

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 Kellners' Flats
and/or common

2. Location

street & number West 1617-1619 Pacific Avenue
city/town Spokane vicinity of
state Washington county Spokane

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 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> site			<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes:restricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes:unrestricted	<input type="checkbox"/> military <input type="checkbox"/> other:
		<input type="checkbox"/> no	

4. Owner of Property

name Robert A. and Susan M. Brown
street & number East 1219 Glencrest Drive
city,town Spokane vicinity of state WA 99208

5. Location of Legal Description

courthouse,registry of deeds,etc Spokane County Courthouse
street & number 1116 West Broadway
city,town Spokane state WA 99201

6. Representation in Existing Surveys

title Historic Landmarks Survey: City of Spokane
date 1979 federal state county local
depository for survey records Spokane City/County Historic Preservation Office
city,town City Hall, Spokane state WA

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 type="checkbox"/> --good	<input type="checkbox"/> --ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> --moved	date -----
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> --unexposed			

Describe the present and original (if known) physical appearance

Located in Browne's Addition, the apartment house at West 1617 Pacific was constructed in 1903 for Joseph and Bertha Kellner. Symmetry distinguishes the facade of this Colonial Revival structure. Of frame construction with clapboard siding, the dwelling is two and one-half stories and features two-tiered porches and window bays on either side of an arched entryway. The early American roots of this style are evident in its Adam-like details and classical lines. Approximately forty-five feet in width, the building has a nearly square central core that masks two wings extending from the back. Styling minimizes its apartment-house look and allows it to blend with the character of its single-family neighbors to the west. Originally designed as a four-plex, Kellners' Flats were converted to ten apartment units in the 1940's, but the building is otherwise nearly intact. In fair condition, it is currently being renovated.

A contributing structure within the Browne's Addition National Historic District, Kellners' Flats are located near the east border of the District, on the south side of Pacific Avenue. It sits forward on a lot that is narrow and deep, with a diagonally-cut rear lot line that parallels the old Northern Pacific right-of-way to the southeast. To the immediate west are a series of early residential structures, some converted to apartments. Styles range from Craftsman to Queen Anne. At the end of the block is the Cutter and Malmgren-designed Rutter home, built in 1895.

On the primary facade, steps lead to the porch that extends across the central two-thirds of the facade and supports second-story porches on either side. The central entry, a semi-circular arch that springs from plain round columns, provides recessed access to the upper apartments. Flanking the arch are doorways to first floor apartments. Beyond are matching first floor window bays. Porch columns, on square pedestals that once connected porch railings, are of the Tuscan Order. Windows, horizontally aligned, are singly-placed one-over-one sashes with plain wood surrounds. The doors, with single panes in their upper halves, are paneled, some with decorative details consisting of low-relief wreaths or dentil moldings.

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The main portion of the structure is supported by a rock and mortar foundation that encloses a basement with partial dirt floor. Under the back portion of the building, a concrete foundation and concrete basement walls have been added. The roof is a medium-pitch hipped roof, with a double hipped dormer centered on the primary facade. Under a moderate eave overhang, the cornice is boxed, with a plain frieze. A side-left chimney of red brick is no longer functional. At the main entry, evidence indicates separate stairs led to the three first floor doorways, and divided the porch into right and left sides. The center stairs were recessed.

The rear elevation has a two-story central porch recessed between deep extensions that end with one-story wings. Plain paneled doors and exposed wooden stairways provide access to apartments. Less than four feet from the lot line, side walls are plain with only occasional windows.

On the interior, walls are plaster, with painted wood moldings that include deep baseboards and plain door and window surrounds. The floors, in good condition, are oak and fir. Most interior doors are paneled and along with their fittings are original.

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"/> 1600-1899	<input checked="" type="checkbox"/> architecture	<input checked="" 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 checked="" 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)
			Ethnic
Specific dates 1903-1931	Builder/Architect N/A		

Statement of Significance (in one paragraph)

Kellners' Flats, at West 1617 Pacific, are historically significant for their association with pioneer merchant and businessman Joseph Kellner, and architecturally, as an example of emerging change in Spokane's housing stock. Arriving with his family before the fire of 1889, Joseph Kellner operated a dry goods store in downtown Spokane, developed real estate interests in Browne's Addition, and was involved with the establishment of Spokane's first Jewish Temple. Other prominent Spokane figures, E. L. Richey, and later, William M. Day, were successive owners of Kellners Flats. The apartment building, constructed in 1903 in Colonial Revival Style, and largely intact, is a contributing structure to its historic district. It is an early indicator of the trend toward multiple family living units that characterized the development of Brownes Addition after 1905.

Forty-one years old in 1889 when he arrived in Spokane with his wife of ten years, Joseph Kellner set up his first dry goods store at 104 East Riverside Avenue. After the fire and the rebuilding of Spokane's downtown, he relocated to the corner of Riverside and Stevens. In 1892, he and his wife built a large home at West 2004 Pacific. Joseph and Bertha Kellner purchased the lot at West 1617 Pacific a year later from its original owners, J. J. and Anna Browne, and constructed a Colonial Revival four-plex on the site. For two years, he lived at West 1617 Pacific with his wife and son. In 1907, he sold the flats and moved back to his home in the 2000 block of West Pacific. Converted to apartments, the Kellner is still in use but its exterior has been stuccoed. A year later, the Kellners built the Marlboro Apartments at 180 South Cannon Street, and eventually moved there. When he died in 1940, he and his wife were still residing in the Marlboro.

