

SPOKANE REGISTER OF HISTORIC PLACES

Nomination Form

OPR 92-747

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries--complete applicable sections

1. Name

historic Avondale Court Apartments
and/or common Avondale Court

2. Location

street & number West 229 Second Avenue
city/town Spokane vicinity of _____
state Washington county Spokane

3. Classification

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

name Pacific Securities
street & number 525 Peyton Building
city, town Spokane vicinity of _____ state WA

5. Location of Legal Description

courthouse, registry of deeds, etc County Courthouse
street & number West 229 Second Avenue
city, town Spokane state WA

6. Representation in Existing Surveys

title _____
date _____ federal _____ state _____ county _____ local _____
depository for survey records _____
city, town _____ state _____

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7. Description

Condition	Check one	Check one
--excellent <input checked="" type="checkbox"/> _deteriorated	--unaltered	<input checked="" type="checkbox"/> _original site
--good --ruins	<input checked="" type="checkbox"/> _altered	--moved date -----
--fair --unexposed		

Describe the present and original (if known) physical appearance

The Avondale is situated on the southwest corner of a double lot on the south side of Second Avenue between Bernard and McClellan streets. A 1912 Standard Atlas (Ogle) of Spokane County shows a wood frame house to the rear of the Avondale parcel. By 1912 the Avondale was three stories in height and roughly five thousand square feet per floor. There is a Second Avenue facade of multiple coursed masonry to a height of 35 feet and 46 feet wide. The front and rear entries remain intact as originally built. It is unclear who designed the building or if it originated from stock plans.

Rectangular in shape, the Avondale construction is masonry bearing brick walls laid in American bond, capable of supporting the imposing load. The local brick was used in the curved construction that spans the front, arched, lightly Romanesque style opening. This central recessed entry contains the original transom and door casement removed three steps from the street and sidewalk. The original entry door and full length glass sidelights have been altered and abridged to the metal and glass entry that exists today. Simple moldings frame in the various openings. It was quite possible that double vertical paneled doors were paired together in the original 54 inch wide door jamb opening. This recessed entrance would have protected tenants from the wind and the chill as they awaited the passenger line of the Inland Empire Railway branch that passed in front of the building, as shown on the Ogle map of 1912.

The windows and entryway form the only surface interruptions on the north and west facing sides of the building. The south facade window openings have arched brick lintels. Original one-over-one wood sash windows remain throughout the building. The east and west grade lines have a two foot elevation change to adjust to the pitch of the lot. Three parapeted chimneys extend above the western wall and are clearly visible from western Second Avenue. There is no projecting cornice and little detail to the brownish red parapet brick.

Peter Anderson was the owner/builder of record in March of 1905, according to City water main connection records from that year. The building had fewer than the eventual 38 units that would be used in boarding the wave of immigrating people coming to Spokane when it first opened. Each unit had one room with common bath facilities. The floor plan consisted of a center stairway accessing three stories with the hall splitting the design to small rooms on either side of the building. Additionally the partial basement had an interior entry with a staircase open to the first floor hall. The floors on all three levels were tongue and groove fir, with lath and plaster walls and ceilings.

While the pine baseboards and door trims are in good shape in the rooms and in the hallways, water has severely damaged the walls throughout the structure. The main entry staircase, as well as the basement and upper floor rails and balusters have been vandalized extensively; however, many are still intact, as are the risers for all four staircases. The original transoms exist above each apartment door on all three floors. A metal fire escape graces the south exterior facade of the building.

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8. Significance

Period	Areas of Significance-Check and justify below		
--prehistoric	--archeology-prehistoric	--economics	--military
--1400-1499	--archeology-historic	--education	--music
--1500-1599	--agriculture	--engineering	--philosophy
--1600-1699	--architecture	--exploration/settlement	--politics/government
--1700-1799	--art	--industry	--religion
--1800-1899	X_commerce	--invention	--science
X_1900-	--communications	--landscape architecture	--sculpture
	--community planning	--law	--social/humanitarian
	--conservation	--literature	--theater
			--transportation
			--other(specify)

Specific dates

Builder/Architect Peter Anderson

Statement of Significance (In one paragraph)

Built ca. 1902, in a residential/industrial sector of bustling Spokane's central business district, the Avondale Court remains historically significant for its association with ten years of dramatic growth.

