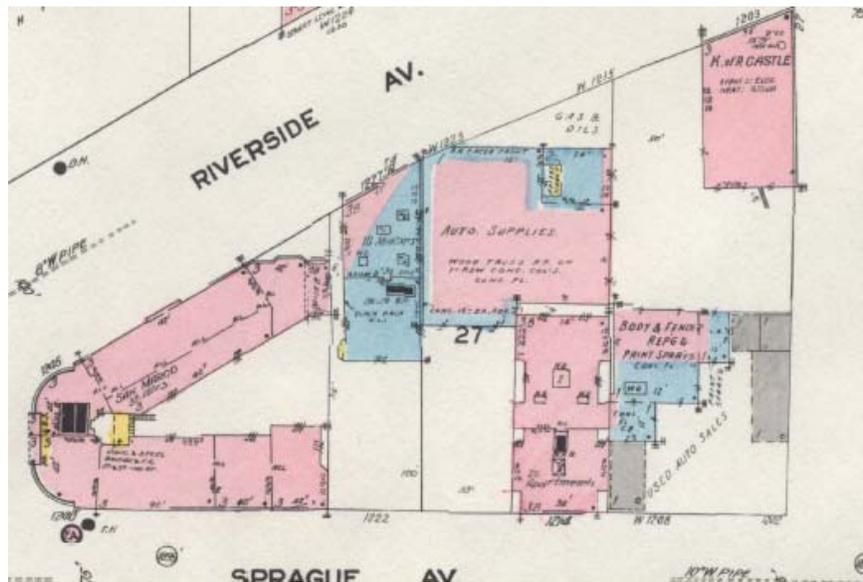




MYRTLE APARTMENTS

1224 WEST SPRAGUE AVENUE



SPOKANE REGISTER NOMINATION

1/28/2020

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: Myrtle Apartments
And/Or Common Name: Myrtle Apartments

2. Location

Street & Number: 1214 West Sprague Avenue
City, State, Zip Code: Spokane, WA, 99201
Parcel Number: 35183.1208

3. Classification

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

4. Owner of Property

Name: Myrtle 21, 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: RES&ADD SPOKANE FALLS L7 B27
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/Board of County Commissioners' hearing: _____

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 Myrtle apartment building is a three-story unreinforced buff brick structure that rises from a raised basement platform. The building was built in two steps, the first in 1904 and fronting along Sprague Avenue, and the second in 1913 as an addition to the rear that doubled the size. The symmetrically-arranged front façade is segmented with a central mass and end wings that are set far back from the front façade plane. The front elevation's central segment is divided into three bays, a centered entry bay with one window bay flanking each side. Short recessed wings extend to either side of the front façade, about five feet from the central front façade mass; and each contains a single window bay on each of the three upper floors and the basement (indentations along both sides allow light to enter the rear apartments). On the east side is a stairwell that provides access to a door into the basement. The centered round arch entry is defined by slightly projecting brick pilasters, topped with corbeled brick capitals, and corbeled arch extrados. The flat-arch windows are tripartite, divided by thick molded mullions into three sections, a middle section and half-width sidelights. The sash is one-over-one in each section. A pressed tin flower planter box is below each window opening. The building is terminated by broad bracketed cornice eaves supported by narrow scroll brackets above which is a crenelated parapet cap. The pressed tin cornice achieves a pagoda effect by flaring upward to a point at the corners. The roof is flat built-up tar composition.

DESCRIPTION OF PROPERTY

The Myrtle Apartment building, in the west end of downtown Spokane, is about three blocks west of the central business district. Block 27, in which it is located, is triangular with the apex on the west end formed by the merge of Riverside and Sprague avenues at Cedar Street. Riverside Avenue, a boulevard park strip, is the center of the Riverside Avenue National Register Historic District (1976). The Myrtle is in the historic district and a cluster of early 1900s apartment buildings. On the north side of the Sprague Avenue, the Myrtle faces south toward the KHQ Television building (2001) which occupies the entire block. Parking lots flank the east and west sides of the building. The San Marco Apartments (1904, NRHP) is west of the building and terminates the block with frontages along both Riverside Avenue and Sprague Avenue. To the rear (north) of the Myrtle, from west to east and fronting on the Riverside Avenue boulevard strip, are the San Marco Apartments, the Edwidge Apartments, the Riverside Court Condominiums (next to the north facade), and the former Knights of Pythias Hall (1911, NRHD) now occupied by NAC Architecture. The Edwidge, Knights of Pythias, San Marco, and Myrtle Apartments are listed as "Secondary Properties" in the Riverside Avenue National Register District.

Originally built in 1904 (Assessor file, 1906), the building received a three-story addition to the rear (north) in 1913. Façade drawings for the 1913 Cutter and Malmgren addition indicate that the front as originally built in 1904 was altered at the same time as the addition. Cutter and Malmgren appeared to have suggested some additional decorative elements to the 1904 façade, but only the elaborate cornice, window boxes and ironwork on the fire escapes were incorporated.

The footprint of the building is within the parcel boundary. Dimensions of the building are 50 feet in width and 104 feet in depth. The south end of the building is approximately five feet from the south property boundary. Five feet of the west wall of the northwest corner is adjacent to the wall of the Riverside Court condominiums which extends north and five feet beyond the south wall jogs to the east and leaves a five-foot gap between the two buildings.

The symmetrically-arranged front façade is segmented with a central mass and deeply recessed side wings. The front central segment is divided into three bays, a centered entry bay with one window bay flanking each side. The end wings are recessed about twelve feet from the front on each side and extend laterally about five feet from the central mass. Each wing contains a single window bay on each of the three upper floors and the basement. On the east side is a stairwell that provides access to a door into the basement. A wrought iron fire escape is in the corner on the west side.

The centered round arch of the main entry is defined by slightly projecting brick pilasters, a corbel brick capital, and corbeled extrados composed of vertical headers in three rows, and corbeled horizontal headers in two rows. Approached by four steps clad with terra cotta tile, the entry platform and entry doors are recessed in an alcove, about five feet inside the inner edge of the exterior wall which is 20 inches thick. Glazed white tile wainscoting faces the sides of the alcove. The door assembly consists of a single wood-frame glass panel door. A decorative brass kick plate extends up along the frame to include the entry latch hardware. "MYRTLE APTS. W. 1214 SPRAGUE" is lettered in gold leaf on the glass panel. Narrow, vertical glass sidelights flank the door frame, and above is a three-section transom window corresponding to the door and sidelights. The smaller end panels over the sidelights are leaded in a diamond pattern. A columnar brass lamp is suspended by chain from the ceiling to illuminate the open alcove.

The flat-arch windows are tripartite, divided by thick molded mullions into three sections, a middle section and half-width sidelights. The sash is one-over-one in each section. On the first-floor bays, the brick header sills are visible, but obscured by flower boxes on the second and third floor bays. The flat arches are formed by slightly projecting stepped brick voussoirs composed of two stacked stretchers in width. Pressed tin flower planter boxes are below each window opening. Brackets, aligned with the vertical moldings dividing the boxes into a wide middle panel and double end panels, extend from the wall to support the boxes. The box divisions correspond to the divisions of window frames above.

Brick quoins define the corners of the front façade's central mass. Projected slightly from the façade plane, the quoins alternate in width from two brick stretchers to one-and-one-half brick stretchers and four brick courses in height. A single brick course separates the quoins. The quoin pattern ascends from a slightly projecting brick water table course (on concrete foundation) and extends to the header course of the third-floor window arches.

The building is terminated by a richly detailed broad cornice eave supported by narrow compound scroll brackets. The brackets are in three segments, extend from a square block in the

wall and terminate beyond the eave edge in a slight curl. The pressed tin cornice achieves an Asian or pagoda effect by flaring upward to a point at the corners. Running from the edge of the eaves in a coved section of the roof cornice are square ribs that terminate in the molded coping topping the parapet wall. Four pairs of low pedestals, suggesting battlements, adorn the front of the wall section, one on each corner, and two equally spaced in between. Within the coved shaft is a square cavity within which is a raised circle. A square molding runs along the top of the parapet into the overreaching square platform of the pedestal.

West Façade

The west and east façades are essentially mirror images and each contains three indented jogs, of 4-feet-6-inches in depth, to allow light into the apartment units. The central mass of the front façade establishes the inside plane for the indentations and windows, while the setback wings establish the outside plane (on the property line) and the width of the rear of the building.

The southerly jog is visible as a recessed portion of the front façade, the next segment is a blank wall that jogs in to allow a single column of window openings on the face with one window in each of the facing wall sections, followed by another blank wall a wider jog that allows two double-bays, and the final blank wall section.

