

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name: Fifth Avenue Flats

And/Or Common Name: Southside Apartments (current), Fifth Avenue Apartments

## 2. Location

Street & Number: 519 West Fifth Avenue

City, State, Zip Code: Spokane, WA

Parcel Number: 35191.4302

## 3. Classification

### Category

- building  
 site  
 structure  
 object

### Ownership

- public  both  
 private

### Public Acquisition

- in process  
 being considered

### Status

- occupied  
 work in progress

### Accessible

- yes, restricted  
 yes, unrestricted  
 no

### Present Use

- agricultural  museum  
 commercial  park  
 educational  residential  
 entertainment  religious  
 government  scientific  
 industrial  transportation  
 military  other

## 4. Owner of Property

Name: C&I Properties LLC

Street & Number: 502 West Riverside, STE 103

City, State, Zip Code: Spokane, WA 99201

Telephone Number/E-mail: 509-217-5508/Chris@RenCorpRealty.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 in Existing Surveys

Title: N/A

Date: Enter survey date if applicable

Federal  State  County  Local

Depository for Survey Records:

Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

### Check One

- unaltered
- altered

### Check One

- original site
- moved & date \_\_\_\_\_

*Narrative statement of description 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" 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 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.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

*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  
Verbal Boundary Description: RAILROAD 2ND L3 B85  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jim Kolva, Owner  
Organization: Jim Kolva Associates, LLC  
Street, City, State, Zip Code: 115 South Adams Street, Suite 1, Spokane, WA 99201  
Telephone Number: 509-458-5517  
E-mail Address: jim@jimkolvaassociates.com  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

13. Signature of Owner(s)

*[Handwritten Signature]*

14. For Official Use Only:

Date nomination application filed: 9/26/19

Date of Landmarks Commission Hearing: 11/20/19

Landmarks Commission decision: Approved

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

*City Council Decision: Approved - 12/19/2019*

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.

*[Handwritten Signature]*

11/19/19

Megan Duvall

Date

City/County Historic Preservation Officer

City/County Historic Preservation Office

Third Floor – City Hall

808 W. Spokane Falls Blvd.

Spokane, WA 99201

Attest:

Approved as to form:

*[Handwritten Signature]*

City Clerk

*[Handwritten Signature]*

Assistant City Attorney



### SUMMARY STATEMENT

Built in 1909, the Fifth Avenue Flats is a three-story brick building on a raised hewn basalt block basement. The pinkish-red brick is accented by cream-colored brick corner piers, belt courses, segmental window arches, and a round arch frame that encompasses the central entry alcoves. The front (north) façade fronts along Fifth Avenue that slopes down to the west. The symmetrically-arranged front façade is divided into five bays, a centered entry bay and two window bays flanking each side. The first floor entry is approached by a straight run of steps and is recessed within an entry alcove. Because of the slope, the basement apartment units are accessed by stairwells in the sidewalk with both entries below grade. Aligned above the main entry on the second and third floors are balconies and recessed alcoves with doors that allow access to the balconies. The building is terminated by a projecting pressed tin cornice. A flat built-up tar roof covers the building.

### DESCRIPTION OF PROPERTY

The Fifth Avenue Flats is on the lower South Hill of Spokane, about two blocks south of the central business district. The area is dominated by the campus of Lewis and Clark High School (1911, NRHP), across Fifth Avenue to the north, Deaconess Hospital to the west, and a mix of apartment buildings and medical office buildings is to the south and east. Stevens Street, bounding the block on the east, is a major arterial that provides access between downtown and the residential South Hill. Howard Street, bounding the west side of the block is a short street segment between the campus of Lewis and Clark High School and Pioneer Park on the south side of 7<sup>th</sup> Avenue.

Located on the south side of Fifth Avenue, the subject building faces north toward Lewis and Clark High School, just across the street. The Knickerbocker Apartments (1911, NRHP, SRHP) abuts the west side of the building and faces Howard Street to the west. Both Lewis and Clark High School and the Knickerbocker are listed in the National Register of Historic Places, while the Knickerbocker is also listed on the Spokane Register of Historic Places. A parking lot is adjacent to the east of the subject building, with a large four-story apartment building (1910) further to the east. With a dimension of 50 feet in width and 45 feet in depth, the subject building occupies only the front portion of the lot. A gravel parking area and wood frame garage occupy the rear between the rear porch and the alley. Medical office buildings are south of the alley.

The site slopes along Fifth Avenue down to the west-northwest. Consequently, the ground floor apartment entries, one on the west side and one on the east side, are below grade and have concrete steps cut into the sidewalk; a perpendicular cut for the western

side that has a lower sidewalk grade relative to the ground floor level, and a deeper lateral cut for the eastern entrance.

The three-story red brick building is symmetrical and divided into five bays, two window bays flanking each side of a centered entry arcade. The main first floor entry and two porches on each of the second and third floors form the center bay. The brick is laid in common bond. The façade is divided vertically by the white brick piers of the central arcade and by the flat piers on the outside corners. Corbeled white brick sill courses, a wide header course, and pressed tin entablature provide horizontal contrast. Finally, white brick distinguishes the flat and segmental arches of the window bays and of the central arcade.

At the basement level, quarry-faced basalt blocks form the basement walls and building foundation. The blocks are stacked from the footings to the tops of the basement window openings, the transition line between the basalt and the red brick façade. Three segmental arch bays are in each side of the basement wall--two window bays aligned below the triple bays of the upper floors, and in each corner is a door bay. The arches are white brick, three stacked courses of vertical headers, that extend from the basalt into the red brick field. The sills are basalt blocks and the sash is set well back into the opening. The window sash on the west side is one-over-one, double-hung wood within openings that are smaller than in the upper floors. On the east side, both windows are single-glass panel set in fixed-wood frames. The door openings are narrower than the windows. On the east side at #517, the door is vertical wood panel with two small glass panels in the upper section (not original). The westerly door opening is also narrow, and the door is horizontal wood panel on the bottom and a single glass panel on the top. No. 521 is on the door head and a fixed wood-frame glass panel transom is above.

At the outside corners and flanking the entry bay, the basalt basement wall projects slightly to form buttresses that support outside corner piers, and, in the center, an arcade that frames the central entry. The white brick piers rise in a flat base that steps in five courses to form four shafts that extend to the pressed metal entablature. The corner piers support square pressed-metal capitals. The piers flanking the entry bays rise into a high arch that supports a cornice projection and frames the central arcade. The central arcade is terminated with a semi-circular arch composed of a triple-header course that is embedded in a white brick field extending to the pressed metal entablature. Recessed within the arcade is a red brick arch formed by a double-header course which forms the jambs of the arcade opening. Within the opening are the stairs to the recessed first floor entry, and the recessed porches of the second and third floors. Set back within the alcoves are doors that provide access between the central hallway and the enclosed

porches and balconies. Fronting the alcoves and projecting from the façade plane on the second and third floors are half-circle wrought iron balconies supported by triangular scroll brackets. The balusters bow out in a bulbous form on which a floral applique is attached. At the bottom of the flat handrails are scroll spacers that fit between the balusters.

The main entry is recessed into a deep alcove. Above the bay opening is a double, horizontally divided transom window. The lower glass panel is printed in gold letters with "SOUTHSIDE APARTMENTS" "W. 519 FIFTH." The panel above is leaded glass in a dart and diamond pattern. The first floor is approached by a straight run of ten wooden steps that begin at the façade plane and ascend as a corridor that, with landing, culminates in about 15 feet at a single door. The door is wood and glass panel within a wood frame assembly that includes a glass panel transom above. The glass in the door is multi-light in a diamond pattern framed by molded wood muntins.

Flanking each side of the entry arcade are two window bays, a triple bay on the inside and single bays on the outside. Although the sash is the same for all three floors, the brick arches vary slightly. All are composed of voussoired white brick headers; but the first floor bays have flat arches (stepped voussoir) that abut a five-course belt course of white brick that extends across the wall of the entry arcade from corner to corner. The keystone of the triple bay extends into this belt course. The arches of the second and third floors are segmental, and the keystone of the triple bay extends into the red brick field. Beneath each of the window bays is a corbeled two-course white brick sill course that continues between the arcade pier and the corner pier.

The openings of the triple bays are divided into four sections by one horizontal and two vertical mullions. The composition consists of a fixed and centered large window with an upper, narrow leaded glass section, and flanking vertical sections (half width of center) that are double-hung one-over-one wood sash. The single bays are the same height but smaller in width than the triple bays. Sash is one-over-one double-hung wood. Leaded glass in the same pattern as over the entry transom adorns the upper sections of the triple window bays.

The entablature consisting of architrave, frieze and cornice is pressed tin painted white. The cornice follows the projecting piers of the cornice and of the central arcade by projecting at the corners, indenting over the window bays, and projecting over the arcade. The western corner is truncated slightly because of the building adjoining the west side. The molding is set over the top of the brick façade, and consists of several decorative bands beginning with a narrow simple flat molding that steps up to a narrow rope

molding that projects forward of a narrow flat band. The integrated frieze consists of a band of recessed molded panels in which the end frames correspond to the flat modillions of the projecting cornice. An egg and dart molding separates the band of recessed panels and the modillion band. The cornice corona projects beyond the modillions in a cyma recta profile.

