920, he designed a variety of offices, warehouses, schools, homes, and hospitals. Although apartment buildings were not his only specialty, he was a master at apartment house design and was among the first of the city's distinguished architects to devote his talents to the new building type. Of the 30 extant apartment buildings known to have been built between the turn of the century and the Depression, the four nominated buildings are notable for their design and integrity, and illustrate how apartment living evolved from the problem of the poor to the province of polite society. (An additional apartment house designed by Held--the Alexander Apartments--has not retained the integrity of the nominated structures.)

Historic Background and Architectural Significance

Like other boom towns in the late 19th century, Spokane, Washington, had a housing shortage. A growing population outstripped available resources. For the working class and poor, the shortage was alleviated by a variety of hotels, boarding houses, and flats. But for the most part, middle class residents either owned or rented their homes.

Before 1900, "apartment houses"--that is, multi-unit residential facilities with suites suitable for middle class tenants--had not been built in Spokane. City directories indicate that rented living space was available only in hotels, the upper floors of offices and commercial buildings, and boarding houses.

But pressure on existing housing was acute. In 1900, the city had a population of nearly 37,000 people; by 1907, a postal census showed that over 77,000 people lived in the city. By 1904, architects, builders, and developers looked at the apartment house as a partial solution to the city's housing crisis.

The first "apartment houses" or "French flats" in the United States were built in New York City shortly after the Civil War, but the idea was slow to gain acceptance in the smaller cities of the midwest and western United States. Richard Morris Hunt's Stuyvesant Apartments--believed to be the first in the nation--was constructed in 1869, but as late as 1903, Architectural Record called apartment houses a "dangerous enemy of American domesticity" (Wright:150). The idea of close living quarters and shared facilities was viewed by many as a hardship to endure rather than an attractive lifestyle. That attitude

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was deeply ingrained: in 1921, Architectural Record observed that "Americans regard apartment living as the misfortune of the poor."

But the need for apartment house living, particularly in growing cities where downtown land was expensive, was clear. Bachelors, widows and widowers, and small families desired both the convenience of the smaller spaces and the amenities that the more luxurious buildings offered. For architects like Held, the challenge was to combine a sense of privacy and the comforts of a traditional home with the convenience and urbanity of city living. Through the use of courtyards, residential settings, room arrangements that avoided the "railroad" plan, luxurious finishes and special features, the apartment house became an acceptable, even desirable, housing type. In Spokane, Albert Held was in the forefront of that transformation.

Throughout the country, the stylistic evolution of the early apartment houses followed a familiar pattern. The earliest buildings, like the Amman in Spokane, adopted the image of a large single family house. But later, more elaborate examples, like the San Marco and Knickerbocker, evoked the imagery of grand hotels and exclusive clubs. Still other buildings, like the Breslin, clearly revealed their function on the outside and offered luxurious suites in a frankly expressed tall building.

In designing the nominated buildings, Held and the developers were careful to locate the structures in residential settings and to enhance that setting through the use of landscaped courtyards and lawns. In the four nominated examples, the buildings are located on tree-lined streets on the periphery of exclusive neighborhoods. In addition, each was conveniently located near the downtown business core where most of the tenants worked and shopped.

To increase the residential ambiance of his buildings, Held provided each apartment house (after the Amman) with rear courtyards and carefully arranged the buildings on U-, L-, and H-shaped plans so that the each unit had ample views of the greenery and gardens below.

In addition to courtyards, Held created generous lobby and reception areas in his apartments. The interiors were ornamented with columns and moldings, winding staircases and tiled entries. The hallways themselves were large and trimmed in wood moldings and, in several cases, provided for maid's stations and writing desks.

The rental suites ranged from four to six rooms with classical moldings, generous views, and a clear distinction between the entertaining areas of the apartment and the private rooms. Some innovative features--like communal kitchens in the basement or separate maid's quarters--were available in some of the buildings.

The exterior treatment of Held's buildings reflected the interior graciousness. Each of the four buildings was designed in a classic mode. While the Amman and the Breslin have a restrained quality, the San Marco and Knickerbocker are among the finest examples in the city of Renaissance Revival and Beaux Arts design motifs, underscored by the prominent use of terra cotta ornament, stringcourses, majestic portals, and the like.

Architect Albert Held was born and educated in Minnesota. After graduating from the architectural program at the University of Minnesota and working as a draftsman in his

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home state, he moved to Spokane in the wake of the great fire of 1889. The opportunity for an architect was clear. At the time, Spokane was fast becoming the region's lumber, mining, agriculture, and railroad center.

Held seized the opportunity and his reputation as an architect was established almost immediately. His designs at the turn of the century included the Holley Building (NRHP, 1983), Spokane Dry Goods Warehouse, Continental Mill, St. Luke's Hospital, North Central High School, and the Terminal Station for the Spokane and Inland Empire Railway. Several of his residential designs still stand, including the James Clark House in the Browne's Addition Historic District, and Martin Woldson's in the Marycliff/Cliff Park Historic District (NRHP, 1979). A member of the AIA, Held was active in community affairs and served on Spokane's Park Board.

AMMAN

Under construction by March 1904, the Amman was among the first structures designed as an apartment building in the city and boasted "beautiful modern four room apartments" (Spokane Spokesman-Review, September 6, 1904). Like other early apartment houses across the nation, the Amman combined a residential quality with classical design features to give the building an urbane formality. The brick exterior, with portal, segmental arch windows and raised brick stringcourses, was dominated by the broadly overhanging eaves of the hip roof. Inside, the building featured a tiled entry portal, fluted pilasters and pillars, and a stairwell lighted by clerestory windows. The units featured two-bedroom apartments with ample window views of the Riverside neighborhood. Located on Riverside Avenue in the shadow of both the civic center and Browne's Addition, the Amman occupied a half-way point between residential and urban setting.

In 1903, Lot 17 of Riverside Avenue was sold by Northwestern and Pacific Hypotheebanks--the Dutch mortgage company which invested heavily in Spokane property--to the pioneer Amman family of Spokane. Henry and Charles Amman and in-law W.J.C. Wakefield joined forces to form the Trust Investment Company with the purposes of handling family investments and real estate. One of their major holdings was the new apartment building on Riverside.