The west wall is divided into six segments with the rear five feet of the first and second stories covered by the Riverside Courts Condominium building corner. From the front of the building (south to the rear (north)), is the recessed blank wall of the central mass of the front façade, a wide blank wall section, a narrow, recessed wall section with single vertical window bays, a wider blank wall section, a wide recessed wall section with two paired window bays, and, at the end, a blank wall section. The portion of the building that includes the narrow and recessed window bay, and is constructed of buff-colored brick is the original 1905 building. The remainder of the building in red brick was constructed as an addition to the rear in 1913.

The basement and foundation of the 1905 front section is basalt, with concrete stucco over in the front façade and recessed side wings. The front section is pinkish-tone, buff-colored brick in a common bond with headers every eight courses (but some stretchers are included in these courses). Other than the front façade salient which terminates in a pressed tin cornice and coping assembly, the brick walls terminate in a two-course brick corbel with two rectangular chimneys set inside the corners about 30 inches. The chimneys are flush with the wall plane and extend about 18 inches above the wall. The chimney tops are finished with two projecting brick courses separated by a base course. In the top front corner is a quoin, corbeled wall termination, above which the front parapet wall rises and extends inward to join with the pressed tin roof assembly. Within the recessed 66-inch wall section is a column of single windows that ascend from the basement (light well) to the first, second, and third floors. The arches are flat within the brick field and the sills are composed of two corbel stretcher courses with the top extending beyond the jambs. The sash is double-hung one-over-one-light wood. Within the facing wall segments, one being the original building, and the other being the addition, are window bays that face each

other. These windows are taller than those facing outward by about twelve inches. The arches, segmental brick, are on the same level as the flat-arches windows, but the sills are lower.

In the 1913 rear section is a blank wall of red brick, then a wide recessed wall section within which are two paired window openings on each of the basement (light well) through third floors. The arches are flat, but with voussoired brick and the sills are a single course of vertical brick headers that extend beyond the jambs. The double-hung wood sash pair is separated with a thick wood mullion. The facing walls, like the front section, have a single column of window openings extending between the basement and third floors. They are slightly narrower in size but have the same sash configuration as the west-facing windows. The basement and foundation of the rear 1913 section are concrete. Like the front, the red brick rear section also has header courses every eight courses. The wall of the rear section is terminated by a concrete cap that wraps the top course of the brick. It is otherwise unadorned.

East Façade (side)

The east façade terminates about five feet south of the Riverside Court Condominiums which maintains a gap for the fire escape. A chainlink fence restricts access to the rear of the building. The façade is essentially the same as the west side with the following exceptions: the front wall segment, the projecting mass of the front façade is blank, but a stairwell descends to a basement door in the southern face of the projecting wing. A square wood sash window is in the basement wall and opens to the east. The blank wall of the projecting wing is painted cream color from grade to the tops of the two chimneys; the lower sections of the 1913 red brick walls are painted red to about the sills of the second floor windows.

Rear (North) Façade

The rear façade, facing north on to the rear of the Riverside Court Condominiums is flat with wrought iron fire escape centered in the wall that ascends from the basement light well to the third with a ladder to the roof. Seven window openings are on each of the three floors and basement. Because of the angle, narrow gap, and restriction of access, it is difficult to see the full façade. The west and east end bays contain a window pair similar to those of the side facades. Four single bays run between the paired sash opening. Sash is double-hung, one-over-one wood.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The existing building is essentially unaltered since the addition in 1913. The original building, the buff brick front half was constructed in 1904 by Maude M. Houle, the owner, and Henry Houle her brother as the contractor; the architect is unknown. The rear half was constructed by Martin Woldson with Cutter & Malmgren as architects in 1913. Plans by Cutter and Malmgren indicate that the front façade was redesigned and rebuilt with the following changes: first, the basic form, entry and window bays, arches and sash, and corner quoins were on the original façade; second, the front parapet wall was raised and provided the foundation for the addition of the existing galvanized iron cornice and brackets; third, the galvanized iron flower boxes were added; fourth the brick field was painted; the stairs to the basement on the southeast corner were revised; and finally, the iron fire escapes were added.

In any case, the building is virtually unchanged from the 1913 construction with the exception of sash detailing for the front facade. A 1943 Libby photo pictures the sidelights on the windows of the front facades with leaded glass in a diamond pattern. A larger colored glass diamond was in the lower middle of the window. That photo (black and white) also shows that the brick field of the front façade had been painted a dark color while the entry arch, planter boxes, and corner quoins were a lighter color. It appears that the arch was painted white and the quoins were buff brick. The National Register nomination for the Riverside Avenue Historic District described the building as painted the color white (1976).

The 1913 Cutter and Malmgren drawings showed galvanized iron lattices surrounding each of the window openings as well as the arched front entry. Those lattices were not included in the final design. Also, the battlements of the top of the front parapet wall where crested by spherical finials and are not extant. It is possible that these elements were never added to the façade. The lattices, at least, are not depicted in the 1943 Libby photograph. The planter boxes, however, are extant.

Interior

The recessed front entry alcove opens to a central hallway that divides the floor into two equal spaces, one apartment unit on each side. The floor plates are about 4800 square feet, and there are 21 units in the building – three units in the basement, and six units each in the first, second, and third floors. Entering on the south, the hallways run through the building to a fire exit on the north side. Immediately after the entry door are single doors on each side to the flanking front corner apartment units. A bank of mail boxes is on the east side and a few feet further is a cast iron radiator on the west side. About midway along the hallway of the original 1904 building, the walls bump out about two feet and continue to the juncture of the 1913 building and the walled stairway to the second floor. On the west side of the hallway is an angled end wall with a fire door that provides access to the straight run of carpeted steps. The hall jogs to the east along the stairwell, the jogs back to the west after the stair enclosure. A fire exit door is at the north end of the hallway. Essentially, the plan is rectangular with indentations for allowance of light to enter the side units, also known as a dumbbell plan.

The wood strip floor is clad with carpet. Carpet also covers the ascending steps. Walls and ceiling are plaster over lath. Wood trim details the base molding and bases of the door surrounds, chair rails, picture rails, and coved moldings at the juncture of the walls and ceilings. The doors are stained two-panel hardwood with a transom that is filled in with a painted wood panel.

As mentioned, near the mid-section of the building (in the 1913 addition) is a walled stairway that ascends from south to north to the second floor. The wooden steps are carpeted. Wood baseboard molding, chair rails and picture moldings, and wood spindle newel posts and molded handrail (attached to the wall without balusters) detail the stairs.

The second floor configuration is similar to the first with a central hallway, single apartment units on each side, and a stairway to the third floor, ascending south-to-north. The central hallway

terminates in a fire escape window at the north end and a blank wall at the south end. Doors at the end of the hallway walls provide access to the front corner units.

The third floor is configured with a lightwell at the top of the stairs. A skylight is above the balustraded lightwell and allows light into the second floor below. On the southside of the balustraded lightwell are doors to utility closets and apartment units. There also appears to be an interior window to bring more light into the apartment units. The hallway walls narrow at the south end (1904 building) as the apartment units on both sides extend out about three feet. The hallway terminates in a blank wall with doors to the southeast and southwest corner apartments opening to the widened hallway and facing each other.

The apartments vary somewhat in size and room configuration, but they include a living room, a kitchen, and a bedroom with walk-in closet (Unit 32 was viewed by the author). The kitchen consists of base and upper cabinets, a sink, a gas range and a refrigerator. Typical bathrooms consist of a tub with shower, sink and toilet. 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 baseboard, doors and windows, and picture rails. Cast iron radiators remain in place, but a wall-mounted heating/cooling unit is in each living room.

SECTION 8: STATEMENT OF SIGNIFICANCE

Area of Significance:

A – Broad Patterns of Spokane History

C - Architecture

Significant Dates: 1904, 1913

Period of Significance: 1904 -1913

Architect: Unknown for 1904 portion; Cutter & Malmgren for 1913

Building Developer: Maude Houle for 1904 portion and Martin Woldson for the rear, 1913 portion.

Building Contractor: Henry Houle for the 1904 front portion; N. Norman for 1913 rear portion

SUMMARY STATEMENT

Significant under Category A – Broad Patterns of Spokane History

Constructed in 1904 and added on in 1913, the Myrtle Apartment building is eligible under Category A because it was initially constructed during the city's most significant period of growth, 1900 to 1910. As an early west downtown apartment building, it 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 from 1900 to 1920. In 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 1904 first phase of the Myrtle, followed the 1903 Riverside Apartments (and later to become the Edwidge Apartments), as one of the early apartment buildings in the west end of downtown. Its expansion in 1913 indicates a continuing demand for apartments in this neighborhood.

