

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: Edwidge Apartments

And/Or Common Name: The Riverside, "Honeymoon Flats"

2. Location

Street & Number: 1227 West Riverside Avenue

City, State, Zip Code: Spokane, WA, 99201

Parcel Number: 35183.1205

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

commercial

educational

entertainment

government

industrial

military

museum

park

residential

religious

scientific

transportation

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

Street Number:

City, State, Zip Code:

County:

Spokane County Courthouse

1116 West Broadway

Spokane, WA 99260

Spokane

6. Representation in Existing Surveys

Title: N/A

Date: Enter survey date if applicable

Depository for Survey Records:

Federal State County Local

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: RES&ADD SPOKANE FALLS ALL N OF S80FTL5B27
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)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission hearing: _____

Landmarks Commission decision: _____

Date of City Council hearing: _____

City Council 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 Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The 1912 Edwidge Apartment building is a three-story unreinforced red brick structure that rises from a raised basement platform. The symmetrically-arranged front façade is divided into five bays, a centered entry bay with two window bays flanking each side. The ornate first-floor entry is approached by a straight run of steps with wrought iron balustrade that narrows as it curves into the open entry alcove; likewise, the bays aligned above on the second and third floors are open with recessed alcoves. Within the embossed stucco-clad basement wall, are window bays aligned with those of the upper floors. The window configurations in each of the floor levels are different: semi-circular-arched with cast stone lintels on the first floor; flat-arched voussoired brick and cast stone keystone and skewbacks on the second floor; and unadorned flat arches on the third floor. The building is terminated by an entablature composed of a frieze of alternating white terra cotta triglyphs and brick metropoles, dentil band, and projecting white pressed tin cornice supported by curved brackets. Atop the cornice is a narrow brick band, and white coping course that terminates the wall.

DESCRIPTION OF PROPERTY

The Edwidge Apartments, in the west end of downtown Spokane, is about three blocks west of the central business district. The block in which it is located, Block 27, is triangular with the apex on the west end formed by the merge of Riverside and Sprague avenues at Cedar Street. Riverside Avenue, with its boulevard park strip, is the center of the Riverside Avenue National Register Historic District (1976). The Edwidge is in the historic district along with a cluster of other early 1900s apartment buildings. On the south side of the Riverside Avenue, the Edwidge faces north across the Riverside boulevard strip toward the Riverfalls Tower Apartment building (1973). The San Marco Apartments (1904, NRHD, SRHD) is on the west side of the building and terminates the block with frontages along both Riverside Avenue and Sprague Avenue. A six-foot walkway separates the two buildings and provides access to the basement of the Edwidge and up a run of concrete steps south to Sprague Avenue. Adjacent to the east (two-foot separation) is the Riverside Court Townhouse (2007), and further east, is the former Knights of Pythias Hall (1911) now occupied by NAC Architecture. The 1913 Myrtle Apartment building is kitty-corner across a parking lot to the southeast.

Originally built in 1903 (Assessor file, 1902) as a two-story wood-frame building called the Riverside Apartments (also called the Davis Flats, and Honeymoon Flats), the building was damaged by fire in 1912. It was subsequently rebuilt as a three-story brick building with the same footprint as the original. When rebuilt in 1912, the building was renamed The Edwidge. No evidence has yet been located to determine if the 1903 wood structure was completely removed or whether the foundation and lower structure were retained and incorporated into the existing brick building. The 1910 Sanborn Map indicates a bay in the southwest corner (rear) that is similar to the bay in the existing building. This bay is stucco that projects from the west and south walls. It is possible that it was retained from the original building with a third floor added.

The 1912 Edwidge Apartment building is a three-story unreinforced red brick structure that rises from a raised basement platform. The angled and symmetrically-arranged front façade is divided

into five bays, a centered entry bay with two window bays flanking each side. The ornate first-floor entry architrave is approached by a straight run of steps with wrought iron balustrade that narrows in an elliptical curve as it ascends to the open entry alcove. Aligned over the main entry, and like the first floor, the bays on the second and third floors are open with recessed alcoves. The window configurations in each of the floor levels are different: semi-circular-arched with cast stone lintels on the first floor, flat-arched voussoired brick and cast stone keystone and skewbacks on the second floor; and unadorned flat arches on the third floor. A pressed tin entablature painted white terminates the flat roof building.

Within the embossed stucco-clad concrete basement wall, are flat-arch window bays aligned with those of the upper floors. Set into the basement wall, the sash is double-hung wood with ten-over-ten lights. Since the bottoms of the windows are slightly below grade, they are set in sheet metal wells. One block course above the tops of the windows is a projecting water table course that demarks the junction of the basement and first floors. The water table extends to the concrete stair curb and forms the base for the limestone quoins of the main entry archway surrounds.

Eight concrete steps, with enclosing concrete curbs and wrought iron balusters, sweep in an elliptical curve that uncurls at the base and narrows to the molded limestone main entry ensemble. The balusters curl around newel posts topped with an urn form and ascend to a second newel post attached to the limestone jambs of the recessed entry portal. Beveled inward to match the intrados of the compound semi-circular arch, the door surrounds are configured as quoins with the bases and capitals extending outward of the pilasters. The elaborate entry entablature framing the arch opening consists of scroll consoles, molded spandrels with bullseyes, rounded keystone, cornice and smaller entablature panel in which name panel resides.

The entry arch and the brackets spring from a capital base distinguished by bas relief triglyphs to support the projecting cornice. The molded cornice forms a shelf on which an embellished name panel is prominently displayed. A decorative limestone entablature frames in a recessed panel, the name "EDWIDGE." Atop the entablature within the alcove opening is a wrought iron balconet, and an iron gridwork in a pattern of alternating square rods and circles decorates the sides and top of the opening. A flat and flush limestone lintel extends beyond the sides of the brick opening and supports an elliptical arch of composed of brick headers and flat limestone keystone. Within the arch is a bas relief limestone panel with bullseye framed by an elongated tear drop pattern. The third-floor alcove this a simple square opening with the iron gridwork pattern on the inside of the sides and flat arch top. A flat limestone sill projects slightly from the wall plane and beyond the sides of the window opening. Simple congé brackets aligned with the inside of the window jambs support the sill of all windows.

Within the main entry arcade is an angled wall in which is set a wood and glass panel door, multi-light sidelights and transom windows. "EDWIDGE APTS." is lettered on the upper glass panel, the lower wood panel is recessed. The sidelights consist of a recessed lower wood panel corresponding to that of the door and an upper section with fourteen lights in two columns. Above the sidelights are six-light transoms arranged vertically to correspond with the lower sidelights, and a single-light transom with a horizontal orientation above the door.

The first floor window bays extend from the water table and are composed of a recessed panel framed by the water table, the window jambs, and a flat and flush limestone sill. Within the recess is a limestone panel surrounded by horizontal brick headers with brick soldiers at the ends. Above the sill is a double-hung wood sash framed by a wood brick mold. The sash is ten-light-over-ten-light. A flat and flush limestone lintel extends beyond the window jambs and supports a semi-circular blind arch. Vertically aligned brick headers with the intrados on the jamb line and a limestone keystone define the arch. A recessed brick field within the arch frames a limestone bullseye rondel.

The second floor window bays, aligned over the first floor bays, are distinguished by a composite flat-arched voussoired brick and limestone window head and flat and projecting limestone sill. The sill projects slightly from the wall plane and beyond the sides of the window opening. Simple congé brackets aligned with the inside of the window jambs support the sill. The arch is composed of brick soldier voussoirs, a tripartite limestone keystone and flaired limestone end blocks that extend above the brick soldiers. The center section of the keystone projects from the wall plane and above the brick stretcher course defining the top of the arch. The sash is identical to that of the first floor.

The third floor window bays are the same as those of the second floor but the flat arch is undifferentiated brick field. The sash is the same as the floors below. Three brick courses above the window head is the white pressed tin entablature that terminates the façade.

