

SPOKANE REGISTER OF HISTORIC PLACES Nomination Form

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

Type all entries--complete applicable sections

1. Name

historic Hendrickson Flats/The Poplars
and/or common _____

2. Location

street & number W. 414 5th Avenue
city/town Spokane _____ vicinity of _____
state WA county Spokane

3. Classification

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

4. Owner of Property

name Walter J. Haig, II
street & number Great Western Bldg., W. 905 Riverside, Suite 304
city,town Spokane _____ vicinity of _____ state WA

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 None
date _____ federal state county local
depository for survey records _____
city,town _____ state _____

2062

8. Significance

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

Specific dates	Built in 1905	Builder/Architect	Unknown

Statement of Significance (in one paragraph)

The former Hendrickson Flats, located at W. 414 Fifth Avenue, is an architectural-ly attractive building, and is historically significant as a representative of two local phenomena which were major factors in the early stages of Spokane's development. These were the growth of a regional brick-making industry in and around Spokane, and the debut of a new kind of living quarters, the apartment.

Around the turn of the century, apartment buildings first began to appear in Spokane. Previous multiple unit dwellings were either low rent boarding houses or hotels for the well to do. Neither were usually considered as permanent abodes. The new apartments were upscale versions of the boarding house concept. They provided a full complement of rooms, including kitchen and bathroom, and were considered to be an adequate alternative to a house, requiring a smaller investment as they were rented instead of sold. The building at W. 414 Fifth was an early entry into this new and lucrative field. Raymer's Dictionary of Spokane, released in 1906, lists only 17 apartment houses, including the building in question, then called Hendrickson Flats (the first owner of the building was Ola Hendrickson, a local widow). Only six other buildings which made up this early and exclusive list have survived until 1992. Notable among them are the Ricardo, at the corner of Monroe and Broadway, and the Vallemont (Buena Vista), at S. 11 Cedar. The apartment house soon became epidemic and by 1911 over 100 were listed in the Polk City Directory. Similar style buildings were constructed until concrete and steel replaced brick as the preferred building material. Modern style apartment complexes made the older buildings somewhat obsolete. Being left in the backwash of rapid city expansion, many of these elegant older buildings were demolished or left as castaways in the low rent districts that developed as inner city decay set in. The building at W. 414 Fifth escaped this fate, being in an area that was long a location of upscale apartment houses. The district just south of downtown Spokane had formerly been residential. But as the city center expanded, higher population density became a requirement. The new upscale apartment houses flourished in this "below-the-hill" vicinity, as many wealthy former residents fled to the South Hill to build houses. The rapid growth of large medical complexes has aided this area in continuing as a semi-multiresidential district, with few commercial intrusions.

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This building is also significant as an excellent example of the brick-maker's art in early Spokane, and it's intact condition after 87 years is an indication of that art. The construction itself is somewhat minimal, employing a simple veneer of one brick's narrow width anchored to the wood frame structure with T-shaped nails. But despite these cost-cutting procedures, the building has well withstood the test of time. As early Spokane brick-maker, J. T. Davie wrote in Durham's Spokane and the Inland Empire, "Nothing on earth can stand the gnawings of the tooth of time like well-burned clay."

An intriguing challenge of studying old brick buildings is the determination of the origin of the brick used. This requires some knowledge of the local industry. Research reveals that the first successful brick-maker in Spokane was a Scotch immigrant named John T. Davie. His first yard was located in the Hangman Creek area, where large clay beds lay partially exposed to erosion. Davie's bricks were used to build the first brick buildings in Spokane, many of which burned in the 1889 fire. He moved his operation to the present Cannon Hill Park area in 1886, and later relocated to Mead, where he continued to produce brick until his death in 1922. After 1886, others continued to manufacture brick in the Hangman Creek area until 1904, most notably Nar Triplett, who made the brick used at Fort George Wright and the Hallett mansion in Medical Lake. Meanwhile, a former partner of J. T. Davie, builder Henry Brook, joined forces with businessman Joseph H. Spear to form the Washington Brick and Lime Company. Formed in 1889, this would become the premier brick-making firm in the Spokane area. The success of the company stemmed from its exploitation of vast clay deposits in the area of Clayton, Washington. These deposits lay conveniently near the railroad, and consisted of a wide array of clays of different compositions. Whereas most earlier local deposits were of material that produced the typical red brick common to a majority of commercial buildings of the area, the Clayton clays produced a variety of colors, including the cream colored brick used in the Spokane County Courthouse. Probably the most famous use of light-colored Clayton clay was in the manufacture of formed terra cotta which was used as a decorative veneer on buildings throughout the Northwest. The Washington Brick and Lime Company continued operations in Clayton until 1954.