### **East Façade (side)**

To allow light into the sides of the units, the wall is divided into three sections: the north half is flat and without openings, the middle is a short angled segment that transitions to the rear (south) half of the wall that is inset about three feet from the north half. Small single window bays near the outside corners are in the angled wall segment. The windows rest on double-corbeled white brick sill courses and are topped by voussoired white brick segmental arches. The sash is one-over-one double-hung wood. Two window bays are on each floor of the rear wall segment. The white brick sill courses and the segmental arched windows composed of voussoired white brick continue to this portion of the façade. The window bays, about double the size of the windows in the angled wall, consist of paired sash near the wall juncture and single sash near the corners. The sash is one-over-one double-hung wood. The top of the parapet wall is clad with a sheet metal coping. Extending from the rear of the building is a wooden porch structure covered with a flat roof set about two feet below the top of the parapet wall.

### **West Façade (side abutting Knickerbocker Apartment Building)**

The northern segment of the wall abuts the Knickerbocker. As with the east façade, a short wall segment angles in to form an indentation that provides access to sunlight via windows in the southern wall segment of the west elevation. Within the short angular segment is one window opening on each floor—smaller one-over-one wood sash windows occupy the openings. Two-course white brick corbel courses form the sills of these windows and follows the wall south to the southwest corner. In the southerly wall segment are two window bays on the second and third floors, and a window bay and door opening on the first floor. All bays are topped by segmental voussoired white brick arches. The door is accessed by a wooden deck and with wooden railing that wrap around to the rear porch.

### **Rear (South) Facade**

The rear façade reveals three stories and the upper portion of the basement level beneath the first floor porch. An open porch, stairway, and roof structure are attached to the rear wall of the building and provide access to the first, second, and third floors. The flat roof extends from the building about two feet below the top of the parapet. The roof and wooden porches extend from corner to corner and are supported by five six-inch wooden

posts. Two wooden stair runs ascend from east to west between the first and second, and the second and third floor porch landings. A straight run of open wooden steps, located west of center provide access to the first floor porch landing. A straight run of steps abutting the east side descends to the basement. The porch railings are wood with one-inch square pickets secured by two by four-inch top and bottom rails. An eight-inch square newel post wraps the wooden posts that support the porch decks and roof and connects the balustrade sections. Along the inclined stairs are board railings, alternating three-inch and four-inch board pickets set between two angled rails.

The rear wall of the building is generally symmetrical with seven bays (six on the first floor): centered door bays (to the central hallways), flanking window bays, flanking door bays (to the apartments), and flanking window bays near the corners of the wall. The tops of the bay openings are segmental brick arches and are at three levels: the corner windows are about two brick courses above the centered entry bay and flanking window bays; and the apartment door bays are two brick courses below the centered door bay. The window sash is one-over-one double-hung wood. The doors are wood, configured with three lower wood panels and a glass upper panel.

Rising about four feet above the roof is a square brick chimney that is centered in the rear wall.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The building is unaltered, but the front doors to the ground floor apartments have been replaced.

The porches on the rear of the buildings have had the baluster railings replaced. The original balusters were composed of flat six-inch board pickets set between an upper and lower rail and spanned the openings between the support wood posts.

#### **Interior**

The recessed front entry opens to a central hallway that divides the floor into two equal spaces, one apartment unit on each side. The floor plates are about 2100 square feet, and each unit contains about 915 square feet. The hallways run through the building to a doorway on the south side. Near the front entry is an open stairway that ascends from north to south to the second floor. The second floor is configured similarly to the first with a central hallway, single apartment units on each side, and a stairway to the third floor, ascending north to south. The hallway terminates in a doorway to the open porch on the south end, and a doorway to an alcove and balcony on the front side (north). The



third floor is configured similarly to the first and second but without the stairway to an upper floor.

The central hallway is about six feet wide with an open stairway along the east wall that ascends to the second floor. The floors are fir and covered with carpet. Walls and ceiling are lath and plaster. A white tile wainscot trimmed with an eight-inch fir base molding and a flat four-inch chair rail is along the west wall. The door at the south end is three-panel with a fixed glass upper panel. At the north end, opening to the alcove and balcony, is a wood frame full panel glass door with a fixed horizontal glass transom above.

The apartment door openings are trimmed with fir moldings and the doors (some replaced) are fir, three recessed horizontal panels on the bottom, and an upper fixed obscure glass panel with a single recessed wood panel above the glass. Units A and B are on the first floor. Milk glass globes on brass light fixtures are affixed to the ceiling. The second floor is configured similarly to the first with apartment units C and D. The third floor has a narrower hallway, only half the width of the first and second floors. The stairway from the second floor terminates in a landing with a door that opens to the hallway on the west side. The hallway does not have a tile wainscot. Units E and F are on the third floor.

Cast iron radiators are located in both the hallways and in the apartments.

The apartments, or flats, vary somewhat in size and room configuration but they include an entry vestibule/hallway that opens to a parlor with fireplace on one end and to a bedroom (Unit A) or a bathroom (Unit E) at the other end. Bathroom with tub, sink and toilet; closets; dining room with built-in Murphy bed; and kitchen with range are typical. All the units except Unit A have doors and windows that provide access from or to the rear porch. Unit A has a door and a window that open from the kitchen to the west side near the southwest corner. Further, there is a second door that opens to the central hallway.

**SECTION 8: STATEMENT OF SIGNIFICANCE**

**Area of Significance:**

**A – Broad Patterns of Spokane History**

**C - Architecture**

**Significant Dates: 1909**

**Period of Significance: 1909**

**Architect: Unknown**

**Building Developer: James T. Logan**

**Building Contractor: Unknown**

**SUMMARY STATEMENT**

**Significant under Category A – Broad Patterns of Spokane History**

Constructed in 1909, the Fifth Avenue Flats Apartment Building is eligible under Category A because it was constructed during the city’s most significant period of growth, 1900 to 1910. As an early downtown apartment building, it represents the residential movement beyond the city’s central business district to neighborhoods such as the lower south hill, Browne’s Addition, and the Monroe street car route. Single room occupancy hotels, boarding houses, and lodgings dominated the types of housing built in the downtown and close-in neighborhoods from 1910 to 1920. Apartment buildings, as a distinct multi-family housing type, were in the early stage of development in Spokane. The Fifth Avenue Flats was a precursor to the dozens of apartment buildings that would be built between Fourth Avenue and the basalt bluff of the south hill.

**Significant under Category C – Architecture**

The three-story pinkish-red brick building is a richly-detailed and beautifully-articulated apartment building that displays sophistication in design and use of quality materials with a bit of European flair. Although using classical elements, the building does not represent a definable style in the lexicon of American architecture. Unique in Spokane is the elongated archway that frames the deep main entry bay and recessed open porches that are highlighted by elaborate wrought iron balconies. Its basalt rubble and brick foundation; symmetrical brick façade with contrasting white brick voussoired flat and segmental-arched window bays; and pronounced pressed cornice; are characteristic building features of the first decade of the 20th century, and are blended nicely to create a pleasing building facade.

The building is essentially unaltered from its original construction, including the original double-hung wood sash windows.

## HISTORIC CONTEXT

### STATEMENT OF SIGNIFICANCE

#### **Chronology of the Development of the Fifth Avenue Flats Apartment Building**

##### **Historical Context**

The historical context for Spokane has been included in several National and Spokane Register nominations, including the East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993); thus the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheny would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the railroad entered the city.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane businessmen rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor between the two alleys bracketing the tracks. In the blocks south of that warehouse district were shops and two-to-three-story apartment buildings and hotels. These apartment blocks ran along Second and Third avenues, and the cross streets including Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 1910.

This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

The Spokesman-Review celebrated its 25<sup>th</sup> anniversary (6/17/1909) with a major edition that showcased the birth of an inland empire and touted of the growth and prominence of Spokane, the capital of a region rich with mines, timber, and farmland, railroads and water power.

“SPOKANE GREATEST RAILROAD CENTER WEST OF THE MISSOURI”  
“BIG LUMBER OPERATIONS IN THE INLAND NORTHWEST  
“OUTPUT OF MINES IS ENORMOUS

**BUILDING OPERATIONS EXCEED \$8,000,000** (on banner)  
“Permits Issued for First Five Months of 1909 Total 1497, for \$3,866,250, against 1303 for \$2,528,170 a Year Ago.”

A list of some 32 individual buildings and building corridors were listed as either under construction or to be started in 1909 with a total cost estimated at \$8,000,000. Prominent buildings listed in the article included: Old National Bank, Davenport Hotel, Acme Portland Cement Plant, E.H. Stanton & Co.

Packing Plant, Spokane Club, Washington Water Power Company, W.E. Parsons Building, Dry Goods Realty Building, North Monroe district buildings, new flats and apartment houses, and new dwellings (estimated at 2000 new homes at an average of \$1100 each).

