

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

## 1. Name of Property

Historic Name **KNICKERBOCKER APARTMENTS**  
and/or Common Name

## 2. Location

Street & Number 507 S. Howard Street  
City, State, Zip Code Spokane, WA 99204  
Parcel Number 35191.4301

## 3. Classification

Category	Ownership	Status	Present Use	
<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 type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<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 Eric J. and Mary A. Braden  
Street & Number 507 S. Howard Street  
City, State, Zip Code Spokane, WA 99204  
Telephone Number/E-mail 941-962-2598, marbraden@hotmail.com

## 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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_ State\_\_\_ County\_\_\_ Local 1979  
Location of Survey Records Spokane Historic Preservation Office

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	<b>Check One</b> <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered  <b>Check One</b> <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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*Narrative statement of description is found on one or more continuation sheets.*

**8. Spokane Register Categories and Statement of Significance**

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the 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 or 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 2 <sup>nd</sup> Addition, B85, Lots 1 and 2.
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
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	December 17, 2014

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs	Black & white prints, CD-ROM color images.

13. Signature of Owner(s)

*Eric Braden*

*Mary A. Braden*

14. For Official Use Only:

Date nomination application filed: November 25, 2014

Date of Landmarks Commission hearing: December 17, 2014

Landmarks Commission decision: Approve listing

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

*Megan M/K Duvall*

December 18, 2014

**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**KNICKERBOCKER APARTMENTS**



*Knickerbocker Apartments in 1922*



*Knickerbocker Apartments in 2014*

***SECTION 7: DESCRIPTION OF PROPERTY***

***Summary Statement***

Built in 1911, the Knickerbocker Apartments is a large, residential, multi-family apartment building located in the center of a busy health center and medical community in Spokane, Washington. The property is a steel-reinforced, three-story building clad in red face brick with black mortar, and is opulently embellished in fine, crème-colored, glazed terra cotta with Beaux Arts-style influence. The apartment building is designed in the shape of an “H” with a center courtyard at the front of the building and a lush garden hidden in a walled courtyard at the rear of the building. Highly decorative, the interior is finished with gleaming mahogany/fir woodwork and oak floors, a spacious first-floor lobby, and 30 one- and two-bedroom apartment units. Well-preserved in excellent condition, the Knickerbocker Apartments retains a high degree of integrity in original location, design, materials, workmanship, and association.

***CURRENT APPEARANCE & CONDITION***

The Knickerbocker Apartments is located in the 2<sup>nd</sup> Railroad Addition, Block 85, Lots 1 and 2. Together the two lots measure a total of 142 feet wide and 100 feet deep, and are sited on the southeast corner at the intersection of South Howard Street and West Fifth Avenue on Spokane’s lower South Hill. The apartment building faces west onto Howard Street, which descends in a northward slope to Fifth Avenue. Due to the slope in grade, the apartment building has a raised basement with daylight windows on the north face and northwest corner of the building. The property is surrounded by a grid work of directionally correct paved public streets, multi-story historic apartment buildings built in the early 1900s through the 1930s and 1940s, and contemporary multi-story health clinics and medical complexes.

***Building Exterior***

With a frontage of 142 feet along Howard Street, and a depth of 100 feet along Fifth Avenue, the Knickerbocker Apartments occupies the entire footprint of its building site. The building is designed in the shape of an “H” with a landscaped courtyard at the west front of the building, and a private, walled garden courtyard at the building’s east rear. The property is three stories high with a raised basement at the north face of the building due to a north-facing downhill grade. The building is steel-reinforced with red brick cladding, black grout lines, and crème-colored, glazed terra cotta embellishment. The roof is flat with a combination of built-up tar and vinyl sheeting. Except for the front entry, a plain parapet encircles the building’s flat roof. A projecting modillioned cornice below the parapet articulates the west façade, north face, and a southwest corner return. Windows are original 1/1 wood-sash double-hung units in various sizes, and are symmetrically positioned on the building. The building’s foundation is made of poured concrete.

The west façade of the Knickerbocker Apartments is elaborately embellished with crème-colored terra cotta quoins, stringcourses, keystones, window pediments and sills,

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**KNICKERBOCKER APARTMENTS**

brackets, cartouches, inset panels, raised basement block design, beveled bays, fluted entry columns, entry portico, entablature, balconies, and arched window surround. The west façade of the building is separated into three sections: a north wing and a south wing, which are west-projecting “legs” of the “H” shaped building. The north and south west-projecting wings each feature an oriel that extends the full height of the second and third floors and faces the interior front courtyard. A center section of the west facade joins the two wings/legs. The center section is uniquely distinguished with a wide projecting full-height entry bay with prominent curved corners. A center front entrance of the building is located in the center bay. Glazed terra cotta blocks clad the arched entry, which features a center pair of glazed wood doors that open to the first floor. The front entry is covered with a flat roofed, modillioned portico. Letters that spell “KNICKERBOCKER” are incised in the terra cotta in the portico. Designed as a balcony, a flat deck is located on the roof of the entry portico. The deck is protected by a wrought iron balustrade. A window above the balcony at the second floor and an arched window at the third floor terminate at a modillioned cornice capped by a parapet. The parapet is shaped in the center with a cartouche and swag design flanked by two balustrades. A raised basement is clad in terra cotta, the first floor is prominent with a rustication design made of red face bricks with black grout, and the second and third floors are covered in red pressed face brick. A terra cotta stringcourse separates the first floor from the second floor, and another terra cotta stringcourse separates the third floor from the roof cornice. A porch in front of the center entrance is covered with glazed hexagonal ceramic tiles. A “K” made of darker tiles is designed in the center of the tiled porch. Marble steps descend to a walkway that leads to a paved public sidewalk at the front of the property. A small concrete retaining wall is located along the sidewalk and protects and defines the courtyard.

Due to its high visibility and descending northward grade, the north face of the Knickerbocker Apartments is a secondary façade as it faces Fifth Avenue. It features a prominent raised basement clad in crème-colored terra cotta, daylight windows, and daylight entry doors. The first floor at the north face is distinguished with a continuation of the rusticated red-brick design at the west facade, and is separated from the second floor by a terra cotta stringcourse. The second and third floors are clad with red pressed face brick. Two recessed center balconies on the second and third floors are flanked by full-height oriels that match the oriels on wings at the west façade’s courtyard. The oriels and center recessed balconies are surrounded by terra cotta quoins.

The south and east rear faces of the building are plain and clad in red common brick with black grout lines. A short return wraps around the southwest corner of the building from the west façade, and includes just one vertical row of windows. The remaining windows on the south face are 1/1 wood-sash double-hung units. An original black metal fire escape hangs from the exterior wall at the level of the second and third floors. The east rear face of the building overlooks a walled private garden courtyard at the back of the building. Windows in the rear center section and projecting north and south wings that

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**KNICKERBOCKER APARTMENTS**

form the “H” shape of the building reveal symmetrical patterns. Windows that illuminate the stairway on the east wall on the second and third floors are diagonally placed to accommodate the design of an interior staircase.