Now lets go back to the question of the origin of the brick used in the building at W. 414 Fifth. This structure was built of a light yellow, or buff, colored brick. It was at first suggested that the brick came from one of the Hangman Creek yards. But research revealed that these yards had closed down before 1905, when the building was erected. In addition, an amateur archaeological expedition determined that all the brick which can be found at the site of the old yards was of the common red variety. It should be noted at this point that the color of a finished brick is not necessarily determined by the color of the clay mined. The process of firing produces changes relative to the chemical composition of the clay. The most common element in this composition is iron, which oxidizes into a red color when fired. The addition of certain chemicals can alter the color of a brick, but most early brick was a result of natural elements contained in the mined clay. In 1905, light colored brick was primarily produced at ^{22b} the Washington Brick and Lime Company's Clayton operation. A Spokesman-Review article of October 29, 1905, the same month when construction of the W. 414

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Fifth was reaching completion, mentions that a buff colored common brick was being manufactured at Clayton. Thus, it is probably safe to assume that the brick from this building came from the Washington Brick and Lime Company's Clayton plant.

Another factor pointing to a Clayton origin for this brick is that it has the characteristics of the "stiff-mud" process used in most modern brick-making machines, instead of the earlier "soft-mud" process. With the "soft-mud" process the clay was pushed into a mold, with the top excess being scraped off with a "strike", or straight edge. Lines created by the "strike" are visible on one broad side of the brick. This is not the case with the brick used in this building. It was made with the "stiff-mud" process in which the clay is forced from the pugmill (in which the clay mixture was blended to a correct consistency) through a rectangular metal die. This creates a column of material which is then cut into sections by a thin metal wire. The interaction of the wire and coarse particles in the clay create lines similar to a "strike", but are visible on both sides of the brick. The remaining sides are relatively smooth, due to lubricants used on the surfaces of the die through which the clay is forced. These latter characteristics are apparent in the brick in question, heightening the probability that it originated at the more modern Clayton facility.

In conclusion, this building is significant, not only because of its simple beauty and enduring exterior integrity, but as a fine example of regional brick-making art and as one of the earliest surviving examples of Spokane's first apartment houses.

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7. Description

Condition	Check one	Check one
<input checked="" type="checkbox"/> excellent <input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good <input type="checkbox"/> ruins	<input 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

This building is an approximately forty feet (across the front facade) by sixty feet, two story semi-rectangular structure. It is wood-framed with brick veneer, the brick being buff colored and probably of Clayton, Washington origin. The brick is laid in a simple stretcher bond, with smaller, random "bats" laid to adjust to wall length. What makes the structure "semi-rectangular" are the wide bay-shaped extensions which give the sides of the building character. The foundation of the building consists of irregular basalt block. Along the front facade, and halfway back along the sides, this foundation is topped with a four foot wall of rusticated concrete blocks which form a skirt above the foundation. The back of the building has a taller basalt foundation, compensating for descending elevation. This rear section contains an entrance to a partial basement below the building's primary structure. This part of the basalt foundation has a more recent shoring of poured concrete, evidently an attempt to prevent shifting. The roof is built-up tar. Tapering slightly to the rear to facilitate drainage, it features a short parapet, stepping at wide intervals to the rear. Short corbeled brick chimneys arise on each side ten feet back of the front facade.

The front (south facing) side of the building presents an orderly appearance, with a central square, recessed, entry way flanked by two pairs of double-hung wood frame windows. On the second floor, three similar sets of windows complete the symmetrical arrangement. Each window features a brick sill with protective cement wash, and is crowned with a flat jack arch with a corbeled drip-guard above. The recessed entry also has a decorative jack arch. The east and west sides feature a large bay-shaped extension. An interesting element of the building's decor is the lace-work that was formed as the unusual angles of the bay corners were joined. This configuration, beside being decorative, is vital to the stability of the wall. The slanting sections of these bays each contain two double-hung wood frame windows, one for each story. (The lower south facing windows were at some point replaced by doorways with cement stairs, but these are being removed and replaced with original windows from the back of the building.) These side windows feature segmental arches instead of the jack arches used in the front.