Charles E. Amman was educated in Spokane and had worked for the Northern Pacific Railroad. By investing and selling land in the area known as Greenacres in the Spokane valley and owning a mercantile store, he amassed a sizable fortune. Henry Amman was president of the Car Annunciator Company and was for many years secretary-treasurer of the Spokane Toilet Supply Company. The Amman Apartment building remained in the family's hands until 1931 when it was sold to J.W. Burgen, owner of a department store in downtown Spokane. The property was converted to offices in 1985 in a certified rehabilitation.

SAN MARCO

Held received the commission for the San Marco shortly after the construction of the Amman began in March 1904. George Beck, owner of the new building, wanted "one of the most elegant, expensive, buildings with flats to lease" to the middle class (Durham, Spokane and the Spokane Country, 1912). Beck, a Civil War veteran and former meat packing executive from the midwest, retired to Spokane in 1902. One of Beck's daughters married

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architect Archibald Rigg, an associate of Cutter and Malmgren and, later, Albert Held. Beck himself moved into the apartment when it was completed, acknowledging his satisfaction with Held's design.

For years after its completion, the San Marco was considered among the most beautiful residences in Spokane. To take advantage of the triangular lot, Held designed two wings in the Renaissance Revival style joined by a bayed apex with two loggia. The entries on both wings were sheltered by classical porticos with terra cotta ornament. The building itself is clearly divided into a rusticated base, an upper story and a full entablature. The building retains excellent integrity and is among the finest examples of its style in the city. As with his other designs, Held designed the structure so that every unit had good exterior view and included a landscaped courtyard in the area enclosed by the wings.

Fred Phair, one of Spokane's leading builders, was the contractor. His other work included the Masonic Temple and Spokane Club in the Riverside district and the Idaho State Building by Kirkland Cutter at the Columbian Exposition of 1893. The San Marco was featured in both the Coast magazine and Western Architect when it was completed. The property remained in the hands of the Beck family until the 1970s.

BRESLIN

The Breslin introduced a new scale to apartment buildings in the area. The largest constructed prior to the Depression, it featured a simplified classical brick exterior, a rear courtyard with gardens and trees, and six stories of large apartment suites. Although not as prominent as the entries on his other buildings, the entry to the Breslin was sheltered by a terra cotta portico and the interior lobby featured fir trim. The large units had clearly distinct entertaining and sleeping areas and the building featured a basement laundry, servants' rooms, and kitchen facilities.

W.H. Stanley, who owned the Breslin, came to Spokane and entered the grocery business in 1903. He organized the Spokane Canning Company with a factory at Yardley and assumed the positions of president, treasurer, and general manager.

Construction of the Breslin began in 1910 and it was ready for occupancy in December. The building was the largest and most expensive constructed in the city to date and "spared no expense." When finished, the building was completely leased without any advertising within a few weeks. After being sold by the Stanley family, the building was purchased by Chester Chapin, an associate of D.C. Corbin. In 1935, in what newspapers called the biggest apartment deal of the decade, Martin Woldson purchased the building. Woldson was president of the General Construction Company, owned the Golden Age Brewery, and had interests in mines in Idaho and Alaska and railroads in Montana and Canada. Martin Woldson's descendants own the building today.

KNICKERBOCKER

When the Knickerbocker formally opened in September 1911, it was hailed as the most expensive and finest apartment building in the city, one that "tops the list of all apartment houses in Spokane" (Spokesman-Review, September 17, 1911). It was built and

United States Department of the Interior
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Continuation SheetSection number 8 Page 5

owned by Graham Dennis who wanted it to be finest apartment house west of New York. Dennis lived in the building himself and personally oversaw all construction work.

When completed, the structure not only boasted a highly ornamented exterior and rear courtyard, but a lavish interior as well. A porter in livery ushered tenants and guests into the lavishly decorated reception rooms with mahogany furniture and interior trim, statuary niches and murals, cut glass chandeliers (no longer extant), a fireplace with carved mantelpiece and mahogany woodwork. Each floor featured wide hallways with lounges and writing desks, hardwood floors, and specially made fixtures. Each room had access to outside light; refrigerators were fed by an ice plant in the basement, and servants' quarters were on the fourth floor beneath the rooftop garden. The basement featured a billiard room, card room, buffet, and library, and a small drug and stationary store was provided for the tenants' convenience.

Graham Dennis came to Spokane from Ohio in 1885 and was involved in mining operations and real estate ventures. He was elected president of the Northwest Mining Association in 1895, and in 1897 built one of the first electric railways in the Northwest (the Ross Park Street Railway Company), organized the Old Dominion Mining and Milling Company in Stevens County, served as director of the Exchange National Bank of Spokane and was president of the Warehouse and Realty Company. He served on the Spokane city council and school board and platted the Dennis and Bradley Addition to the city.

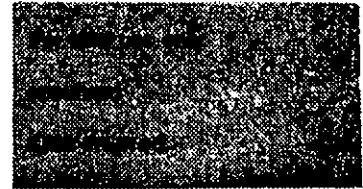
In 1924, the Knickerbocker was transferred to Malcolm McInness in return for wheat land in Whitman County. The following year, McInness traded the property to A.O. Onseruid of Montana in exchange for hay land in that state. In 1944, the building was sold to the Continental Coal Company.

Survey Results

Information collected for this nomination is on file with both the Spokane City Historic Preservation Office and the Washington State Office of Archaeology and Historic Preservation. The nomination constitutes the first systematic attempt to evaluate early 20th century apartment house design anywhere in the state. The owner of one property included in the nomination has completed a certified rehabilitation according to the standards of the U.S. Secretary of the Interior (Amman) while the owners of the other three have expressed interest in the history and preservation of their properties.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

10

Page

2

Amman

Acreage of nominated property: less than one
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 467440 5278040

Verbal boundary description and justification: Browne's Resurvey and Subdivision,
Block 2, Lots 16 and 17.

San Marco

Acreage of nominated property: less than one
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 467720 5278120

Verbal boundary description and justification: Resurvey and Addition to Spokane Falls,
Block 27, Lot 6.

Breslin

Acreage of nominated property: less than one
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 468840 5277140

Verbal boundary description and justification: Second Addition to Railroad Addition,
Block 98, Lots 11 and 12 and west 25 feet Lot 10 and 8 foot strip north adj.