***Building Interior***

The basement, first floor, second floor, and third floor each have 10, 572 square feet of interior space.<sup>1</sup> The first floor has eight apartments (four 1-bedroom and four 2-bedroom units), the second floor has nine apartments (five 1-bedroom and four 2-bedroom units), and the third floor has nine apartments (six 1-bedroom and three 2-bedroom units). The basement has four apartments (two 1-bedroom and two 2-bedroom units). The remainder of the basement has a laundry room, storage rooms, and unfinished storage/mechanical rooms. The lobby, interior hallway corridors, and stairwell at floors one, two, and three have eight to nine foot ceiling heights, oak hardwood floors with ebony-finished mahogany perimeter inlays, and prominent mahogany/fir woodwork, wainscoting, chair rails, and boxed ceiling beams burnished to a rich ebony finish. Walls and ceilings are made of lathe and plaster construction installed when the building was built in 1911. Some of the corners in the corridors are curved with curved floor molding, chair rail, and crown molding.

A large center lobby is located on the first floor and extends from the front doors at the front west wall to the rear east wall. A double stairway is built on the east wall, and features paneled newel posts, turned balusters with three balusters per stair tread, and an open stringer. The stairway is made with oak treads and ebony-finished mahogany.

A fireplace is located in the first-floor lobby in a center alcove located in the center of the double stairway on the east wall. The fireplace has a full-height surround covered in matte-finished green-colored glazed ceramic tiles with black grout.<sup>2</sup> A mahogany wood mantel with an applied center swag design and foliated bracket (the other bracket is missing) is located above the firebox. The green matte ceramic tile is repeated on the hearth. Two custom-designed green tiles with the letter “K” flank the fireplace in the ceramic tile surround. In addition to the fireplace, the lobby is adorned with rich ebony-finished mahogany wainscoting, deep floor and crown molding, a boxed beam ceiling, and decorative niches in two concave curved interior corners.

The interior of each apartment is finished with woodwork that has been painted white. Each unit has a private bathroom finished with an original hexagonal glazed ceramic tile floor, and many apartments retain original white porcelain fixtures. The basement features linoleum/vinyl tile flooring, five-paneled wood doors, and a laundry room provided for apartment tenants. White painted, plain wood stairs rise from the basement,

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<sup>1</sup> Spokane County Assessor. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> The green ceramic fireplace tiles reveal the color known as “Grueby Green” popularized by the Grueby Tile Company in Boston, Massachusetts when the Knickerbocker Apartments was built. Perhaps the green fireplace tiles in the Knickerbocker Apartments were made by the Grueby Tile Company.

turn twice, and ascend to the first floor. An electric elevator transports tenants between the basement and third floor.

***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

The original exterior appearance of the Knickerbocker Apartments is the same today as it was when the building was erected in 1911. The interior of the building has been modified over the years with room, kitchen, and bathroom remodels in some of the apartment units. The original basement dining room was modified for storage and recreation space in the 1940s, the front entrance was remodeled with a vestibule in the 1950s-1960s, and some one-bedroom apartment rooms were modified to bachelor suites in the 1970s, and then restored to one-bedroom units in 2014. Apartment units in the building were refinished in 2014 with repaired/rehabbed necessary mechanical and plumbing needs, original windows, doorknobs, bathrooms, kitchens, refinished hardwood floors, and painted walls/ceilings and woodwork. Thick carpet was laid on the stairs, in hallway corridors, and lobby areas. Fire alarms were updated in 2014. Exterior window sashes and other surfaces requiring paint were repaired and repainted.



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**KNICKERBOCKER APARTMENTS**

Areas of Significance	Architecture
Period of Significance	1911-1923
Built Date	1911
Architect	Albert Held

**SECTION 8: STATEMENT OF SIGNIFICANCE**

**Summary Statement**

Eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance, the Knickerbocker<sup>3</sup> Apartments is a fine example of Beaux Arts-style influence especially expressed in prominent, elaborate, crème-colored glazed terra cotta embellishment, glazed ceramic tile flooring, decorative black wrought iron, and pressed red face brick with black grout. The property's period of significance spans 1911, the year the property was erected, through 1923, the year of the original owner's death. When it was built, the Knickerbocker Apartments was applauded as the largest residential luxury apartment building in Spokane, "the only apartment house of its high class in the city."<sup>4</sup> A 1911 article in the local *Spokesman-Review* newspaper reported the Knickerbocker to be "the finest apartment house west of New York" with a \$200,000-plus construction cost (roughly \$4.5 million today).<sup>5</sup> The property's original owner, Graham Barclay Dennis, was a noted Spokane pioneer, city benefactor, and prominent businessman with interests in mining, real estate, and railroads. He called the Knickerbocker Apartments his "pride and hobby" and furnished the building with elegant and lavish finishes and appointments, including custom-made doorknobs and call buttons, custom-designed porcelain bathroom fixtures and ceramic tile floors, hot and cold running water, a laundry room for apartment residents, a large public dining room, and a spacious first-floor lobby with gleaming mahogany woodwork. The lobby was dressed with Turkish rugs, silk wall-hangings, cut-glass chandeliers, and Louis XIV-inspired furniture. The Knickerbocker Apartments was designed by Albert Held, a celebrated Spokane master architect who practiced in Spokane from 1889 to 1924. Well-preserved in excellent condition, the Knickerbocker Apartments retains a high degree of integrity in original location, design, materials, workmanship, and association. It was listed on the National Register of Historic Places in 1987 as a contributing resource of the thematic nomination, "Apartment Buildings by Albert Held."

**HISTORICAL CONTEXT**

Spokane started in 1872 when land on the banks of Spokane Falls on the Spokane River were purchased and platted. The townsite was organized, developed, and grew quickly as the region became an important center for railroads, mining discoveries, lumber, and agriculture. By 1910, Spokane's population had exploded to more than 100,000 men, women, and children. Housing was urgently needed. More than one hundred multi-

<sup>3</sup> "Knickerbocker" refers to an early pioneer Dutchman who helped settle New York State. *New International Webster's Comprehensive Dictionary*, 1996.

<sup>4</sup> *Spokesman-Review*, 17 Sept 1911.

<sup>5</sup> *Spokesman-Review*, 17 Sept 1911.

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story, single-room occupancy hotels (SROs) and lodging houses were built in Spokane, along with numerous apartment houses and single-family homes. Single men who were mostly employed as laborers with the railroads and building trade crowded into inexpensive lodging houses and SROs. In contrast, families and residents bought inexpensive to affordable single-family homes, while wealthy residents commissioned the construction of custom-designed mansions and estates. Numerous middle-class men and women found a place to call home in up-scale luxury apartments like the Knickerbocker Apartments.