A white horizontal band marks the bottom of the entablature and is integrated with the triglyphs that extend into a dentil band at the bottom of the cornice. Alternating with the white terra cotta triglyphs are brick metropolies with the triglyphs wrapping the corners of the wall. Aligned above the triglyphs are pressed tin brackets and a projecting cornice. Atop the parapet wall is a narrow brick band, and white pressed tin coping course that terminates the wall.

The foot print of the building is within the parcel boundary with a six-foot walkway on the west side and a two-foot gap along the east boundary. The front (north) façade follows the angle of Riverside Avenue while the rear (south) façade is at right angles with the side walls. Dimensions of the building are 42 feet in width, 82 feet along the west façade, and 104 feet along the east façade, and about 50 feet along the north façade.

West Façade

The basement wall is stucco embossed in a block pattern and rises from grade to a projecting water table that divides the concrete basement wall and brick first floor wall. The four-inch wide course projects about two inches from the wall plane.

The west façade is set in about six feet from the west property line, and separated from the next-door San Marco Apartment building by a paved walkway. The walkway descends in an angled ramp from Riverside and flattens near the middle of the building. At the south end, thirteen steps provide access to a walkway that provides access to the San Marco and to Sprague Avenue. The

west wall is in two sections with a tower bay in the southwest corner. The northern section is variegated red brick like the front façade; and the middle section is buff brick.

The front northwest corner displays a “dog tooth” brick pattern resulting from the angled front façade meeting the northern end of the west façade. The brick bond consists of alternating headers and stretchers, English cross bond. The northern section of the wall is red brick and divided into four equally spaced bays, with the windows configured identically to the front façade. As with the front, the wall is terminated by a white-painted pressed tin entablature.

The middle section has a concrete basement wall without the stone block embossing of the north section. Set deep into the basement wall are two wooden pedestrian doors, one a solid five-panel, and the other with an upper glass panel and a lower wood panel. Two window bays are within the wall. Like the north section, the water table course extends to the rear of the building. The main wall section is buff brick in common bond and divided into six bays with irregular spacing. All windows have flat unadorned arches and brick header sills. The wall is terminated by a concrete tile parapet cap.

The stucco-clad southwest corner bay projects from the façade plane about two feet in an octagonal shape. Windows corresponding to each floor are on the angled planes and on the flat plane. The sash is wood – one-over-one double-hung on the angled planes, and on the flat plane, fixed single panels with the upper sections configured in a muntin diamond pattern--two full and eight half sections.

East Façade (side)

The east façade is next to the Riverside Court Townhouses but extends about 20 feet south of that building. Visible in the east exposed wall, both south of and above the townhouses are seven window bays, a chimney, and three third floor bays. Six additional window bays are in the wall north of the chimney, but are not visible from either the front or rear of the building. The windows are irregularly spaced and of the same size, other than the two bays north of the chimney. They are configured identically to those of the rear and west facades with flat unadorned arches and brick header sills. The sash is wood, and other than one bay alignment, one-over-one double-hung. The differing sash is fixed with an upper transom section composed of a muntin diamond pattern with full and half diamonds.

Rear (South) Facade

The rear façade, facing south on to an asphalt parking lot, is square and flat brick with two window openings on each of the three floors. The buff brick is laid in common bond with a header course every eighth course. A slightly projecting brick string course runs from corner to corner three courses above the third floor window head. Cast concrete tiles cap the parapet wall.

Within the wall are two windows are on each of the three floor levels. The windows are centered in the wall, about six feet apart, and about fifteen feet from each corner. The second and third floor windows, which serve as emergency exits, are connected by a wrought iron fire escape. Because of site grade, the first floor windows are low, about 18-inches above grade. The

windows have flat arches and brick header sills that project slightly outside the jambs and forward of the wall plane. The double-hung wood sash is set into the unadorned openings with a simple rounded wooden brick mold. The first and second floor windows are one-over-one sash, while the sash of the third story is twelve-over one (three columns, four rows).

The floor plan of the building is a trapezoid with an angled front façade. Forty-two feet wide, the building is 81.5 feet deep on the west side, and 104 feet deep on the east side. At the southwest corner of the building, a three-story bay projects slightly, about 4.5 feet west of the façade plane. A six-foot walkway is along the west side, and a two-foot gap is along the east side.

Rising about six feet above east parapet wall is a square brick chimney that is south of center.

Interior

According to the Assessor's field file, each of floors one through three contains approximately 3,925 square feet with 3,990 square feet in the basement. The entry and interior alcoves at the front of the building contain about 65 square feet. The second and third floor alcoves include a sitting area outside of an access door and a window, and a spiral wrought iron stairway that connects the two alcoves. The recessed front entry alcove opens at an angle to a central hallway that provides access to apartment units on each side. In the entry lobby are mailboxes on each side and solid wood panel doors to one unit on each side of the hallway. On the right (west) side of the hallway is an open stair well that ascends to the second floor. Thirteen units are on the first, second and third floors. Two units are in the basement.

Each of the hallways run through the building to a small room with a window on the south end to the fire escape. On the left side of the first floor entry hall is a bank of mail boxes and doors along the hallway to the apartment units. On the west side on the wall just beyond the front entry is a cast iron radiator, bank of mailboxes, and a door to an apartment unit. South of the door is a walled stairway that opens to the front (north) and ascends southerly in a straight run to the second floor landing. The carpeted stairway has a balustrade along the east wall, a flat four-inch molding on the west wall and flat base molding along both sides. A fire door, opening to the east at a right angle to the stairs, provides access to the north-south hallway.

On the south end of the stairwell is a door to the basement stairs. The stairs are carpeted and unlike the stairs to the upper floors include a molded wooden spindle balustrade along the east side which is open. The doors to two apartment units are at the north end of the hallway. At the south end is a fire door the provides access to the furnace room and a right-angle intersection with the hallway that opens to the west via an exterior exit door. Utility, storage and laundry rooms are in the basement.

The hall and stairs are configured similarly on all three floors. Wood floors are carpeted, walls and ceilings are plaster over lath. The plaster wainscot is painted and wallpaper clads the walls between the chair rails and the picture rails. Six-inch wood base moldings, chair rails and picture rails detail the hallways and stairwells. Round and molded newel posts on square bases terminate the molded wooden stair railings (attached to wall without balusters) at both ends. Hallway doors

are wood with recessed single-panel, surrounded by flat four-inch wood moldings. The wall-ceiling juncture is finished with a coved molding.

The second floor is configured similarly to the first with a central hallway and apartment units on each side. At the south end are two doors, the one on the left (east) side opens to a long corridor--with three doors on the east wall--that ends in a small room with a fire-escape window on the south wall. At the north end, the hallway ends in a window and a door and that opens to the alcove in the front façade. A cast iron radiator is in the northwest corner on the west wall and doors to apartment units are on both sides. And similarly, to the first floor, the stairway to the upper (third) floor is along the west wall. The end window is double-hung wood sash with six-over-six lights. The door is wood panel with a glass upper and wood lower. Within the alcove is a small seating area and a wrought iron stairway that angles and switchbacks to the third floor alcove.

The stairway to the third floor, ascending north to south is the same as between the first and second floors. The north end of the hallway terminates the same as the second floor with a door and window opening to an alcove with sitting area on the front side (north). The third floor varies in configuration from the first and second floors. The south end of the hallway extends to a small room which provides access to the fire escape window in the southwest corner. Apartment doors are along both sides of the hallway. Skylights are in the ceiling which result in another feature not included in the lower floors, window openings to the hallway. These openings are now clad with painted wood panels.

The apartments throughout the building vary somewhat in size and room configuration but they all include an entry vestibule/hallway that opens to a kitchen, parlor, or a bedroom (Unit C, the one the author visited). Kitchen with base and upper cabinets, sink, gas range and refrigerator, and a bathroom with a tub/shower, sink and toilet are typical. Kitchen and bathroom floors are covered with linoleum, and the dining, living and bedrooms are hardwood or carpet. Moldings are relatively simple and include painted wood bases, doors and windows, and picture rails. Cast iron radiators provide heat.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The essentially building is unaltered.