“The estimate of \$590,000 to cover the cost of new flat buildings is conservative, as will appear from the fact that it was reached by allowing 25 flats to be built at a cost of \$23,500 each. This is conservative both as to number and cost. There are probably 25 flats now building, while many more will be started this year, and the cost will probably average easily \$25,000 each.”

James Logan’s proposed flats on West Fifth were constructed in the midst of this surge in new apartments in near downtown Spokane. His building was underway at the time the 25<sup>th</sup> anniversary article ran as was the five-story Altadena Apartment building, just a block up Stevens on the corner of Sixth Avenue.

In its August 1, 1909 Sunday edition, *The Spokesman-Review* reported:

“BUILDING PERMITS GAIN 48.5 PER CENT  
First Seven Months Up to Within \$750,000 of Entire 1908 Total  
YEAR TO DATE, \$5,150,530  
Number to Date Is 1969 Against 1807 for Same Period Last Year.

Building permits for the first seven months of 1909 are 48.6 per cent greater than for the first seven months of 1908 and are within \$750,000 of the total for last year.

Already a total of \$5,150,530 in permits has been taken out. While for all of last year the total was \$5,927,548.

For the first seven months of last year the total permits amounted to \$3,456,840. This year to date shows an increase of \$1,684,690, or 48.6 per cent.

The number of permits issued the first seven months this year is 1969, as against 1807 for the same period last year, a gain of 162 permits, or 9 percent. The fact that the increase in cost is much greater than the increase in number of permits shows that more expensive and larger buildings are being erected this year.

July shows a substantial gain over July of last year. The total for the month just past is 211 permits, amounting to \$683,110, while for July last year 182 permits were taken out at an estimated cost of \$433,560. This is a gain of \$149,440, or 15 per cent. Every month this year has made a substantial gain over the corresponding month last year.

Spokane was booming and workers were streaming to the city on the rails. The population had exploded from 19,992 in 1890 to 36,848 in 1900, and 104,402 in 1910. The downtown blocks surrounding the business core were being converted from wood

frame dwellings to three and four story brick hotels with businesses on the street level and residences above. Most all of these residential buildings were single room occupant hotels (or SROs). They were built quickly and simply for the influx of workers coming into Spokane. The regional industries such as mining, lumber, and agriculture sent their laborers into downtown Spokane when the work season ended. These SROs were typically a single room in which the resident lived and slept. In some buildings, the rooms had a sink and closet, but in most all the bathrooms with toilet and tub were down the hall. There were no cooking facilities—no kitchen, so the residents would frequent the restaurants, cafes, or saloons along the network of streets that made Spokane.

These hotels catered to the lower income strata of Spokane society. Middle income and families typically resided in single-family dwellings that spread out from the center. Apartments in which the flats or suites of rooms contained a bathroom, a kitchen, parlor, and bedroom, were not even listed as a category in the city Polk directory until 1901; and in that edition only four buildings were categorized as apartments: the Blalock, the Lindelle, the Metropole, and the Montvale, all in the downtown core. Both the Blalock and the Lindelle were built in 1890, the Montvale in 1899, and the Metropole in 1901. Also housing apartments prior to the 1901 Polk listing included the Whitten Block (1890) and the Felix Block (1900).

Indeed, in the 1900 Polk directory, multi-unit residences in Spokane were under the following categories: Boarding House, Furnished Rooms, Hotels, and Lodging Houses. Apartment Houses were not listed as a category until the 1901 directory. In 1900 36,848 people resided in Spokane. To house the newly arrived and itinerant population Polk listed in its business directory 21 boarding houses, 118 furnished rooms, 22 hotels and 46 lodging houses. There were, however, crossovers among the three categories.

By 1910 when the population of Spokane soared to 104,402, the number of accommodations jumped accordingly, and Polk listed in its classified pages: Apartments 97; Boarding Houses, 39; Furnished Rooms, 305; Hotels, 126; and Lodging Houses, 68. Most all of the hotels were downtown. (As with the 1900 classified pages, there was some crossover among the housing types.) Although several apartment buildings were downtown and at the western edge along Riverside Avenue, most were moving to the fringe, particularly the lower south hill, Browne's Addition, and the streetcar route along Monroe Street.

As hotels/SROs were being built in the downtown business district, apartment buildings began a push up the lower south hill. In 1906, two apartment buildings were erected along Washington Street: a two-story brick building at 419 South, and the three-story brick Kempis Apartments (SRHP) at Sixth and Washington. They were soon followed by two and three-story brick apartment buildings on the corner of Fifth and Washington in 1909 and 1910. The Fifth Avenue Flats was completed in 1909 and soon followed by the four-story brick Plaza Hotel at 5<sup>th</sup> and Stevens in 1910; the five-story brick Altadena Apartments a block south at Sixth and Stevens; and the three-story brick Alexandria apartment building at 623 S. Howard. Further up the hill, at 729 S. Bernard, the luxury

Breslin (NRHP), an imposing six-story brick apartment building, was constructed in 1911. The grand brick and terra cotta Knickerbocker (NRHP, SRHP) was constructed next door to the west of the Fifth Avenue Flats in 1911. The three-story brick Oxford Apartments at Eighth and Bernard, and the three-story brick Connell Apartment at 317 West Fourth were completed in 1914.

While James T. Logan was constructing his new building, *The Spokesman-Review's* Sunday Real Estate section (6/27/1909) would report the surge in apartment building in Spokane. A full page illustrated with photographs told of improvement in downtown housing.

“Some Spokane Apartment Houses Now Being Erected”

More apartment houses are now being built in Spokane than any other year. There are now 22 flats under construction or just completed, while perhaps this many more will be started before cold weather. The flats show a noticeable improvement over most of those built in former years, and a few are being built beyond walking distance, which has not been done before. In older cities, the “flats” district follows closely the advance of the best residence district, even if it is several miles from the business center, but until this year no Spokane apartment houses have been erected beyond walking distance from the retail district.

The article would explain the state of apartment building and how they are improving in “general sightliness” and convenience. “There are only one or two flats of the tenement type now under construction in Spokane; that is, flats without a heating plant or hot water. Even the two-story apartment houses are provided with these conveniences.”

The article would reassure the reader that the danger of Spokane overbuilding in apartment houses is, for the present at least, slight. “The 22 apartment buildings now under construction contain an average of 12 suites, or 264 suites altogether. At 3 persons per suite (average is 2-1/2 persons per suite), the buildings now under construction would house only 792 persons, a small percent of Spokane’s annual growth.”

Craig Holstine, in his National Register nomination, “Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910,” discussed general categories of working class housing in downtown Spokane: “**Lodging houses** provided minimal service and privacy, usually with sleeping quarters in dormitory barracks style with many individuals to a room.” ... “Lodging houses served as temporary quarters for the poorest of itinerant workers, almost always men. Meals could be had in some establishments, but probably not at all. Neither lodging nor boarding houses appear to have contained commercial or retail space.”

“**Lodging Houses** were generally at the low end of the housing spectrum, usually simply sleeping rooms in dormitory or barracks type arrangements. Several to many men would sleep in the same room and bathroom facilities would be shared. These types of lodgings

catered generally to short-term itinerant male workers.” (Compau, 1986) The plight of lodging houses is illustrated in a 1909 article in *The Spokane Daily Chronicle* (5/22/1909. P1:1).

#### “TWELVE MEN IN ONE TINY ROOM”

##### “The Condition of Lodging Houses and Saloons Is Filthy”- Combs.”

“On a little trip I made this morning through some of the heap lodging houses and saloons, I found the filthiest and most unsanitary conditions one could imagine: stated J.B. Combs, the chief inspector for the state board of health, who is in charge of the sanitary inspectors in Spokane for the present. “I found one lodging house that 12 men were sleeping in a room where not more than three men should sleep. In another place I found a room where eight men were sleeping, while four is the most that should be put in such a room.”

“Twelve men sleeping in a room 12 x 12 feet, with a 12-foot ceiling certainly should never be allowed. The bunks are packed in there like they are in the steerage of a big boat.”

**Boarding houses** offered rooms for rent with board or meals, typically in private residences but occasionally in hotels. The boarding houses were advertised as rooms in a variety of buildings, including hotels and office buildings. These spaces were “rooms for rent” that included meals. Often they were in private residences, but also may have been in SROs, tourist hotels or even office buildings. In most ads in the Polk directories of the period, most of the proprietors were women, using the title Mrs. For example in the 1910 classified listing, of the 39 boarding houses, 32 were operated by women, most as Mrs.

The largest category of listings was for **Furnished Rooms** with over 300 listings either as hotels, rooming houses, or individuals, again with predominantly women proprietors.

**Apartments and apartment houses** provided rooms or suites of rooms for longer durations and accommodated families and couples as well single men and women. Apartments were contained in commercial buildings with residential and office space as and in structures devoted primarily to residential use. Income production was the primary function of either type of building

“The absence of a private kitchen separates hotels from apartments. By 1900, lawyers [in defining apartments] used the cooking area and the presence of a private bathroom for each unit to distinguish the more socially proper apartment from the less proper tenement. The terms usually stipulate that “families living independently of one another and doing their own cooking” in buildings for three or more households are living in apartments and not in hotels.” (Groth, 1994).