Significant under Category C – Architecture

The three-story buff brick building is a well-proportioned and nicely detailed apartment building that displays sophistication in design and use of quality materials with a bit of Asian flair. The façade is rich in its crisply detailed brickwork with corner quoins, voussoired window arches and frieze bracket tables, corbeled entry arch; and use of pressed tin for the window flower boxes and ornate projecting cornice. The compound eave brackets are lavishly articulated and are somewhat reminiscent of Thai temple roofs or Japanese pagodas. Cutter and Malmgren were the architects for the rear half of the building as well as a reworked front façade. The basic form of the 1904 building was the canvas to which a new parapet and cornice as well as flower planter boxes were added (proposed lattice work apparently not added). The flared cornice is characteristic of Cutter in using exotic elements from a world palette. The proposed addition of the lattice work shown on his plans for the Woldson building demonstrated an exuberant and artful approach to signifying richness and uniqueness. Likewise, the presence of the building after 1913 was that of a middle-to upper-middle-class residence.

The building is essentially unaltered from its original construction, including the original double-hung wood sash windows. A 1943 Libby photo, however, pictures the sidelights on the windows of the front facades with leaded glass in a diamond pattern. That photo (black and white) also indicates that the building had been painted. The Riverside Avenue Historic District nomination (1976) also states that the front façade was painted white in color.

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

STATEMENT OF SIGNIFICANCE

Chronology of the Development of the Myrtle 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

Myrtle Apartments

avenues, and the cross streets including Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to the United States 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 states 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.

Indeed, Maude M. Houle, a widow, had purchased her lot in April 1904 from the Northwestern and Pacific Hypotheekbank, thus helping clean up the aforementioned late-1800s mortgage mess.

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.

Myrtle Apartments

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 rebuilt and 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.

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).

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

Myrtle Apartments

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 apartment buildings were typically two to four stories in height, contained multiple residential units 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. As stated above, apartments had kitchens as well as private bathrooms, and perhaps a living room or more than one bedroom. The use of brick, stone and terra cotta and employment of classical elements such as round-arch entries, distinctive sills, window heads, and belt courses, corner quoins, prominent entablatures and cornices, typically of pressed tin, conveyed a stately and prominent look that catered to the middle-to-upper-middle class resident, singles as well as families.

Significant as a distinctive early-1900s Spokane middle-to-upper-middle class apartment building, the Myrtle Apartments is a three-story buff brick building with a central, slightly raised street-level entry along Sprague Avenue. Brick quoins, voussoired flat window arches, pressed tin window boxes, and an elaborate, and somewhat exotic faired cornice attract the eye and convey a sense of quality. The recessed entry porch is accessed through a semi-circular arch entry detailed with a corbel extrados and capital to a small vestibule with immediate access to an open ascending stairwell along the west wall and a central double-loaded hallway (one room on each side). A living room and bedroom, bathroom and kitchen were included in each unit. This pattern is the same for the first, second, and third floors. The basement contains a furnace room, laundry room, storage rooms, and currently unoccupied apartment units. Doors at the north end provide access to the fire escape on the rear of the building.

Development of the Myrtle Apartments and Edwidge Apartments Block

The block on which the Myrtle and its neighbor, the Edwidge, 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.

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.

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In the next year, 1890, "Holderman's Livery" fronted on Riverside, two parcels east of the future Edwidge site and adjacent to the north boundary of the future Myrtle site.

The 1902 Sanborn depicted the Myrtle site as vacant and the Edwidge site without the foundation. New buildings were 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), that in a "V" 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 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 1904, 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 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 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 two masonry buildings, one labeled "Autos" in the northwest corner of the parcel and a small building "Off." in the southeast corner replaced the church.

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 (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 Myrtle Apartments, 1214 West Sprague Avenue

The property on which the Myrtle Apartments was constructed was purchased by Maude M. Houle by warranty deed, April 8, 1904 from the Northwest and Pacific Hypotheekbank for \$4,000. (The previous owner had defaulted on a loan in 1895, thereby conveying the property to the Hypotheekbank.) The lot was undeveloped. Maude hired her brother-in-law Henry Houle to construct the three-story apartment building.

The Spokesman-Review would report on April 7, 1904:

For Apartment House

The Hypotheekbank has sold Mrs. Maud [sic] E. Houle of New York City a lot 50x100 feet on the north side of Sprague avenue, between Jefferson and Adams streets for \$4000. Mrs. Maud E. Houle of New York City a lot, 50 x 100 feet, on the north side of Sprague avenue, between Jefferson and Adams streets for \$4000.

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The property is two lots east of the one upon which George C. Becks has started his \$70,000 apartment house [San Marco]. Mrs. Houle says she expects to build a \$20,000 apartment house upon her property. It will be a three-story brick building and will be built by Abraham Houle of this city.

The building permit, dated April 8 1904, was issued to builder Henry Houle with a value of \$12,000. The new building occupied the front half of the lot. (S-R. p8:2)

Mrs. Houle was residing in Missoula at the time of the land purchase. She had been recently widowed when her husband Frank Houle passed away of heart failure at their home in Missoula. At the time of death, Mr. Houle was 47 years old, and Maude, 25 years. It was reported in *The Missoulian* of January 14, 1904, that Mr. Houle left a considerable estate and was "quite extensively known in western Montana and the Coeur d'Alene section of Idaho as a mining man." Prior to moving to Missoula two years before, Houle had resided in Wallace where he was a member of the Masonic Lodge. His brother Abraham was a contractor in Spokane. According to *The Missoulian*, Houle's body would be transported by rail to St. Louis, his home town, for burial.

As reported in *The Missoulian* on February 3, 1904, Mrs. Maude Houle was named as Administratrix of her husband's considerable estate. The estate consisted of land, insurance policies, 35,000 shares in Herein-Houle Gold mining company, 178,223 shares in Golden Standard Mining company, 2, []50 shares in Golden Cross and Eagle mining company of New Mexico and [?],000 shares in De Borgia Copper Mining company.

The year 1904 would become busier for Maude; not only did she have a building being built in Spokane, in August she got married in St. Louis, her hometown. According to *The Anaconda Standard* (the news of the marriage was also published in St. Louis and Missoula):

**MRS. MAUDE HOULE MARRIED IN ST. LOUIS
CHICAGOAN WINS BEAUTIFUL YOUNG WIDOW OF MISSOULA
FALLS IN LOVE ON BEAR HUNT**

Pretty romance begun in Montana ends in a quiet wedding in the World's Fair city—Couple will reside in Treasure state.

Special Dispatch to the Standard

St. Louis, Aug. 17--A pretty romance culminated in St. Louis yesterday afternoon when Mrs. Maude M. Houle, a beautiful young widow of Missoula Mont., was married to Leo L. Dean of Chicago, a popular young club man. The wedding was a surprise to the relatives and friends of both bride and groom." ...

Dean was introduced to Mrs. Houle at the home of a friend in Missoula when he was in Montana on a bear hunting expedition, and he fell an immediate victim to Cupid's prowess. So ardent was his wooing that before his return to Chicago, there had been a mutual understanding, if not an actual engagement. ...

In 1905 there were 19 apartment buildings listed in Polk, including for the first time, the San Marco, Ammann, Buena Vista, and Vallamont.

The work of Cupid was undone in 1906, when Maude M. Dean again became Mrs. Maude M. Houle as granted by Judge Cary of Colville in the Spokane County Courthouse on March 30th. "Divorce Day in the Courts," as reported by the *Spokane Chronicle*, reported the granting of freedom by the presiding judges.

In a short clip on September 24, 1907, *The Spokesman-Review* noted that Mrs. Maude M. Houle and mother, Mrs. Hunnegin, left the city yesterday for California, where they will spend a few weeks. Mrs. Houle recently returned from New York.

On May 28, 1908, Martin Woldson purchased by warranty deed, the apartment building from Ms. Houle for the sum of \$27,000. The sale was reported on May 29th by *The Spokesman-Review*: (p8:3)

**PAYS \$27,000 FOR FLAT ON SPRAGUE
MONTANA MAN PURCHASES PROPERTY EAST OF SAN MARCO FROM MRS. M.
H. HOULE. [sic]
MONTHLY RENTAL IS \$260
Pays 11.5 Per Cent Gross on Purchase Price—Contains Six Suites and Occupies Lot
50x110.**

William Woldson [sic], from Montana, has bought the three-story brick apartment house, owned by Mrs. Maude M. Houle on the north side of Sprague avenue, between Jefferson and Madison streets, for \$27,000. The flat occupies one lot, 50 x 110 feet.

Mrs. Houle built the apartment house three years ago. It is strictly modern and contains six suites. There is a full basement, and the suites are heated by hot water. The property is described at lot 7, block 27, resurvey and addition. It is 100 feet east of the San Marco apartment house.

