

KEMPIS APARTMENTS

523 S. Washington Street
Spokane, Washington



Built in 1906 for Maud L. Kemp. Designed by Alfred Jones, Architect.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **KEMPIS APARTMENTS**

2. Location

Street & Number 523 S. Washington Street
 City, State, Zip Code Spokane, WA 99204
 Parcel Number 35191.4510

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Kempis LLC
 Street & Number 1325 W. First Avenue #300
 City, State, Zip Code Spokane, WA 99201
 Telephone Number/E-mail 624-8050 x22 (Ron Wendle, Wells & Company)

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
 Street Number 1116 West Broadway
 City, State, Zip Code Spokane, WA 99260
 County Spokane

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
 Date Federal__ State__ County__ Local 1979
 Depository for Survey Records Spokane Historic Preservation Office

final draft 16 July 2003

7. Description

Architectural Classification
(enter categories from instructions)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered

Check One

original site
 moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Railroad 2nd Addition south 100 feet, Lots 10-11-12, Block 87, Spokane, WA.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Telephone Number/E-mail	509-456-3828 or lyeomans@qwest.net
Street and Number	501 West 27th Avenue
City, State, Zip Code	Spokane, WA 99203
Date	16 July 2003

12. Additional Documentation

Map	Spokane City/County plat map, 2003
Photographs and Slides	20 black & white prints; 20 color slides

13. Signature of Owner(s)



14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: _____

Council/Board Action: _____ Assistant City Attorney

Date: _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission



OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1906 as a luxury apartment block, the Kempis Apartments is located at the base of a basalt rock bluff at the intersection of South Washington Street and West Sixth Avenue in Spokane, Washington. The Kempis Apartments is a three-story box constructed of eighteen-inch-thick unreinforced brick masonry walls and has a flat roof of built-up tar, a brick parapet wall, and a combination basalt rock and battered sandstone foundation. A commercial block style building, the Kempis Apartments reveals influences from the Renaissance Revival tradition and is embellished with a mix of creme and terra cotta-colored pressed brick, symmetrical fenestration patterns, and terra cotta balconettes. Indicative of its design as a luxury apartment, the interior of the building is dominated by a circular fountain, an original ceramic tile floor, two open stairwells which ascend to balustraded galleries at the second and third floors, and a three-story-high skylit center lightwell that illuminates the atrium. Hand-burnished to a rich ebony color, the stairwells are constructed of vertical grain fir and reflect Mission-style elements in their plain design. A one-story, detached brick masonry garage and adjacent brick-walled auto court were built east of the building in 1920. The Kempis Apartments and its garage and auto court retain excellent exterior and interior integrity in original location, design, materials, workmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The Kempis Apartments is a multi-family apartment complex composed of an apartment building, a detached garage, and auto court (parking area). The property is located on the northeast corner of Washington Street and Sixth Avenue, eight blocks south from the center of downtown Spokane. A Spokane County Assessor's Site Plan pictures the building with a square footprint that measures 91 feet wide and 91 feet deep. A garage (36 feet by 20 feet) and brick-walled auto court (50 feet by 100 feet) are located adjacent east of the building along the north side of Sixth Avenue. Sited on a north-facing slope, the apartment building, garage, and auto court are built on the south 100 feet of Lots 10-11-12 on Block 87 in the Second Railroad Addition in Spokane. The property is surrounded by wide, paved streets and a mixture of commercial architecture built from the early 1900s to 2001, which includes commercial strip malls, paved parking lots, apartment buildings, a church, and a high school.