A small wood house located on the rear 40 feet of Lots 1 and 2 was on a 1902 Sanborn map of Spokane predating the construction of the Avondale. When Peter Anderson purchased the lots in 1902 (according to the warranty deed and city building permit records), he may have had to sell off some of the holding to start construction in that same year. A clue to the architectural significance of the Avondale building, located at Second and Bernard, lies in the three to six year span of time in which the building was built. A mill workers' strike in 1903 helped to delay the materials for construction of the project while the immigrants and pioneers who migrated to Spokane from 1900 to 1910 swelled the population in the city from 36,848 to 104,402. The burgeoning ranks of workers in the city was addressed in a Spokesman Review article of December 19, 1903: "Spokane leads the nation in percentage of residential building construction." Some 22 brick buildings were surveyed by the Sanborn Map Company in that year as under construction. The Avondale was one of these new structures, poised to be in the thick of a real estate and speculative boom. Title records indicate that actual construction began in 1902; the city water permit was taken by P. Anderson in 1905. A 1912 recording notes that a three-story brick building with a basement was leased at West 229 Second Avenue. The third floor wasn't completed until 1909 as indicated by the recording of the first mortgage on the building in 1908. This was done at a time when city building records do not record any permits. The building was probably architecturally enhanced by the extra funds made available by the first mortgage.

Little is known about Peter Anderson. He may have speculated on the need for housing for the working class people attracted to the region's jobs. Often these workers only stayed in Spokane on a temporary basis, prior to moving out to the actual mine, lumber camp, or agricultural project being established in the outlying region.

Most of these men stayed at a boarding house through the winter or until assigned a steady job by a merchant or supplier. Many stayed in the Spokane area to marry and raise families. The Spokesman Review (Dec. 5, 1907) noted that Sam Crow built a three story building at Brown and Second Street costing \$50,000. The Spokesman Review also noted that in September of 1908, D. C. Collins built a three story brick apartment house at the corner of Fourth and Brown for a cost of \$30,000. The State Armory situated across the street was started in 1906 and completed in

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9. Major Bibliographical References

City/County Building Records
Ogle, Standard Atlas, 1912
Polk, R.L. City Directories. Spokane
Pioneer Title Co. Tract Books
Sanborn Maps, 1902.
Spokesman Review, Dec., 1907 and Sept., 1908.

10: Geographical Data

Acreege of nomlnated property _____
North 100 feet of Lots 1 and 2, Block 110, Fourth Addition to Railroad
Addition City and County of Spokane.

Parcel #35191.1101

Verbal boundary description and justification _____

list all states and counties for properties overlapping state or county boundaries

state _____

county _____

state _____

county _____

11. Form Prepared By

name/title	Doug Leonetti Housing Dev. Spec.	Ray Rieckers Housing Director	Sr. Meg Sass Board of Directors
organization	Spokane Neighborhood Action Programs		date _____
street & number	East 2116 First Avenue		telephone 456-7111
city/town	Spokane	state	WA 99202

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Spokane Register of Historic Places Nomination Form

Continuation sheet

Item number 8

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1907. Other active builders like Harry J. Skinner, who built the Victor Hotel and the First and Stevens block, may have helped to inspire the likes of Peter Anderson. It was a mammoth task to keep up with the flood of immigrants and pioneers.

This utilitarian purpose, coupled with the steady foot traffic created by the trolley cars, rail depot, and other transportation companies, must have helped to narrow the building design to the post-Rococo, unadorned construction we view today. The need was to be useful, not engagingly beautiful. There are no pediments, Georgian columns, or any elaborate facades to break the colloquial language of this "all business" structure that was created to be serviceable. None, that is, save for a gargoye-like lion's head in the middle of the first floor corniced arched entry. Why this architectural detail was added remains a mystery. The Avondale may seem inferior to some of the more ornate Spokane buildings from the period, but the truth is, the style remains subservient to the function of a place to lay one's head.