The monthly rental on the property is \$260, or \$3120 a year. On this rental basis it pays 11.5 percent gross on the purchase price, and about 9 percent net. The deal was for cash.

Mrs. Houle continued to reside in her apartment building and in the next year invested in a new apartment building in Pittsburg, PA. *American Architect and Architecture*, vol. 95, February 24, 1909. P16. Pittsburg, PA. "Mrs. Maude M. Houle, of Spokane, Wash. Is going to have a \$60,000 apartment house built on Homewood Avenue, near Penn Avenue. The matter is in charge of her attorney here, J. W Prescott, under whose direction plans of the structure are being drawn by Architect H. D. Gilchrist."

On February 21, 1909 (Part 3p1:3-5) *The Spokesman-Review* reported the new apartment building Mrs. Houle would build in Pittsburg and included a rendering with an inset photo of Mrs. Houle: **"Flats Mrs. Maude M. Houle of Spokane Will Build in Pittsburg, Pa."**

A Spokane woman, Mrs. Maude M. Houle, of 1214 Sprague avenue, will build a \$100,000 apartment house in the fashionable residence district of Pittsburg, Pa. The above illustration shows the original plans for the flats with Mrs. Houle's picture inset. This plan, however, has not been enlarged to five stories and will contain 16 suites of six rooms each.

Tall and graceful with light golden hair and still girlish in appearance, beautiful Mrs. Houle has been a widow for five years. Her husband was the late Frank Houle of Missoula, Mont., one of the owners of the Heverin-Houle copper mine in the Harvey creek district, which was sold for a big fortune.

After the death of her husband, Mrs. Houle came to Spokane and built the three story flats, where she now lives, at 1214 Sprague avenue. This property was sold in May of last year to Martin Woldson of Helena, Mont., for \$27,000. The ground is 50X110 feet. Mrs. Houle still retains a suite in the flats. Her mother lives with her. ... [article describes planned building.] "I did not decide to invest in Pittsburg because I have lost faith in

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Spokane.” Said Mrs. Houle, speaking of her plans, “but I can realize a bigger income out of the building than I could here.” ...

Martin Woldson, of Caughren & Woldson, was first listed in the 1909 Polk directory with his residence at the Halladay. Woldson also had a matrimonial bout in 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 resulted in 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, much older than his wife.]

On March 22, 1913 a building permit to Martin Woldson, owner; N. Norman, builder; and Cutter & Malmgren, architects for an apartment house addition with a value of \$25,000. *The Spokesman-Review* reported on March 23, 1913: (p6:3)

“NEW \$25,000 APARTMENT HOUSE”

“Martin Woldson to Build on Sprague, Near Jefferson.

“One of the largest building permits of the week was issued yesterday to Martin Woldson of the contracting firm of Caughrey & Woldson, being for an apartment house on Sprague avenue. The plans call for a three-story brick structure at 1214 Sprague avenue, to cost \$25,000. The property on which the building is to be erected is described as lot 7, block 27, Resurvey addition, owned by Mr. Woldson. It is located between Jefferson street and the intersection of Riverside and Sprague avenues, on the north side of the latter thoroughfare.”

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 Myrtle was first listed in the classified section of the Polk Directory under apartments in 1914, following the Edwidge in 1913. In 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.

The *Spokane Daily Chronicle* alerted readers with a double line banner “**TEN PERSONS RESCUED FROM CITY APARTMENT**” on January 24, 1935. *The Spokesman-Review* would also report the story of the fire at the Myrtle the next day.

The *Spokesman-Review* of January 25, 1935 reported: “**DOZEN RESCUED FROM FIRE HERE.**” “Firemen Take 10 From Upper Floors of Apartment Out by Ladders”. Apparently, the blaze had started in the basement and the flames threatened the upper apartment floors. Although the fire was contained to the basement, smoke filled the corridors and cut off avenues of escape. Ladders rescued eight from the upper floors and “heroic” firemen guided two out of the smoke-filled basement. The apartment’s 22 units were all occupied. The fire was attributed to a careless tenant who had gone to the locker room in the night.

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.”

Maude M. Houle

In April 1898, Maude Houle’s name first appeared in print when the *St. Louis Globe-Democrat* revealed that she had filed a divorce suit against her husband Frank Houle. “She relates that he found fault with here, that he would not allow her to visit or receive her relatives. She also wants custody of a child.” They had been married since November 1896 [Frank Houle, a contractor and former resident of Stevens Point, WI was residing in St. Louis when he divorced his first wife Mary in the month of October 1896].

In the late 1890s, Frank was involved in mining endeavors in Montana and Northern Idaho. Several articles place him and Maude in Wallace, Idaho. An October 1902 article in *The Spokesman-Review* reported that Frank Houle, manager and president of the Gold Standard Mining Company of Wallace, accompanied by his wife and little son, would soon be departing for San Francisco to purchase a hydraulic elevator for his mine at Pony Gulch. After completion of business in San Francisco he was planning to take his family back east for the winter. [It is not known if back east meant St. Louis or New York.]

The Houles did not return to a home in Wallace, but moved instead to Missoula where Frank owned property and was involved in other mining ventures. Frank died unexpectedly at home in January 1904, leaving behind Maude and their six-year old son, Freddie. Frank’s body was sent by rail to St. Louis where he was interned. On May 29, 1904, a snippet in *The Missoulian* reported that Mrs. Frank Houle had returned from St. Louis. But, during that time she had also been buying real estate in Spokane.

Mrs. Maude Houle, “of New York City,” was first reported in Spokane in April 1904 as purchasing a lot on Sprague and Jefferson with the intent of building an apartment house. The newly widowed Maude was only 25 years old and gained extensive wealth from her husband’s estate. Apparently, she was also attractive and termed in the local press as a beautiful young widow, tall and graceful with light golden hair--and a rich one at that.

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Frank had two brothers Abraham and Henry Houle were building contractors in Spokane and would build Maude's new apartment building in Spokane [Houles built the Crest Hotel along Riverside Avenue on the steep slopes overlooking Peaceful Valley, razed 1972; and the former Helen Apartments (1911 SRHP), among others in downtown Spokane].

Life moved quickly for Maude, and besides building her new building in Spokane, she visited the St. Louis fair in May, and returned to St. Louis in August to marry Leo L. Dean of Chicago. Mrs. Houle had met Dean at the home of a friend in Missoula while he was in Montana on a bear hunting expedition. That union was quite short, however, and they were divorced in Spokane in 1906. In July, she visited Missoula from Spokane to look after the considerable property that she owned in there. In September 1907, after having returned from New York, Mrs. Houle traveled with her mother, Mrs. Clara Hennegin, to California.

In May 1908, Maude sold her building to Martin Woldson who would soon become a resident of Spokane. Although she continued to reside in the building with her mother, she was also looking east, and in February 1909 Maude was reported to be building a \$100,000 apartment house in a fashionable residence district of Pittsburg, Pa. The June 20, 1909 issue of *The Pittsburg Press* reported that Mrs. Maude M. Houle of Spokane will put up an apartment house on her ground at Homewood avenue and Mead street, East End, for \$60,500. This building would become the Plaza Apartments.

In November of 1909, Mrs. Houle, of Pittsburg, while a guest at the Brevoort Hotel in Chicago, reported a missing princess diamond ring which "mysteriously" disappeared from a chamois bag in her room. It was reputed to be worth \$1200 and the other jewels worth \$7000.

In July 1910 Mrs. Houle, then residing in Pittsburg, visited Wallace, Idaho, as reported in *The Spokesman-Review*. Mrs. Houle, a former resident of the city was a guest of the Pressleys.

Mrs. Clara Elizabeth Hennegin, mother of Mrs. Maud N. Houle, [sic] aged 59 passed away on February 26, 1912 at the Plaza apartments in Pittsburg.

Mrs. Maude Houle made the front page in *The Pittsburg Press* in January 1913:

WEDDING CALLED OFF AT ELEVENTH HOUR

"Former Pittsburg Widow's Marriage to Actor is "Indefinitely Postponed"

"Almost at the eleventh hour, the wedding of Mrs. Maude Houle, a wealthy and handsome widow, formerly of this city, and Carl McCullough, a vaudeville actor, was called off last night."

"Mrs. Houle has been known in this city for several years as a woman of means and culture. Her husband died in St. Louis about nine years ago, leaving her a fortune and a five-year old son. Shortly after the death of her husband, she came to Pittsburg and erected the artistic Plaza apartments at 126 Homewood ave." Apparently, she had recently moved to sumptuous quarters at 934 Winona ave. in Chicago.

Mrs. Houle and Mr. McCullough were to have been married in the Grace church, Chicago. They could not, however, resolve her inability to travel and McClullough need to travel for his acting career in which he had been involved for the past six years. Carl himself summed it up: "Yes, our plans do not conform at this time. I won't give up my work and Mrs. Houle cannot ravel with me. So it's postponed."