Exterior

The Kempis Apartments is highly visible with two primary facades (west and south) as it faces west on Washington Street and south on Sixth Avenue. The building rises more than 35 feet and has three stories above ground and a lower level with windows that are built partially above grade due to the north-facing slope on which the building is built. A brick parapet wall rings the roof and is embellished with a decorative galvanized metal,

modillioned cornice. The west and south facades of the building feature an identical exterior design that is highlighted by three symmetrically placed bays located on the corner ends and in the center of the wall plane. The bays project out ten inches from the wall and have battered foundations made of sandstone. The second and third floors are constructed of pale creme-colored brick masonry laid in stretcher bond. In contrast, the first floor is clad in darker-hued, rusticated terra cotta-colored brick masonry. A terra cotta belt course, embellished with decorative corner brackets, projects 12 inches from the wall plane and separates the first floor from the second story. The west and south entries are identical and feature double doors and transom lights. Formed concrete steps ascend to the west entrance and are flanked by two formed concrete porch walls which curve outward to the sidewalk. A concrete retaining wall, located on the north and south sides of the west porch, forms the boundary for a garden area designed as flower and shrubbery beds. The west and south entries are flanked by decorative terra cotta lion's heads and are capped by rusticated brick arches with radiating voussoirs. Located above the west and south entrances of the building, balconettes form decorative porticos and are embellished with decorative curved brackets and balustrades. The building's windows are a combination of fixed, casement, and double-hung wood-sash units, which each have multi-paned upper sashes over single-pane lower sashes. The multi-paned sashes feature 3/4-inch-wide zinc muntins that form a British cross design. Each window is highlighted with radiating brick voussoirs and brick lug sills.

The north and east elevations of the building reveal symmetrical fenestration patterns and are clad in creme-colored brick masonry laid in stretcher bond. The foundation features exposed black basalt rock construction and partially-exposed basement windows. Metal fire escapes are attached to the north and east elevations between the second and third floors. A back entrance with a single door is located in the center of the east elevation. A concrete ADA-accessible ramp with metal railings is attached to the north elevation of the building.

Interior

The interior of the Kempis Apartments is composed of 8,281 square feet on each floor (Spokane County Assessor's Records). The first floor has seven apartment units and the second and third floors have nine apartment units each for a total of 25 apartments in the building. There are 19 one-bedroom units and six two-bedroom units. The apartments are built around a central interior light well, which is also called an atrium. The atrium in the Kempis Apartments is the focal point of the building's interior design and features a floor surface that is covered with original hexagonal ceramic tile and a circular fountain in the center of the first floor. The building's interior woodwork is a combination of ebony-finished fir, painted fir and pine, and faux-grain and faux-marble finishes. A massive skylight is located above the lightwell and provides illumination to the building's atrium,

interior hallways, and second and third-floor galleries that overlook the atrium. Two open staircases in the atrium wind up to the second and third floors. The staircases are made of ebony-finished fir and feature a plain design with square newel posts and balustrades, which reflects a Mission-style influence. In contrast, round tapered columns anchor the corners of the gallery and are finished in faux marble. New gold-leaf, plastered bas-relief, which forms a wreath and swag design, is located on a wide frieze that highlights the third-floor gallery below the skylight.

Each apartment opens to an interior hallway that leads to the atrium on the first floor, and to the galleries surrounding the lightwell on the second and third floors. Each apartment has a full bathroom, a kitchenette, a living/dining area, at least one closet, and one or two bedrooms. The apartment units have windows, a combination of wall sconces and ceiling light fixtures, a combination of hardwood floors, wall-to-wall carpet, ceramic tile, or vinyl floor coverings, a combination of lathe-and-plaster and sheetrock walls, eight to nine-foot-high ceilings, and painted, faux or finished-fir woodwork. Some units have French doors that separate a living room and dining room. Six apartment units were designed with and retain their original fireplaces. Revealed in ceramic tile hearths and surrounds, the fireplaces have glazed ceramic tiles that feature an elongated "subway" design and are colored with hues of mottled olive green, gold, and wine. The woodwork in the hallways is painted or finished fir. The finished fir is a combination of walnut or ebony stain and faux-grain or faux-marble finish. Interior hallway windows are covered with sheetrock and finished with painted murals that depict Italian garden motifs.