***Graham Barclay Dennis (1855-1923)***

Graham Barclay Dennis built the Knickerbocker Apartments. In 1887, G.B. Dennis purchased Lots 1 and 2 on Block 85, 2<sup>nd</sup> Railroad Addition, sited on the southeast corner of Howard Street and Fifth Avenue on Spokane's lower South Hill. Twenty-four years later in 1911, Dennis commissioned Spokane architect, Albert Held, to design the Knickerbocker Apartments.

Graham Barclay Dennis was born in England in 1855, was educated in Ohio and West Virginia, and moved to Spokane in 1885. Actively interested in mining and real estate, Dennis organized the Spokane Miner newspaper, developed mica mines in north Idaho, built the first electric railway in Spokane known as the Ross Park Street Railway Company, and was the president of the Old Dominion Mining & Milling Company. He later helped organize the Northwestern Mining Association, served at different times as president for the Insurgent Gold Mining Company and the Warehouse & Realty Company, was a director of the Exchange National Bank in Spokane, and was chosen as a political delegate associated with mining operations and mining taxes. Dennis sat on public education boards, was a member of the Spokane City Council, helped stimulate trade and business in the area, and was praised as a "good citizen and public benefactor,"<sup>6</sup> an important player in the growth and development of Spokane.

***Subsequent Owners***

Dennis and his family resided in the Knickerbocker Apartments until his death in 1923. In 1924, the Knickerbocker Apartments was transferred to Malcolm McInness in return for wheat land in Whitman County. One year later, McInness sold the property to Alfred & Etta Onserud of Montana in exchange for hay land in that state. In 1944, the property was purchased by the Continental Coal Company (James Ramage, President), who sold the property within the year.

From 1945 to 1990 the ownership of the Knickerbocker Apartments changed hands several times. In 2012, the apartment building was transferred to current owners, Eric J. & Mary A. Braden, who have painstakingly repaired, renovated, and refinished nearly every room in the Knickerbocker Apartments for the last two years.

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<sup>6</sup> Durham, N.W. *The History of the City of Spokane and Spokane County*, Vol. 2. Spokane: Clark Publishing, 1912.

Spokane City/County Register of Historic Places Nomination Continuation Sheet  
**KNICKERBOCKER APARTMENTS**

*The Knickerbocker Apartments*

Eighteen months after construction of the property began, the Knickerbocker Apartments formally opened in September 1911. The *Spokesman-Review* said the new apartment building was “rich in finish” with a “convenient arrangement,” and “tops the list of all apartment houses in Spokane.”<sup>7</sup>

*In architecture the building is one of the most attractive in the city. It is of rich red brick set deeply in mortar and trimmed with crème-colored terra cotta. The entrance is on Howard through a large open garden and court... In the rear there is a garden and playground...with a fountain, lawn, flowers, and a high wall.*

*Mr. Dennis plans to operate the Knickerbocker on a royal plan. Ingress and egress to and from the apartment are at the sanctions of a porter in livery. He will usher you into a lavishly and elaborately finished reception hall as large as an ordinary ball room. Here he will seat you on rich cardinal velvet upholstered mahogany furniture. Statuary in niches about the wall, oil paintings, cut glass chandeliers, heavy red velvet carpets and Oriental rugs, a huge fireplace with solid gold-plated andirons, highly polished and inlaid oak floors, solid mahogany woodwork, hand-painted walls and ceilings are a few of the things that will greet you.*

*Mr. Dennis...laid the heaviest velvet carpets on every floor from the basement to the top floor. The plumbing fixtures are all by threaded joints and galvanized iron, no soldering or lead used. The hardware, including doorknobs, lighting fixtures, electric buttons, and bathroom fixtures are all made especially for Mr. Dennis. The designs have not been seen in Spokane before.*

*[Apartment] suites are of four and five rooms with inlaid oak floors. Each kitchen has a refrigerator plant fed from the ice plant in the basement. The water in the tap is constantly hot and cold. Each floor will be in charge of a liveried servant. The corridors on each floor have finely upholstered furniture of highly polished hardwoods.*

*In the basement...is a billiard parlor, card room, and library...a buffet sideboard, laden with mineral waters, grape juices, water bottles, and a chafing dish for the use of the tenants. The room is finished in massive, comfortable furniture. In the basement is an electric laundry, providing electric washing machines and irons, and electric drying rooms.<sup>8</sup>*

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<sup>7</sup> *Spokesman-Review*, 17 Sept 1911

<sup>8</sup> *Ibid.*

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**KNICKERBOCKER APARTMENTS**

The *Spokesman-Review* ran an advertisement for the Knickerbocker and listed some of the property's many amenities:

*Rents are moderate and include free the following: vacuum cleaners in each apartment, cold storage, hot and cold water, heating system, house telephone system, special delivery service, individual lockers for trunks, individual delivery cabinets, elegant electric light fixtures, and maids for special service to tenants.*<sup>9</sup>

The newspaper article summarized, "Mr. Dennis expects to spend the next month or more, telling enthusiastic Spokane citizens of the wonders of his new building, which he claims cannot be excelled anywhere west of New York."<sup>10</sup>

### **ARCHITECTURAL SIGNIFICANCE**

#### ***Beaux Arts Style***

The Knickerbocker Apartments is significant to Spokane as a fine example of the classical Beaux Arts style. Defining features of the Beaux Arts style include a built date from 1885-1930; flat roof; symmetrical façade design; exuberant surface ornamentation; wall surfaces with decorative garlands, floral patterns, shields, keystones, swags, cartouches, foliated brackets, foliated panels, arched windows, quoins, pilasters, columns (usually paired) with classic capitals; masonry walls; rusticated first floor (base); entry porches with roofs supported by classical columns; cornice lines accented by elaborate moldings/dentils/modillions; roof-line balustrades; balustraded window balconies; and elaborate window crowns/pediments/surrounds. Of the aforementioned features, the most important defining characteristic of the Beaux Arts style, is exuberant surface ornamentation, usually crafted and sculpted in crème-colored glazed terra cotta.

Beaux Arts-style features expressed in the Knickerbocker Apartments include a correct built date that falls between 1885 and 1930, flat roof, symmetrical façade, and lavish surface ornamentation. Wall surfaces include decorative swags, cartouches, floral patterns, keystones, foliated brackets, arched windows, quoins, paired columns with Ionic capitals, modillioned cornice, roof-line balustrade, balustraded balconies, rusticated first floor, brick masonry walls, and prominent glazed terra cotta panels and sculpted relief.

Primarily built from 1885-1930 in principally "prosperous urban centers where turn-of-the-century wealth was concentrated," the Beaux Arts style, according to architectural historians Lee & Virginia McAlester, is "based on classical precedents elaborated by lavish decorative detailing. More than any other style, the Beaux Arts expressed the taste and value of America's industrial barons at the turn of the century."<sup>11</sup> Many buildings

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<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989.

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and homes were large, became expensive to maintain, and are now preserved as schools, club houses, or museums.