Fenestration of the back (north) facade is still symmetrical, featuring four sets of one double-wide and one single double-hung wood frame windows, with segmental brick arches, situated on both sides of a full height recessed entry which once which once contained an exterior wooden stairway. Some windows of the rear facade must be used for restoration of front facing windows. Thus the rear windows will have to be replaced by modern construction. Other than this, the building's exterior will be restored to its original condition. As with other old Spokane apartment houses, the interior of this building has undergone renovation, but the original room configuration has survived, and will be retained by the current owners. Still intact are the original fireplaces, tile covered in the more coveted upper units. The original hardwood floors have been revealed after years of being hidden by linoleum.

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9. Major Bibliographical References

Durham, N.W., Spokane and Spokane County, J.J. Clarke, 1912.
Hyslop, Robert B., Spokane Building Blocks, Standard Blue Print, 1983.
The Spokesman Review and Spokane Daily Chronicle.
Gurke, Karl, Bricks & Brickmaking, University of Idaho Press, 1987.

10. Geographical Data

Acreege of nominated property Less than one acre.

Verbal boundary description and justification

Railroad Second Addition Lot 9 Block 81 35191, 3908

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

state

county

state

county

11. Form Prepared By

name/title Stephen B. Emerson

organization N/A

date 11/92

street & number N. 6723 Winston Dr.

telephone (509) 326-5053

city/town Spokane

state WA

12. Signature of Owner(s)

Judith A. Haig
Walter J. Haig

For Office Use Only:

Date Received: 11-2-92
Date Heard: 11-18-92
Commission Decision: Approved
Council/Board Action: Approved
Date: 12-14-92

Attest: Marilyn J. Montgomery
City Clerk

Approved as to Form:

Amley Stewart
Ass't City Attorney

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

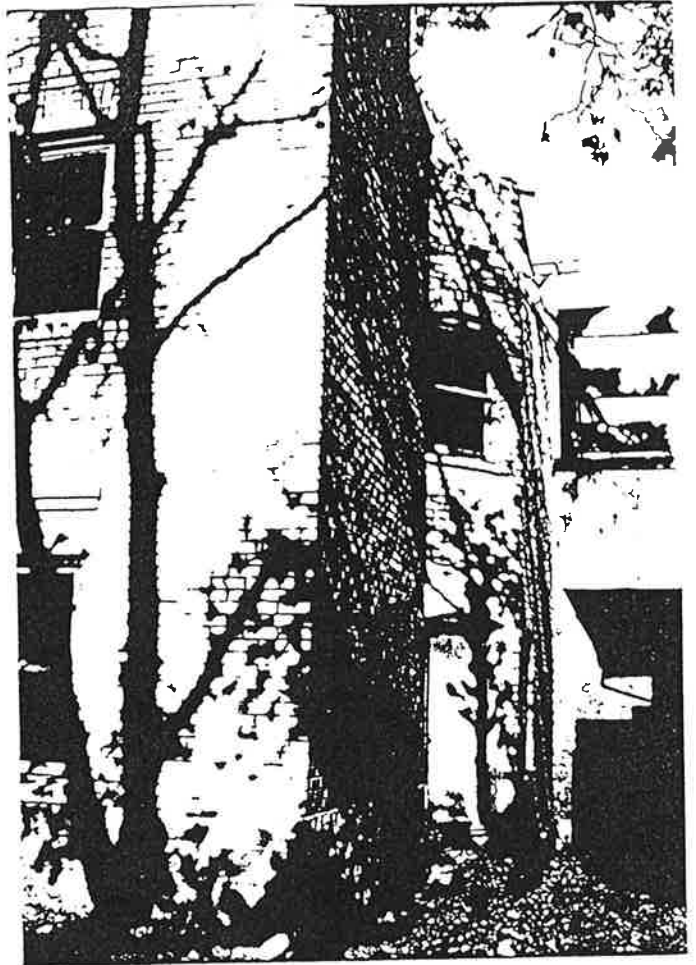
Shari S. Barnard
MAYOR, City of Spokane or CHAIR, Spokane County Commissioners