Garage and Auto Court

Built in 1920, a three-car brick masonry garage is located 12 feet east of the apartment building along the north side of Sixth Avenue. The facade of the garage faces south and features three upward-sliding wood carriage house-style garage doors installed in the 1990s. The roof is flat with layers of built-up tar and is distinguished with a brick parapet wall that is embellished with castellations and galvanized metal coping. The south facade of the garage features rusticated terra cotta-colored brick that matches the first floor's rusticated brick on the apartment building. The east, west, and north elevations of the garage have painted brick masonry walls.

A ten-foot-high painted brick courtyard wall connects the east elevation of the apartment building to the garage. An arched wrought-iron gate is located in the brick courtyard wall, which is adjacent to the garage, and provides access to an interior auto court. The auto court, designed as an open paved parking area, abuts the east elevation of the apartment building and the north elevation of the garage. The surface of the auto court is covered with paving bricks. The auto court is enclosed by the brick courtyard wall. Symmetrically placed arched multi-paned windows with radiating brick voussoirs are

located on the north and east elevations of the brick wall. The windows once provided illumination to the auto court, which was originally covered with a partial roof along the east and north elevations of the wall as pictured in a c. 1955 site plan from Spokane County Assessor's Records. In the 1990s, the roof was removed and the parking surface area was re-covered with brick pavers.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

According to a photograph taken in the 1930s, the original exterior design, materials, and workmanship of the Kempis Apartments is mostly intact (*Spokesman-Review*, 25 March 1973). In the 1990s, the concrete retaining wall in front of the west elevation was repaired/rebuilt. At the same time, all of the original windows, which revealed various degrees of deterioration and decay, were replaced with wood-sash units that replicate the design, sash measurements, reveal depth, muntin-mullion configurations, and materials of the original units. The west and south facade entrance doors were refinished. New nursery stock was planted along the south and west elevations of the building.

The interior design of the Kempis Apartments is mostly intact, revealing original lobby, hallway and apartment room configurations as well as original materials and workmanship. According to documentation provided in Spokane building permits, the original interior and exterior design of the Kempis Apartments was maintained until modifications were made in the 1990s, at which time, the interior of the building was remodeled and repaired. Walls and ceilings were repaired and repainted or re-wallpapered. The lobby stairwells and gallery balustrades were cleaned and partially refinished as necessary. Woodwork in the lobby and first, second, and third-floor galleries and hallways was repaired and refinished. The new finish incorporates a combination of ebony-stained fir, faux-graining, and faux-marbling. Interior apartment room windows, which once opened to interior hallways that surround the center light well and atrium of the building, were enclosed with sheetrock and finished with painted murals. Due to severe deterioration and damage, the original skylight in the center lobby lightwell was replaced with a new unit that resembles the original unit's design, muntin-mullion configuration, and glazing. The frieze around the skylight was embellished with new decorative plaster bas-relief and painted. Individual apartment units were remodeled with fresh paint, refinished woodwork, a combination of refinished floors, wall-to-wall carpet, ceramic tile and vinyl floor coverings, new interior doors where needed, and remodeled bathrooms and kitchenettes. Except for the first-floor apartment in the southwest corner of the building, the original footprints for the apartments are intact, revealing the building's original 1906 floor plan and apartment design.