***Albert Held, Architect (1866-1924)***

Professional architect, Albert Held, designed the Knickerbocker Apartments. Born in 1866 in Minnesota, Held graduated in architecture from the University of Minnesota, and moved to Spokane in 1889 after a huge fire nearly destroyed the city's entire downtown. Held had immediate work and was continually employed as an architect in Spokane for 35 years until his death in 1924. His designs included some of Spokane's most prominent buildings, including various warehouses, railroad depots, commercial buildings, schools, apartment houses, and single-family homes. Surviving examples of his work include the Globe Hotel, Holley-Mason Hardware Store, Spokane Dry Goods, Realty Building, Home Telegraph & Telephone Building, Altamont Carnegie Library, Parental School, and the San Marco, Breslin, Amman, and Knickerbocker Apartments. Single-family homes designed by Held include the historic Woldson House, Armstrong House, James Clark House, Kuhn-Reid House, Phelps House, Leo Long House, Robbins House, Page-Ufford House, Wren House, Weil House, and Williams House. Although many buildings and houses that Held designed have been demolished, examples of his remaining intact work are in good to excellent condition—confirming his reputation for designing strong buildings and houses that last.

Albert Held came to Spokane to help rebuild the city, and was always interested in its positive growth. He was appointed a Spokane Parks Commissioner, was a member of the American Institute of Architects and the Washington State Association of Architects, and served as a prominent member of the Spokane Chamber of Commerce, Spokane City Club, and the Spokane Realty Company. He belonged to the Imperial Oddfellows Lodge, the Spokane Club, Spokane Amateur Athletic Club, and was a director of the Exchange National Bank. Albert Held died in June 1924 after 35 years in Spokane as one of the city's most accomplished master architects.

***Luxury Apartments in Spokane***

Albert Held was one of the first architects in Spokane to successfully design luxury apartment houses. His designs for Amman (built in 1904), the San Marco (built in 1904), and the Breslin (built in 1910) can be compared to other prominent luxury apartment buildings such as the Kempis (built in 1906), the Altadena (built in 1909), the Gables (built in 1909), and the Cedars Apartments (built in 1911). All eight of the apartment buildings were constructed during the early 1900s before World War 1 in 1918. All of the buildings were designed by prominent Spokane architects (Held, Jones, Cowley, Cutter, Baum). Seven of the buildings are two, three, and/or four stories tall but the Breslin is six stories. All of the eight buildings survive as well-built, well-preserved examples with good to excellent exterior architectural integrity.

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In contrast to the Beaux Arts-styled Knickerbocker Apartments, the Gables and Cedars apartments were designed in the Craftsman style, the San Marco reveals Renaissance Revival style influence, the Amman has a decidedly similar look to a single-family house with a hip roof, and the Kempis and Breslin are plain, vernacular examples. The Altadena Apartments is the most closely associated with the Knickerbocker as they both share prominent terra cotta embellishment crafted in the Beaux Arts style. In contrast, the Altadena does not capture the heightened degree of exuberant terra cotta decorative adornment so prevalent and prominent on the Knickerbocker Apartments.

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KNICKERBOCKER APARTMENTS**

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- Spokane City and Spokane County public records. Spokane City Hall and Spokane County Courthouse, Spokane, WA.

***Newspaper Articles***

- “Architect Held to Rest in Europe.” *Spokesman-Review*, 14 Aug 1910
- “Albert Held Is Taken By Death.” *Spokesman-Review*, 29 June 1924
- “Albert Held Answers Call.” *Spokane Daily Chronicle*, 30 June 1924
- “Costly Apartment Formally Opened.” *Spokesman-Review*, 17 Sept 1911
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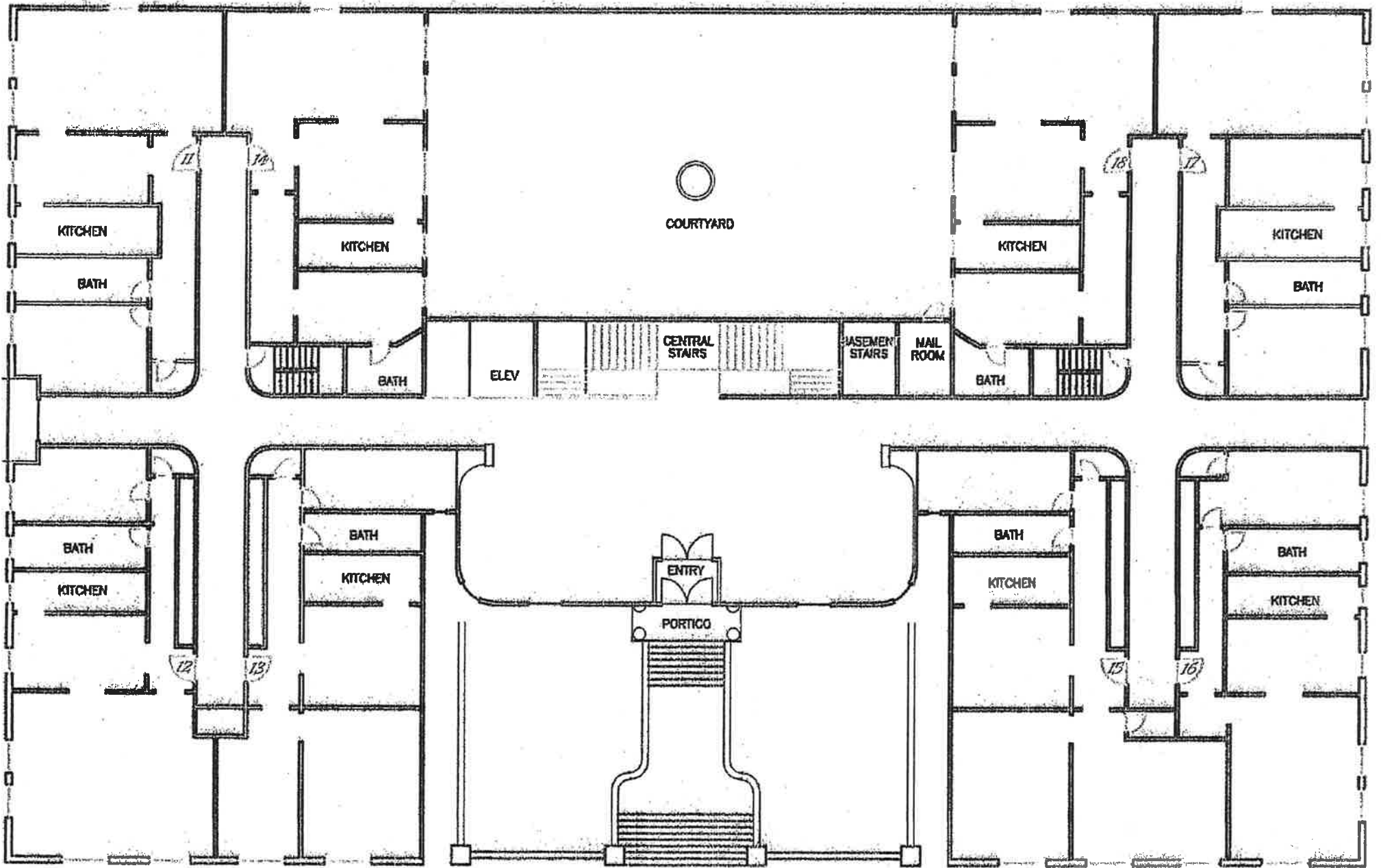