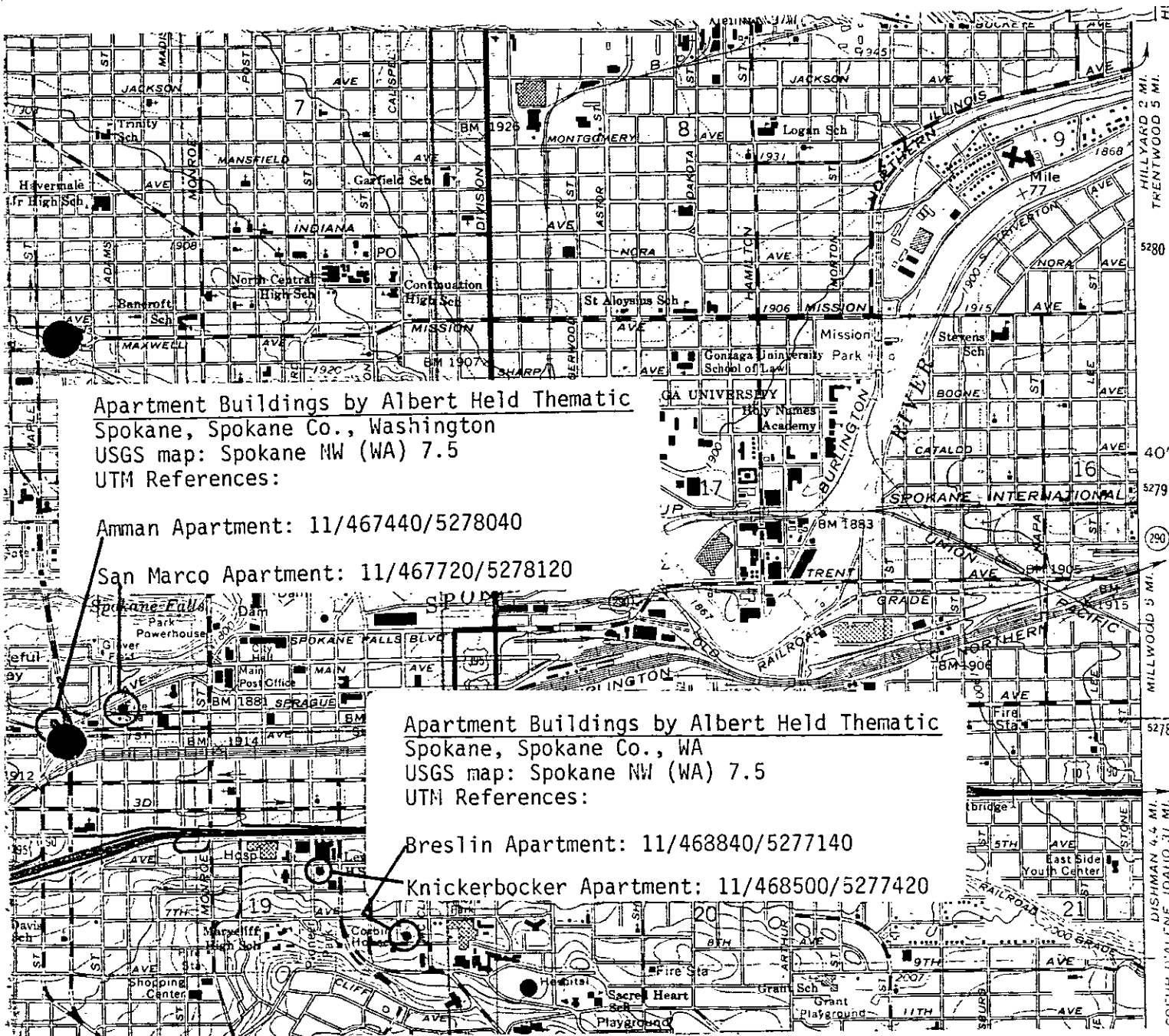
Knickerbocker

Acreage of nominated property: less than one
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 468500 5277420

Verbal boundary description and justification: Second Addition to Railroad Addition,
Block 85, Lots 1 and 2.



Apartment Buildings by Albert Held Thematic
 Spokane, Spokane Co., Washington
 USGS map: Spokane NW (WA) 7.5
 UTM References:

Amman Apartment: 11/467440/5278040

San Marco Apartment: 11/467720/5278120

Apartment Buildings by Albert Held Thematic
 Spokane, Spokane Co., WA
 USGS map: Spokane NW (WA) 7.5
 UTM References:

Breslin Apartment: 11/468840/5277140

Knickerbocker Apartment: 11/468500/5277420













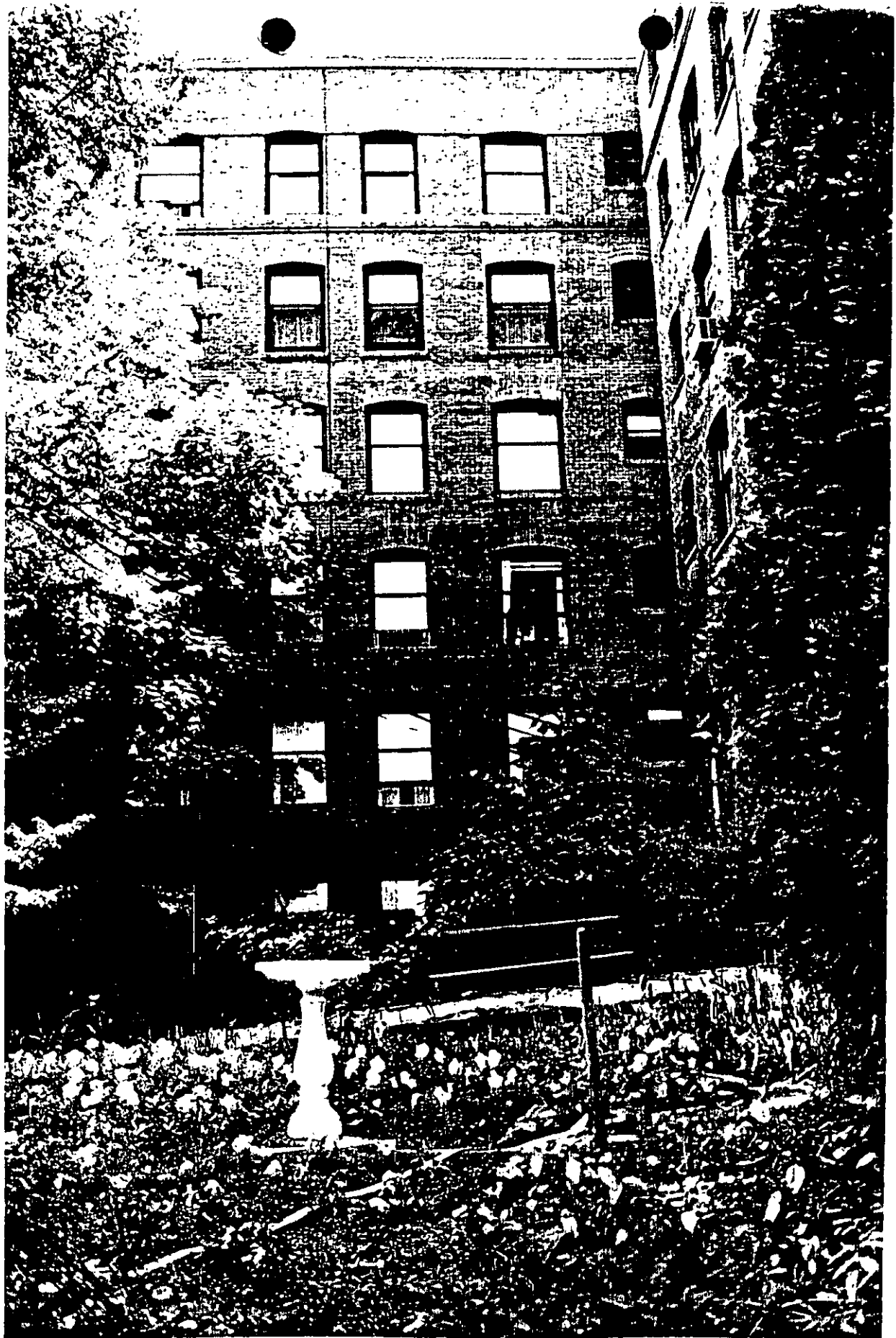
BRESLIN





APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

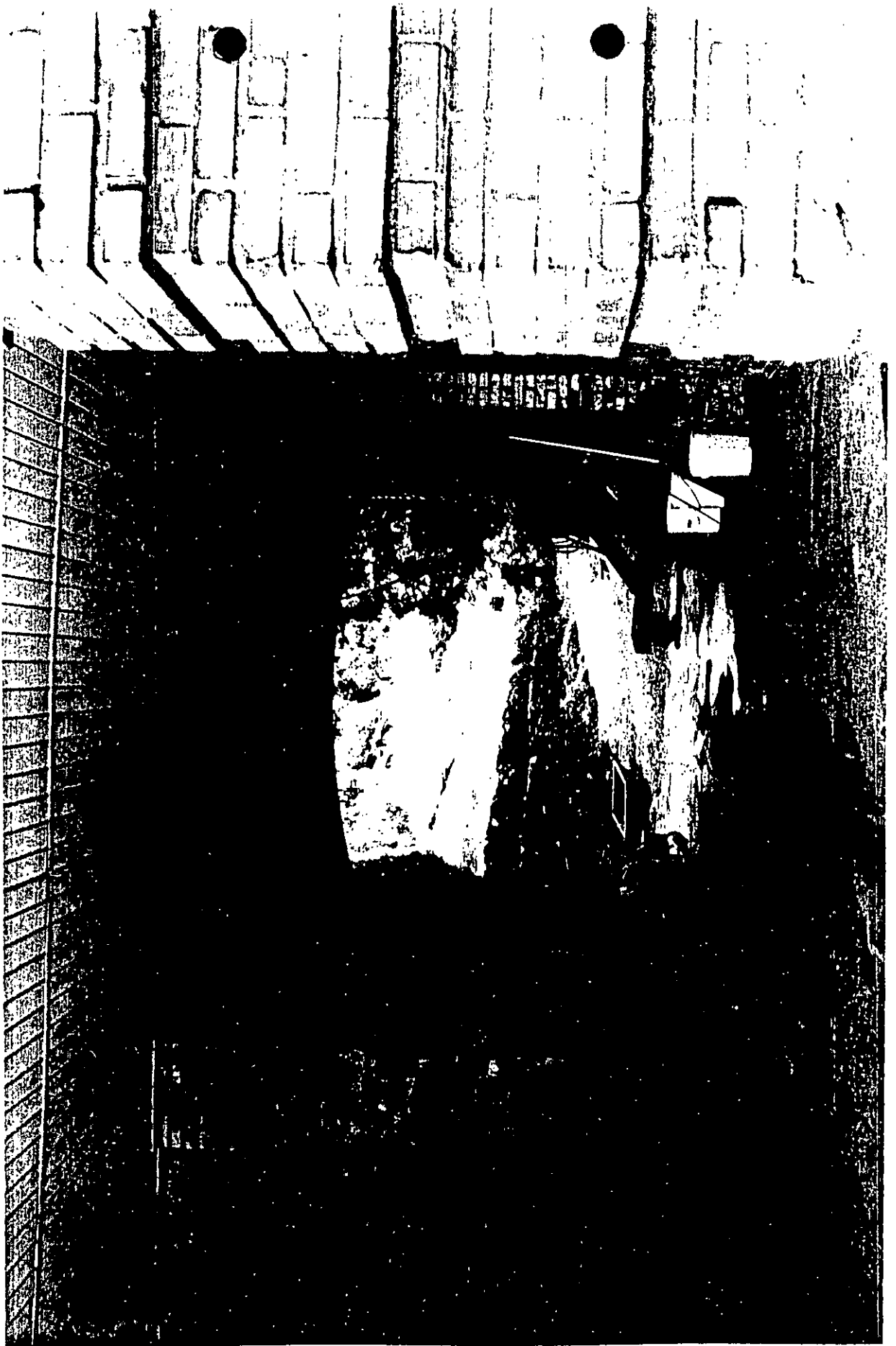
The Breslin Apartments
South 729 Bernard, Spokane, WA.
July 1986
Photographer: Pam Siedoff
Looking east: Detail on entry.
Neg. at Spokane HPO; 4 of 7



APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

The Breslin Apartments
South 729 Bernard, Spokane, WA.
July, 1986.
Photographer: Pam Siedoff
Looking south: courtyard
Neg. at Spokane HPO, 5 of 7





APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

The Breslin Apartments
South 729 Bernard, Spokane, WA.
July, 1986.
Photographer: Pam Siedoff
Looking east: drive to courtyard
Neg. at Spokane HPO 7 of 7

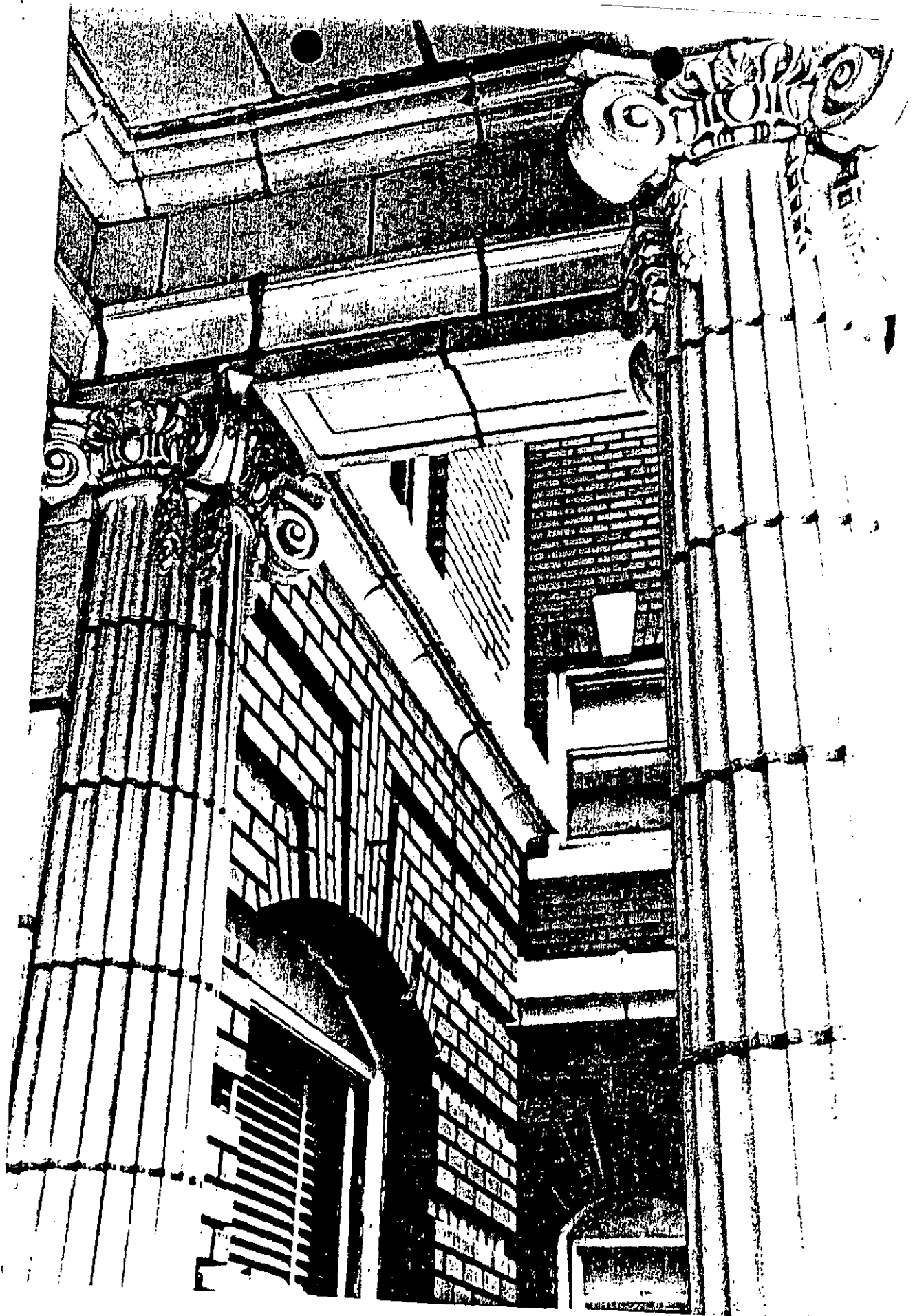


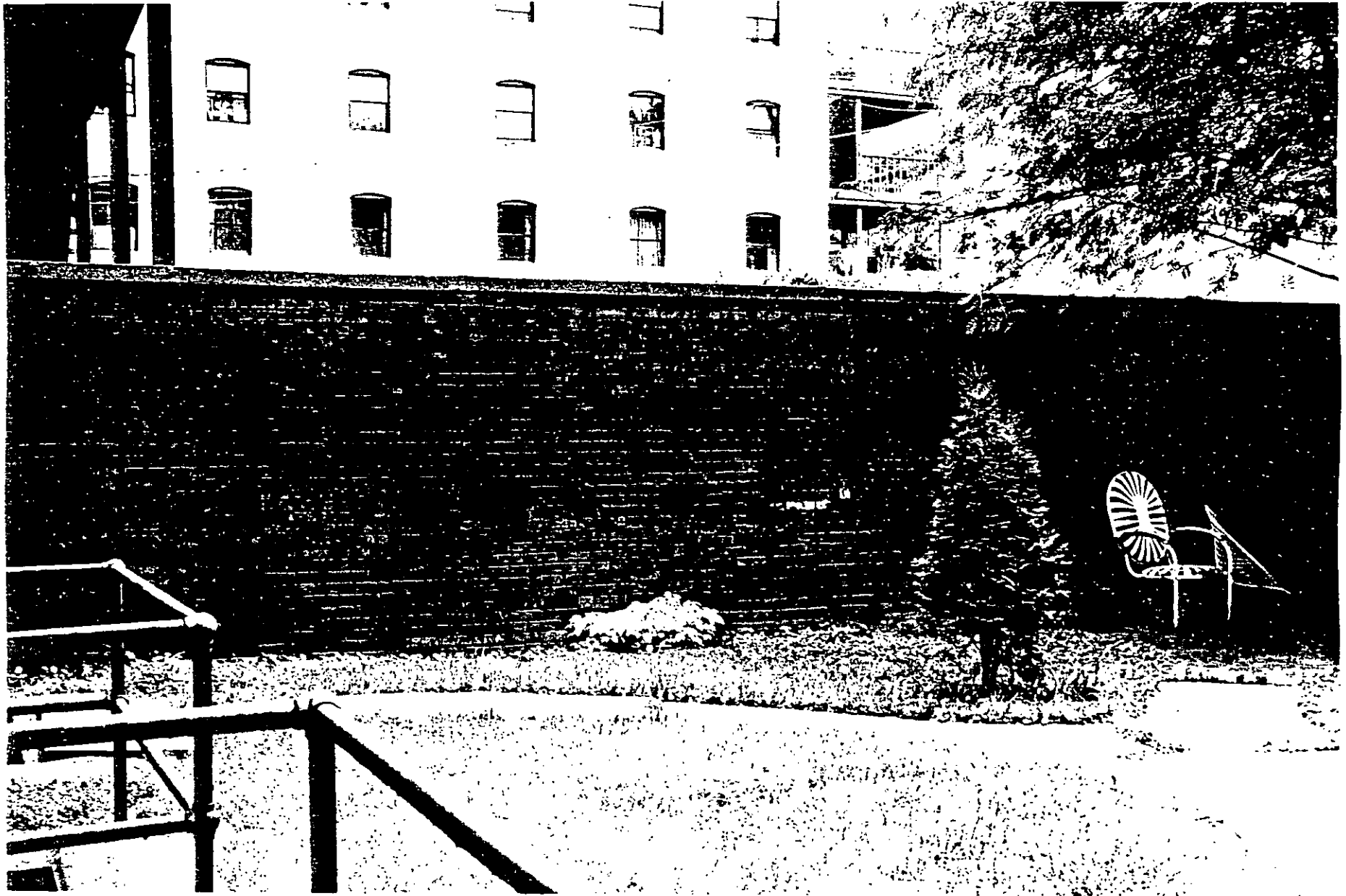




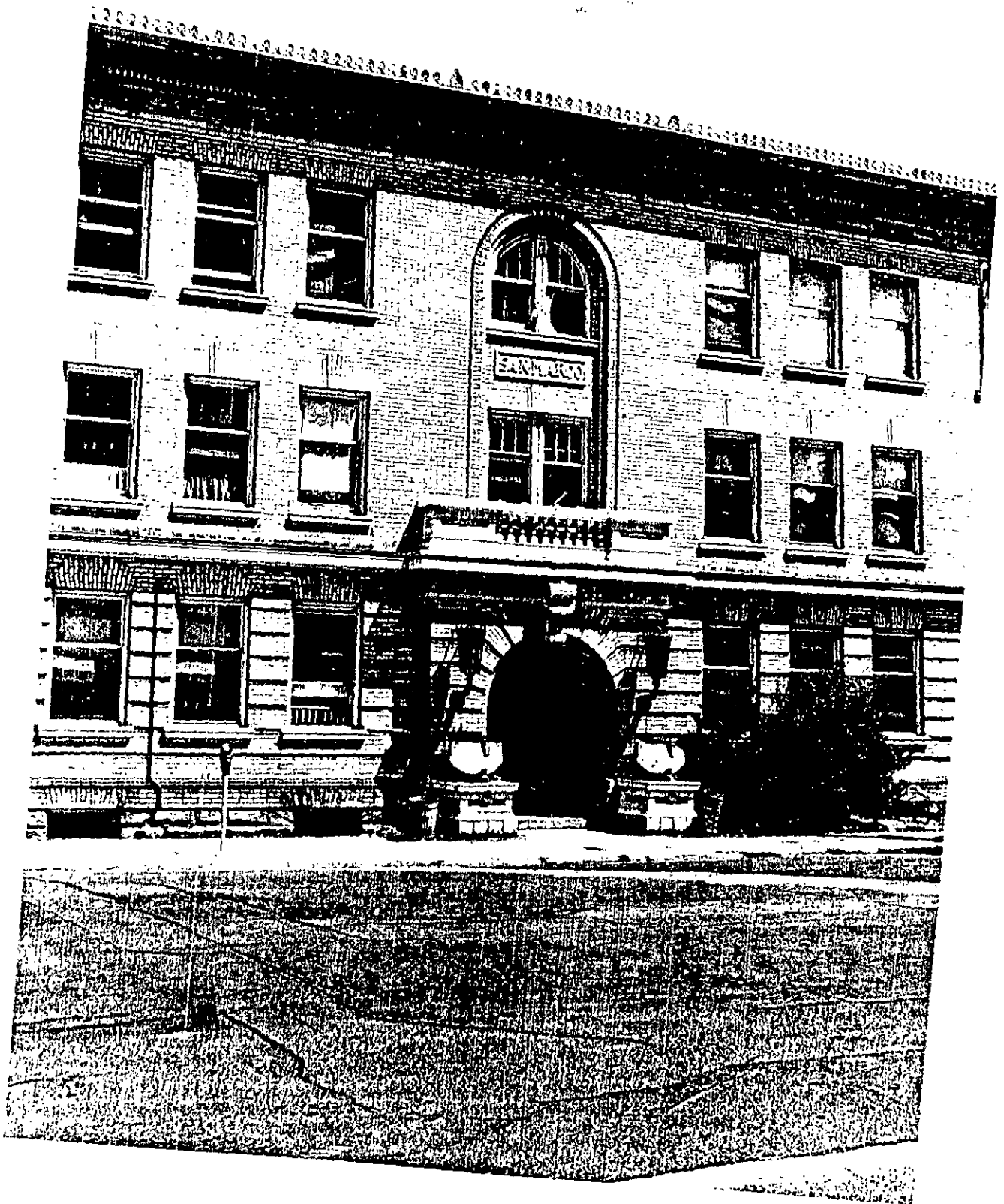
APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