Area of Significance	Architecture, Social History
Period of Significance	1906
Architect	Alfred Jones
Builder/General Contractor	Christ Anderson

STATEMENT OF SIGNIFICANCE

Built in 1906 and operating continually for more than 95 years, the Kempis Apartments is one of the first luxury apartments erected in Spokane, Washington. The apartment complex is located in the vicinity of “the hill,” an area once known as one of Spokane’s most socially prominent neighborhoods. Unlike single room occupancy hotels or apartment buildings that were erected in the city’s central business district to temporarily house the masses of working class people who arrived in Spokane during the early 20th century, the Kempis Apartments was built to accommodate residents of more affluent means who sought permanent housing located away from the hustle and bustle of the city’s center. In a period of significance noted as 1906, and in the areas of “architecture” and “social history,” the Kempis Apartments is associated with specific demographic and building trends in Spokane that resulted in the construction and development of multi-roomed luxury apartments. The property was built for Maud L. Kemp, wife of Charles John Kemp, who was a part owner of the Kemp & Hebert Department Store. Described in an April 22, 1906 *Spokesman-Review* newspaper article as a “superstructure” worth \$50,000 at the time of its construction, the Kempis Apartments was designed and built by Spokane professionals, architect Alfred Jones and building contractor Christ Anderson. The property possesses high artistic value with stylistic influences from the Renaissance Revival style and is representative of the early 20th-century designs attributed to Alfred Jones, one of Spokane’s most accomplished and prominent architects. The apartment’s garage and auto court was designed in 1920 by G.A. Pehrson, another noted Spokane master architect. Remarkably intact, the Kempis Apartments and its garage and auto court convey workmanship and popular building designs, materials, and practices employed during the early 1900s in Spokane. In summary, the apartment building, garage and auto court is historically and architecturally significant, and is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Spokane County Assessor’s Records list 1883 as the date the Second Railroad Addition was platted in Spokane. Before it was platted, the area was undeveloped land located along a north-facing wooded hillside, which was sheltered at the base of a high, basalt rock bluff. Eight blocks north of the hillside and downhill to the banks of the Spokane River was the epi-center of the small settlement of Spokane. Beginning in 1900, Spokane’s

population began to grow at an unprecedented rate, and by 1910, it had tripled to more than 100,000. Thousands of men and women, representing a plethora of ethnic origins and all walks of life, poured into the city. Boarding houses, lodging houses, and hotels with small single-occupancy rooms were quickly built to house the throngs of working-class people arriving in Spokane. In addition to the construction of working-class housing, upscale apartment buildings were built to accommodate the needs of tenants with higher income levels.

Many of these upscale apartment buildings were built in the Second Railroad Addition. Socially prominent in the late 1800s and early 1900s, the area was known as “the hill.” Noted in a July 6, 1906 *Spokesman-Review* newspaper article, “the hill” was touted as prime real estate with available lots that commanded panoramic views of the city and which were “unsurpassed in American home grounds.” At the time the article appeared in the newspaper, the hillside along West Sixth, Seventh, and Eighth Avenues, from Division Street west to Monroe Street, was dotted with some of the finest homes ever built in Spokane. These included grandiose estates built in the late 1880s and 1890s for Spokane pioneers James N. Glover, D. C. Corbin, Austin Corbin, F. Rockwood Moore, and F. Lewis Clark. Beginning in the early 1900s, smaller, less pretentious homes were constructed on available lots in the area for men and women of social prominence with names such as Dill, Corbet, and Drumheller. In addition to single-family homes, multi-family apartment houses were developed and built in the vicinity of “the hill.” In contrast to the early 20th-century predominance of single room occupancy hotels built in the central business district of Spokane, the apartment houses erected in “the hill” neighborhood were designed as *luxury apartments* with suites of multiple rooms and then state-of-the-art amenities. Some of these features included atrium lobbies and upper-story galleries, apartment rooms with private baths, kitchens, and fireplaces, and the inclusion of attached garages and auto courts. They were built specifically for and catered to the needs of more affluent tenants. One of the first luxury apartments built in the vicinity of “the hill” was the Kempis Apartments.

The Kempis Apartments

The Kempis Apartments was built in 1906 for Maud Kemp. Maud L. Kemp was born in 1871 and later married Charles John Kemp, a noted Spokane merchant and part owner of the Kemp & Hebert Department Store. Upon her husband’s death in 1914, Maud Kemp married Tref H. (Fred) Hebert, who later became “a partner in the firm” that owned the Kemp & Hebert Department Store (*Spokesman-Review*, 19 February 1962). Hebert died in 1920, and Maud subsequently married Edward H. Green in 1926. Maud Kemp died in 1962 at the age of 91 (*Spokesman-Review*, 19 February 1962).