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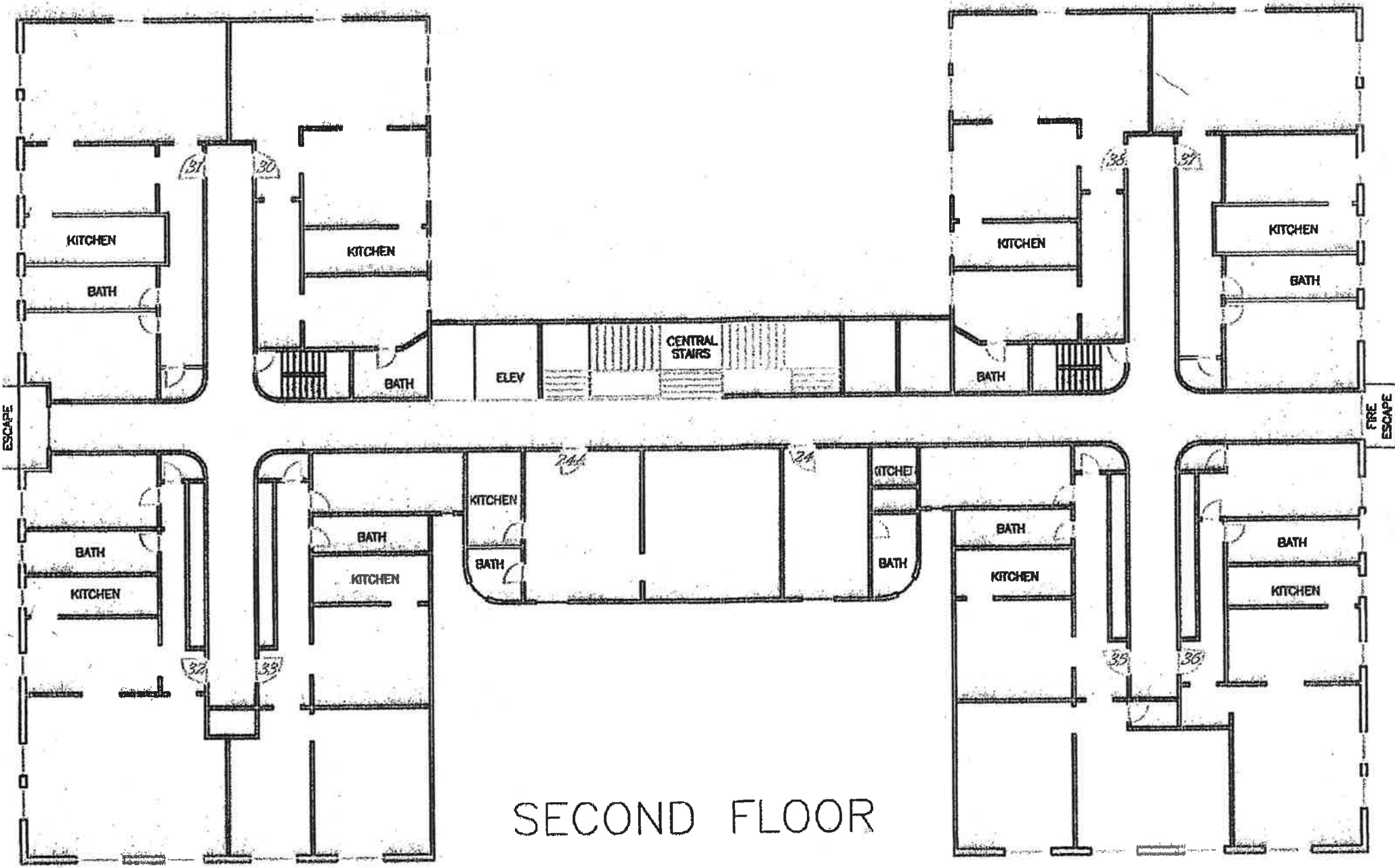


KNICKERBOCKER APTS.