SECTION 8: STATEMENT OF SIGNIFICANCE

Area of Significance:

A – Broad Patterns of Spokane History

C - Architecture

Significant Dates: 1903, 1908, 1912

Period of Significance: 1903 -1912

Architect: Unknown

Building Developer: O. J. Davis for 1903 building, Martin Woldson for 1912

Building Contractor: O. J. Davis for 1903 building, Charles Jasper for 1912

SUMMARY STATEMENT

Significant under Category A – Broad Patterns of Spokane History

Constructed in 1912, the Edwidge Apartment Building is eligible under Category A because its construction evolved during the city's most significant period of growth, 1900 to 1910. As an early west downtown apartment building, originally built in 1903 as the Riverside Apartments, it was heavily damaged by a fire and rebuilt in 1912 as the Edwidge Apartments. The building represents the residential movement beyond the city's central business district to adjacent neighborhood districts and beyond. Single room occupancy hotels, boarding houses, and lodgings dominated the types of housing built in the downtown and close-in neighborhoods from 1900 to 1920. Around 1900, apartment buildings, as a distinct multi-family housing type, began appearing in downtown Spokane and moved to the edges of the business core and into Browne's Addition and the lower South Hill. The Edwidge, originally the Riverside Apartments (1903), was constructed in 1912 one of the early apartment buildings in the west end of downtown.

Significant under Category C – Architecture

Essentially unaltered from its original construction in 1912, the three-story 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. Stylistically, it combines classical elements and material and shape to differentiate the different floor levels. Relatively rare in Spokane are the deep main entry alcove and recessed open alcoves that are highlighted by elaborate wrought iron grilles within the window openings. Approached by an elliptical stairway with wrought iron balustrade, an elaborate stone architrave prominently defines the entry alcove. The entry entablature melds into a balconet of the open second floor alcove which terminates in a segmental arch within which is a bas relief stone panel. The demarcation of each floor level is achieved by a different window configuration--semi-circular arches, voussoired flared flat aches, and flat aches reaching to the terminating and elaborately detailed entablature and cornice.

While not displaying a specifically-identifiable style, the details and materials of the front façade and northern half of the west façade, has characteristics of Renaissance Revival. The Italian Renaissance Revival was popular in America from the late 1800s to 1930. This style typically exhibits many of the following characteristics: two to four stories in height, rectangular in plan;

symmetrical and flat facades; masonry or stucco walls; different architectural treatment on different stories (window openings for example); rusticated masonry at ground level; recessed entry porch flanked with classical columns or pilasters; raised basement and short flight of stairs from street level; occasionally, a balustraded balcony, round arches and arcading porches; and massive cornice that rests directly on the architrave with frieze being omitted. (Harris, 1998)

The Edwidge is an example of one of the earlier apartment houses whose architecture conveyed that this was a middle-and upper-middle-class apartment building.

The Edwidge (and the Myrtle) is listed in the Riverside Avenue National Historic District as a “Secondary Property.”

HISTORIC CONTEXT

STATEMENT OF SIGNIFICANCE

Chronology of the Development of the Edwidge Apartment Building

Historical Context

The historical context for Spokane has been included in several National and Spokane Register nominations, including the Riverside Avenue National Historic District (Garrett & Potter, 1976) 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 Matheney 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 the U.S. Census, 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.

In January 1905, *The Spokesman-Review* extolled the growth in Spokane. "BUILDING RECORD HERE UNEQUALED." F.E. Goodall Says Spokane Leads America In Construction—His Annual Address. [as president of the chamber of commerce]

"Spokane leads all other cities of the United States of equal population in building activity. There were 1781 building permits issued for the year, having a total valuation of \$3,590,917, which surpasses any previous record."

"The records for the past five years show 6090 new buildings with an estimated valuation amounting to \$10,133,688. Do you want to see a continuance of this remarkable growth? Then boost for Spokane and let your boosting be through the channel that will do the most good—the chamber of commerce."

The February 5, 1905 edition of *The Spokesman-Review* provided a map showing ownership of all the parcels – 686 ownerships - in downtown Spokane between Division and Adams streets, and Third to Ferry avenues. In an explanation of the map, the accompanying sidebar stated: "The map shows up wonderfully different to what it would have a few years ago, when the Hypotheekbank and other mortgage companies owned a very large part of the included district. Since that time they have disposed of nearly all their holdings, until the Hypotheekbank does not a piece of property on Riverside avenue east of Monroe street and only a few on Main avenue and

Front avenue.” Hypotheekbank, did however, own one lot in the block, along the north side of Riverside Avenue.

The Spokesman-Review celebrated its 25th 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 of \$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.”

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; 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 containing 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.

In 1903, the year the Riverside Apartments were built (later enlarged as the Edwidge in 1912) the Polk classified directory listed eight apartment buildings: Blalock Block, Chemical Block, Felix Bock, The Lindelle, Metropole Apts., Montvale Block, Riverside Apts., and The Victor. In 1905 Polk listed nineteen apartment buildings, including for the first time, the Ammann (1904), Buena Vista (1905), and Vallamont (1905). The San Marco was also built in 1904. These buildings were downtown, ringing the business core, primarily east and west of the business center. Browne's Addition followed, with new apartment buildings constructed in 1905 through 1910, and, within a year, apartment buildings began the climb of the South Hill.

The cluster of apartments along Riverside and Sprague between Jefferson and Cedar streets built between 1903 and 1905 included several of those listed above: The Riverside (Edwidge), Ammann, San Marco, Buena Vista, Vallamont, and Myrtle (Not named so until 1911, and no name determined prior to that).

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 explained 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.”

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.

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 fully 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 apartment buildings were typically two to four stories in height and used a variety of floor plans. Smaller buildings on narrower lots such as the Fifth Avenue Flats, the Edwidge, the Myrtle, the Ammann, for example, used a centered entry on the fronting street with an entry foyer, central “double-loaded” corridor with apartment units on each side, and a stairway, either open or walled to the basement, second and third floors.

The Edwidge plan, conveying a stately and prosperous look, features a central, street-level entry approached by concrete steps with wrought iron railings. The elliptical-shape steps ascend to an elaborate arch with stone quoin jambs, scroll brackets, and ornate entablature into an angled and deep entry alcove. A glass panel door with multi-light sidelights opens to a small foyer with immediate access to an open ascending stairwell along the west wall and a central double-loaded hallway (apartments on each side). Characteristic of apartment houses, living rooms, bedrooms,

bathrooms and kitchens were included in each unit. This pattern is the same for the first, second, and third floors. Doors at the north end of the second and third floors provide access to an alcove and sitting area over the front entry of the building. The rich detailing of the front façade, the spaciousness of the rooms with all the amenities needed for a home, the apartments were intended for middle-to upper-middle class residents.

Development of the Edwidge Apartments and Myrtle Apartments Block

The block on which the Edwidge and its neighbor, the Myrtle, reside is unique in downtown Spokane for its triangular shape resulting from the merge of the park strip of Riverside Avenue and Sprague Avenue at Cedar Street. Jefferson Street forms the eastern bounding. Riverside is a boulevard street and the foundation of the Riverside Avenue National Historic District. [Although not mentioned in the Riverside NHD nomination, nor is it on the block on which Edwidge is located, the Crest Hotel, built by D.B. Fotheringham and engineered by Abe Houle (the brother-in-law of Maude Houle for whom he built the front portion of what would become the Myrtle Apartments), was located across Riverside Avenue. Touted as a “Construction Feat” in the January 2, 1910 edition of *The Spokesman-Review*, “The Crest is to be strictly a hotel building, arranged so that it can easily be thrown into “bachelors’ quarters, a family hotel or a fashionable rooming house.” The Crest was razed in the early 1970s and replaced on the same site by the Riverfalls Towers Apartments.]

The 1889 Sanborn Insurance Map shows that the block in which the subject building is located was occupied by the Unitarian Church at the southeast corner of Sprague and Jefferson, the M.E. Church on Sprague near mid-block. Two vacant lots and a lot with two dwellings were between the churches. The rounded apex parcel west of the ME Church was undeveloped. Fronting to the north along Riverside near mid-block was a dwelling and on the future Edwidge lot, a foundation. The parcels to the east were undeveloped.