These would have included the earliest apartments in Spokane: the Metropole, the Montvale, Breslin, and Lindelle. These were downtown buildings that had commercial



uses on the ground floor, like the SROs or hotels, but also provided units with bath and kitchen within the suite of rooms.

The Fifth Avenue Flats plan features a central, street-level entry, small vestibule with immediate access to an open ascending stairwell along the east wall and a central double-loaded hallway (one room on each side). Living rooms with fireplace, bedrooms, bathrooms and kitchens were included in each unit. This pattern is the same for the first, second, and third floors. Doors at the south end provide access to the porch on the rear of the building.

### **Development of the Fifth Avenue Flats Apartment Block**

The 1890 Sanborn Insurance Map shows that the block in which the subject building is located was occupied by eleven single-family dwellings. Only one lot was undeveloped. Stevens and Howard streets and Fifth and Sixth avenues bounded the sloping site. Likewise, the surrounding blocks were also occupied by single-family dwellings.

In the next year, the vacant lot was developed with a new dwelling and the Spokane High School was erected on the north side of Fifth Avenue. As depicted on the 1902 Sanborn this pattern had persisted.

The 1910 Sanborn shows that a transition had taken place on the block after 1902. The north half of the block, fronting along Fifth Avenue, had two three-story brick apartment buildings and two dwellings, one of which was the Fifth Avenue Flats with an address of 517 Fifth. The dwelling on the east side remained, and the Plaza Hotel occupied the lot at 507 Fifth. The Sanborn indicated that the Plaza Hotel had steam heat, electric lights, a dining room and kitchen. The dwellings that had been on the lots at the corner of Howard Street and Fifth Avenue had been removed. The dwellings remained on the south face of the block along Sixth Avenue. The 1891 Spokane High School and a new administration building (1908) were directly across Fifth Avenue from the Fifth Avenue Flats. The high school would be destroyed by fire in 1910 and replaced by the extant Lewis and Clark High School (1912, NRHP).

The 1928 update to the 1910 Sanborn Map added a new building to the block, the Knickerbocker Apartments (1911, NRHP) on the southwest corner of the intersection at Fifth and Howard. The three-story masonry building had 34 apartments. The Fifth Avenue Flats was shown as having seven apartments, the dwelling to the east had been removed, the Plaza Hotel became the Avalon Hotel, and two of the five dwellings on the south face of the block were now labeled as "Boarding Lodging" and "Apartments."

### **The Fifth Avenue Flats – 519 West Fifth Avenue**

The property on which the Fifth Avenue Flats was constructed, Lot 3, Block 85, Railroad 2<sup>nd</sup> Addition, was purchased by James T. Logan from E.C. and Sarah A. Pittman by Warranty Deed, November 11, 1905. At that time a single-family dwelling occupied the lot.

Logan applied for a side sewer permit on 2/21/1908, and again on 10/6/1909, and 6/27/1910.

*The Spokesman-Review* of November 7, 1909 included a photo and brief description of the new apartment building on Fifth Avenue:

**“J.T. Logan’s Fifth Avenue Flats.”**

James T. Logan’s new apartment house on the south side of Fifth avenue, between Howard and Stevens streets is just being completed. The apartment house has been named the “Fifth Avenue flats.”

There are seven suites of four rooms in the building all with outside light. The front is pressed cream brick with white brick trimmings. The entrance hall extends to the room, making an enclosed porch with projecting front balconies.

The flats have a tiled entrance, and the finish throughout is fir with maple floors. Each suite has a private hall. There is a wall bed in the dining room, and the kitchen has a built-in ice box. The kitchen is white enamel and the bath is tile. The building is heated by a hot water heating plant.

All of the suites are rented and have just been occupied. The building cost \$20,000, exclusive of the site.

The 1910 Census enumerated James T. Logan and his spouse, Parthena Logan, a son, Eugene (25) and his wife, Wilhelmina (23), and one daughter, Aimee (23). James had been born in Oregon in 1857, was a deputy sheriff, and was 59 years old. His wife, Parthena Logan, was 44 years old, had been born in Indiana, and had no occupation listed. The other residents were generally older and in professional occupations. The other residents included:

- Susan B. Frye, Roomer (Female-35), Vermont, no employment;
- Emily L. Hard, Roomer (Female-60), New York, public school teacher;
- Frank Hyman, Roomer (Male-52) - Indiana, Wheat Broker; Josie – wife (Female-47) and Effie (daughter-20) no employment for wife or daughter;
- Margaret Streck, Roomer (Female-32), Ohio, None;
- Dennis Howard, Roomer (Male-31), California, Mine Engineer; and Josephine (wife-31), Ohio, none.

James Logan is enumerated in the 1920 Census as 63 years old, married, and residing at 519 W 5<sup>th</sup> Avenue, unit 312, with wife, Parthena, and one daughter, Aimee– 33 years old (profession-stenographer at Police Station). James’ profession is listed as “retired farmer.”

James T. Logan and Parthena Logan sold their apartment building to Joseph and Barbara A. Franz, husband and wife on November 15, 1923.

In January 1926, Mrs. Parthena Logan commenced a divorce action against James, seeking a decree of divorce from the defendant, Mr. Logan, upon the ground of cruelty.

In that case “Logan v. Logan, 141 Wash. 62, 250 Pac. 641(1926) the marital difficulties had begun long before with a divorce decree dated July 2, 1910. In this case, a deed was given by Mrs. Logan to J.T. Logan for their farm in Whitman County; and a deed from J.T. Logan to Mrs. Logan for the apartment house and lot in Spokane. The divorce action was never brought to trial and in 1916, they reconciled and resumed their marital status and continued to live together until September 1925 when they again separated. During this period they retained their separate property as divided in the 1910 decree, however as indicated in the sale of the apartment building in 1923, they were jointly on the deed.

The 1930 Census lists Joseph and Barbara Franz as occupants and owners of 519 West Fifth Avenue. According to the Polk Directory they had resided there since 1924. Joseph was 60 and Barbara was 57 years of age. The census indicated that Joseph had no occupation and Barbara was the “Land Lady” of an “Apartment House.” The census included value of home, \$35,000 for the Franzes, and \$50 each for the four tenants.

On December 22, 1937, *The Spokesman-Review* reported the death of Parthena Logan who passed away on December 15<sup>th</sup> at Long Beach, California. She was a pioneer of the Eastern Washington region and mother of Mrs. Aimee Nordean, wife of A. M. Nordean, retired police detective.

**“Mrs. Parthena Logan, Pioneer Resident, Dies.”**

...

Mrs. Logan came west from Indiana in 1877 on an immigrant train to San Francisco and from there by boat to Portland. The narrow gauge railroad of Dr. Baker then took her to Walla Walla. In 1881 Mrs. Logan was married and settled on a homestead in the Palouse country near what is now Farmington. In those days there were no towns in the vicinity, just sunflowers and bunchgrass. Two children were born, Eugene Logan, a civil engineer in the east, and Mrs. Nordean, who, before going to California, resided at S1124 Adams.

In building a home in those frontier times untold hardships and privations were encountered and Mrs. Logan, broken in health, left the ranch and in 1896 moved to Spokane. Although in poor health she owned and operated an apartment house until 1924. She took an active interest in the Rebekah lodge of which she was a member for 50 years, belonging to Hope lodge No. 38.

*The Spokesman-Review* reported the death of James Logan in its August 30, 1939 edition.

**“JAMES T. LOGAN, NATIVE OF NORTHWEST, PASSES.”**

Death today claimed James T. Logan, a resident of the Pacific northwest more than three-quarters of a century.

A retired farmer, Mr. Logan was 82 years old. He was born in Salem, Ore., and had lived in Spokane 42 years. His home was at E405 Baldwin. He died in a local hospital.

Survivors include a daughter, Mrs. Nordeen of Long Beach, Calif., and a son, Eugene Logan, of Washington, D.C.

Funeral services are in charge of the Smith funeral home.

As reported in the 1940 Census, Joseph Franz, now 73, and wife Barbara, 67, continued as owners, and manager and caretaker of the apartment house at 519 West Fifth. Again their tenants and neighbors were middle age and worked in management, sales, and technical fields.

On May 31, 1949, Barbara Franz, widow of Joseph Franz, deceased, conveyed to Dorothy M. Rackam, sole and separate property. Dorothy was Joseph and Barbara's daughter. A death notice in the 1/15/1949 edition of *The Spokesman-Review* reported that Mr. Franz had been residing at West 519 Fifth and that he was a retired superintendent of the Hercules mines' mill in northern Idaho. On September 2, 1949, Ms. Rackam quit claimed the property back to Barbara Franz, who turned around to convey and warrant the property on the same day to Al Hoffman and Mabel G. Hoffman for a sum of \$30,000.

Al Hoffman for received a building permit for a frame garage with a value of \$480 on 11/18/1949. The 1950 Polk directory listed Al Hoffman as residing in Unit B, 519 W. Fifth.