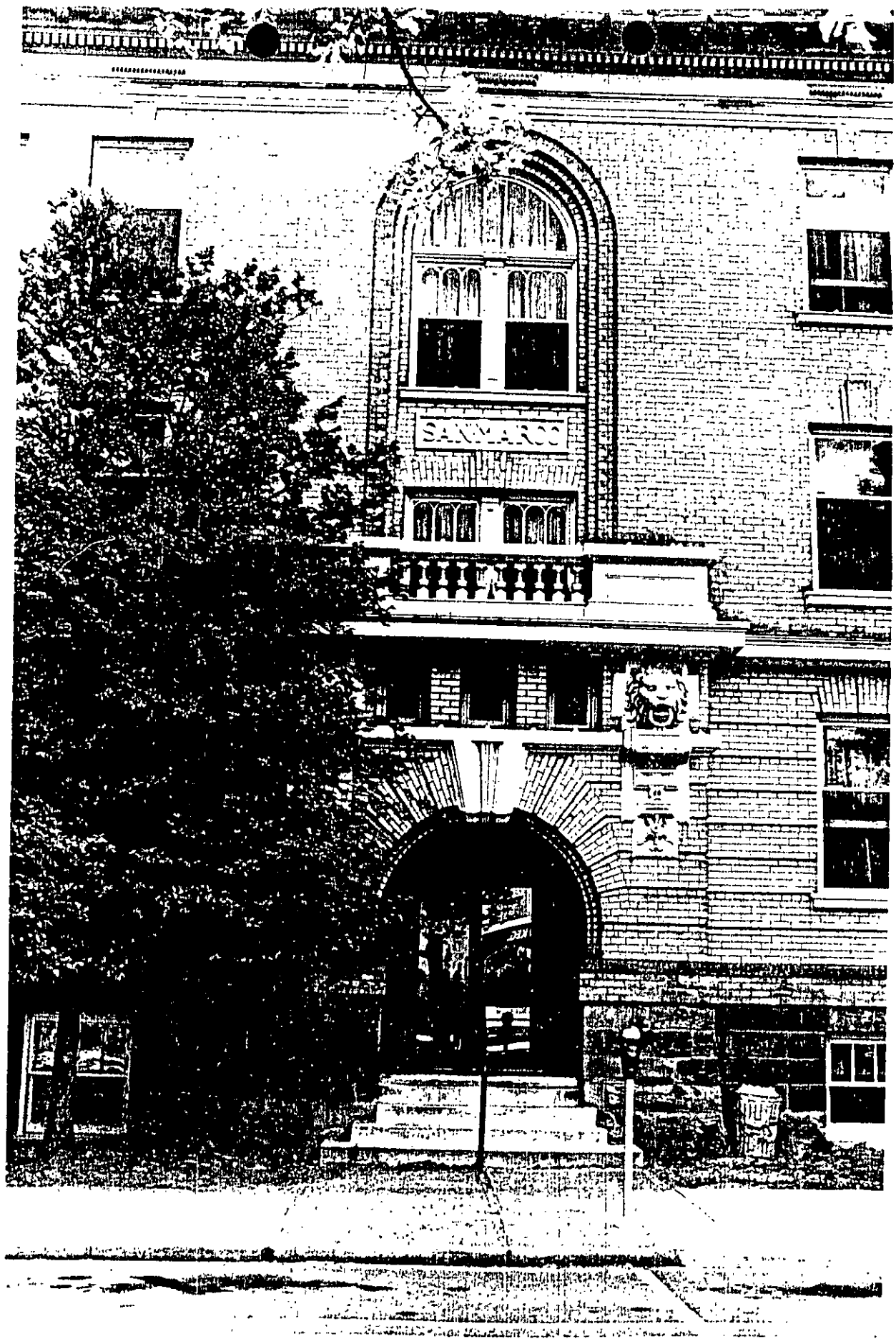
The Knickerbocker Apartments
South 501-507 Howard, Spokane, WA
July, 1986
Photographer: Pam Siedoff
Looking north: oriel window
neg. at Spokane HPO; 4 of 5