In the next year, 1890, “Holderman’s Livery” fronted on Riverside, two parcels east of the future Edwidge site (adjacent to the north boundary of the future Myrtle site).

The 1902 Sanborn depicted the Edwidge site without the foundation, and new buildings on the block: the three parcels east of the Edwidge site included a “Hearse & Buggy Ho.,” the “Riverside Livery, feed and sales stables,” and a wagon shed in the northeast corner. Two dwellings now occupied the parcel adjacent to the west of the M.E. Church.

The 1910 Sanborn shows a significant transition had taken place on the block after 1902. The west end of the block was now occupied by the three-story brick San Marco apartment building (1905, NRHD, SRHP), that in a “V- shaped” floor plan, occupied frontages on both Sprague Avenue and Riverside Avenue. To the east, and fronting on Riverside, was the two-story wood frame Riverside Apartments (1903, future Edwidge). A six-foot walkway which ran from Riverside through to Sprague separated the two buildings. The parcel east of the future Edwidge was undeveloped; a wagon shed and a livery were in the next two lots, and a “Lodge Hall” (Knights of Pythias, 1911) was depicted on the northeast corner of the block “from plans.” Along Sprague Avenue, the “1st Unitarian Church” remained on the southeast corner of the block and 50 feet east was a three-story brick apartment building (built in 1905, that would become the Myrtle). Adjacent to the west of the future Myrtle were two dwelling units and filling in the lot between the dwellings and San Marco was a three-story brick apartment building.

The 1928 update to the 1910 Sanborn Map showed the three-story brick and concrete Edwidge Apartments that had replaced the fire-damaged Riverside Apartments in 1912. The lot to the east remained vacant, and a one-story brick garage occupied the next lot. The “K. of P. Castle” with open land on its west and south sides occupied the northeast corner of the block. On the southeast corner of the block were two masonry buildings which replaced the former church building, one labeled “Autos” in the northwest corner of the parcel and a small building labeled “Off.” in the southeast corner replaced the church. The Myrtle Apartments, occupied the entire lot, the three-story brick rear section added in 1913. The two dwellings west of the Myrtle were removed and the apartments to the west remained.

The 1958 Sanborn map indicated the following changes to the block: the three-story apartment building south of the Edwidge was removed and the two adjacent lots between the Edwidge and Myrtle apartment buildings were vacant (now a parking lot); the two lots adjacent to the east were now occupied by a service station and auto supply shop. The lot in the southeast corner of the block was occupied by a cluster of auto repair buildings and used auto sales.

The Edwidge Apartments, 1227 West Riverside Avenue

The property on which the Edwidge Apartments was constructed was purchased by O. (Ole) J. Davis by warranty deed, September 8, 1902 from Louis F. Baer. The lot was undeveloped. On February 3, 1903, Lizzie Davis granted a Quit Claim Deed for this parcel to husband O. J. Davis.

1903 Polk Directory has Ole J. Davis, contractor and builder, president of Pacific Building Co., office in Apt. 4, Riverside Apartments, 1227 Riverside, Residence the same. (Davis was first listed in Polk in 1901, but an advertisement under Contractors and Builders listed him with an office at 821 Sprague in November 1900.) In 1903, Polk also lists eight apartment buildings in the classified section: “Blalock Block, Chemical Block, Felix Bock, The Lindelle, Metropole Apts, Montvale Block, Riverside Apts, and The Victor.”

Mr. Davis was reportedly having some difficulty with his wife Lizzie during this time. According to an article in *The Spokesman-Review* of October 11, 1903, “Lizzie Davis Sues for Divorce From O.J. Davis.” She was requesting \$150 per month alimony.

Lizzie Davis took the preliminary steps in the superior court this morning to secure a legal separation from her drawing in the matrimonial lottery. She alleges in the complaint that she and O. J. Davis were married at San Francisco, January 8, 1893, and that one child has been born to them. That the defendant has been guilty of extreme cruelty and has heaped personal indignities upon her until she can stand no more.

That he has outraged her feeling and caused her intense suffering by charging her with unchastity and infidelity without cause. That defendant manifests no love for her and quarrels with her without provocation

She alleges that the defendant is a building contractor and has property which has been accumulated since their marriage and that his income is about \$500 per month. She asks that he be decreed to pay \$150 per month for the support of herself and child and \$1000 for suit expenses.

Apparently, the separation requested by Mrs. Davis was worthy of a follow-up article in *The Spokesman-Review*. On October 15, 1903, “Divorce Suit Begun” chronicles the next step in the

proceedings. Judge Kennan directed Mr. Davis to pay \$100 per month alimony and \$75 attorney fees.

Incident to the suit Mrs. Davis is demanding custody of the little boy, their only child. She alleges that the boy has told her that his father has on several occasions taken him into saloons in this city. For that reason, she says, the father is not a fit person to have the custody of the child. Mrs. Davis says her husband's income is about \$500 per month. He owns an apartment house at 1227 Riverside avenue.

Like Davis, Martin Woldson (the future owner of the Riverside Apartments and builder of the Edwidge Apartments) was facing some personal relationship issues in the courts in 1905. A March 18, 1905 article in the *Spokane Chronicle*, "**Don't Agree on Wedding Date,**" reported a divorce case of a couple married in Missoula, Mont. The husband, Andrew Larson disputed the date of marriage and also "... alleges that the plaintiff (his wife) did, on the 7th of August 1904, at the Pacific hotel, in Spokane, commit adultery with one Martin Woldson without the knowledge and consent of the defendant."

The Woldson adventures continued and were again reported on May 27, 1905. "**WRECKING TWO HOMES**" "**That Is the Crime With Which Woldson Is Charged.**"

Martin Woldson must be a gay Lothario, judging from two suits which have been filed against him in the superior court. One was filed yesterday by Andrew Larson, who wanted \$25,000 from Woldson for the alienation of his wife's affection, and today another suit was filed by Adolph E. Hanson, who has the same kind of grievance against Woldson.

The Hanson complaint alleges that on July 15, 1904, Woldson enticed Annie K. Hanson, wife of the plaintiff, to accompany him to dinner at a restaurant, and that while there he gave her a glass of beer into which he had put a drug. It was further alleged that while she was in a stupor, caused by the drug, Woldson took her to a lodging house where he kept her with him for three days. Following this, according to the complaint, he continued his attentions on her until he had alienated her affections from her husband. Hanson asks for damages in the sum of \$50,000.

On order of Judge Huneke the suit was transferred to the federal court, the plaintiff being a resident of Washington and defendant of Montana.

In December 1905, also reported in the *Spokane Daily Chronicle*, "**HANSON WOULDN'T FACE THE MUSIC,**" "**Man Who Claimed Fifty Thousand Dollars From Wealthy Martin Woldson Vanished Before Trial Begins.**" Apparently, Mr. Hanson was suing Mr. Woldson of Helena, Montana. "Martin Woldson, the well known railroad contractor, will not have to face a judge and jury in the federal court and defend himself in a suit for a fortune." Mr. Hanson was suing for \$50,000 for the alienation of his wife's affections and claimed that Woldson "enticed Annie K. Hanson into Davenport's restaurant and there gave her a glass of beer which had been drugged. The woman, it was claimed, was then taken to the New Jersey house. She was detained, it is claimed, for several days, her husband knowing nothing of her whereabouts. Apparently, Hanson disappeared and did not show up for trial. The case was dismissed, depriving Spokane, as one observer stated it, "...it would have been one of the most sensational ever tried in this city."

The Larson alienation case moved slowly through the courts. A May 22, 1907 article in the *Spokane Chronicle* reported: “**CASE MOVED SLOWLY.**” The Larson alienation of case against Woldson had been initiated two years ago.

The suit of Andrew Larson against Martin Woldson for damages for alienating his wife’s affections is progressing slowly in the United States court. The case was ordered continued on account of a deposition for the clerk of the Pacific hotel being incorrectly made out and the court imposed terms on the prosecution which the prosecution was unable to pay, so the hearing was resumed. But one witness was heard this morning, this being Mrs. Anna K. Hansen. Several witnesses are still to be heard and the case can hardly be finished before tomorrow.