The property was sold two years later to William P. and Esther J. Adler by warranty deed. A building permit is issued on 4/3/1953 to owner William P. Adler for interior alterations for one additional unit in basement. There is an off-street parking space for one car and construction value is \$1500.

A 10/30/1968, a sales agreement conveyed the property from W.P. Adler and Esther H. Adler to Herbert J. Erickson and Dorothy M. Erickson for \$55,000, including six gas ranges, five refrigerators, five garbage cans, venetian blinds in Apt. A, and the other regular shades in the other apartments, one electric range, lawn mower, sprinkler, one washing machine, the conventional type, range and refrigerator in Apartments C and H.

On 1/11/2002, Mary Evelyn Erickson, personal representative of estate of Herbert J. Erickson conveyed the property by warranty deed to Cory Colvin and Elisabeth G. Colvin and Christopher Batten and Ivy Batten, H&W. In 2005, the Cory and Elisabeth Colvin sold their share of the building to the Battens.

The property is currently owned by C&I Properties, LLC and was last conveyed by quit claim deed on 1/10/2017.

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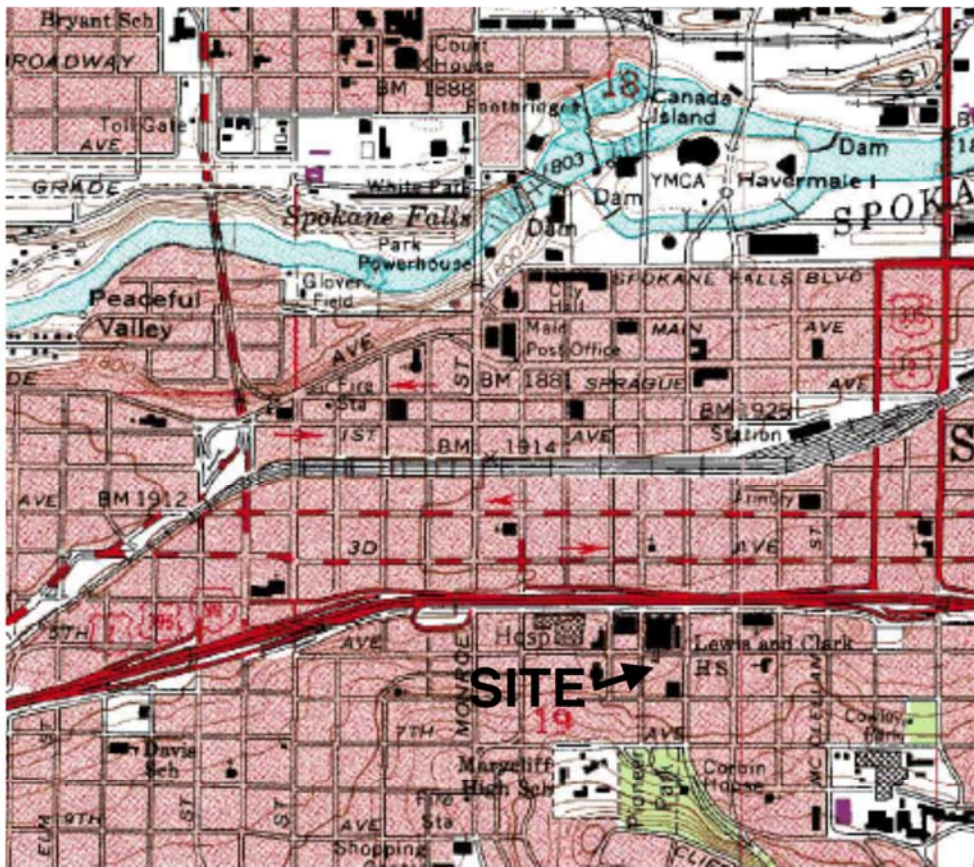
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- . "FLATS TO COST \$106,000." (ALTADENA). 5/1/1909.
- . "Some Apartment Houses Now Being Erected." 6/27/1909. Section IV. p1:1 (full page of photos).
- . "Twenty-fifth Anniversary Edition. 6/17/1909. [Multiple sections and pages].
- . "BUILDING PERMITS GAIN 48.5 PER CENT." 8/1/1909.
- . "J.T. Logan's Fifth Avenue Flats." (with photo) 11/7/1909. III p1:6.
- . "MRS. PARTHENA LOGAN, PIONEER RESIDENT DIES." 12/22/1937. p6.
- . "JAMES T. LOGAN, NATIVE OF NORTHWEST, PASSES." 8/30/1939. p6:6.

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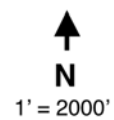
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## **MAPS, GRAPHICS, AND PHOTOS**