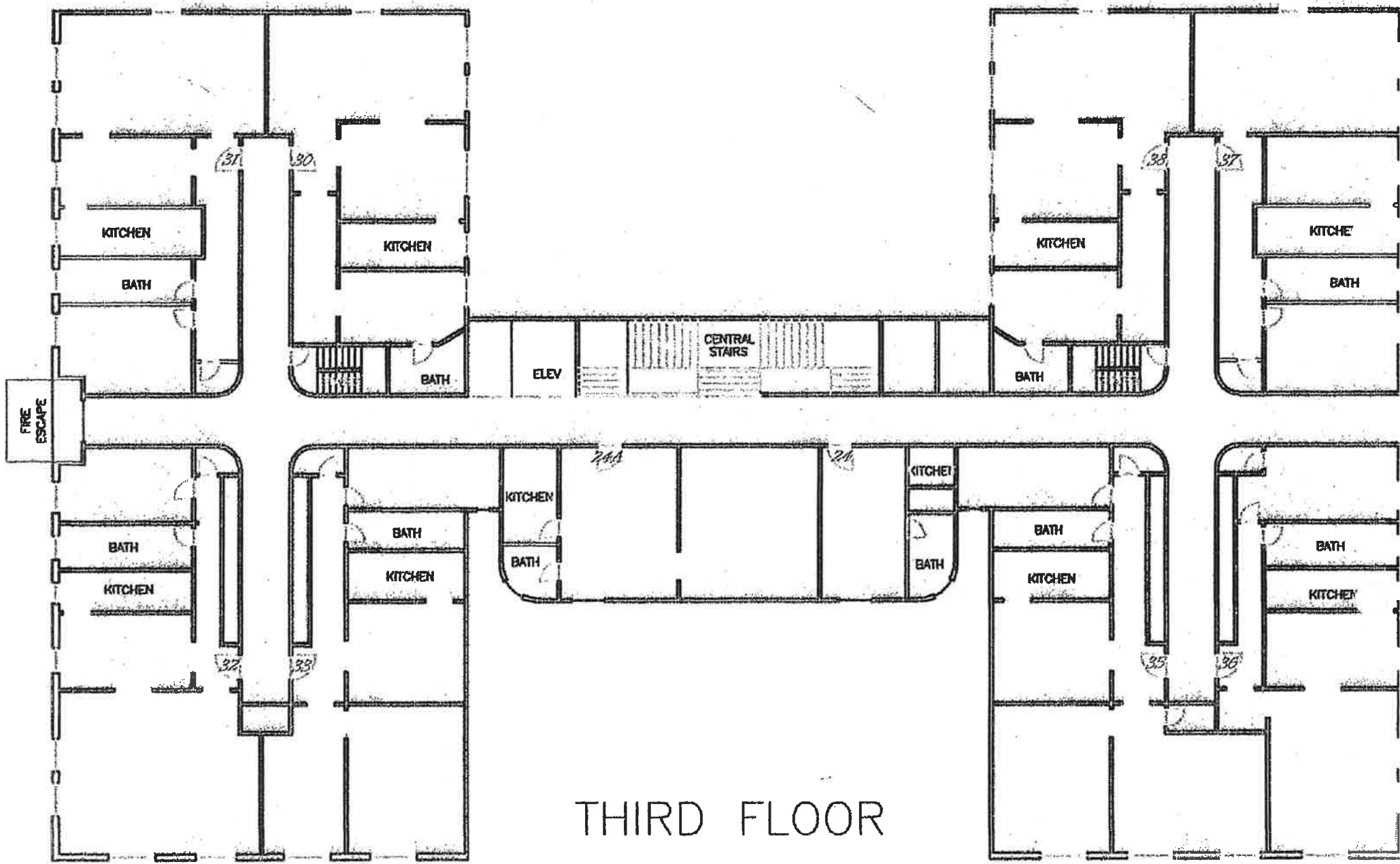


FIRST FLOOR

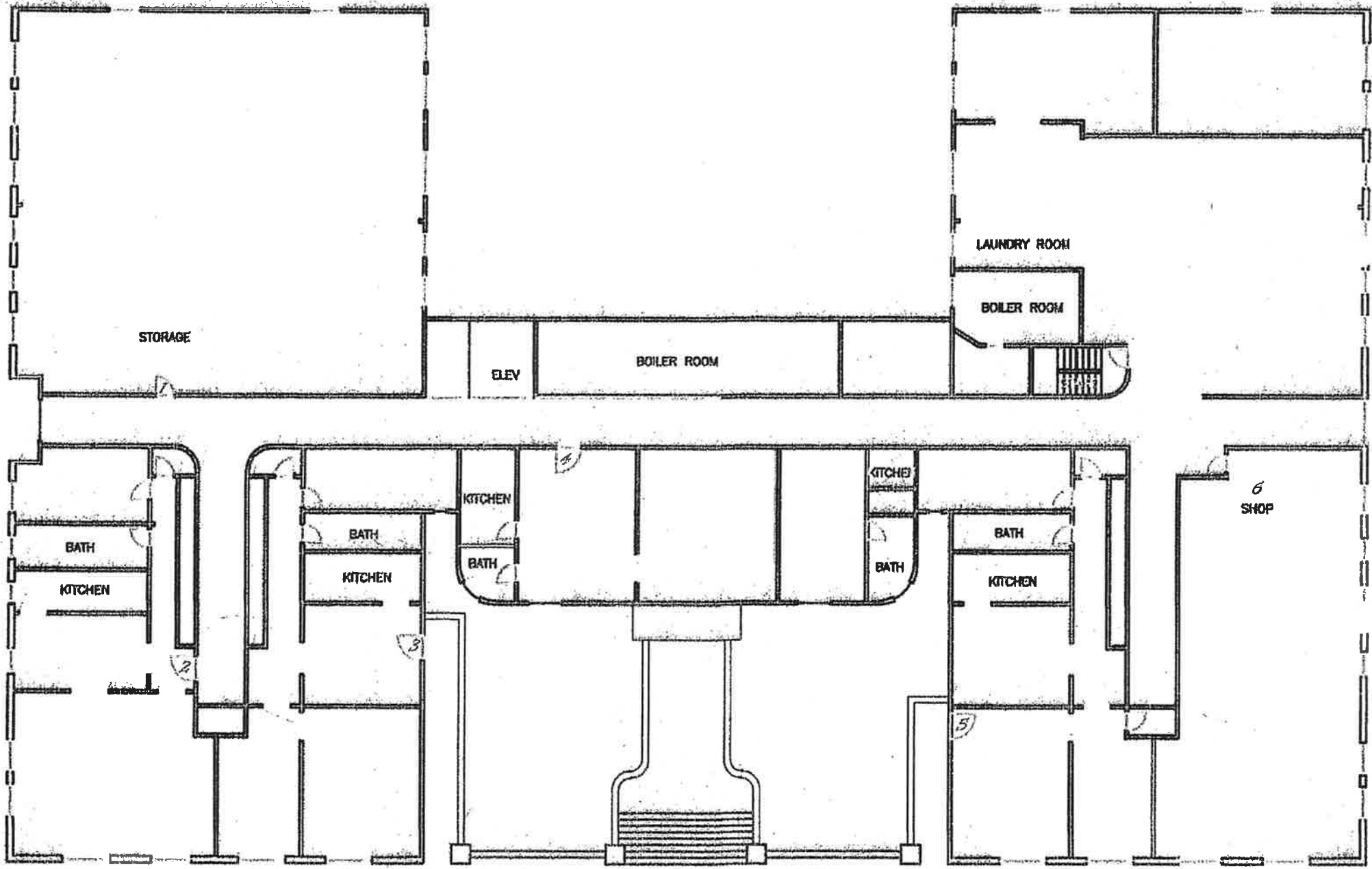




SECOND FLOOR



THIRD FLOOR



BASEMENT

**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 1  
Photo 2

Southwest corner of Knickerbocker Apts in 2014  
West façade in 2014





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 3  
Photo 4

West façade and northwest corner in 2014.  
North face of building in 2014.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 5  
Photo 6

South face of building in 2014.  
South face details in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 7  
Photo 8

South face details in 2014.  
Rear east face in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 9                      East rear courtyard face in 2014.  
Photo 10                     East rear courtyard face in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 11  
Photo 12

Courtyard garden at south courtyard rear of building in 2014.  
Courtyard garden in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 13  
Photo 14

West façade of building in 2014,  
West façade entrance in 2014.





Spokane City/County Register of Historic Places Nomination Continuation Sheet  
KNICKERBOCKER APARTMENTS  
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Photo 15  
Photo 16

West façade entrance in 2014.  
West façade in 2014 (notice rounded corner on all four levels).





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 17

South face and a portion of west façade in 2014.

Photo 18

West façade—notice rounded corner from basement to 3<sup>rd</sup> floor in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 19  
Photo 20

West façade entrance in 2014.  
West façade entrance in 2014.



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**KNICKERBOCKER APARTMENTS** **Section 9**

- Photo 21                      Hexagonal and square glazed ceramic tile entry landing at west  
façade entrance. “K” stands for Knickerbocker.
- Photo 22                      Original wrought iron railing at front entrance in 2014.





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**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 23  
Photo 24

Front entry lobby on first floor, looking north in 2014.  
Looking north from first floor lobby in 2014.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 25  
Photo 26

Front lobby on first floor, looking south in 2014.  
First floor lobby, looking south in 2014.