On October 21, 1896, Maud Kemp, as the sole property owner, purchased the south 100 feet of Lots 10-11-12, Block 87, in the Second Railroad Addition to Spokane. The cost of the land was recorded in Spokane County Warranty Deed #11209 as \$2,500. One year later, Kemp applied for a "side sewer permit" from the City of Spokane, profile number S-3-18 (Spokane Building Permit), but did not begin developing the property until 1906. A *Spokesman-Review* article dated April 22, 1906, announced the following headline and construction report:

MRS. KEMP TO BUILD APARTMENTS

Mrs. Maud L. Kemp, wife of C. J. Kemp of Kemp & Hebert, will have work started next week on a \$50,000 apartment house, 90 feet square by three stories high, on the northeast corner of Sixth Avenue and Washington Street. Alfred Jones is the architect and Christ Anderson [is] the contractor for the superstructure.

The apartment complex was called the Kempis Apartments, a name derived from Maud Kemp's surname. The commercial apartment complex was listed under "apartment houses" in the classified business section, and under "Kempis Apartments" in the alphabetical section of Spokane city directories. During the year the Kempis Apartments was built, the *1906 Spokane City Directory* listed 27 "apartment houses" in Spokane (pages 798-799). Four years later, the *1910 Spokane City Directory* listed 97 apartments, which was a 28-percent increase that included the construction of 50 additional apartment buildings in four years (page 1352).

By 1911, Maud, her husband and children had moved to a single-family house, which was located at 404 W. Sumner Avenue. In 1926, the Kempis Apartments sold to Grant and Alice Copeland, who agreed to make payments on a \$41,000 mortgage held by Maud Kemp. The Copelands owned Copeland & Roberts Incorporated, and Grant Copeland was vice president of the Frodsham-Copeland Commission Company and was an area banker and rancher (*Spokesman-Review*, 26 June 1927). According to city directories, the Copelands held Suite "I" in the Kempis Apartments for their use. In 1927 the Copelands sold the property to Publishers Building Company (also known as the Washington State Realty Company). In 1952, William and Alice Cooper bought the property and sold it in 1955 to Reverend William Graham, and his wife Gladys Graham, for \$117,500. The Grahams sold the property in 1973.

The Kempis Apartments was owned by various property investors from 1973 to 1995, remaining continuously occupied during that time. In 1995, Michael and Sarah Michalko purchased the property and began remodeling the apartment building, garage, and auto

court for use as luxury apartments that were rented on a daily, weekly, and monthly basis. An upscale eatery, called the Winged Lion Restaurant, was constructed in the southwest corner apartment on the first floor. Spokane artist Michael Connerly was responsible for much of the building's refinished woodwork, fine faux finishes, skylight frieze, and Italian Renaissance-inspired wall murals. Reported in the *Spokesman-Review* (9 July 1997), the building was called the Kempis Executive Suites and catered to "extended-stay business travelers and others desiring the efficiency and convenience of a fine hotel, plus the comfort and intimacy of a beautifully appointed home." In 2003 the Michalkos teamed with Wells & Company, Spokane's most celebrated preservation development company. The Michalkos and Wells & Company converted the apartments and the space occupied by the Winged Lion Restaurant to luxury suites. They were initially marketed as condominiums but are currently leased as luxury apartments. Regarded as one of Spokane's best-preserved historic apartment houses, the Kempis Apartments contains suites that measure from 448 square feet to 1,486 square feet and are currently leased for one dollar per square foot.