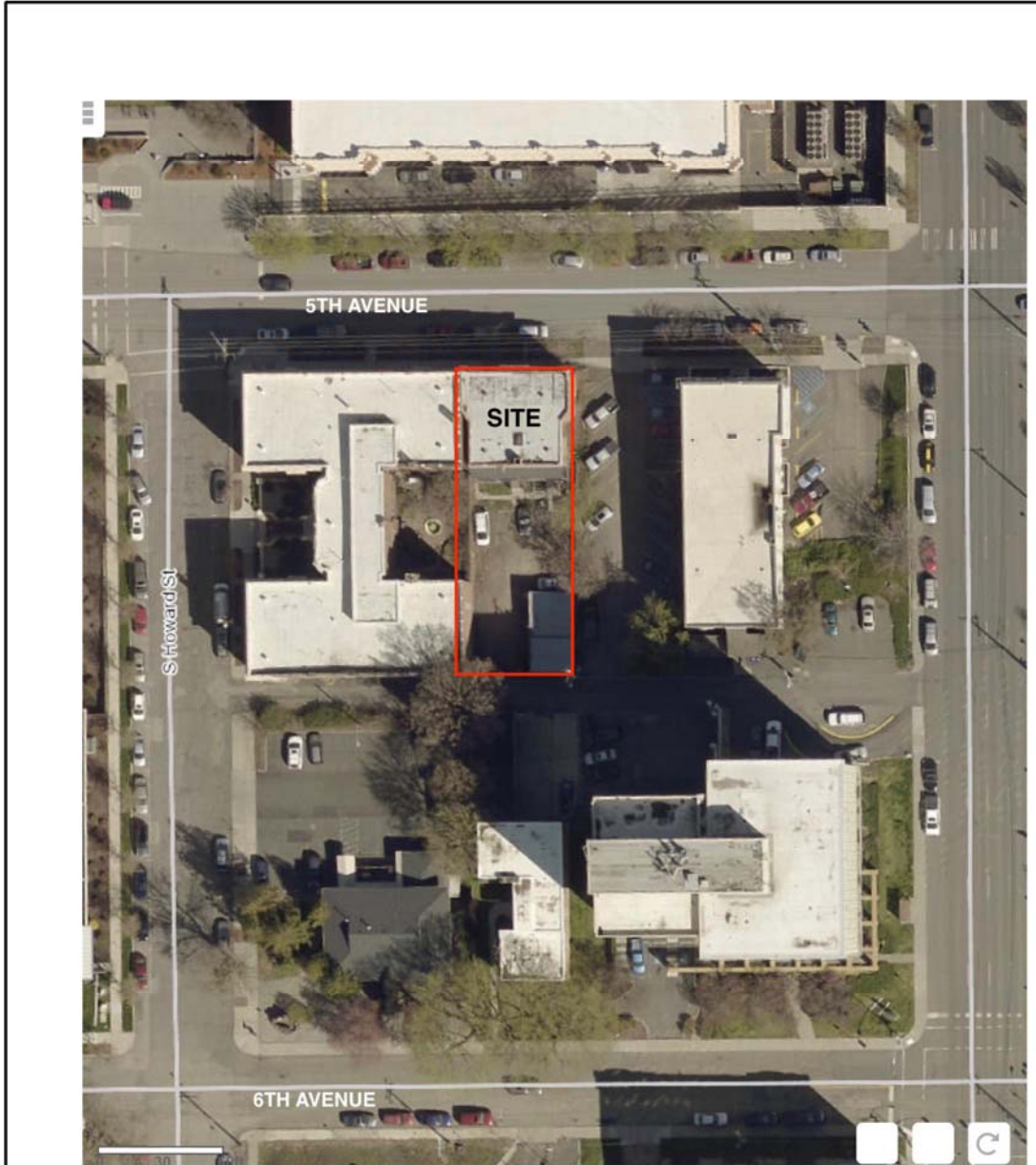


USGS 7.5-Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

**FIFTH AVENUE FLATS**  
**519 WEST FIFTH AVENUE**

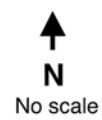


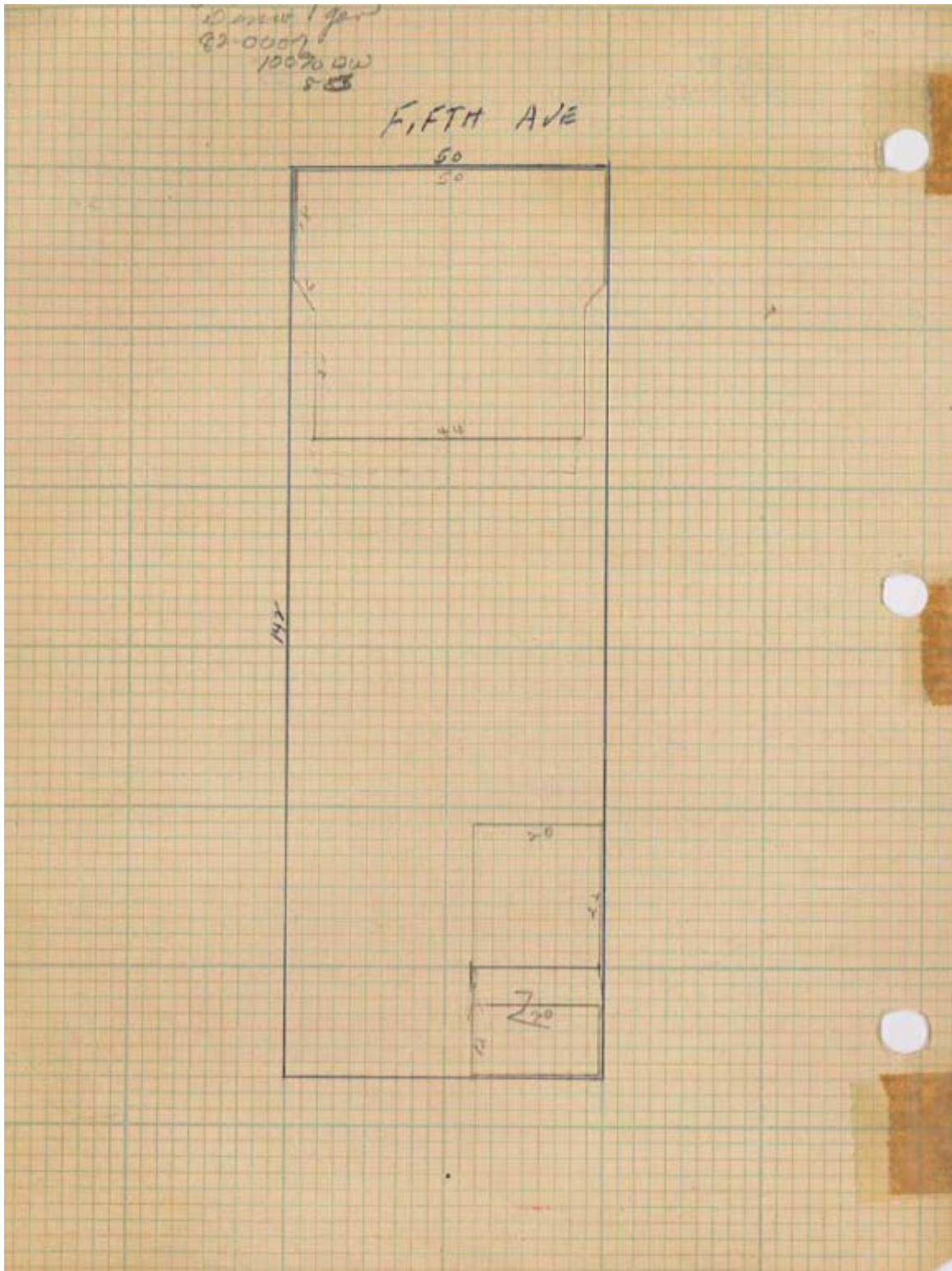




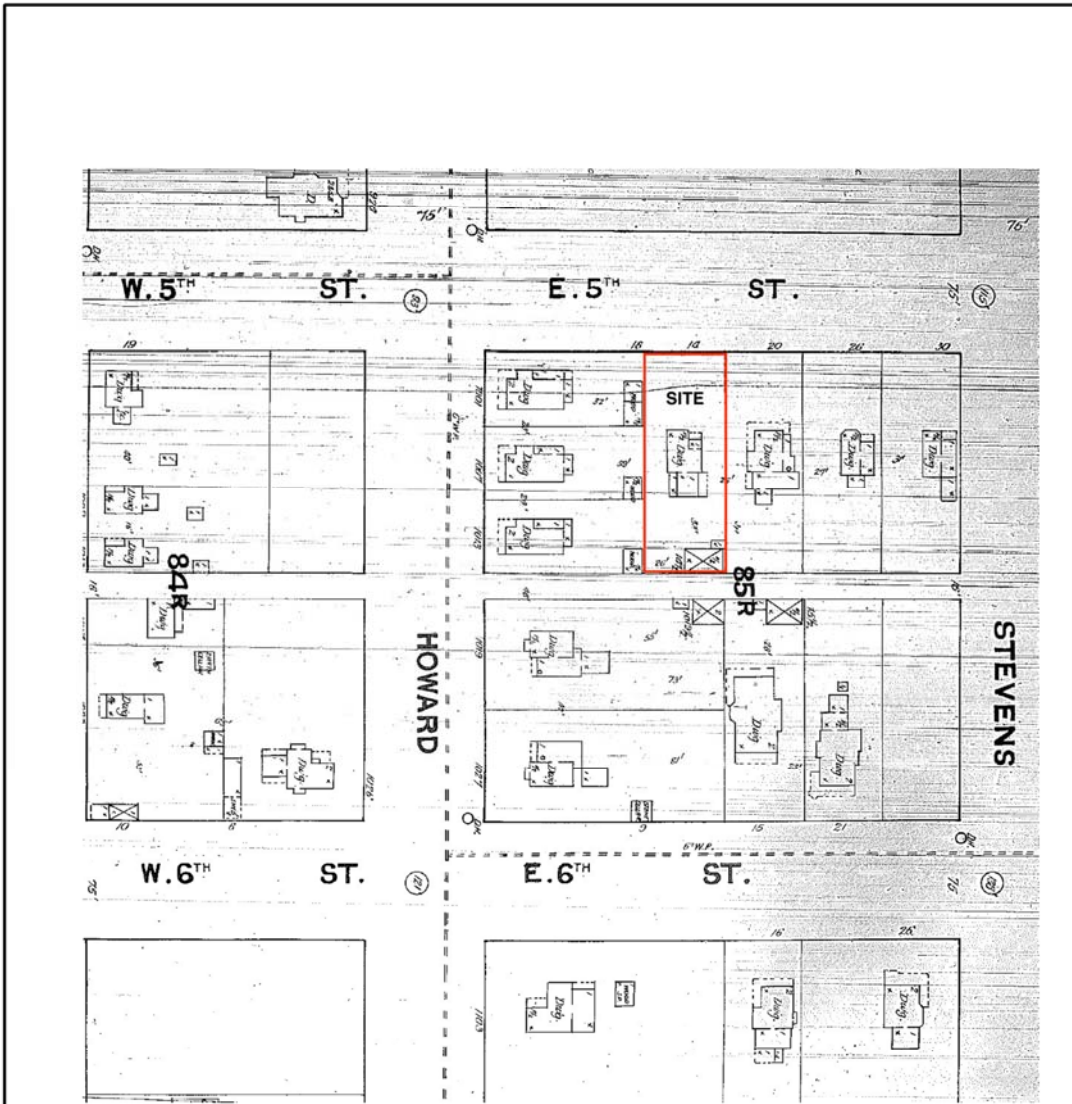
Spokane City Map – May 2019

**FIFTH AVENUE FLATS**  
**519 WEST FIFTH AVENUE**





Spokane County Assessor Field File