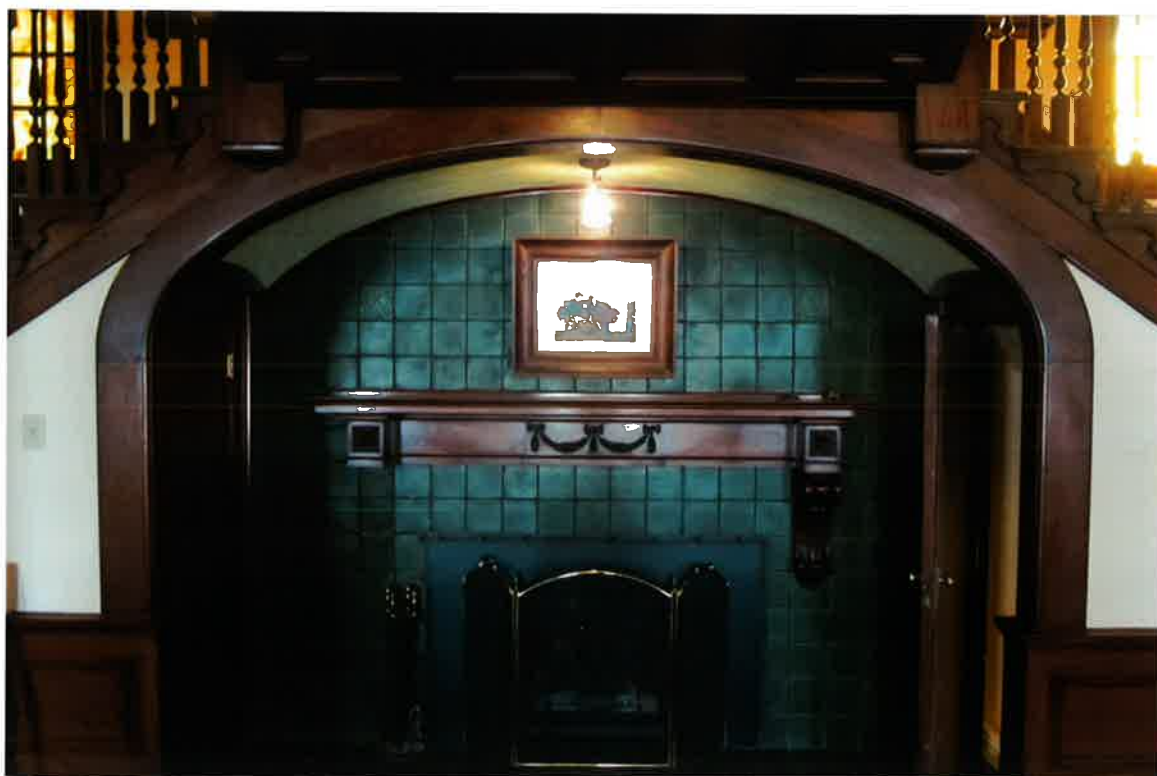
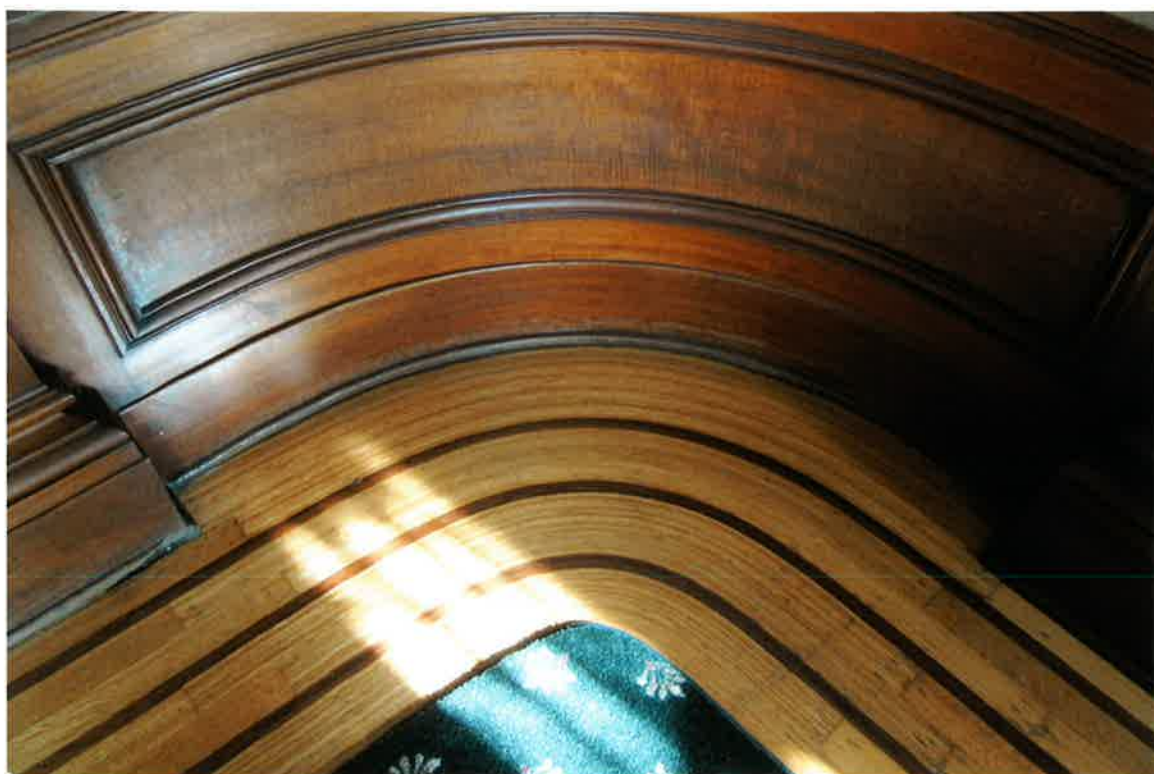


Spokane City/County Register of Historic Places Nomination Continuation Sheet  
KNICKERBOCKER APARTMENTS

Section 9

Photo 27  
Photo 28

Curved corner floor detail on first floor in 2014.  
First floor lobby fireplace on east wall in 2014.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 29

First floor lobby fireplace on east wall in 2014.

Photo 30

“K” for Knickerbocker made in glazed ceramic tile in fireplace in lobby in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 31                      Second floor hallway and stairway, leading down to first floor in 2014.

Photo 32                      Stairway to first floor in 2014.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 33                      Second floor hall and stairway, leading down to first floor lobby  
north of fireplace in 2014.

Photo 34                      Stairway from second floor to first floor in 2014.





**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
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Photo 35  
Photo 36

Second-floor hallway, looking north in 2014.  
Second-floor hallway, looking south in 2014.



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**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 37  
Photo 38

Stairway to third floor from second-floor hall in 2014.  
Windows overlooking stairway to third floor in 2014.





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**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 39 Stairway from second to third floor in 2014. Windows on east wall.

Photo 40 Balusters, open stringer, and dropped pendant in stairway in 2014.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 41  
Photo 42

Representative hallway in 2014.  
Curved corners in hallway and floor inlay in 2014.