The suit was finally resolved on May 27, 1907. According to the *Spokane Chronicle*, “The jury in the suit of Andrew Larson against Martin Woldson for the alienation of his wife’s affections to \$30,000 returned a verdict giving the plaintiff \$9125 damages. The case has dragged over four days and testimony has been to show that Woldson had debauched Mrs. Larson and taken away from her husband.”

In 1905 there were 19 apartment buildings listed in Polk, including for the first time, the San Marco, Ammann, Buena Vista, and Vallamont. The Riverside Apartments at 1227 Riverside, also called the “Honeymoon Flats” in a *Spokane Chronicle* article of July 17, 1905, ran into problems with the board of public works:

“HONEYMOON FLATS MUST STOP SMOKING”

The board of public works this morning served notice on O. J. Davis, owner of the apartment house at 1227 Riverside avenue, commonly known as Honeymoon flats, that he must vacate the premises or comply with an order of the board requiring him to raise the main chimney or smokestack on the property.

Many complaints have been made to the board of the nuisance caused by the present low smokestack. The occupants of the San Marco, which adjoins Davis premises, have been especially annoyed.

It is stated at the city hall today that Davis has paid no heed to notices served by city officials. Complaints have been filed at the health office against Davis, claiming that a cesspool on his property is a menace to health. Notices from the health department to connect with the sewer and abate the alleged nuisance have been disregarded.

Martin Woldson purchased by Warranty Deed, the Riverside apartments from Davis for the sum of \$20,000 on April 30, 1908.

Ole Davis was last listed in Polk in 1908. Martin Woldson, of Caughren & Woldson, was first listed in 1909 with residence at the Halladay. Woldson’s romance troubles continued in a matrimonial bout with the courts when he was sued for breach of promise. *The Spokesman-Review* reported on June 17, 1909:

“WOMAN SUES SPOKANE MAN”

“Demands \$25,000 for Alleged Breach of Promise.”

Edwidge Milot of Helena has brought a \$25,000 breach of promise suit against Martin Woldson of Spokane in the district court here.

She avers that he first asked her to marry him in 1905 and that the date of the wedding was set, but that he has postponed it time and again until now the plaintiff avers he does not intend to marry her.

The 1910 Census of the United States enumerated the "30-year old" Martin Woldson residing at 1628 Ninth Avenue with his 25-year old bride, Edwidge, and one-month old daughter, Myrtle. Apparently, the breach of promise suit precipitated a marriage and spawned a daughter. [Note that the 1940 Census listed Martin as 75 years old with a birth date of 1864, which is correct. Thus, he should have been 45 years old in 1910, several years older than his wife.]

The 1910 Polk Directory listed 97 apartment buildings, but the Riverside, Edwidge and Myrtle were not listed; nor were they listed in 1911 and 1912.

The 1910 Sanborn Insurance Map depicted the apartment building at 1227 West Riverside as two stories and wood frame.

On April 26, 1912, *The Spokesman-Review* reported that "**Martin Woldson Spends \$15,000 on Apartment House.**"

"Martin Woldson to Replace Structure Burned at 1227 Riverside Avenue."

Martin Woldson, the railroad contractor, has awarded to Charles Jasper a contract for rebuilding the apartment house at 1227 Riverside avenue, recently gutted by fire. It will be converted from a frame into a brick building by replacing the exterior frame walls with brick. One additional story will also be placed on the building. The plans were filed with the city inspector's office yesterday and a permit will be issued today for the work which is estimated to cost \$15,000.

Two days later on April 28th, *The Spokesman-Review* published the following article: "**TREES FOR RIVERSIDE – PARKING STRIPS WEST OF MONROE TO BLOOM.**"

"Park Board Will Plan Seven Blocks With Grass, Trees and Foliage Plants."

Work will shortly be commenced by the park board in planting with trees and shrubs the parking strip on West Riverside avenue from Monroe street in front of the Spokane club to the intersection of Second avenue and Cedar street. The strip runs the length of practically seven blocks.

With the improvement of that portion of the avenue by paving a generous parking strip was left in the middle of the avenue between streets. The original plans called for the sowing of these with grass and setting out of shrubs along the entire stretch.

For several months the strips have contained nothing but unsightly gravel just as they were left by the contractors. Recently, however, property owners have urged the park board to complete the work. ...

We will probably set out European lindens at regular intervals along the strip, as they appear to be the most suitable for that location."

Thus, the boulevard strip just out the front door of the Edwidge would become green and a park strip would grace the neighborhood.

On July 22, 1912, Martin Woldson took out a permit for a water meter, connected in the basement, for a 16-unit apartment building.

The “Edgewidge” [sic] was first listed in the classified section of the Polk Directory under apartments in 1913, and the Myrtle was first listed in 1914. 1916-1920, Woldson, Martin (Edwidge) was listed at S. 903 Adams Street as “v-pres. of the Scandinavian-Am Bank, pres. Gen. Const. Co. rr contr., 444 Peyton Bldg.”

On January 22, 1919, Martin Woldson deeded several parcels to Edwidge Woldson. Among those parcels were Lot 5 (northern half) Block 27 (Edwidge Apartments) and Lot 7 in Block 26 (Myrtle Apartments).

An advertisement for ELECTRO-KOLD electric refrigerators in the September 27, 1927 edition of The Spokesman-Review announced that Mr. Martin Woldson, owner, and The Old National Bank and Union Trust Company, agents for the Myrtle Apartments, the Nygreen Apartments, and the Edwidge Apartments selected ELECTRO-KOLD to furnish their apartments.

On May 26, 1939, a TRUST AGREEMENT was executed between Martin Woldson and Edwidge L. Woldson, husband and wife, in favor of Myrtle Woldson and Frances Woldson. Upon the death of Martin Woldson as trustee, the Seattle-First National Bank would become the successor trustee. This agreement applied to two specifically listed properties, the Idaho Block and the Breslin Apartments; as well as “other property which may be added as hereinafter provided, and all of which shall be known as the Trust Estate.”

The Spokesman-Review would report on July 8, 1958:

“Contractor M. Woldson Dies at 94”

Martin Woldson, 94, at 526 Sumner, pioneer Spokane resident and building contractor, died Sunday at his home.

A native of Norway, Mr. Woldson immigrated to the United States and was a citizen for 73 years. He was active in railroad construction and was one of the first contractors for the Great Northern when lines were built through northern Idaho. Mr. Woldson was a close friend of Jim Hill, a GN president.

Prior to moving to Spokane Mr. Woldson built rail lines from Billings, Mont. to Canada. His property holdings in Spokane were large. He was president of the Golden Age breweries from 1933 to 1940 and had interest in the Breslin, Edwidge, Nygren and Myrtle apartments. The contracting firm he headed built the Lewiston hill highway.

Many Business Interests

Mr. Woldson was associated with the Idaho Lakeview mines, Fern Gold mines in Alaska, and was a major stockholder in the Roundup Grocery company. He owned business property in Hillyard and an interest in an oil well near Cutbank, Mont.

Mr. Woldson was a member of St. Augustine’s Catholic church, the Early Birds club, Kiwanis and Transportation clubs and the Spokane club. Survivors include the widow, Edwidge [sic], at the home; two daughters, Myrtle E. at the home, and Mrs. Kenneth M. Howser, Spokane, and two grandsons.

The Spokane Daily Chronicle, on February 4, 1966 reported: “Mrs. E. L. Woldson Is Taken by Death.”

“Mrs. Edwidge L. Woldson, widow of Spokane railroad contractor and capitalist, Martin Woldson, died today at a Spokane hospital where she had been a patient 10 months.

Born in Montana March 13, 1886, she had lived in Spokane 55 years.

The daughter of the pioneer Milot family of Deer Lodge, Mont., she was many years younger than her husband, who died here in 1958 at the age of 94. He was building railroads through Montana when they met and married. Subsequently, he established his headquarters in Spokane and they built the home at W526 Sumner, still a show place.

The Woldsons had widespread business and property interests and she continued for a number of years in the active management of family affairs. Among their holds were numerous apartment houses and downtown business properties in mining, oil and power companies.