Robert Ogden
CHAIR, Spokane City/County Historic Landmarks Commission

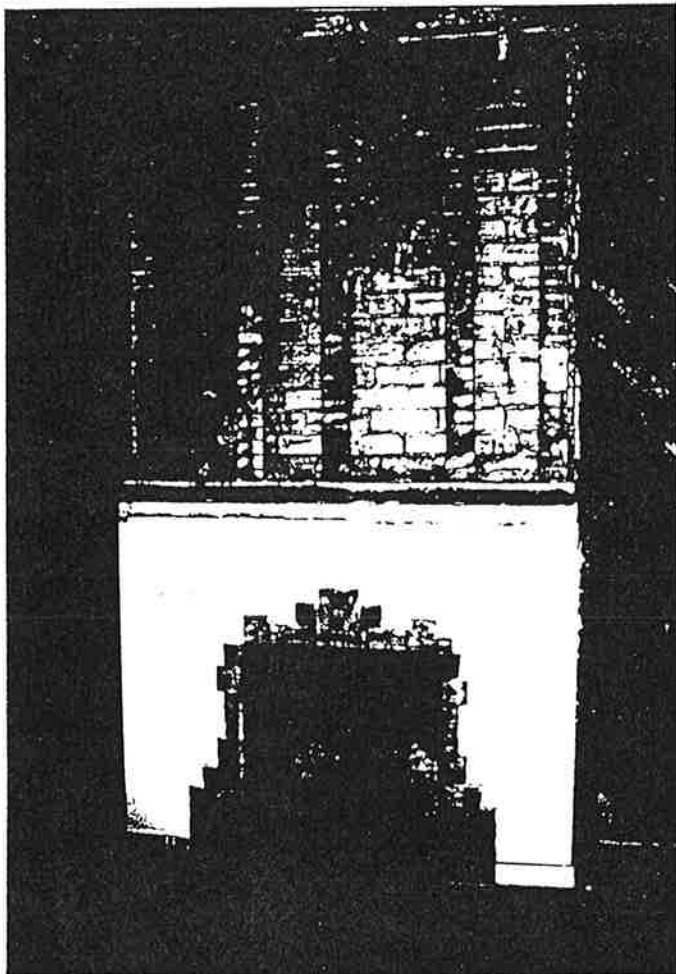
Katherine W. Sawett
City/County Historic Preservation Officer