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**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 43  
Photo 44

Original hallway with vestibule in 2014.  
Original "V" shaped entry doors in 2014.

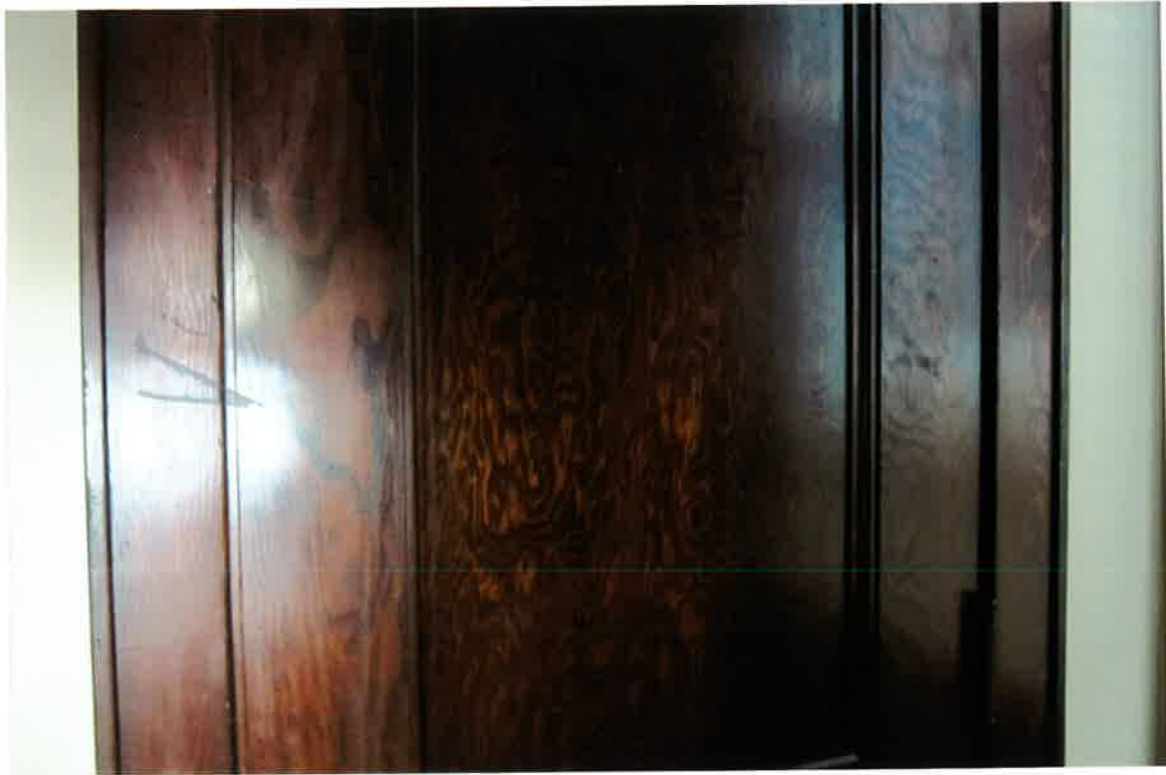




**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 45  
Photo 46

Original apt. entry door in 2014.  
Floor inlay detail in 2014.



Spokane City/County Register of Historic Places Nomination Continuation Sheet  
KNICKERBOCKER APARTMENTS

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Photo 47  
Photo 48

Representative apt. in 2014, looking east.  
Representative apt. in 2014, looking northeast.



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**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 49 Apartment window on north wall, looking north at LC High School in 2014.

Photo 50 Kitchen in representative apt. in 2014.

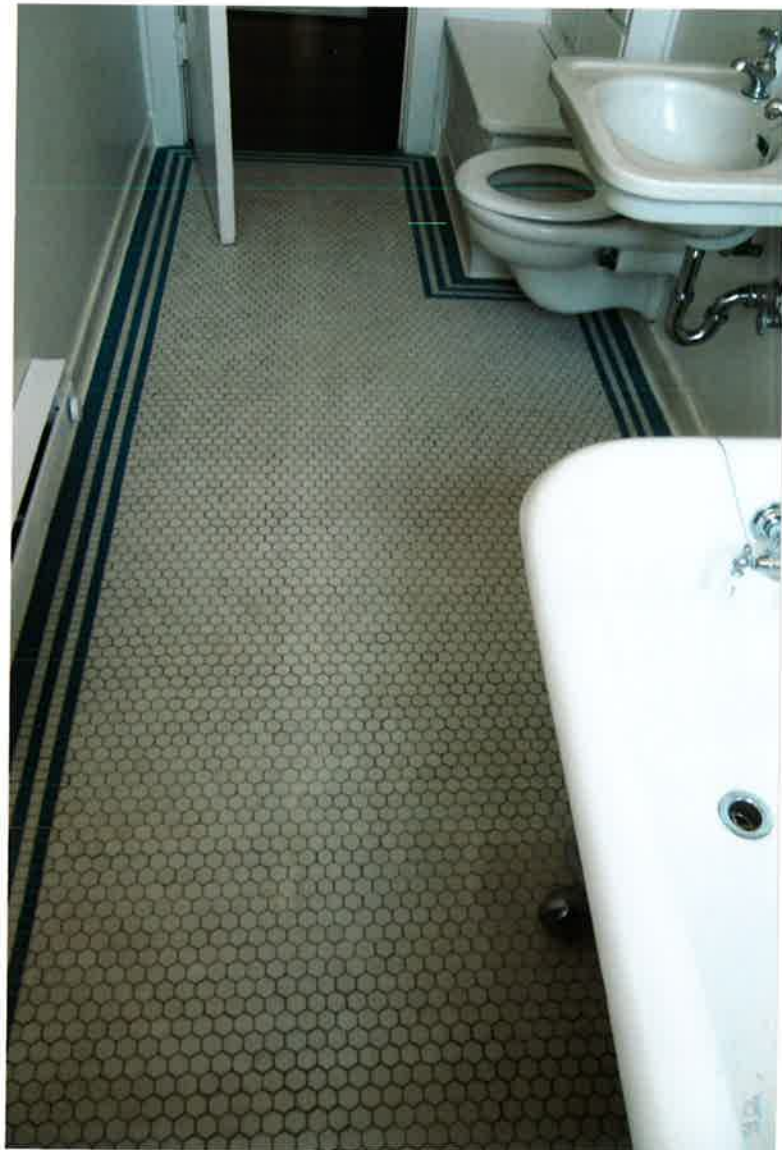




**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 51  
Photo 52

Representative apt. in 2014, French doors.  
Bathroom in apt. in 2014.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 53  
Photo 54

Hallway in basement in 2014.  
Laundry folding table in 2014 in basement.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**KNICKERBOCKER APARTMENTS** **Section 9**

Photo 55  
Photo 56

Original laundry tub in 2014 in basement.  
Stairway from basement to first floor in 2014.