HISTORICAL & ARCHITECTURAL SIGNIFICANCE

The Kempis Apartments is architecturally and historically significant for its association with architectural and social history trends in Spokane that led to the development and construction of luxury apartment houses. As noted in city directories published in the early 1900s, the Kempis Apartments, erected in 1906, was one of the first luxury apartment buildings built in the vicinity of the socially prominent "hill" neighborhood. It set the stage for the subsequent construction of even larger luxury apartments in the area, such as the Altadena Apartments (Sixth and Stevens, built in 1909), the Knickerbocker Apartments (Fifth and Howard, built in 1911), the Roosevelt Apartments (524 West 7th Avenue, built in 1929), and the Culmstock Arms Apartments (Eighth and Washington, built in 1929). Including the Kempis Apartments, all of these apartments were designed by prominent Spokane architects, including Alfred Jones, Arthur Cowley, Albert Held, G. A. Pehrson, and Whitehouse & Price.

The Kempis Apartments was designed as a luxury apartment complex with an attached garage and auto court. Unlike single room occupancy hotels and apartments described in the National Register Multiple Property Documentation, *Single Room Occupancy Hotels (SROs) in the Central Business District of Spokane, Washington, 1900 to 1910*, the Kempis Apartments represents a building type developed for more permanent, high-end multi-family living. The two building types--SROs and luxury apartments--share some similarities. Both building types were developed during the first ten years of the 20th century, and luxury apartments were further developed from about 1910 through the 1930s. Both building types have a similar exterior appearance that features a rectangular or square footprint, unreinforced brick masonry construction (especially for apartments

built before about 1915), usually three or more stories, and symmetrical exterior fenestration patterns. In contrast to SROs, luxury apartments like the Kempis Apartments, did not have first-floor retail space designed for commercial use. Instead, the luxury apartment building type featured a spacious first-floor lobby with an interior stairwell or an elevator, upholstered furniture, carpets, and decorative indoor plants. The Kempis Apartments illustrated this element of luxury apartment living when it was described in a June 26, 1927 *Spokesman-Review* article, which said the Kempis was “one of the city’s finest apartment houses” with a “distinctive...spacious, sunny court with a white tile floor, [water] fountain, statues, and plants...” Another difference between SROs and the luxury apartment building type is the configuration of interior rooms. Similar to many SROs, some luxury apartment buildings contain apartment rooms that surround a central light well and are accessible by narrow hallways. The Kempis Apartments reveals this design, but the difference is found in the apartment rooms. In contrast to single-occupancy hotel rooms and common bathrooms characteristic of SROs, the apartment rooms in the Kempis and other luxury apartments contain multiple rooms. The apartment suites contain one to three bedrooms, kitchens, private baths, and usually a combination living/dining room or a separate living room and dining room. As in the Kempis, some luxury apartments feature fireplaces in the apartment suites. A further difference between the SRO building type and the luxury apartment building type is the design for a garage. SRO designs do not include garages, but many luxury apartments do. The garage for the Kempis was not built in 1906 when the building was built, but was constructed in 1920 in direct correlation to the advent of the automobile and the affluent apartment tenants who drove them. In summary, the building types represented by SROs and luxury apartments share some architectural design similarities but are, for the most part, very different. In addition, they were built for different purposes: SROs were built to house the working class, one person to a room, on a temporary or semi-permanent basis while luxury apartments were built as more permanent, multi-roomed residential living spaces for an affluent clientele.