Although Mrs. Houle, was reported to be from New York or traveling to or returning from New York, it was never determined why that she traveled there—was it her birth place?

Martin Woldson

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.

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[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]

Spokane philanthropist Myrtle Woldson died Friday at her home. She was 104.

Woldson is best known as the daughter of Martin Woldson, who owned Northern Pacific Railway [This writer cannot verify, and believes this to be incorrect. Woldson was, however a major contractor for Great Northern Railroad] and also worked as a railroad construction contractor. She donated \$3 million in his name for the restoration of the Fox Theater, which is now called the Martin Woldson Theater at the Fox. She also gave \$1.2 million to help restore the Moore-Turner Heritage Garden.

Her father, who was born in Norway, came to Spokane around 1893. He died in 1958 at age 94. His love of music led her to donate to the Fox restoration project, Myrtle Woldson told The Spokesman-Review in 2007. Her mother, Edwidge L. Woldson, died in 1966 at age 79. She was a lover of gardens, which inspired Woldson to donate money to the Moore-Turner garden.

In 2010, the Spokane Park Board voted to rename Pioneer Park after Woldson's mother in recognition of the donation to the Moore-Turner garden.

A short statement released Saturday by Woldson's personal representative, Mark Danner, said Woldson was an accomplished businesswoman.

It appears that the Woldson estate, as signatory E.L. Woldson, and administered by Myrtle owned the property until the mid-1990s (per building permit records) and sold the property to Wells and Company, et. al.

The property is currently owned by C&I Properties, LLC and was conveyed by quit claim deed on January 10, 2017 and warranty deed on April 29, 2019, with the seller as Myrtle and Edwidge Apartments Partnership.

Kirtland K. Cutter (1860-1939) and Cutter & Malmgren (1889-1917)

Kirtland Cutter was a prolific and perhaps best known of Spokane's architects. He practiced in Spokane from 1887 through 1923 before moving to California where he ended his career in 1939. Many of Cutter's buildings are listed on the National Register of Historic Places as well as the Spokane Register of Historic Places. The most complete list extant of his buildings and projects (including in 1912 the "Woldson Apartment House, 1214 W. Sprague) appears in Appendix 2 of Henry Matthews, *Kirtland Cutter: Architect in the Land of Promise*. The largest single collection of Cutter architectural drawings is held at the Northwest Museum of Arts and Culture in Spokane (Eastern Washington State Historical Society). Laura Arksey has posted an essay "Cutter, Kirtland Kelsey (1860-1939)" on HistoryLink.org (Essay 115. Posted 3/23/2009).

Myrtle Apartments

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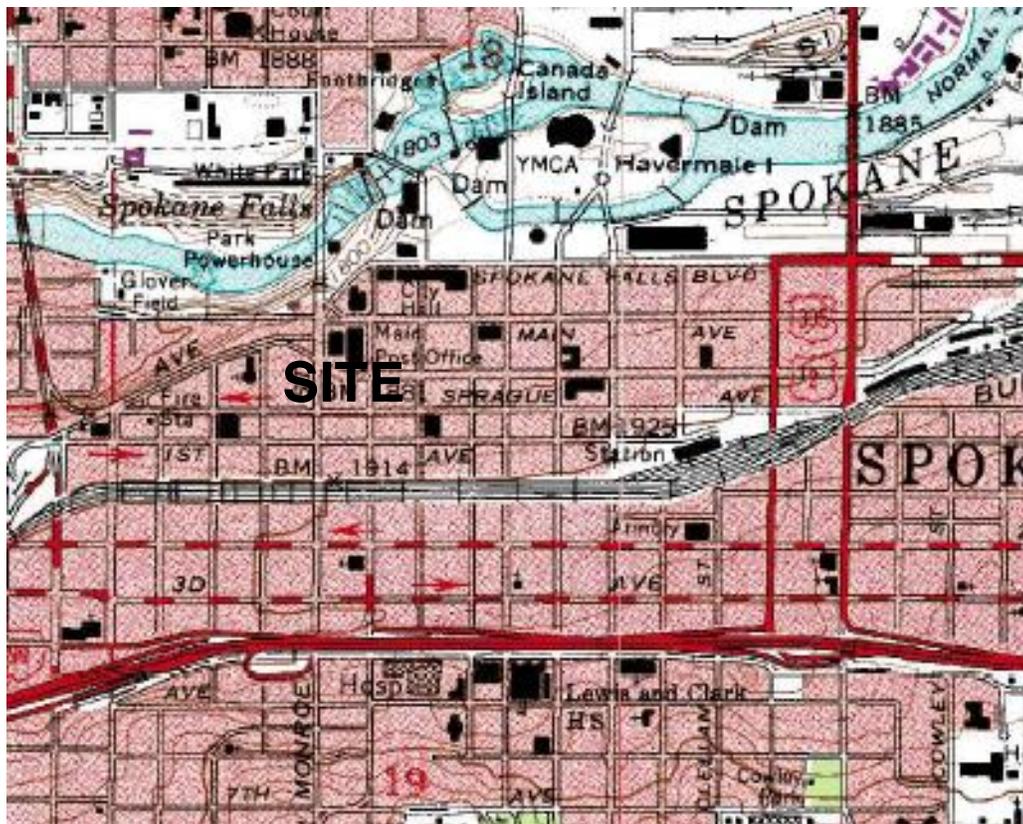
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MAPS, GRAPHICS, AND PHOTOS



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

MYRTLE APARTMENTS
1214 WEST SPRAGUE AVENUE

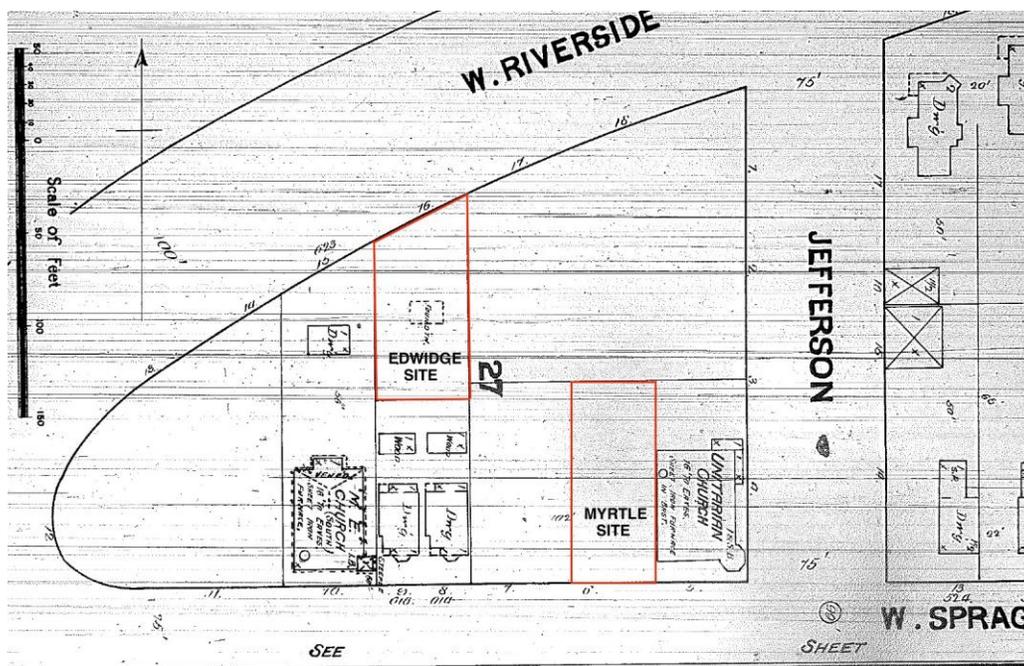
N
1' = 2000'