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Active in the Jewish community, Kellner served as a trustee when the first permanent Hebrew congregation, Emanu-El, was organized. A Master Mason, he was also a charter member of Oriental Lodge No. 74, established in 1890.

In 1907, the Kellners sold the fourplex at West 1617 Pacific to H. G. Richey and his wife. Richey was the superintendent of construction for the U. S. Public Building, completed in 1908. William M. Day and his wife acquired the Kellner Flats in 1909. William Day, born in England, was an early Spokane pioneer, arriving in the area in 1884 after working eleven years with the Southern Pacific Railroad Company in California. Homesteading on Peone Prairie, he eventually acquired a three-quarters section of farmland. He was an active member of the Mead community. After William Day's death in 1931, Kellners Flats remained in the possession of the Day family until 1937.

The 1878 homestead claim of one of Spokane's best-known pioneer families, Browne's Addition was platted in the early 1880's by owner J. J. Browne and his wife, Anna. Developing the area in conjunction with Anthony M. Cannon, the Brownes watched the area progress from a wooded bluff overlooking the Spokane River gorge to a prestigious residential community.

Four major periods of development mark Browne's Addition's growth between 1880 and 1929, with characteristic architectural styles delineating each era. The first, from 1881 to 1888, coincided with the emergence of Spokane as a railroad center. The earliest Browne's Addition homes, products of this era, were small and medium-sized frame homes, most often reflecting late Victorian styles, particularly Queen Anne. The Dwight House at West 1905 Pacific is an example. In the post-fire era from 1889 to 1896, Spokane's first great economic boom brought increasing wealth and increasingly finer homes. More extravagant Queen Anne styles, best characterized by the Loewenberg/ Roberts house at West 1923 First, distinguish this period. It was between 1898 and 1905 that Browne's Addition's most elegant mansions were built, reflecting

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the latest trends in a wide variety of architectural styles, as Spokane basked in the wealth of its many millionaires and near-millionaires. The fourth period, from 1906 to the depression, introduced the numerous luxury apartment buildings to the area. During this last period in particular, Browne's Addition abounded with social activity from lavish parties to summer concerts in Coeur d'Alene Park.

Individuals such as Joseph Kellner, and his fellow Jewish businessman Isaac Baum, were participants in the changing nature of Browne's Addition. Both families chose to make Browne's Addition their home and to invest in apartment houses there. While hotels and boarding houses were common in turn-of-the-century Spokane, apartment buildings, particularly luxury apartments, were an innovation, introduced when the San Marco was constructed in 1904. Executed in a subdued Colonial Revival style and modest in its concept as multi-family housing, the Kellner four-plex concealed its function with the look of a single-family dwelling. It is representative of an important transition as Spokane adapted its tastes to changing housing needs and styles.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreege of nomlnated property less than 1/4

Verbal boundary description and Justification

Brownes Addition Block 18 Lot 4

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

state

county

state

county

11. Form Prepared By

name/title Sally R. Reynolds, Consultant, Planning & Historic Preservation

organization

date November 2, 1992

street & number East 7015 44th Avenue

telephone (509) 448-0311

city/town Spokane

state WA 99223

12. Signature of Owner(s)

Robert A. Brown

For Office Use Only:

Date Received: 11-3-92

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:

Shelley Schraf
Ass't City Attorney

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

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

Robert Ogden
CHAIR, Spokane City/County Historic Landmarks Commission

Katherine W. Hanett
City/County Historic Preservation Officer

2207C

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- Pioneer Title Company. Tract Books
Sanborn Fire Insurance Maps. 1888-1925
Spokane City Plan Commission. Browne's Addition
Neighborhood Design Plan. 1984
Spokane Daily Chronicle.
Spokane Falls Review. October 8, 1890
Spokane Review. July 7, 1892
Spokesman Review. Selected articles, 1889 -1940
Spokane Public Library, Northwest Room. Vertical Files.