Alfred Jones, Architect

The Kempis Apartments was designed by Alfred Jones. Jones was born in 1872 in Chicago where he apprenticed with the architectural firm W. W. Boyington & Company for six years, and came to Spokane in 1899. He began work in Spokane as a draftsman for architect Albert Held, then later branched out alone or in concert with other area architects. Alone, Jones was responsible for designing the Espanola, Frederick and Tokyo Apartments, the Nagle and Postal buildings, and the Morgan Block (Fairmont Hotel). He also designed numerous homes, including those located at 1127 W. 8th Avenue, 110 and 1024 W. 12th Avenue, 327 E. Nora, 238 E. 13th Avenue, and 520 W. 16th Avenue. For the Kempis, he designed the Kempis Apartments, the Kemp & Hebert Department Store Building, and the Kemp’s home at 404 W. Sumner Avenue. A

glance at the architectural designs attributed to Jones quickly established his ability as a master architect. Rather than conforming to plain, vernacular expressions, Jones's designs were unique and embraced artistic elements taken from Colonial Revival, Arts & Crafts, and Mission styles to Japanese influences, all of which were popular design trends during the early 1900s when he practiced in Spokane. His designs were comparable to those rendered by Cutter & Malmgren, J. K. Dow, Albert Held, L. L. Rand, G. A. Pehrson, and other accomplished architects who worked in Spokane and over time, have proven to be some of the area's most celebrated historic architects. Due to poor health, Jones practiced in Spokane for only 13 years until 1912, when he moved to Arizona.

G. A. Pehrson, Architect

According to a *Spokane Daily Chronicle* newspaper article dated February 3, 1920, the garage and auto court attached to the Kempis Apartments was designed by G. A. Pehrson. The article reported the following:

BUILD GARAGE FOR THE KEMPIS

Mrs. Hebert, Owner, Announces Plans for New Structure

Architect's plans for a single-story garage to accommodate 10 to 14 cars...have been completed for Mrs. Maud L. Hebert, owner of the Kempis Apartments...and work will be started this spring... The garage will be for the accommodation of the tenants of the Kempis and will cost in the neighborhood of \$6,000.

The front of the garage will harmonize in design with the Kempis and a concrete turning court will be provided. Along the sides of the building will be space for ivy and shrubs covering the walls, and it will be connected with the main building by an arch. G. A. Pehrson...drew up the plans.

Architect G. A. Pehrson was raised and educated in Sweden and eventually moved to Spokane where he began his practice. Pehrson's work, which can be seen throughout the Spokane region and includes some of the city's most noteworthy buildings, has distinguished him as a noted and accomplished master architect. He designed the Chronicle Building (in collaboration with Kirtland Cutter), the Davenport Hotel (with Kirtland Cutter), the Paulsen Medical & Dental Building, Culbertson's Department Store (now the Bon Marche), the Catholic Chancery, the Rookery Block, the Greek Orthodox Temple, and the Roosevelt Apartments. Pehrson worked in the Spokane area for more than five decades, from 1913 to 1968.

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“The Hill.” *Spokesman-Review*, 6 July 1906.

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KEMPIS APARTMENTS

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Map 1

Spokane County Plat Map, 2003.

