

# SPOKANE REGISTER OF HISTORIC PLACES

Nomination Form

OPR 91-133

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

Type all entries--complete applicable sections

## 1. Name

historic  Buena Vista Apartments and Hotel Vallamont

and/or common  Vanderbilt Apartments

## 2. Location

street & number  South 5 and South 11 Cedar

city/town  Spokane  vicinity of \_\_\_\_\_

state  Washington 99204  county  Spokane

## 3. Classification

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

## 4. Owner of Property

name  Wells and Company Renovation Partners II

street & number  E. 911 20th Avenue

city, town  Spokane  vicinity of \_\_\_\_\_ state  WA 99204

## 5. Location of Legal Description

courthouse, registry of deeds, etc  Spokane County Courthouse

street & number  W. 1116 Broadway

city, town  Spokane  state  WA

## 6. Representation in Existing Surveys

title  1. Historic Landmarks Survey of Spokane, Washington   
 2. Riverside Avenue National Register Historic District

date  1. 1979     federal   state   county    local  
 2. 1976

depository for survey records  Spokane City/County Historic Preservation Office

city, town  City Hall, Spokane  state  WA

## 7. Description

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Exterior					
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	N/A
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> slight			

### Describe the present and original (if known) physical appearance

Built in about 1904, the Vanderbilt is actually two contiguous buildings that fill all of north/south Lot 1 on the west end of Block 1, Railroad Addition. The buildings were constructed as the Hotel Vallamont (S. 11 Cedar) and the Buena Vista Apartments (S. 5 Cedar) by Albert Keats and William Bacon. The area in which the structure sits was originally a residential neighborhood near the center of the small town, but as the city's population increased, there was a demand for apartment and hotel space. Several three story structures, both hotel and apartment, were erected. Some were built as luxurious quarters, but others such as these two were for more moderate incomes. This neighborhood was convenient to the expanding downtown office and shopping center and would eventually boast Linden trees on grassy islands in the middle of the wide streets, landscaping suggestions made by the Olmsted Brothers in their Park Board report. This was also the site of the new Our Lady of Lourdes Cathedral, Carnegie Library and Masonic Temple. Later additions in the area created the well-known and impressive row along Riverside Avenue. Over the years other buildings such as car dealership showrooms and shops encroached on the southern fringe of the area, and the construction of the Maple Street bridge had a negative impact on the neighborhood.

The building is a large three-story, symmetrical red brick structure, actually two buildings in one contiguous form. The flat roofline is broken by a battlemented parapet. The facade is actually three distinct sections broken by the arched entries and double balconies above each one. The cornice is composed of a plain frieze, scroll-like modillions and crown molding. At each side of the front facade, and on each floor, there is a row of four one over one double hung segmental windows and one large double hung one over one window, each with lintels and radiating voussoirs. The center facade of the building on each floor has a large double hung window on either side with four double hung one over one windows in between. Each building has a large semi-elliptical entry with radiating voussoirs, brick piers and granite capital and granite molding. Above the entry is a two story high stuccoed panel with a balcony on each floor. Each balcony area has two slender one over one double hung windows, a door and an elaborate wrought iron balcony balustrade with double scrolled brackets underneath. The double door on South 5 Cedar is glass, with leaded and colored glass fanlight and sidelight and is recessed. The door at S. 11 Cedar is a single glass one, surrounded by ceramic black and green tile and there is a green/black tile base on the piers of the entry arch. There is a granite water table line on the building.

Over the years there has been considerable remodeling done on the interior. The original architect is not known, but architect Fred Westcott was hired to do some remodeling in 1930. In 1936, Charles Wood purchased the Vallamont and remodeled it into 27 apartments and installed an elevator. Mrs. Emily Siegel remodeled and redecorated the seventeen apartments in the Buena Vista in 1937.

The building is listed as a contributing building in the Riverside Avenue National Register Historic District. It is similar in size and scale to many of the buildings in the neighborhood and is an important and integral part of the area.