The Avondale Court Apartments is also historically significant for its 40 year history of ownership by female proprietors. During a period of Americana history when females were actively discriminated against, the Avondale Court Apartments were quietly owned and effectively managed by a series of female proprietors, including Ella Williams, 1905-1910; Mrs. Hilda Horn, 1910-1919; and Isabel Ransome, 1923-1948. Although little is known of these early business people, it can safely be assumed that they overcame gender discrimination through their strong, pioneering spirit.

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12. Signature of Owner(s)

Alvin L. King

For Office Use Only:

Date Received: 7-1-92

Date Heard: 7-15-92

Commission Decision: Approved

Council/Board Action: Approved

Date: August 24, 1992

Attest: *Naelyn J. Montgomery*
City Clerk

Approved as to Form:

Shirley Scheraga
Ass't City Attorney

We hereby certify that this property has been listed on the Spokane Register of Historic Places:

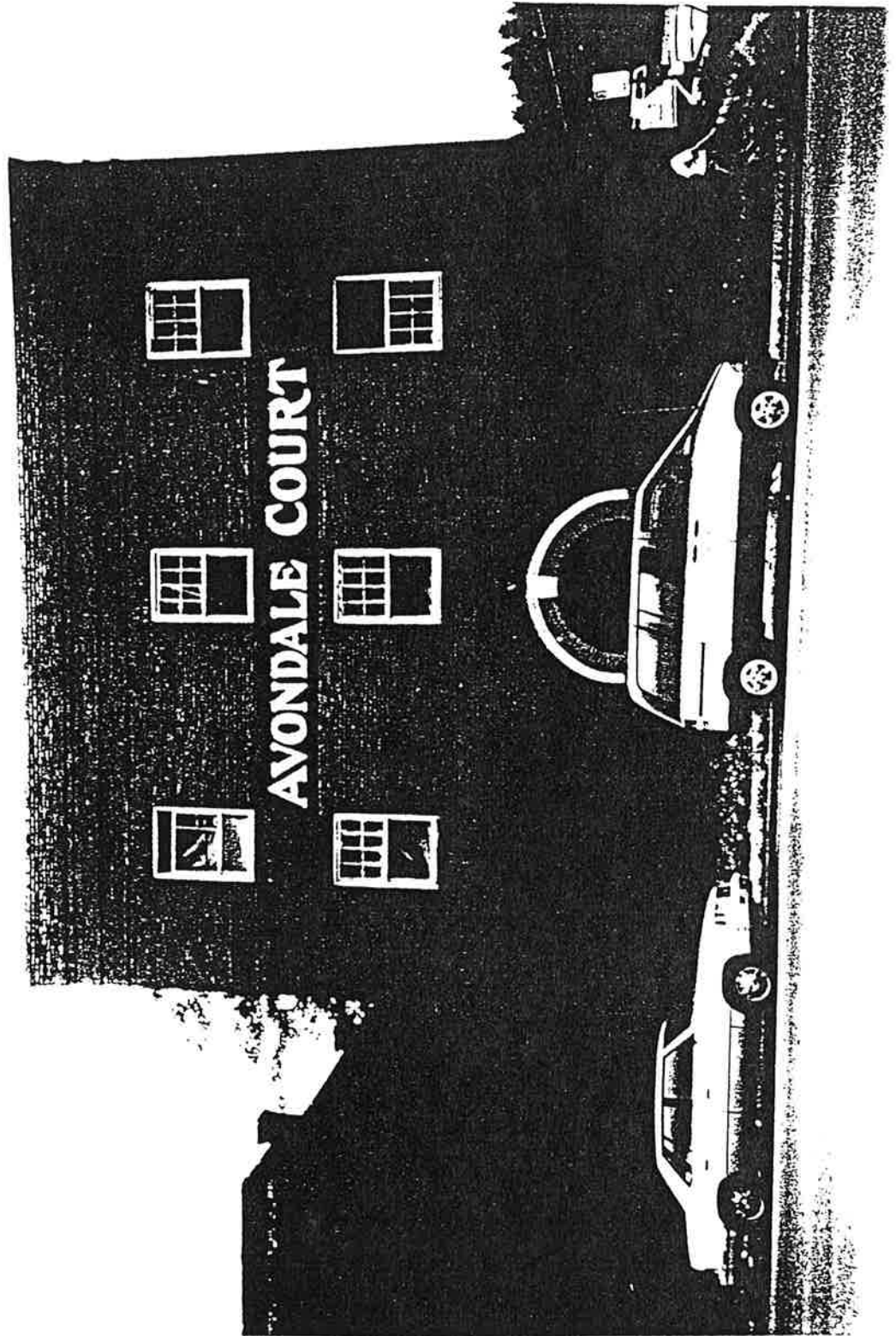
Sheri S. Barnard
MAYOR, City of Spokane

or

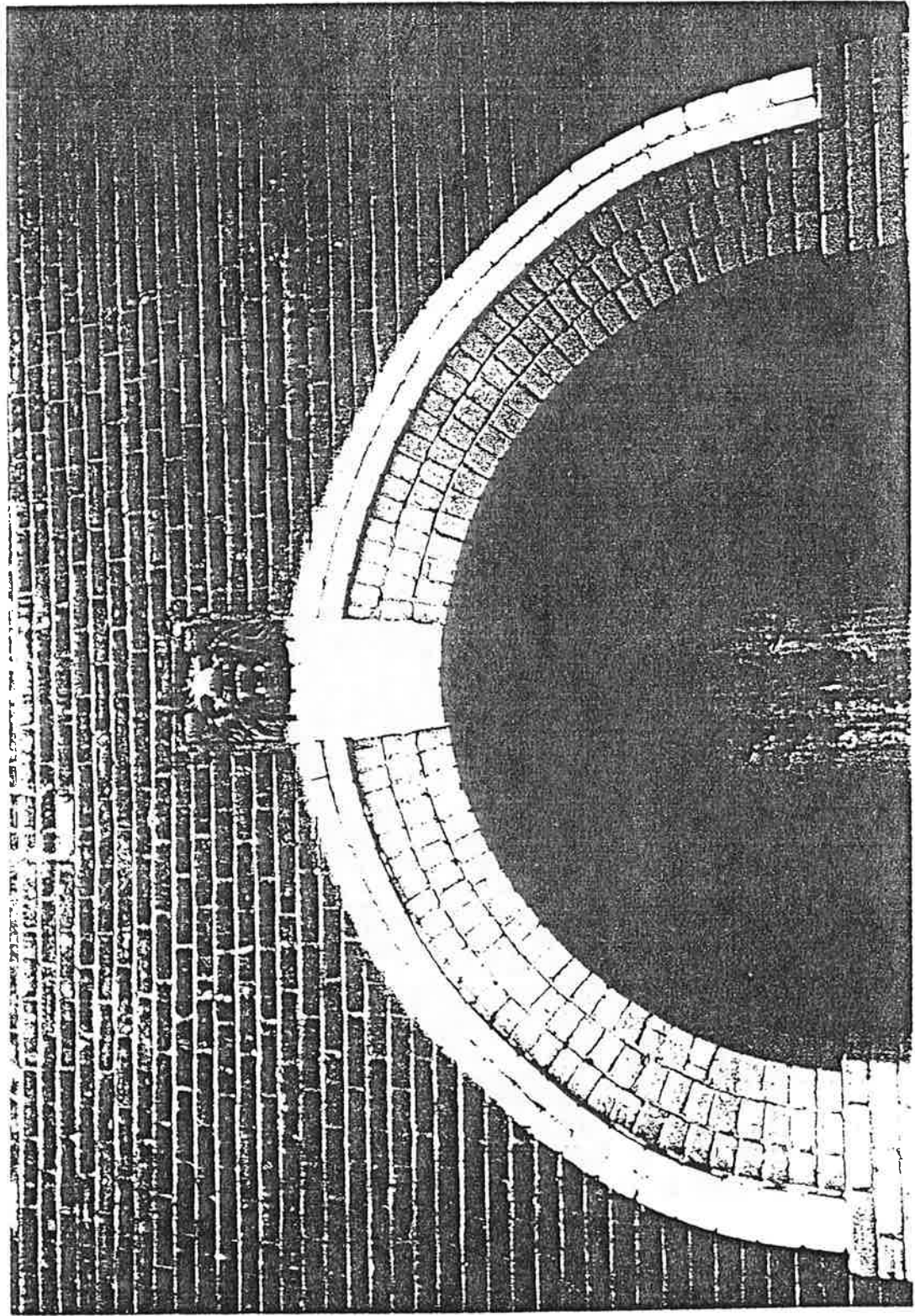
CHAIR, Spokane County Commissioners

Robert Oades
CHAIR, Spokane City/County Historic Landmarks Commission

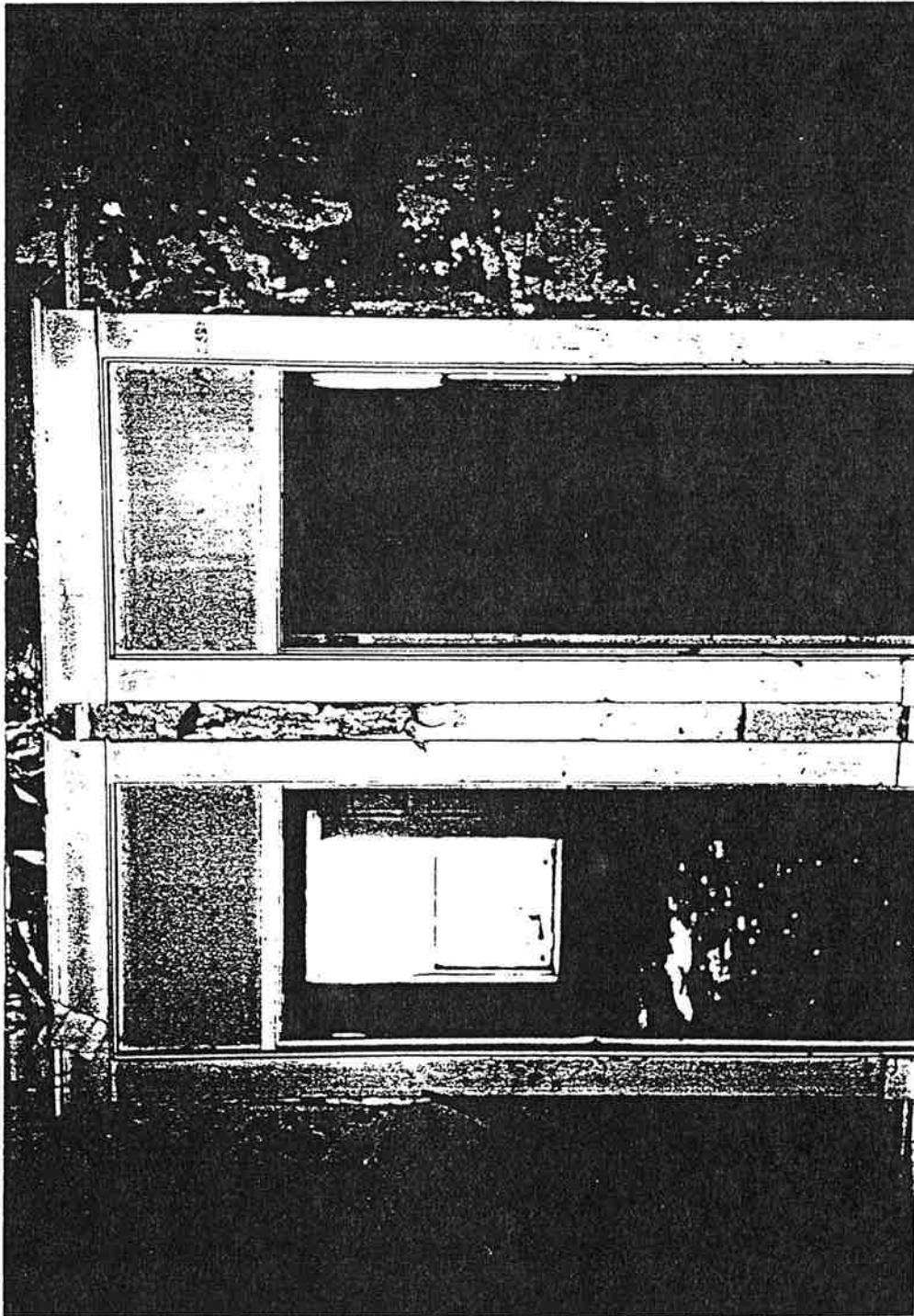
Katherine W. Farrell
City/County Historic Preservation Officer