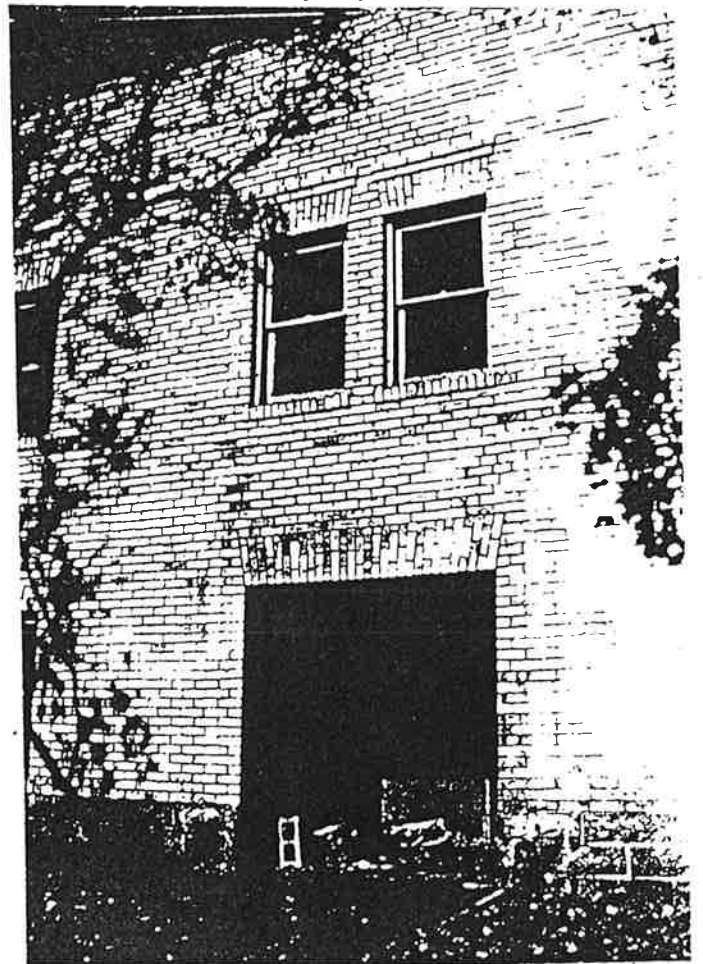
Brick Lace-work



East side

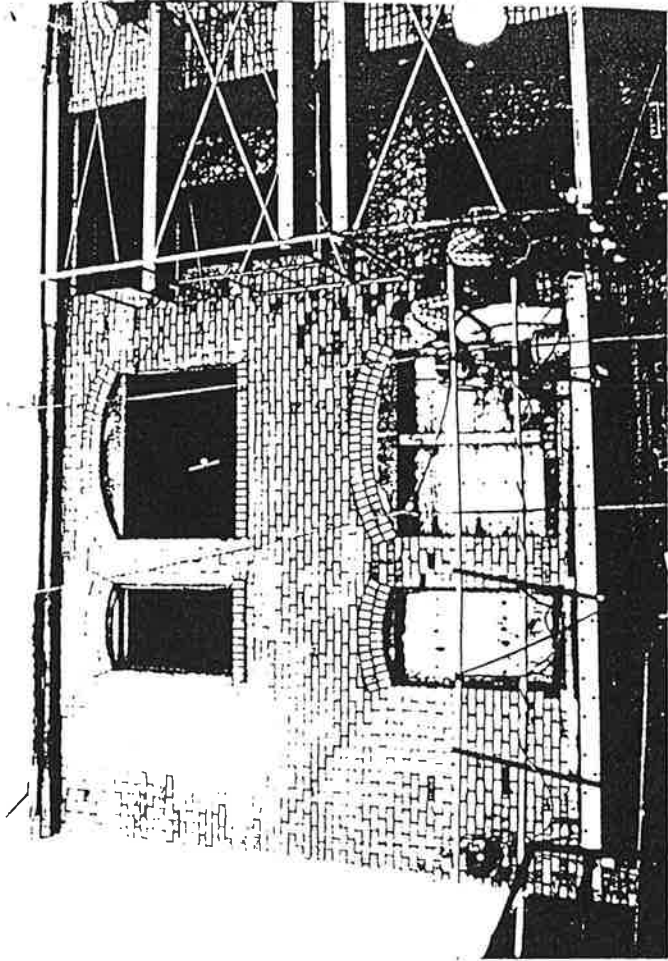


2nd Story Fireplace