Spokane City Map – November 2019 Download

MYRTLE APARTMENTS
1214 WEST SPRAGUE AVENUE

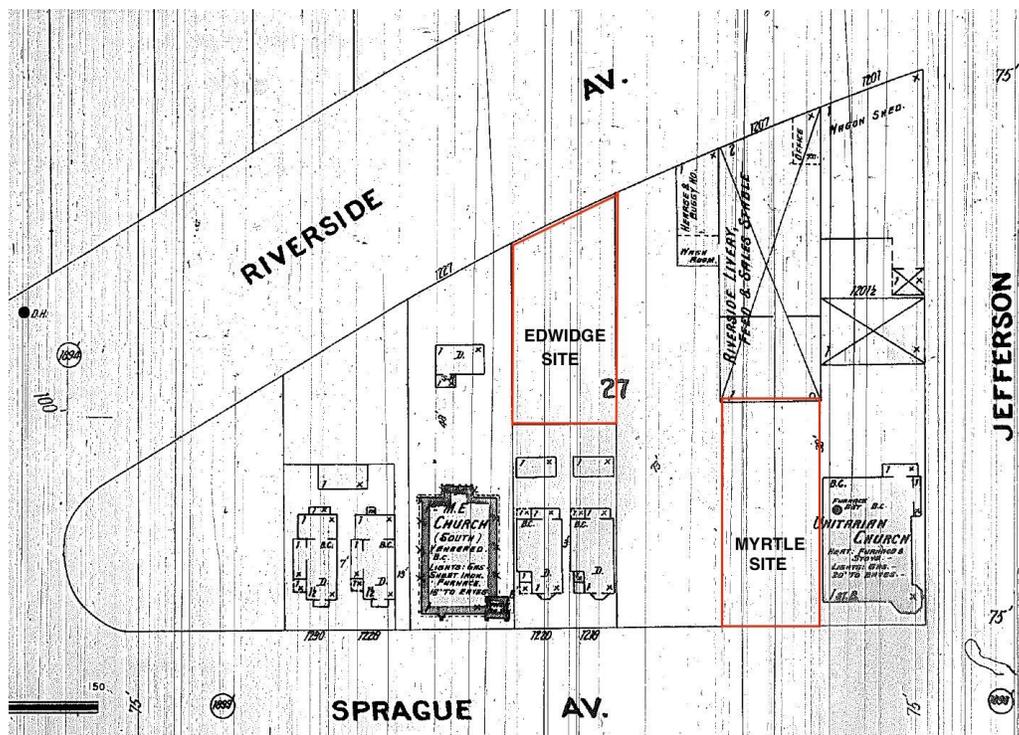
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Sanborn Insurance Map –1889– page 10

1214 WEST SPRAGUE-MYRTLE 1889 SANBORN MAP

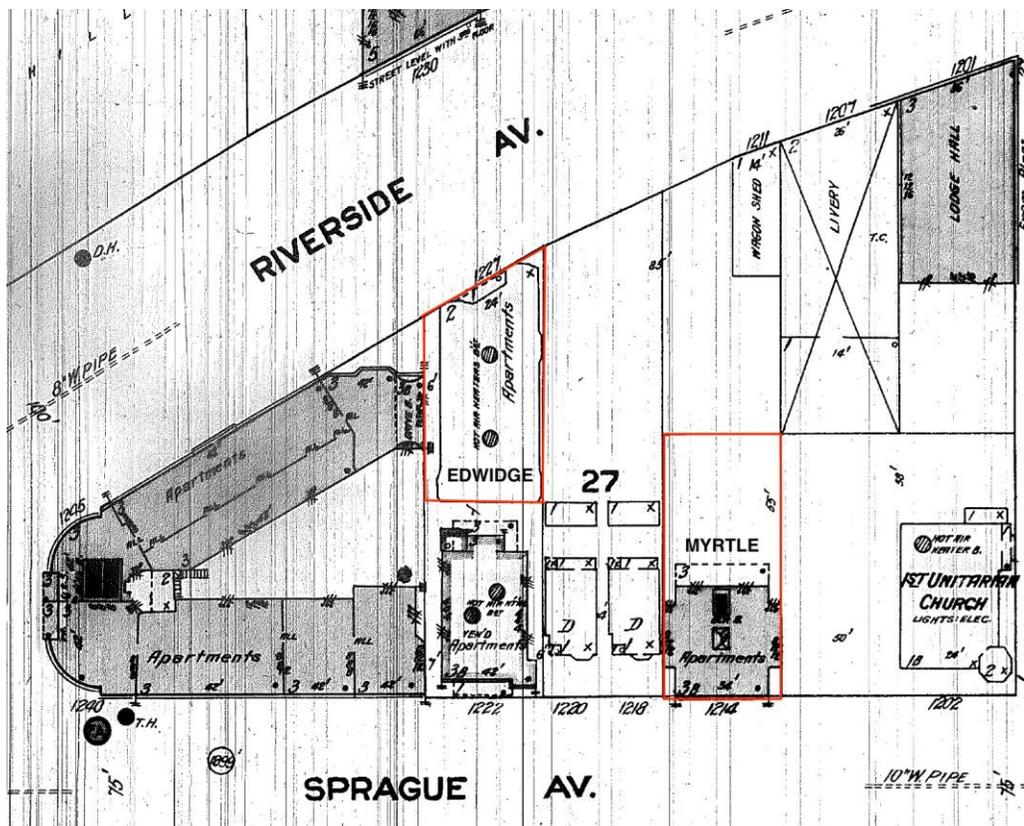
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1" = 100'



Sanborn Insurance Map -1902- page 17

1214 WEST SPRAGUE-MYRTLE 1902 SANBORN MAP

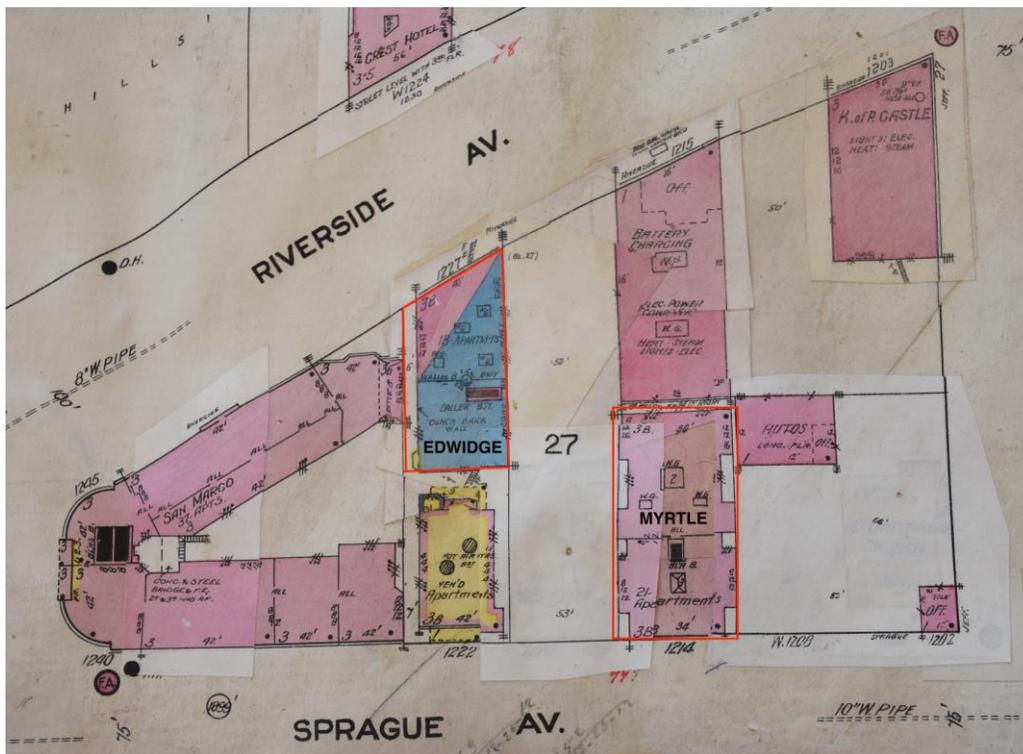
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1' = 100'



Sanborn Insurance Map -1910- page 280

1214 SPRAGUE AVENUE-MYRTLE 1910 SANBORN MAP

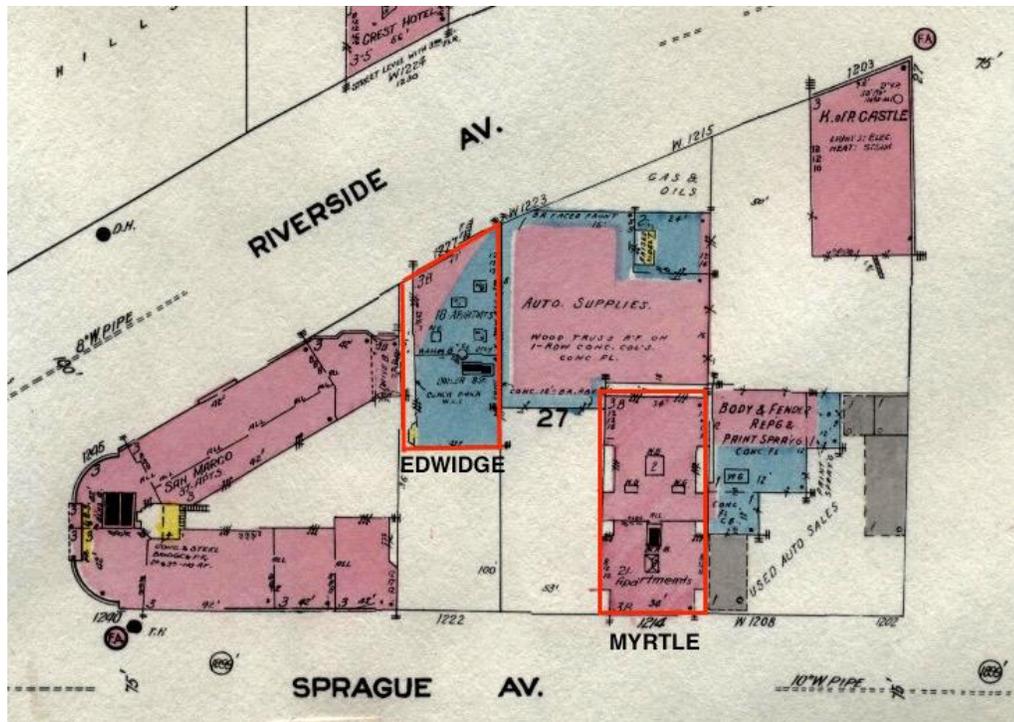
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1' = 100'