She was a member of St. Augustine’s Catholic Parish, the Early Birds Club, Spokane Country Club, Spokane Club, Manito Golf and Country Club, St. Monica Guild and the English Speaking Union.

Among survivors are a daughter, Myrtle W. Woldson, at the home, grandsons Martin W. And Kenneth M. Howser Jr. both Spokane; two sisters ---etc.

[Martin Woldson, born 7/1/1864 in Christiana, Norway – arrived in US in 1882; was naturalized as a US citizen 2/24/1919; died 7/6/1958; Holy Cross Cemetery]

According to city of Spokane building permit records, E. Woldson (a trust administered by Myrtle) owned the building until the mid-1990s at which time Wells and Company purchased and managed the Edwidge (and Myrtle).

The property is currently owned by C&I Properties, LLC and was conveyed by quit claim deed on 1/10/2017 and Warranty Deed on 4/29/19.

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MAPS, GRAPHICS, AND PHOTOS

ADDRESS/BLDG. NAME **W. 1227 Riverside Avenue**

BUILDING #		Edwidge Apartments						
TYPE-USE-QUALITY	EXT. WALLS	BASEMENT	EXTRA FEATURES					
Apartment	Brick	Full	Marquees					
Office	Stone	Size	Canopy					
Warehouse	Concrete	Finished 2 Units	Balcony					
Gas Station	Siding	Utility North Side	Insulation					
Motel	Con. Blk.	1000 Sq. Feet	Cold Storage					
Garage		HEATING Side	Sound Proofing					
Store	Cast Panel	Hot Air 2120 #						
4 No. Stories 2 Units		Hot Water	INT. WALLS Plaster					
No. Rooms 107th	ROOF CONSTR.	Air Cond.						
15 No. Apts. Basement	Flat	Gas						
ANNUAL GROSS INC.	Pitched	Electric	INT. PARTITIONING 1985					
DATE 1900	Steel Truss	Oil Burner	Lin-Fest 1 @ \$130					
1900	Wood Truss	Cool Stoker	1 @ \$120					
1900		Steam	ELEVATOR 2 @ \$150					
1900		Central	Kind 2 @ \$160					
1900	ROOF COVERING		Stops 1 @ \$165					
1900	Asphalt Shingles	Toilets	APPLIANCES 2 @ \$170					
1900	Corr.	Tube	RG & OV 1 @ \$180					
1900	Tar-Gravel	Basins	HF 2 @ \$160					
1900	Reinf. Conc.	Sinks	DW 1 @ \$200					
1900	Conc. Slab	Showers	Washer 1 @ \$200					
1900	Conc. Slab	Laundry Trays	Dryer					
1900	Joist Const.	H. W. Tanks						
1900	Steel Frame	Sprinkler System						
1900	Reinf. Conc.							
1900	Brick	FLOOR FINISH						
1900	Con. Blk.	Asphalt Tile						
1900		Fir	GEN'L CONDITION					
1900		Linoleum	Excellent					
1900	FOUNDATION	Cement	Good					
1900	Con. Stone Blk	Brkdwn	Fair					
1900	W/W		Poor					
Yr. Built 1902	% Fin. 100%	Class	Sq. Ft. 1st 20,000	Sq. Ft. 2nd 10,000	Height 20'00"	Por	\$ PSF 100	A. V. 100
BLDG. DESC	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #	BLDG. #
Const.								
Fndtn.								
Floors								
Ext. Walls								
Roof								
Plumb. Fix.								
Year Btl./Life								
\$ PSF								
Sq. Ft.								
Value								
LAND: 4740 #								

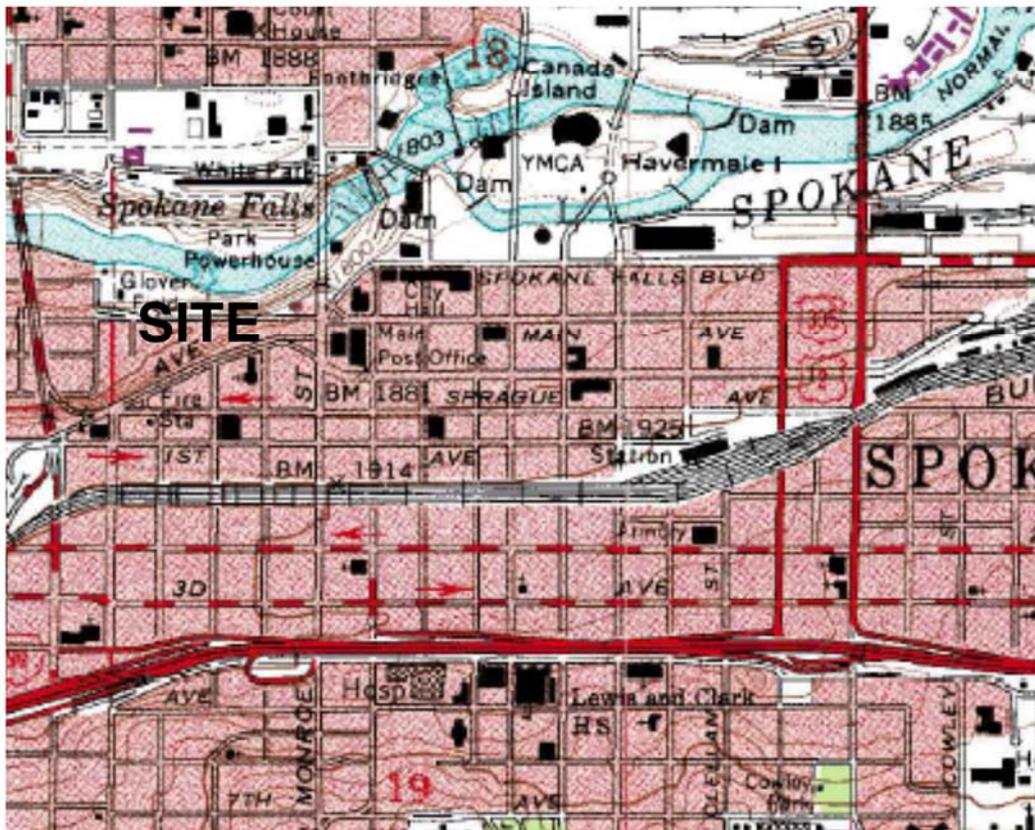
YEAR	LAND VALUE	BLDG. VALUE	APPRSR.	DATE
1900	25,000	60,000	TS	2-22-00
1902	40,000	100,000	RW	2-14-02
1905	40,000	50,000	RW	7-20-05
1908	40,000	20,000	RW	11-5-08
1909			GC DeWJ	3-9-09

PARCEL NUMBER
18533-1205-35783.1205

LEGAL DESC:
 Spo 81 Resurvey and Addition to Spokane Falls
 All of Lt 5 N of the S 80 Ft, Bk 27