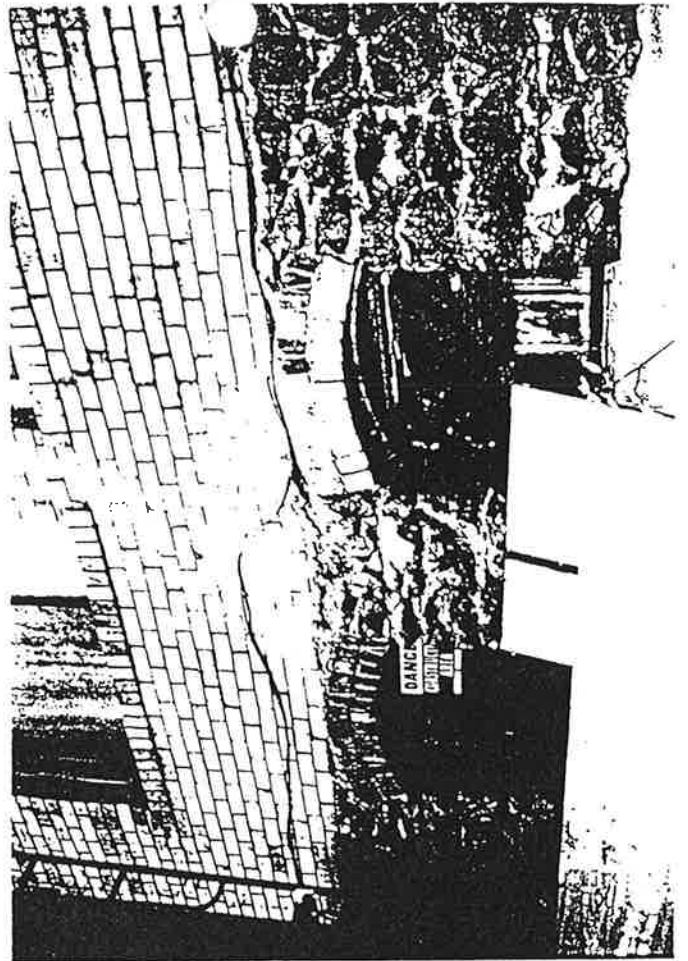


Main Entry

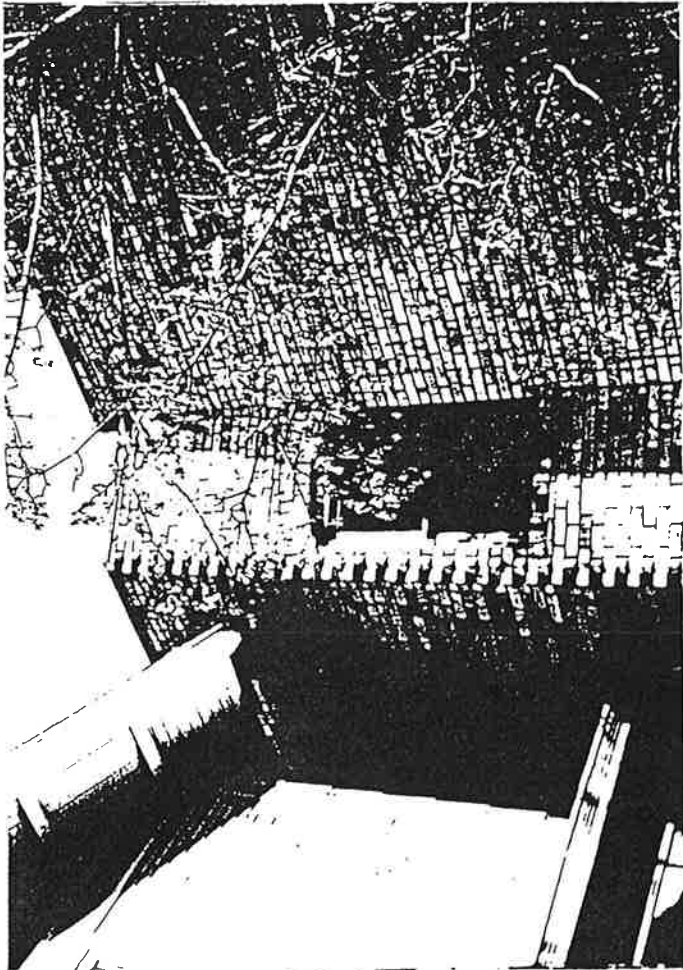
22b-9



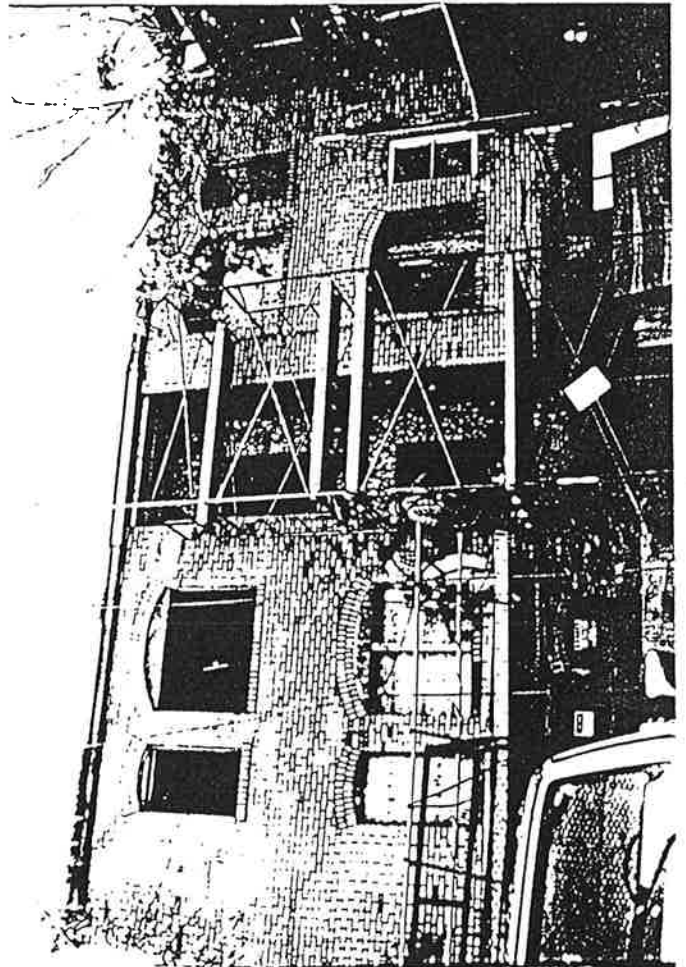
Back Side



Rear Foundation