Kellners' Flats
West 1617-19 Pacific Avenue
Spokane, WA

Photographs, black/white

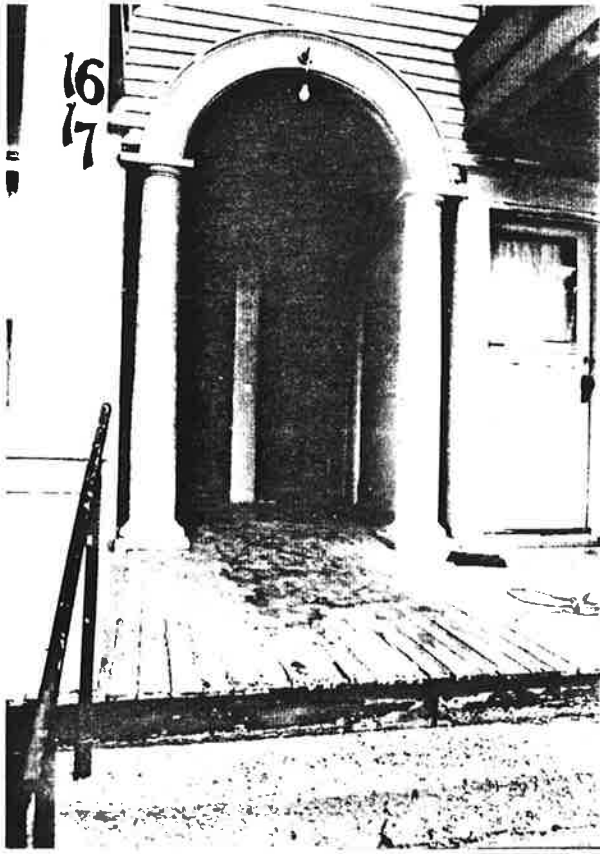
Photographer: Sally R. Reynolds
Date of Photos: September 1992
Original negatives: Spokane City/County Historic
Preservation Office

Photograph and #

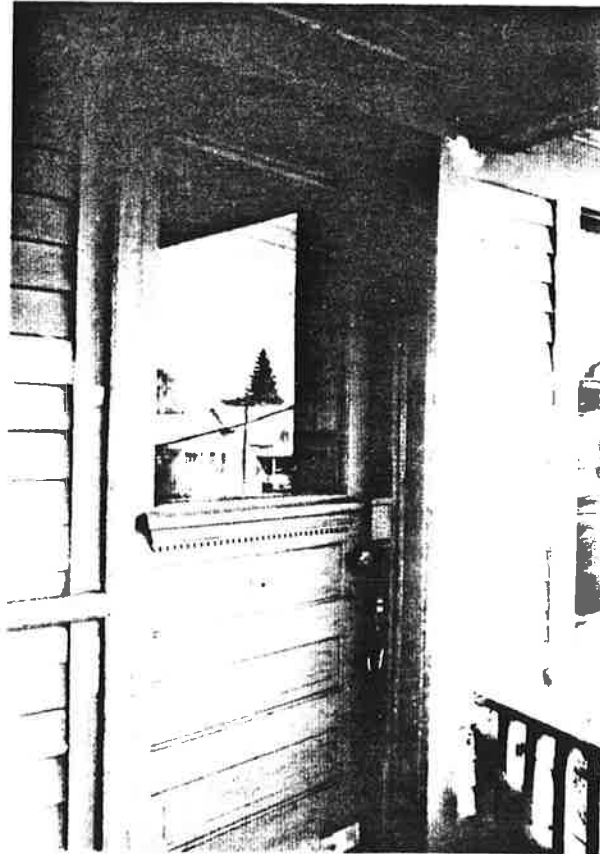
- 1 North (primary) elevation, looking south
- 2 North elevation, looking southeast
- 3 Streetscape, looking east
- 4 Streetscape, looking west
- 5 Central archway, doors to second-story, looking south
- 6 Doorway to second-story porch, looking south
- 7 First floor entries, looking south
- 8 South (rear) elevation, looking north
- 9 South elevation, east wing, looking east
- 10 East elevation and alley, looking north
- 11 First floor interior, sw apartment, looking northwest



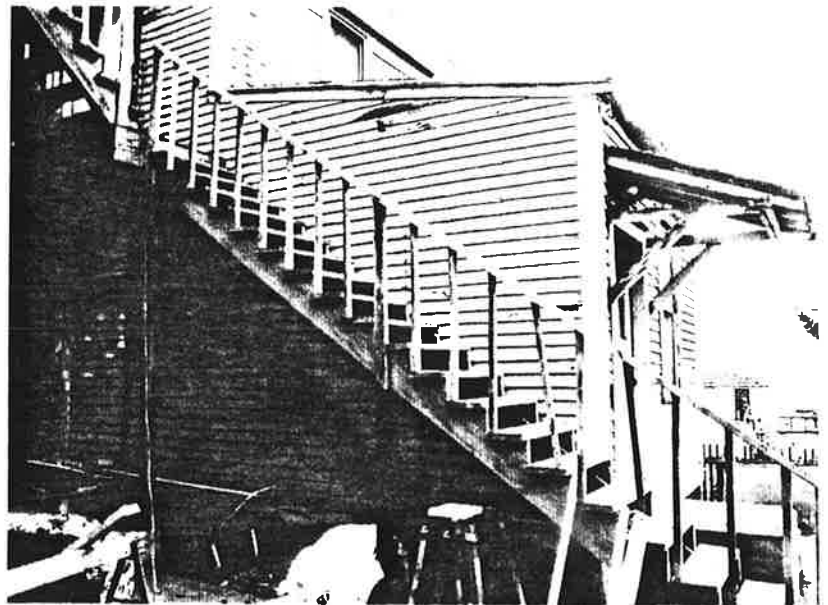
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