Floor	Square Feet
3	3,925
2	3,925
1	3,925
Basement	3,990
Total	15,765

Assessor's Field File, ca. 1999



USGS 7.5 Minute Quadrange. Spokane NW, Wash. 1974. Photorevised 1986

EDWIDGE APARTMENTS 1227 WEST RIVERSIDE AVENUE

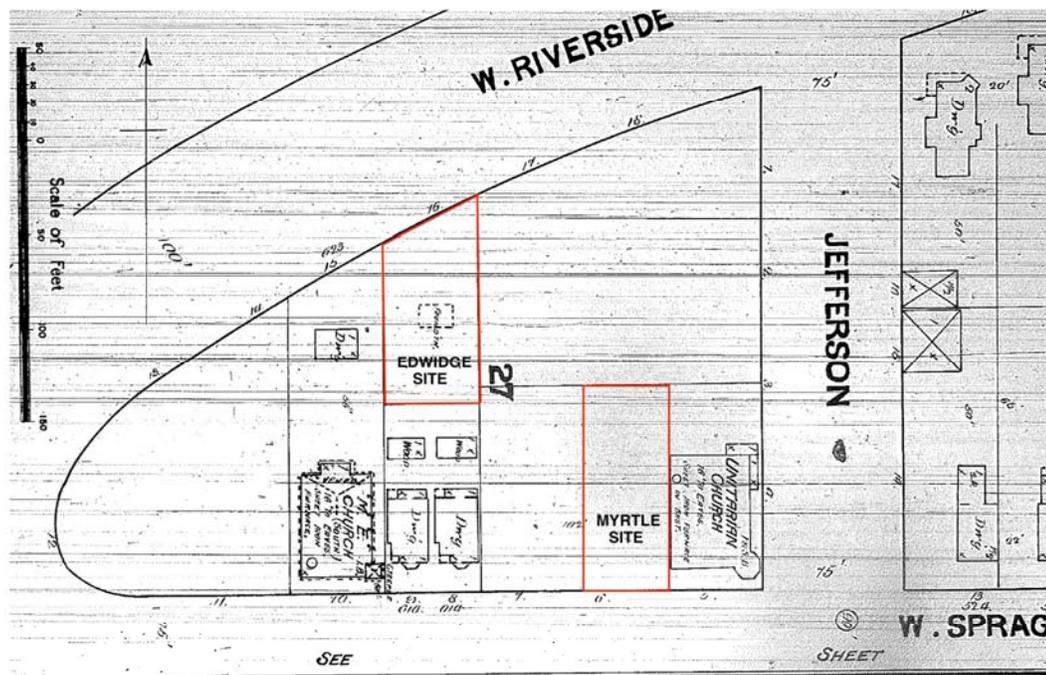
N
1' = 2000'



Spokane City Map – November 2019 Download

EDWIDGE APARTMENTS
1227 WEST RIVERSIDE AVENUE

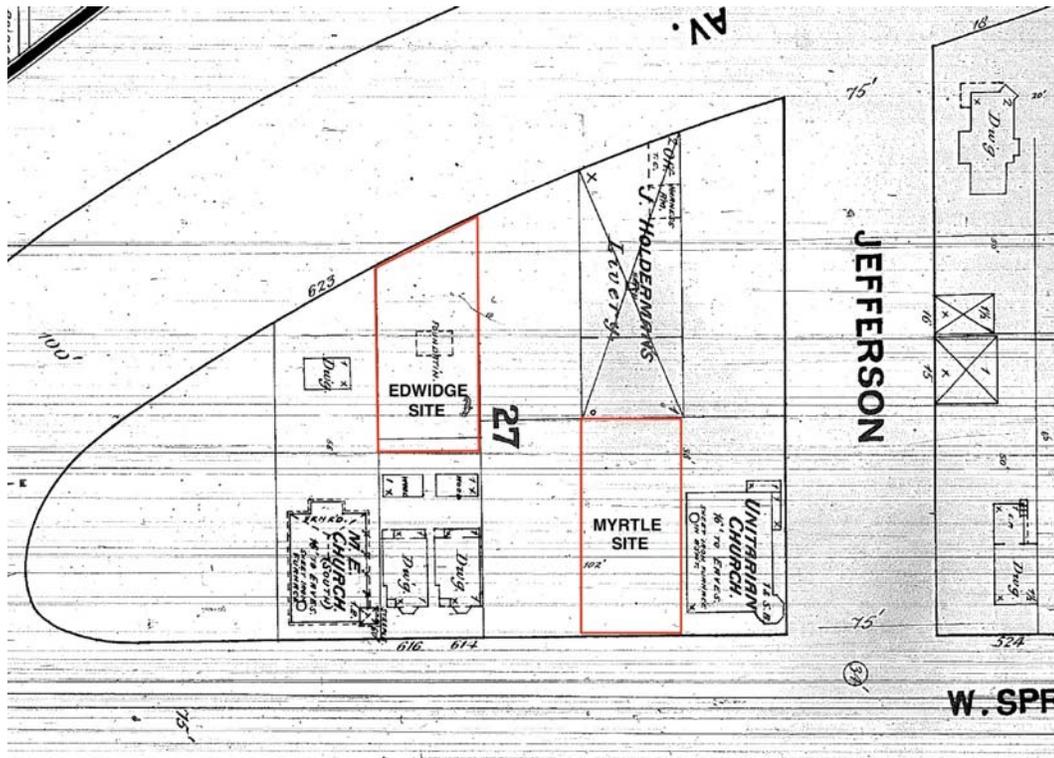
↑
N
No scale



Sanborn Insurance Map -1889- page 10

1227 WEST RIVERSIDE-EDWIDGE 1889 SANBORN MAP

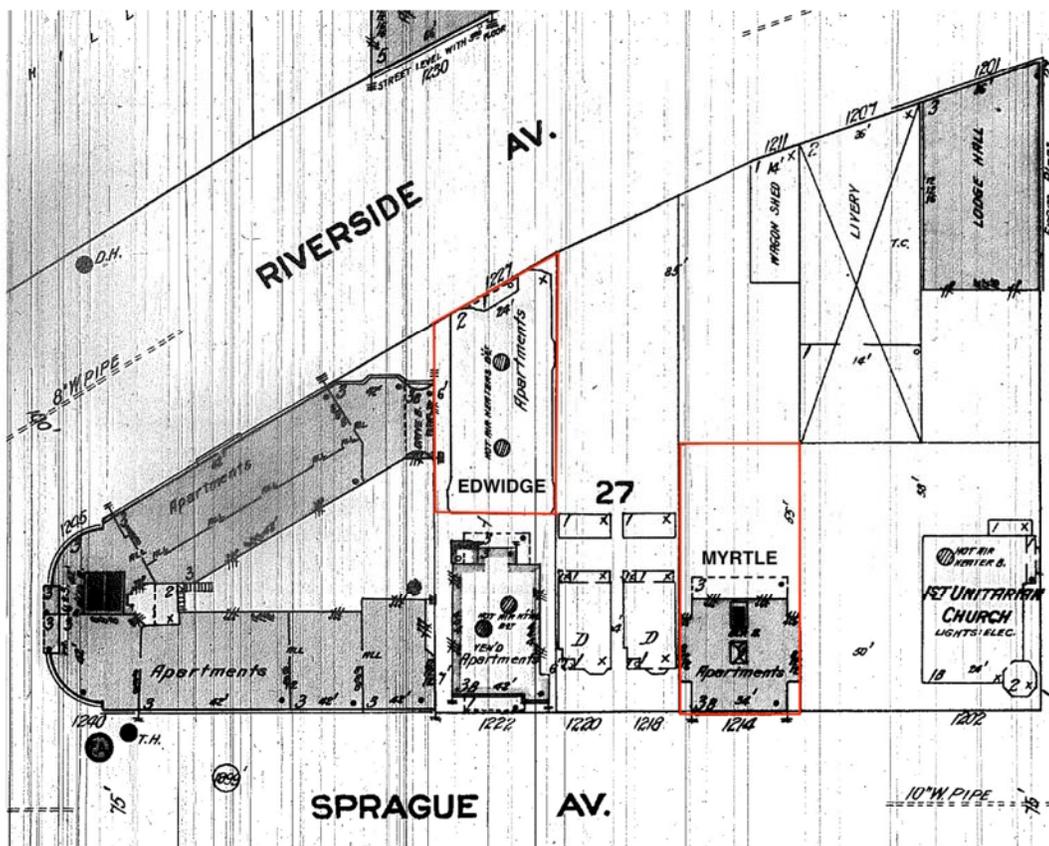
N
1' = 100'