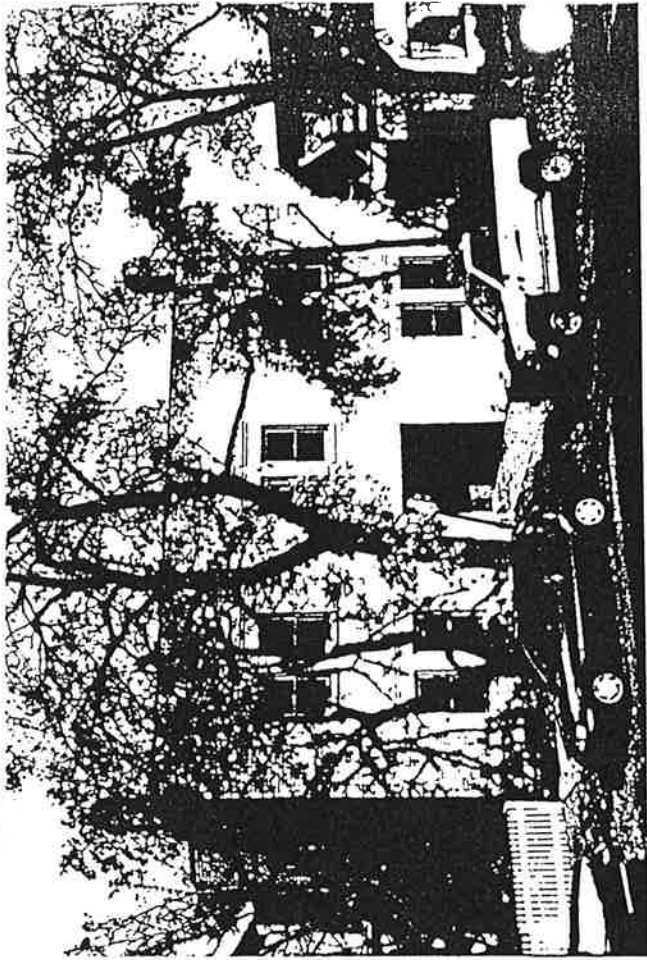


West Bay

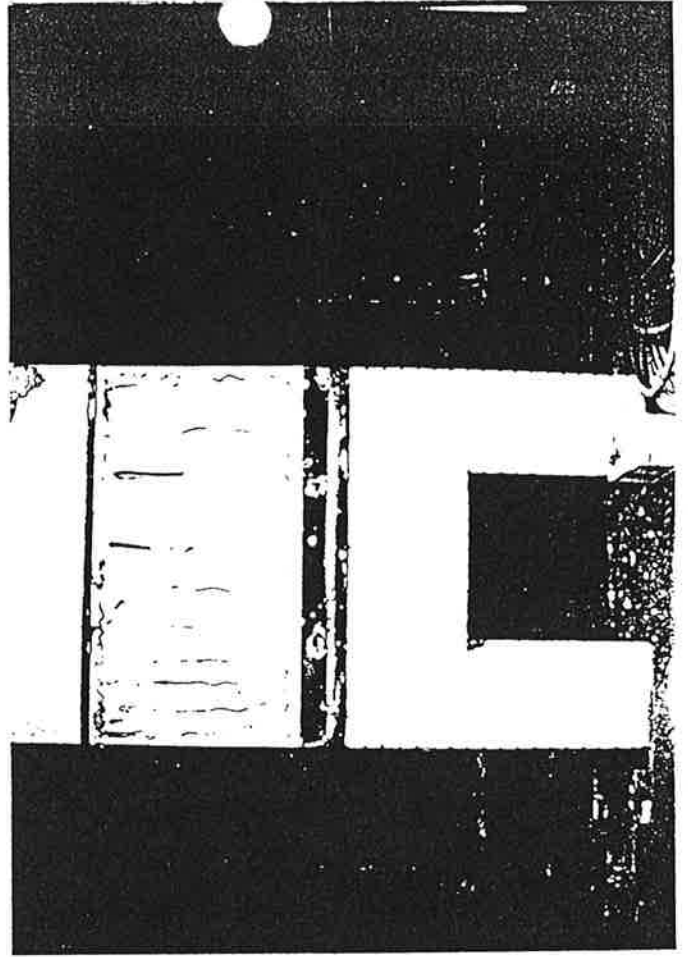


North-back Facade

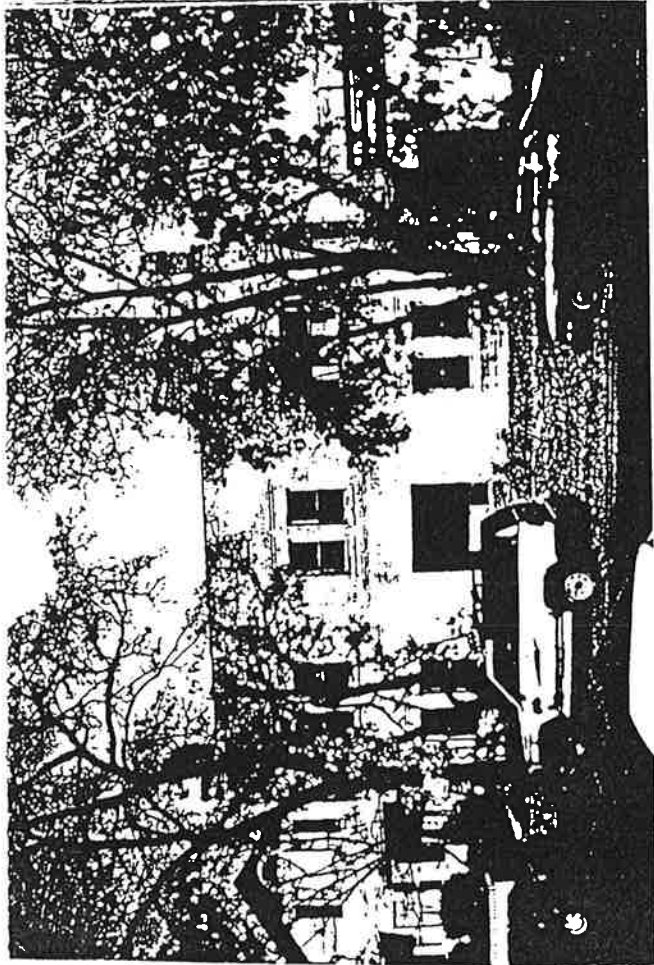