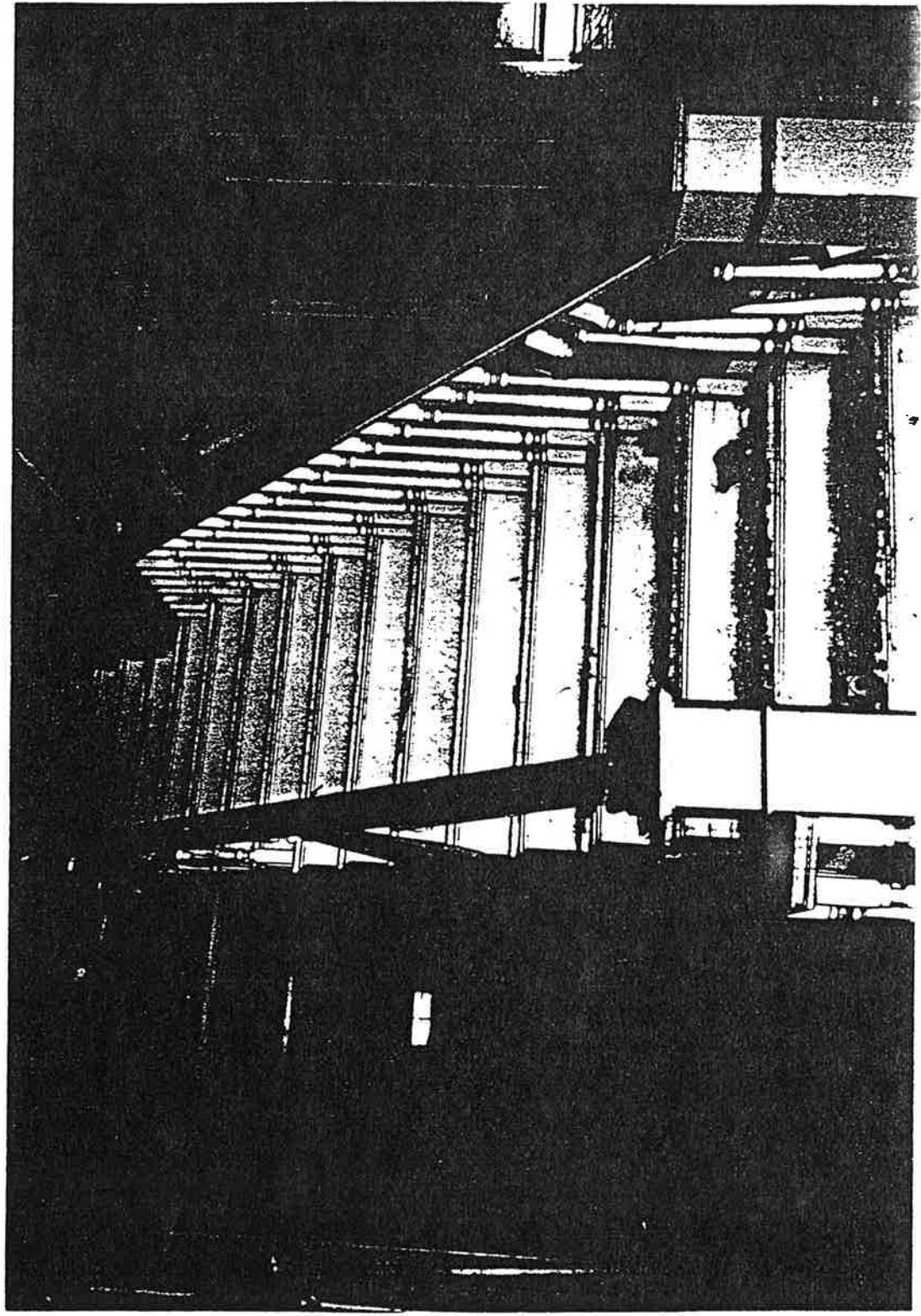
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