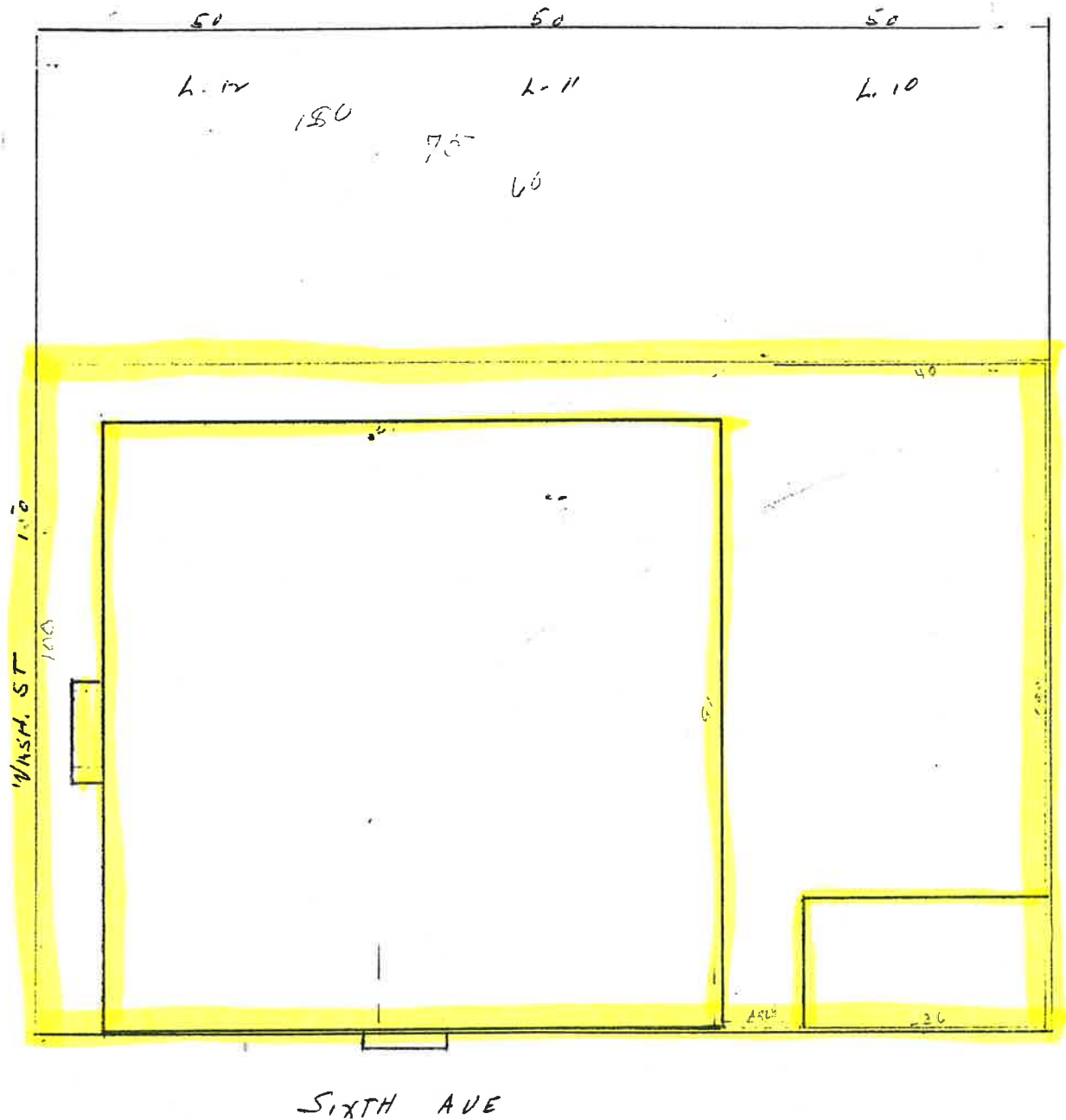


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Map 2

Spokane County Assessor's Site Plan Map, 2003.



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Photo group 1:

Southwest corner facade of building. Photos taken in 2003.



Photo group 2: South facade of building and entrance detail. Photos taken in 2003.



Photo group 3: East, rear elevation of building. Photos taken in 2003.



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Photo group 4: North elevation of building. Photos taken in 2003.



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Photos 5, 6, 7

East elevation of building and garage. Photos taken in 2003.



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Photos 8 and 9: Auto court and detail of courtyard wall and window. Photos taken in 2003.



Photos 10 and 11

Central lobby, first floor, fountain, photos taken in 2003.



Photos 12 and 13

Interior stairwells and second and third-floor galleries;
photos taken in 2003.



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Photo 14 Interior skylight and frieze; photo taken in 2003.

Photos 15 and 16 Interior hallways on second and third floors; photos taken in 2003.



Photo 17

Apartment on second floor; photo taken in 2003.

Photo 18

Original fireplace representative of those in apts. on first, second, and third floors; photo taken in 2003.



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Photo 19
Photo 20

Stairs from first floor to basement; photo taken in 2003.
Basement wine cellar; photo taken in 2003.