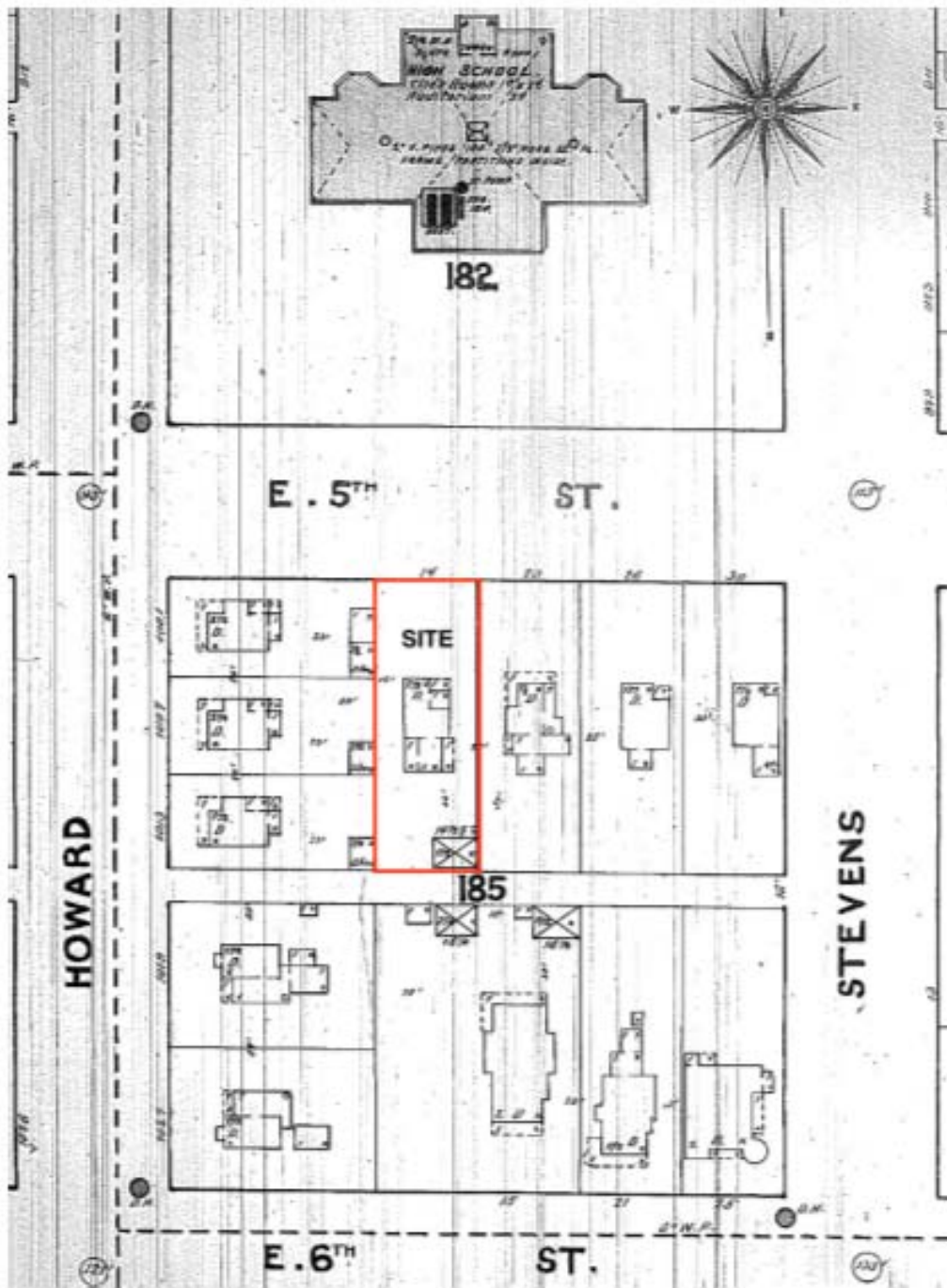


Sanborn Insurance Map – 1890 – page 18

**519 WEST FIFTH AVENUE**  
**1890 SANBORN MAP**

↑  
N  
1' = 100'

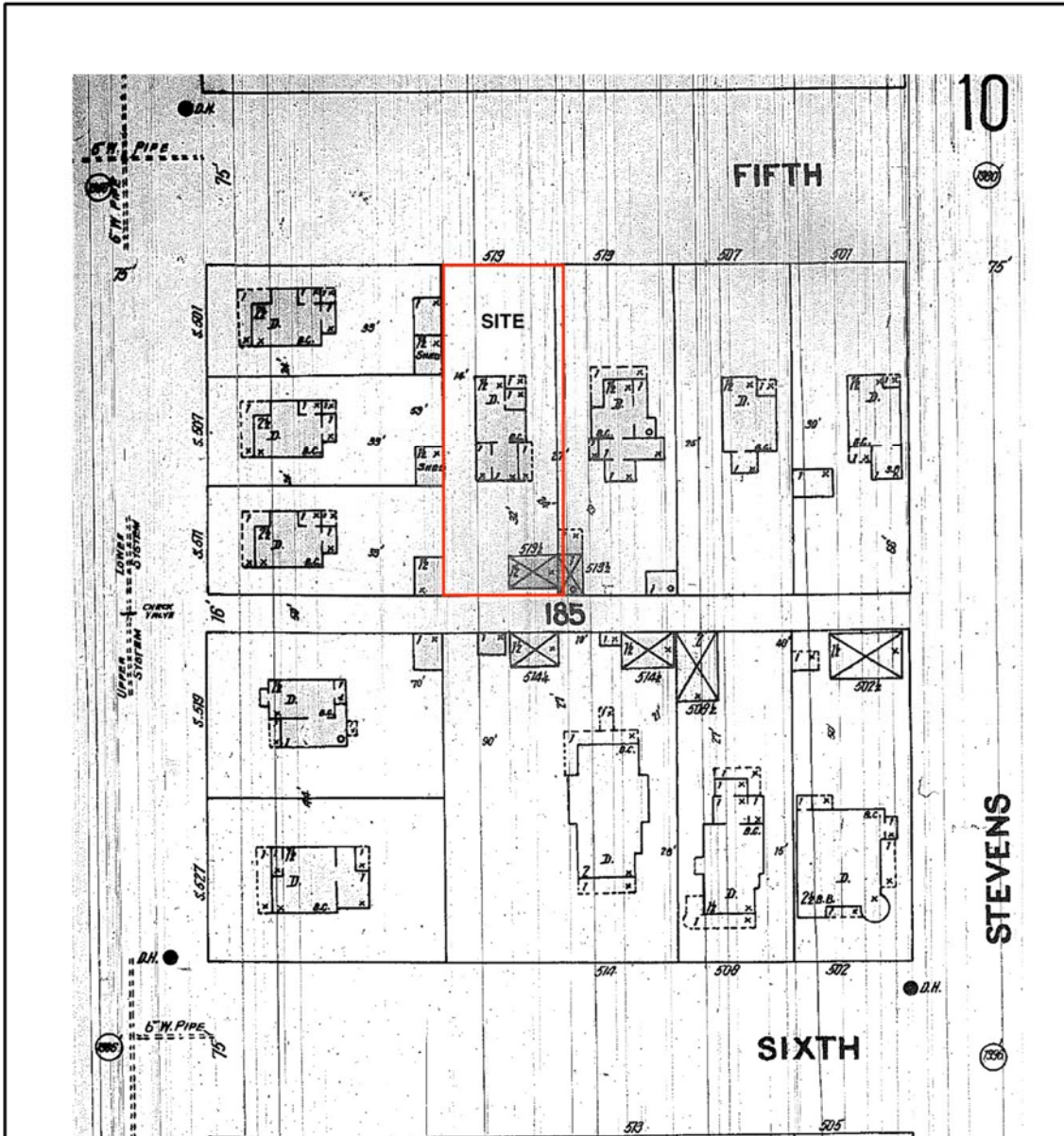




Sanborn Insurance Map – 1891 – page 34

**519 WEST FIFTH AVENUE**  
**1891 SANBORN MAP**

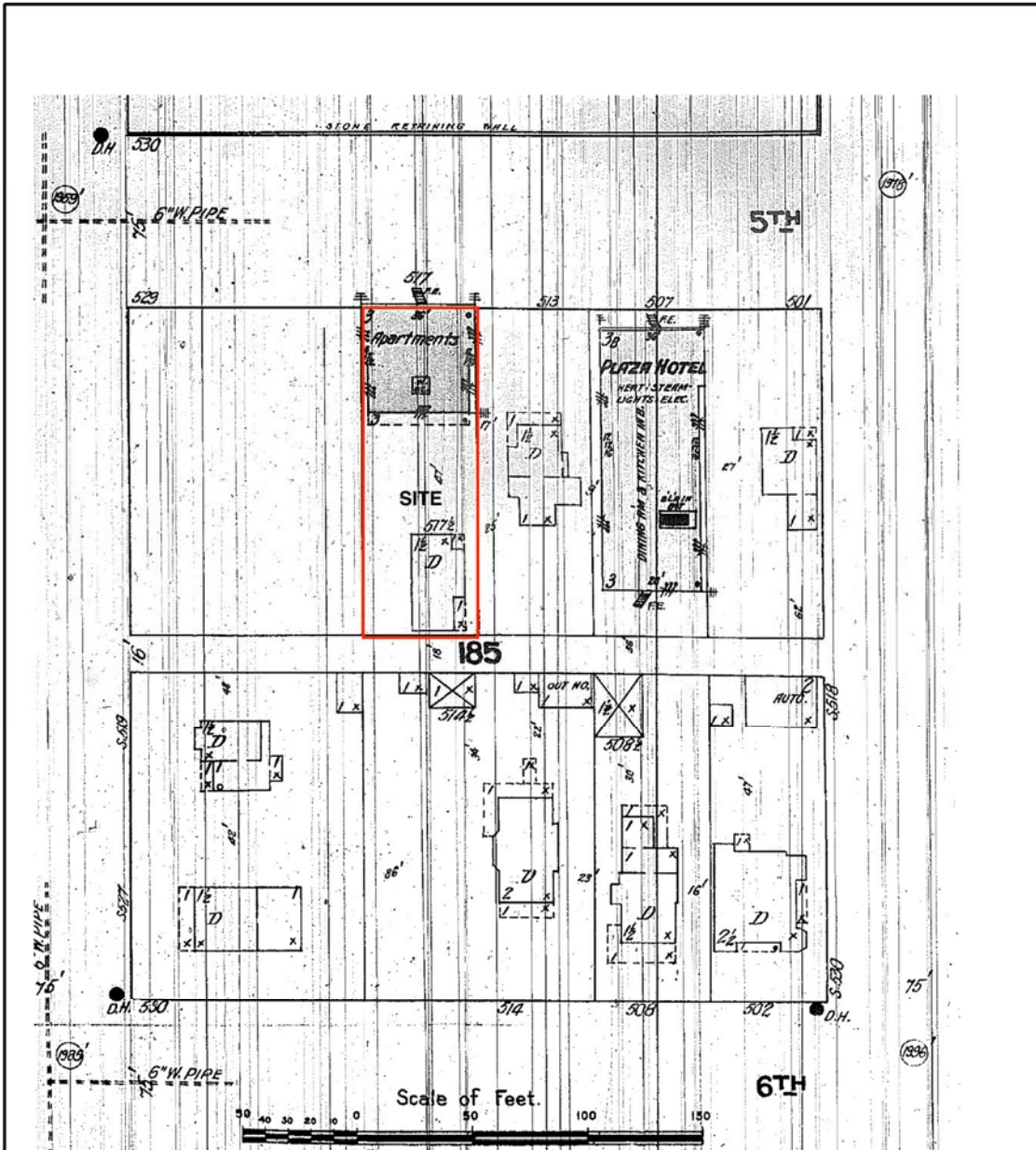
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Sanborn Insurance Map – 1902 – page 42