Sanborn Insurance Map -1928- page 280

1214 WEST SPRAGUE-MYRTLE 1928 SANBORN MAP

N
1' = 100'

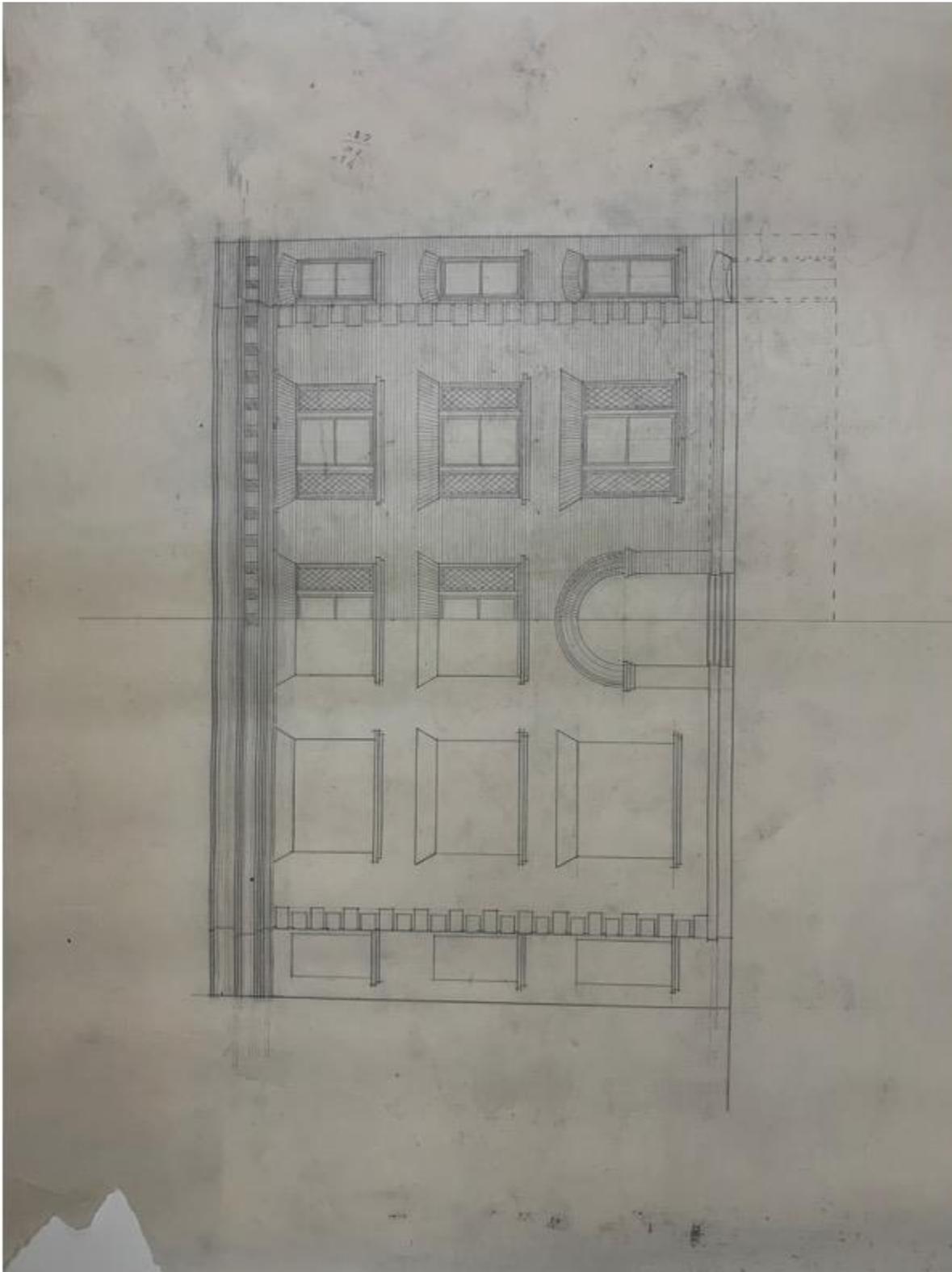


Sanborn Insurance Map –1958– page 280

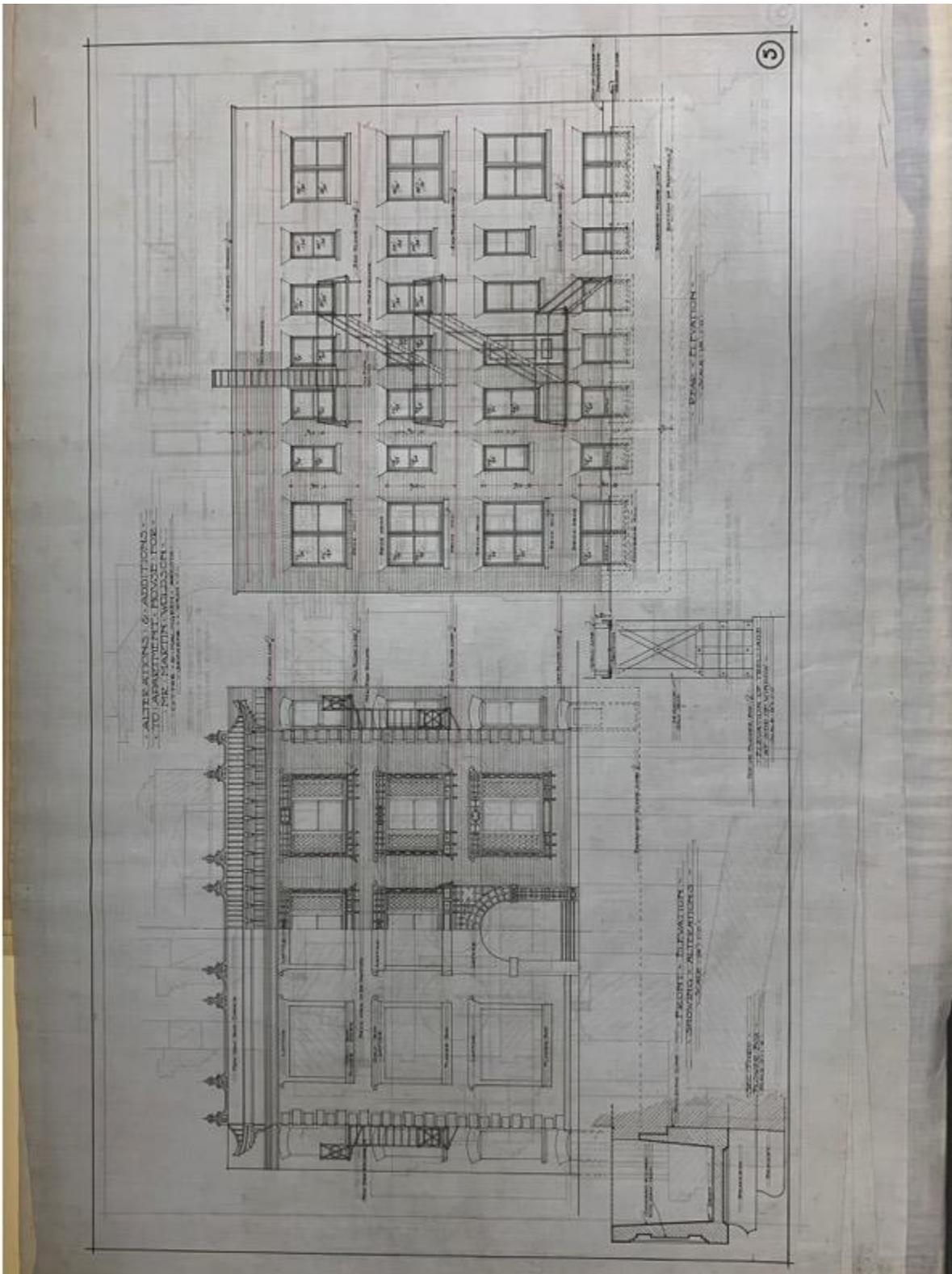
1214 SPRAGUE AVENUE-MYRTLE 1958 SANBORN MAP