## 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 checked="" type="checkbox"/> science/medicine
<input type="checkbox"/> 1500-1599	<input checked="" 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 checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philc-ophy	<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 Ca. 1904 Builder Architect

### Statement of Significance (in one paragraph)

The two adjacent apartment buildings at South 5 and South 11 Cedar, now jointly known as the Vanderbilt, were built ca. 1904 as the Buena Vista Apartment and the Hotel Vallamont. The buildings were constructed on a parcel of land that originally belonged to the Northern Pacific Railroad. They were built during an era of expansion when Spokane was beginning its recovery from the effects of the 1893 panic and realizing its potential as the center of a vast metropolitan area that became known as the Inland Empire. There was a need for apartment buildings and several three story brick structures were constructed in the area where the new Roman Catholic Cathedral and the Carnegie Library were being built. It was a popular site for apartments, within easy walking distance of downtown and it rapidly became an area for luxurious apartments such as the San Marco and Edwidge. The Buena Vista and Hotel Vallamont, while not as elegant, provided comfortable flats and rooms for those who wished to live in a safe, solid and respectable atmosphere. This is also a part of the city where the recommendations of the Olmsted Brothers for trees and green space in the form of center street islands would eventually be followed. Owners and builders of the Buena Vista and Vallamont were William Bacon and Albert Keats, both prominent in the construction and management of apartment houses for many years in Spokane.

Lots 1 and 2 of Railroad Addition were sold by the Northern Pacific as a package to Joseph S. Allen. The property changed hands several times until William Bodler, a lumberman, bought Lot 1 in 1902. In an exchange of real estate, Bodler acquired land on Havermale Island and William Bacon obtained the lot in Railroad Addition. In 1903, Bacon split the lot with Albert E. Keats, selling him the south half. Keats was a pioneer capitalist and part owner of the Echo Rolling Mills with B. B. Bravinder. Bacon had been a railroad engineer until he was injured in an accident. After his recovery, he turned his talents to real estate. Among his investments was a family hotel built on North Monroe in 1909 and ownership of the Elm Apartments in Browne's Addition, from about 1915 until his death in 1935. Keats and his wife maintained their home in the Vallamont until his death in 1913; Bacon lived in the Buena Vista until he purchased the Elm.

The Buena Vista and Hotel Vallamont were probably constructed in the spring of 1904. This was a time when new settlers were arriving in Spokane and the boom in agriculture and the mines was pouring capital into the area. Up to the turn of the century, the blocks in this vicinity were mostly residential, but as the city expanded, the homes were torn down and more substantial buildings erected. In the 1903 City Directory there were only eight apartment facilities listed and several of these were flats in the upper floors of downtown office buildings; by 1907 the number of apartments had increased to twenty-eight, most of them new buildings devoted to the trade. According to the Spokesman-Review of March 8, 1904, "there was more building activity in Spokane in 1903 than in any other year except after the 1889 fire," but the July 3, 1904, Spokesman-Review stated there was a 100 per cent increase in building over 1903.

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Built as middle-class apartments, the flats remained so for many years. There were a number of retired couples. The single occupants held such positions as stenographer, bookkeeper, cashier, photographer and hairdresser. Several of the women, Alice Strohm, Olive Bennison, Gertrude Netterblad, Frances McRae and Mame Anderson were school teachers. Among the occupations of the men there was a tailor, a stockman, a clerk and a mechanic. Mrs. Anna Boughton, mother of Jennie Boughton who worked at the Carnegie Library, was a resident of the Buena Vista. The Vallamont began life as a hotel and was managed by Lilla Probst, widow of pioneer George Probst. It also housed a cafe which was managed by William T. Chapman. In later years, the hotel was converted into apartments and became known simply as the Vallamont.