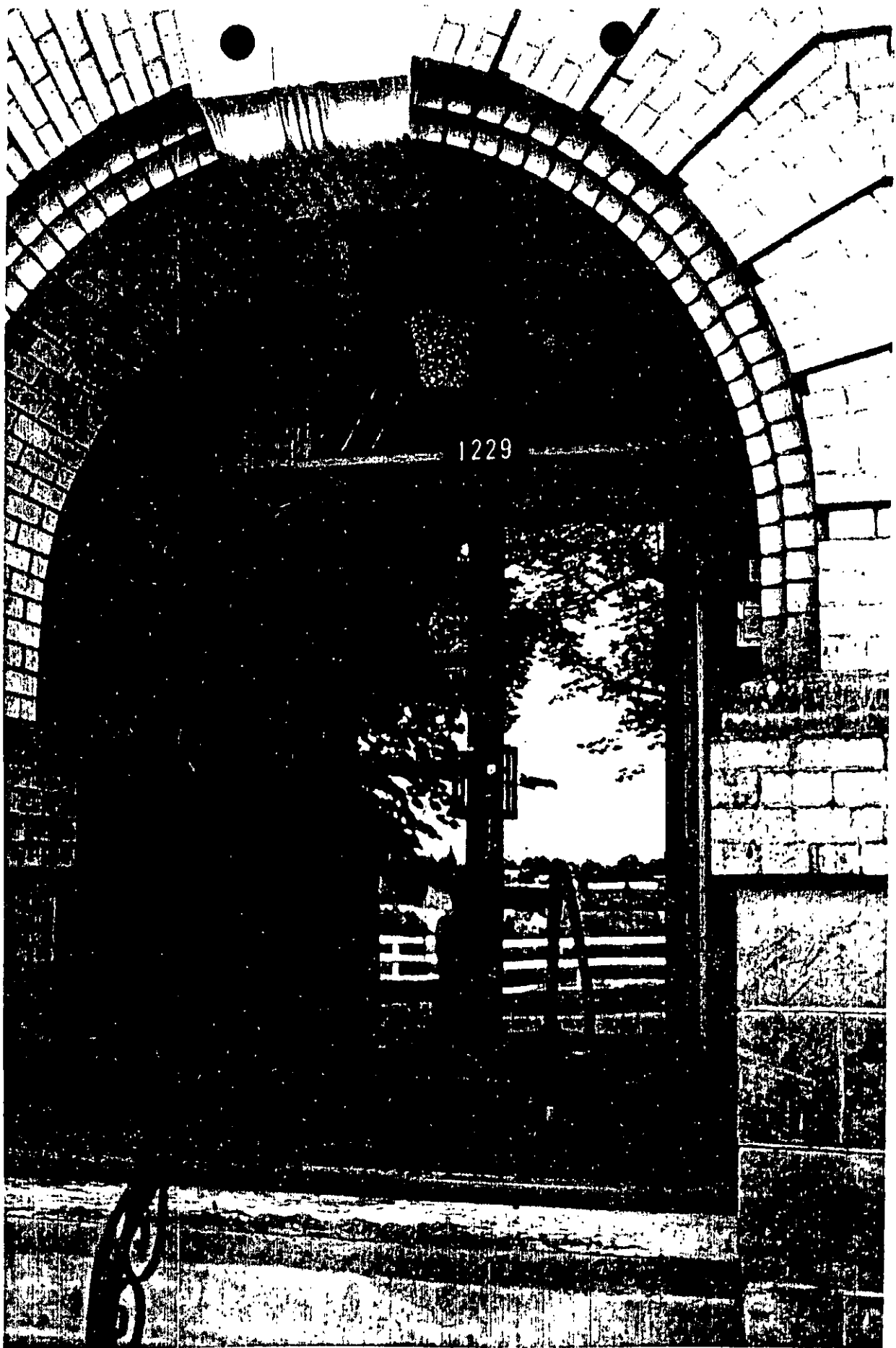






APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

The San Marco
West 1229 Riverside, Spokane, WA
July, 1986 (Neg: Spokane HPO; 5 of 8)
Photographer: Pam Siedoff
Looking east: west end of bldg.
& Spanish-Am. War monument

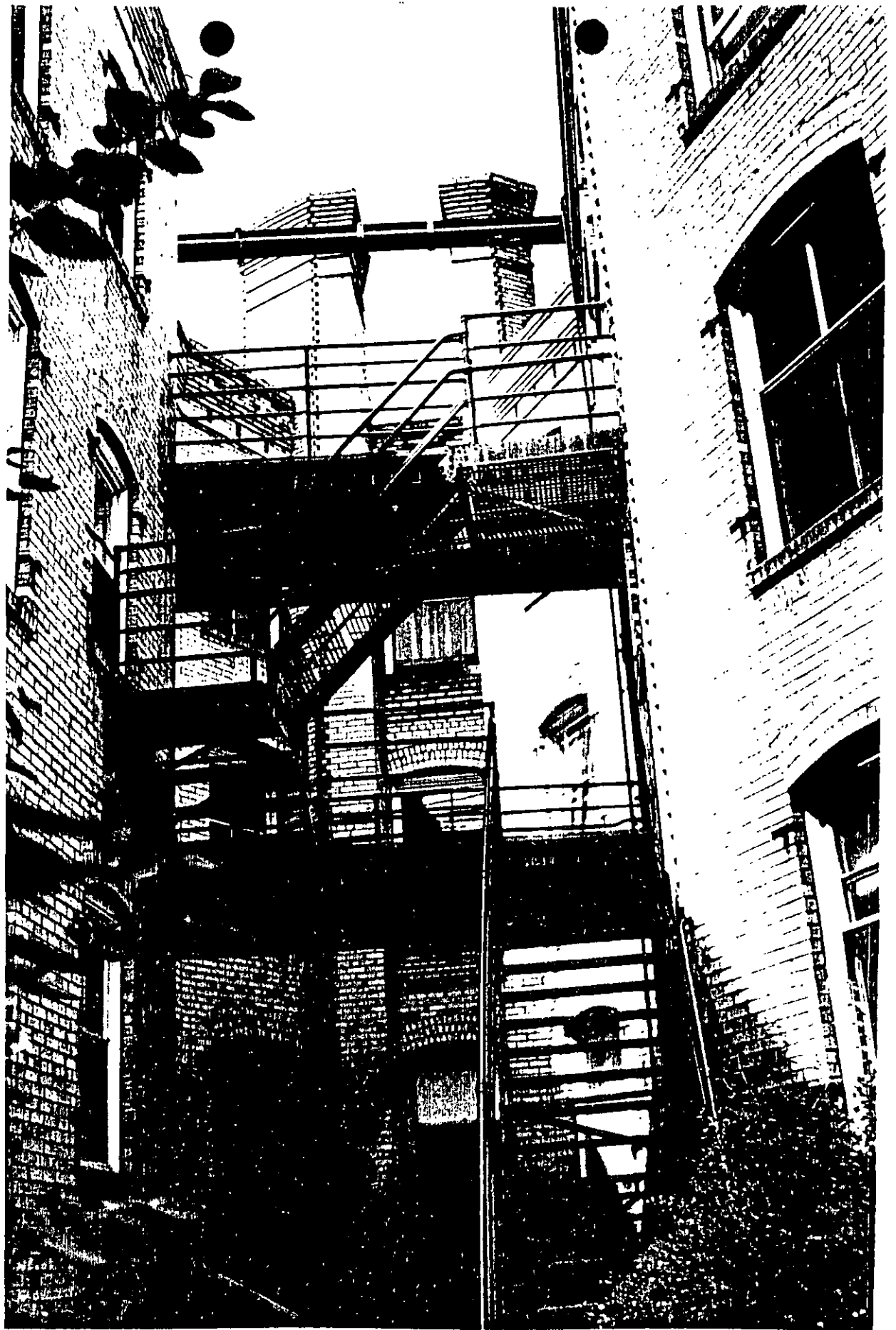




APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

The San Marco
West 1229 Riverside, Spokane, WA
July, 1986 (Neg: Spokane HPO)
Photographer: Pam Siedoff
Looking south: entry detail on
Riverside Ave.

7 of 8



APARTMENT BUILDINGS BY ALBERT HELD THEMATIC

The San Marco
West 1229 Riverside, Spokane, WA
July, 1986 (Neg: Spokane HPO; 8 of 8)
Photographer: Pam Siedoff
Looking west: twin chimneys &
fire escape in courtyard