Sanborn Insurance Map –1890– page 12

1227 WEST RIVERSIDE-EDWIDGE 1890 SANBORN MAP

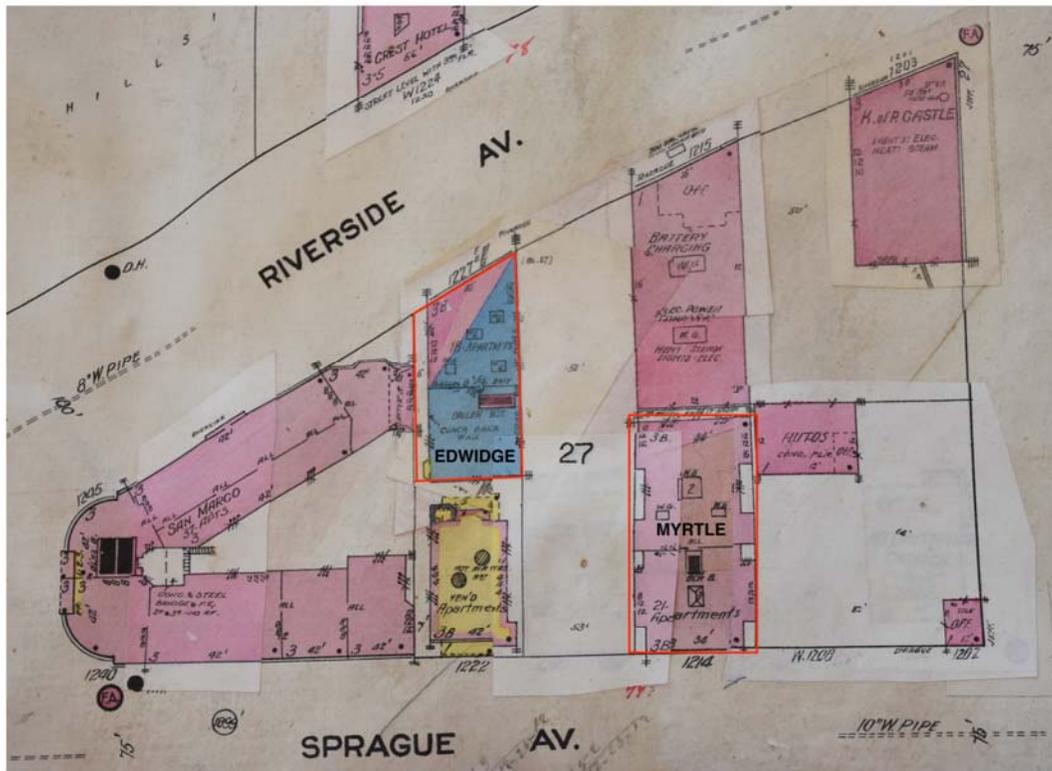
N
1" = 100'



Sanborn Insurance Map -1910- page 280

1227 WEST RIVERSIDE-EDWIDGE 1910 SANBORN MAP

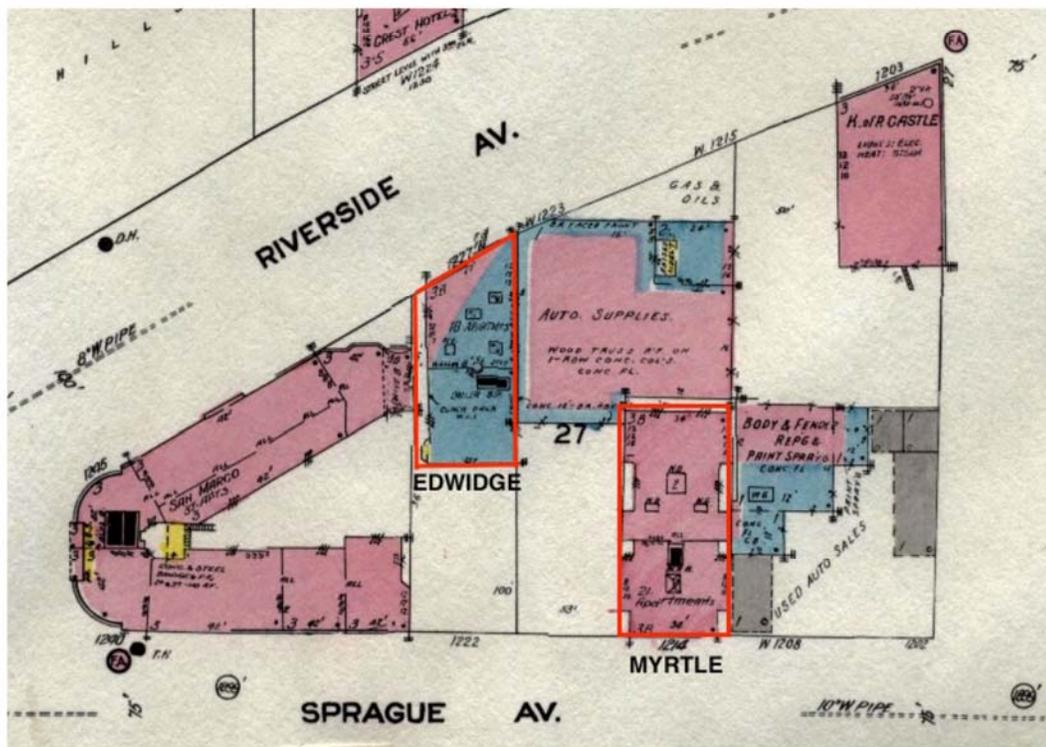
N
1' = 100'



Sanborn Insurance Map –1928– page 280

1227 WEST RIVERSIDE-EDWIDGE 1928 SANBORN MAP

N
1' = 100'



Sanborn Insurance Map –1958– page 280

1227 RIVERSIDE AVENUE-EDWIDGE 1958 SANBORN MAP

N
1' = 100'



1. Context along Riverside Avenue, looking west
2.



2. Northeast corner, east and north facades, looking west



3. Front (north) facade, looking south



4. Northwest Corner, north and west facades, looking southeast



5. Context along Riverside Avenue, looking east



6. Southeast corner, looking northwest



7. Southwest corner, San Marco to west



8. The tower in southwest corner



9. West facade-southern section, looking north along walkway



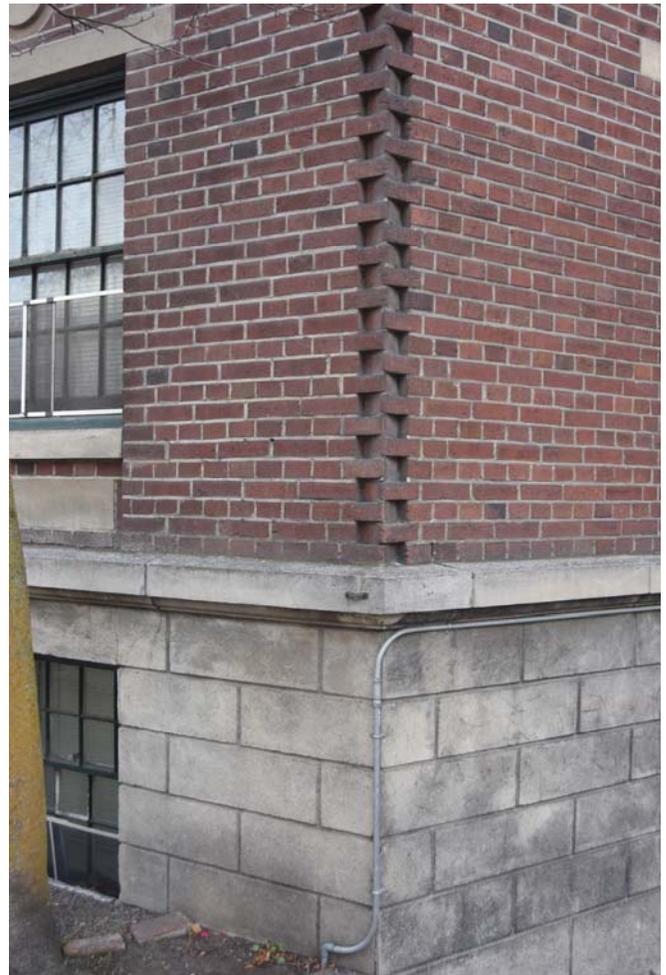
10. West facade, looking up at southern section

11. West facade-northern section,
looking south along walkway



12. West facade-northern section, basement
and first floor windows

13. West facade-north section, first,
second, third floor windows



14. Northwest corner detail



14. West facade-north section, third floor windows and entablature



16. Front facade center bay alcoves

17. Front facade, main entry



18. Front entry alcove, door and sidelights



19. Northeast corner, cornice detail