A. E. Onserud, secretary/treasurer of the Spokane Cattle Company, became owner of the property in 1919 and lived in it until his death in 1928. It was tied up for many years in litigation, but in 1936 Mrs. Emily Siegel purchased the property and hired Casper Fields, contractor, to remodel, redecorate and install an elevator. Mrs. Siegel was well known in Spokane; for years she practiced as Dr. Emily Siegel, a midwife and graduate of the New York City Hospital's school.

The owners of the properties have been many over the last few years and the names of the buildings have changed. By the 1940's the two buildings were known as the Sunshine and the Herbert apartments and now they are known as the Vanderbilt.

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Continuation sheet

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## BIBLIOGRAPHY

City of Spokane Building Department Records-Reprographics, City Hall

Durham, N. W. History of the City of Spokane. Spokane: S. J. Clarke Publishing Company, 1912.

Polk City Directories: 1903-04-05-06-07-1910-1915-1920-1925-1930-1943

Sanborn Map, Fire Insurance Maps, 1884-1902; 1910

Spokane Daily Chronicle, newspaper: September 28, 1935

Spokesman-Review, newspaper: October 10, 1902; December 14, 1902; March 8, 1904; June 24, 1904; July 3, 1904; January 14, 1909; November 30, 1913; September 30, 1936; February 16, 1937.

Ticor Title Company Records, Tract Book on Railroad Addition

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## 9. Major Bibliographical References

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See attached list.

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## 10. Geographical Data

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Acreage of nominated property less than one acre

The north  $\frac{1}{2}$  and the south  $\frac{1}{2}$  of Block 1, Lot 1, Railroad Addition to Spokane, Township 25 North, Range 43 East, Section 19.

Bordered on the south by Sprague Avenue, on the north by First Avenue, and on the west by Cedar Street.

Verbal boundary description and justification

See above.

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

state n/a

county

state

county

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## 11. Form Prepared By

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name/title

Nancy Gale Compau

organization

Historian

date February 4, 1986

street & number

S. 2935 Howard

telephone

624-4927

city/town

Spokane

state

WA 99203

12. Signature of Owner(s)

*[Handwritten Signature]*

Wells and Company Renovation Partners II

For Office Use Only:

Date Received: 12-3-90  
Date Heard: 12-19-90  
Commission Decision: Approved  
Council/Board Action: 2-4-91  
Date: Approved

Attest: *[Handwritten Signature]*  
City Clerk

Approved as to Form:

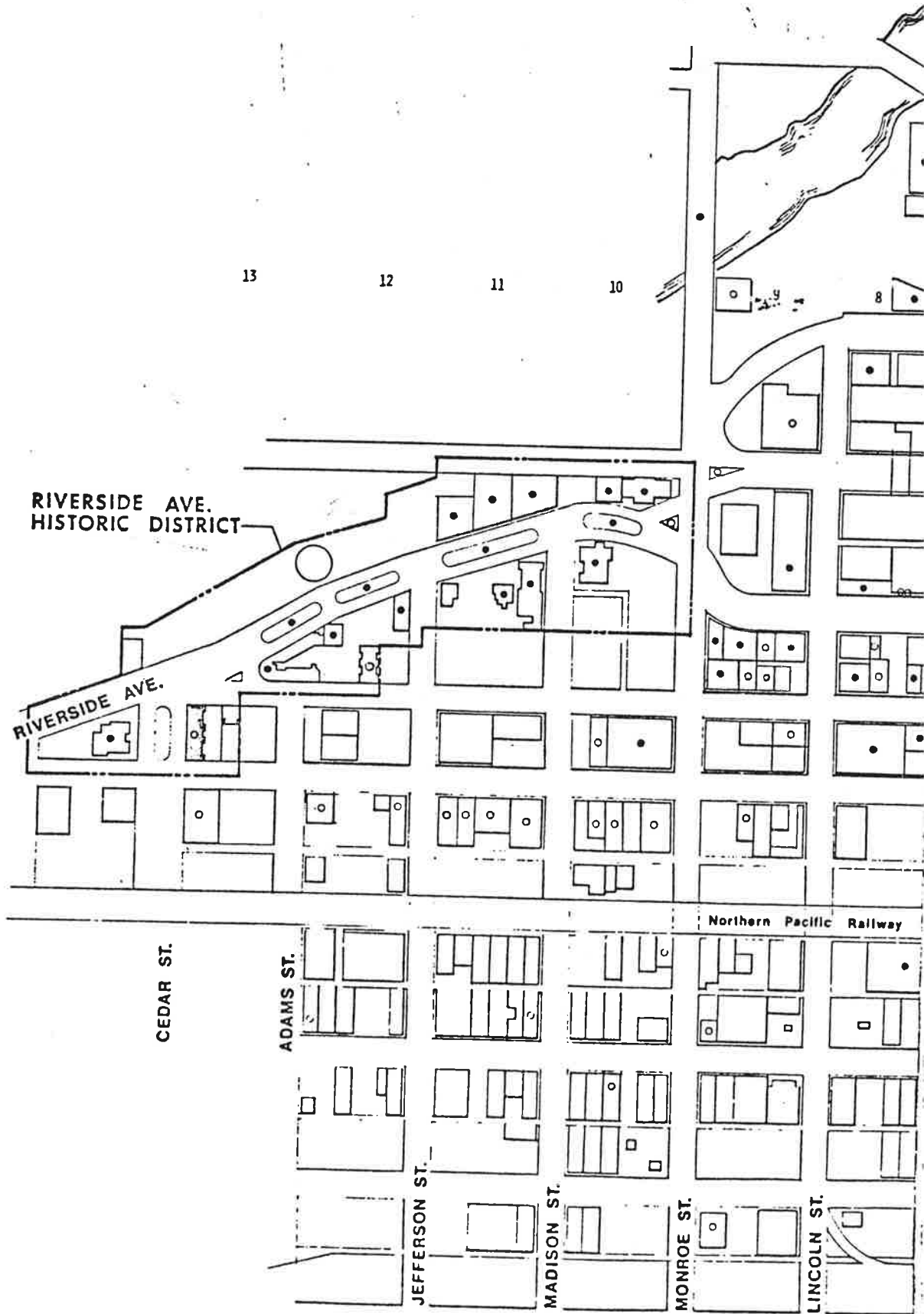
*[Handwritten Signature]*  
Ass't City Attorney

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

*[Handwritten Signature]*  
MAYOR, City of Spokane or CHAIR, Spokane County Commissioners

*[Handwritten Signature]*  
CHAIR, Spokane City/County Historic Landmarks Commission

*[Handwritten Signature]*  
City/County Historic Preservation Officer



R

Riverside Avenue National Register Historic District  
The Buena Vista/Vallamont aka Vanderbilt is shown in red.

21A-



MANAGEMENT AGREEMENT

The Agreement is entered into this 8<sup>th</sup> day of January, 1991, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission") and (hereinafter "Owner(s)"), the owner of property located at South 5 & South 11 Cedar, commonly known as Buena Vista Apartments and Hotel Vallamont, in the City/County of Spokane.

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW, THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property a Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties hereto intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties hereto.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties hereto or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks the Commission may revoke, after notice and an opportunity for a hearing, this

Agreement.


4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Managements Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forth-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.



WELLS & COMPANY RENOVATION PARTNERS II

BY: R. Ronald Wells

STATE OF WASHINGTON:

:SS

County of Spokane :

On this day personally appeared before me R Ronald Wells to me know to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he

signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 8<sup>th</sup> day of January, 1991.



Linda L. Crane  
Notary Public in and for  
the State of Washington,  
residing in Spokane.  
My Commission Expires 12-14-1993

CITY OF SPOKANE

Tony L. Nash  
CITY MANAGER

Attest: Marilyn J. Montgomery Signed Feb. 6, 1991  
City Clerk

Approved as to form:

[Signature]  
Assistant City Attorney