**519 WEST FIFTH AVENUE**  
**1902 SANBORN MAP**

↑  
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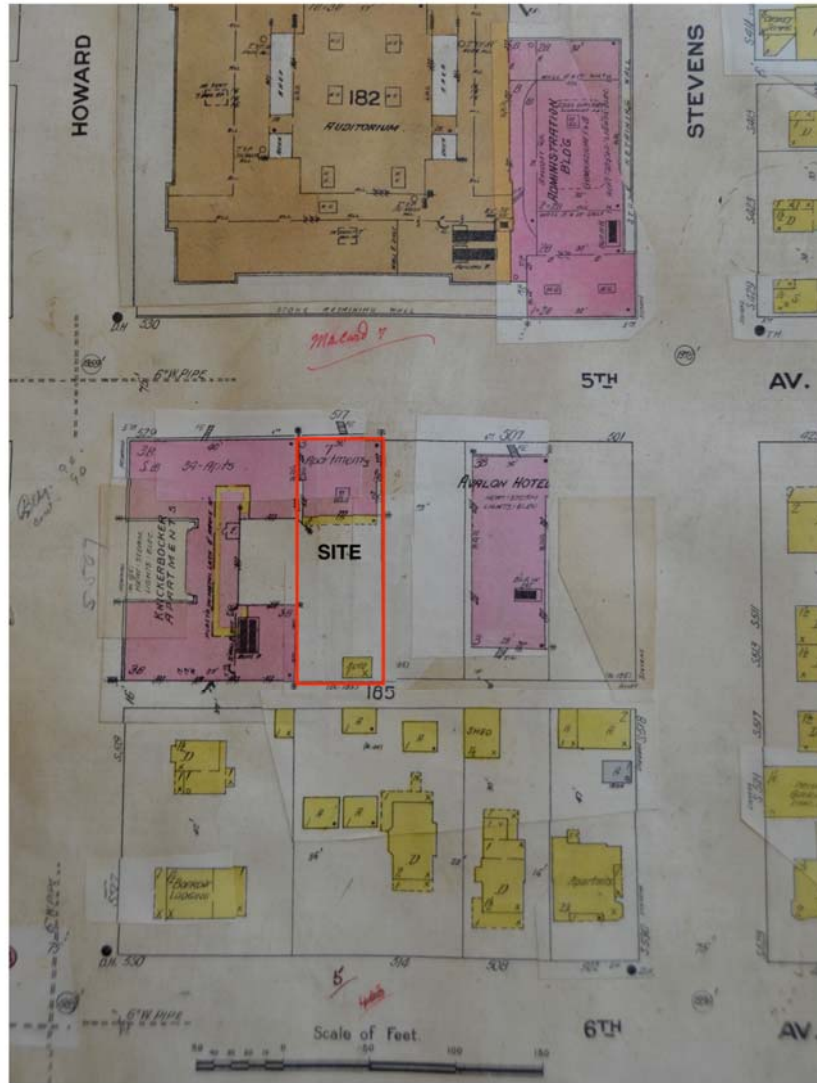


Sanborn Insurance Map – 1910 – page 471

**519 WEST FIFTH AVENUE**  
**1910 SANBORN MAP**

↑  
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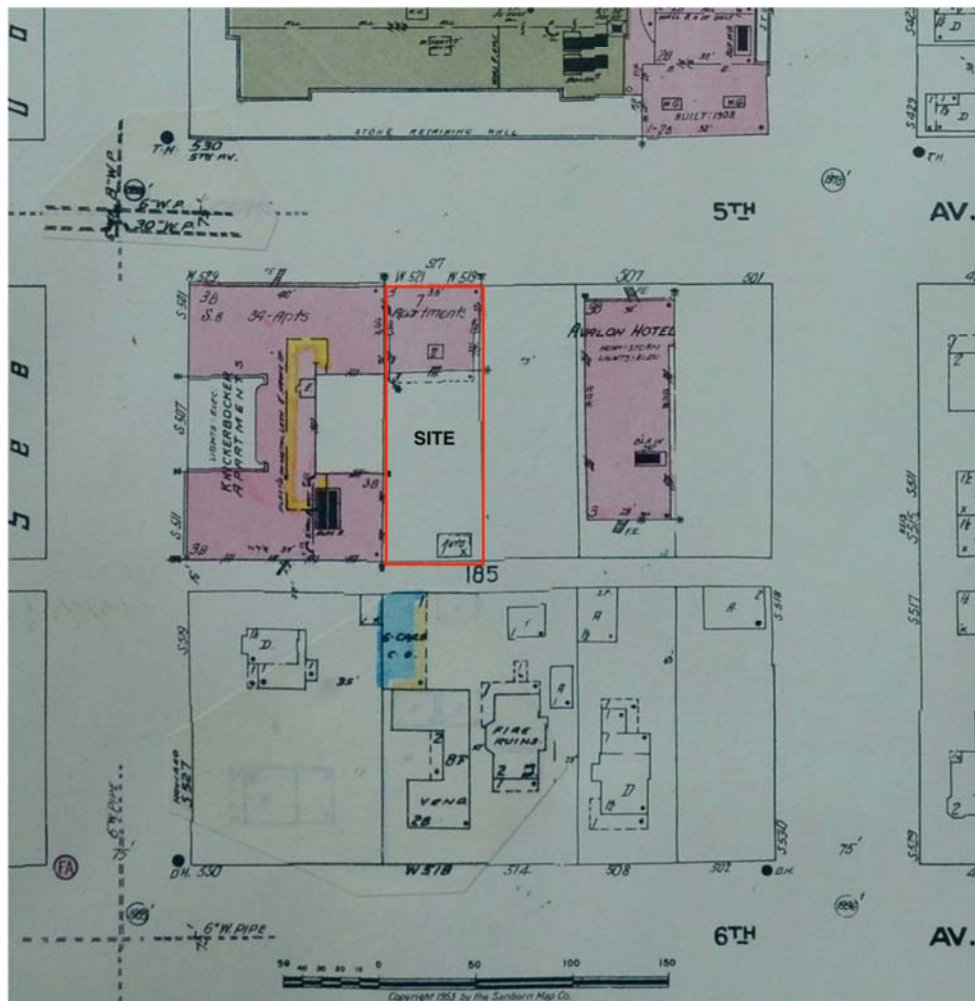




Sanborn Insurance Map – 1910 updated to 1928– page 471

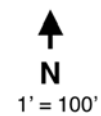
**519 WEST FIFTH AVENUE  
1910 SANBORN TO 1928**

↑  
N  
1" = 100'



Sanborn Insurance Map -1958- page 471

**519 WEST FIFTH AVENUE  
1958 SANBORN MAP**





## Photo Pages



1. Fifth Avenue - context, looking east



2. Fifth Avenue context, looking west



3. Looking southwest at northeast corner - front and east facades



4. Looking southeast at northwest corner - front facade





5. Front facade, looking south



6. East facade, looking west



7. Rear facade, looking north



8. The Garage, looking northeast





9. Front façade - entry bays, looking south



10. Cornice detail, looking south



11. First floor window detail (leaded glass)





13. Balcony and transom detail



14. Ground level window details





1. Entry alcove - front door to first floor, looking south



2. First floor entry, stair, and corridor lobby



3. Typical apartment - living room, looking north toward front of building



4. Typical apartment - living room fireplace



5. Typical apartment - living room, looking south toward bedroom and kitchen



6. Kitchen



7. Kitchen





8. Bedroom - typical, looking south



9. Bedroom - door to restroom



10. Restroom – typical



11. Third floor unit - living room, looking south toward entry corridor, and dining room



12. Third floor unit - dining room with Murphy bed, looking north toward living room





13. Third floor bedroom, looking south toward living room and closet doors



14. Rear entry to ground level utility rooms



15. Ground floor-electrical panel



16. Ground level utility room, looking west at furnace room