0922



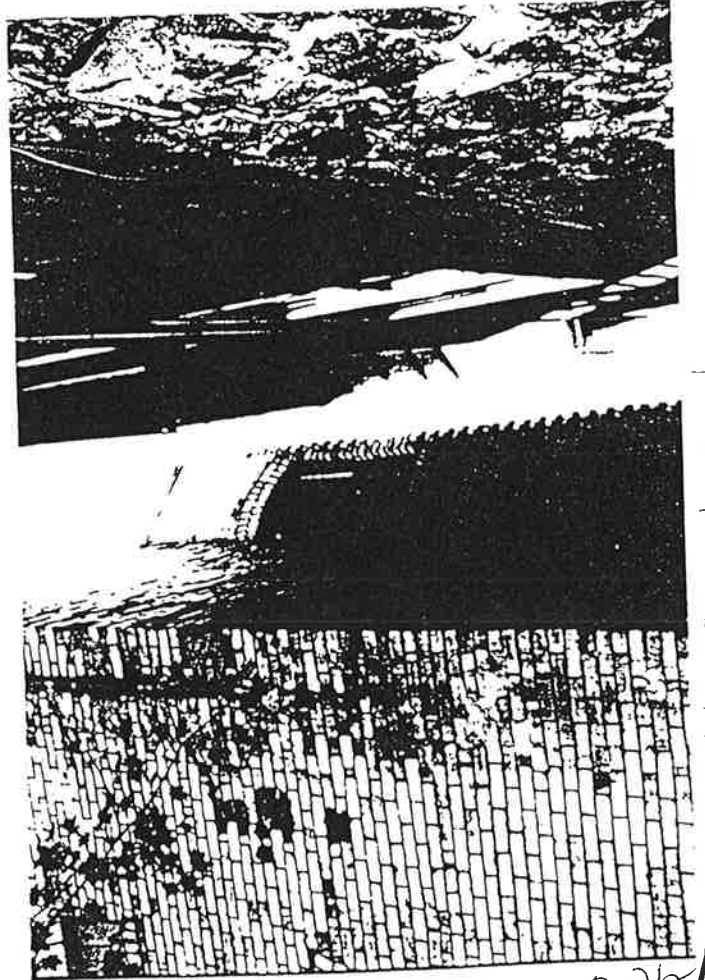
Front - South Facade



First Floor Fireplace



Front - South Facade



West Bay - back side