N
1' = 100'

Myrtle Apartments



Front Façade, original 1904 Building – Cutter & Malmgren drawing, ca 1912 (assumed)



Cutter & Malmgren, proposed front and rear facades – ca. 1912 plans



1. Context, looking west along Sprague Avenue



2. Context looking east along Sprague Avenue



3. Southwest corner showing south and west facades



4. Front facade (south) looking north



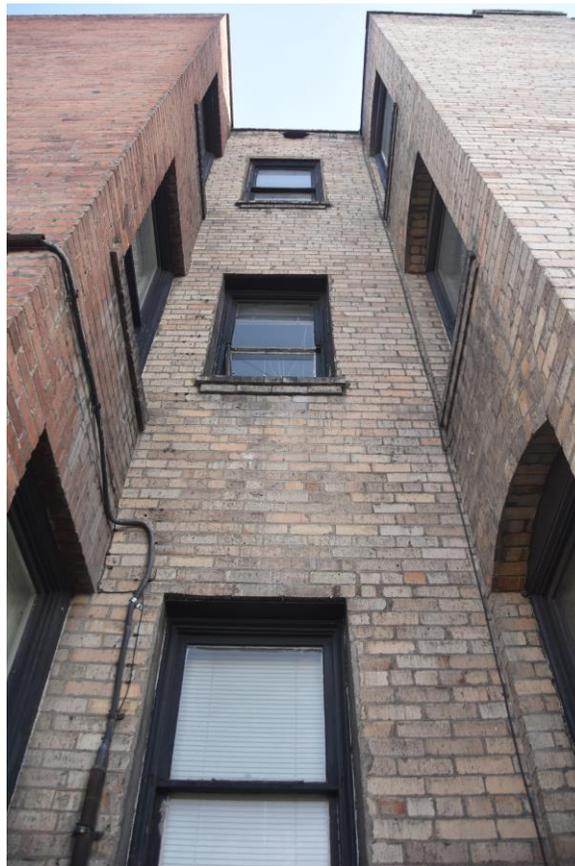
5. Southeast corner showing south and east facades



6. West Facade, looking east



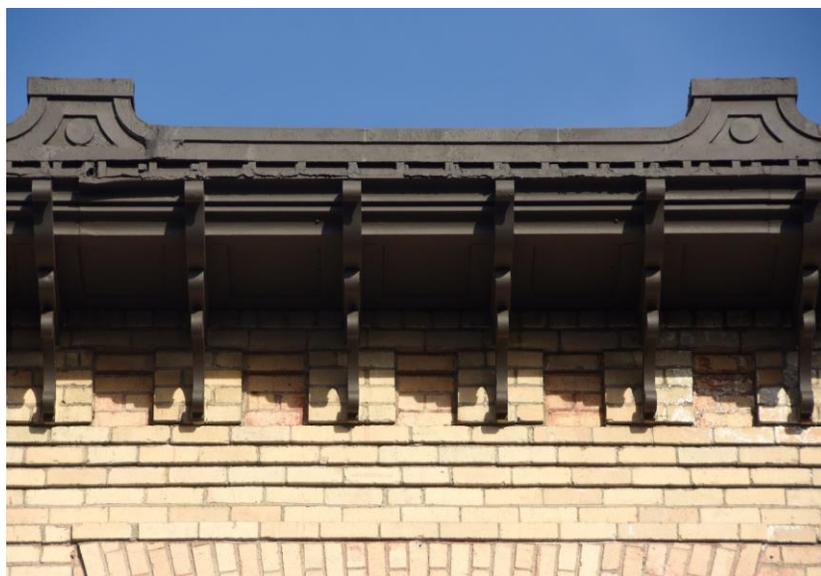
7. East Façade, looking west



8. West Façade - juncture of 1904 and 1913 buildings



9. West Façade - light well, looking north



10. Cornice Detail, looking north



12. Front Facade - window and window box detail

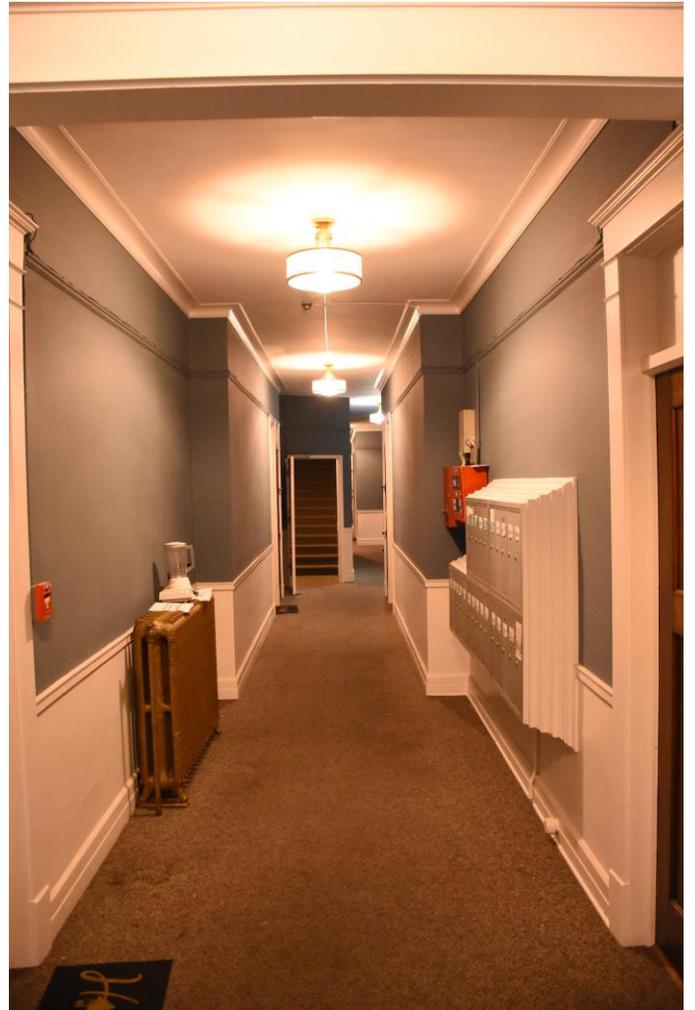
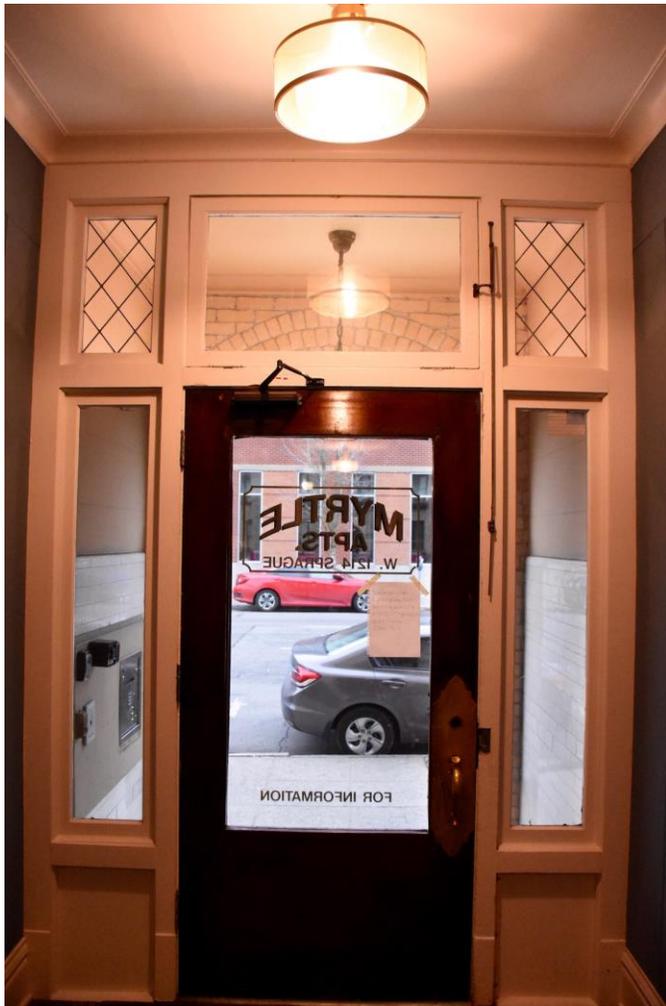


13. Cornice and Planter Box detail



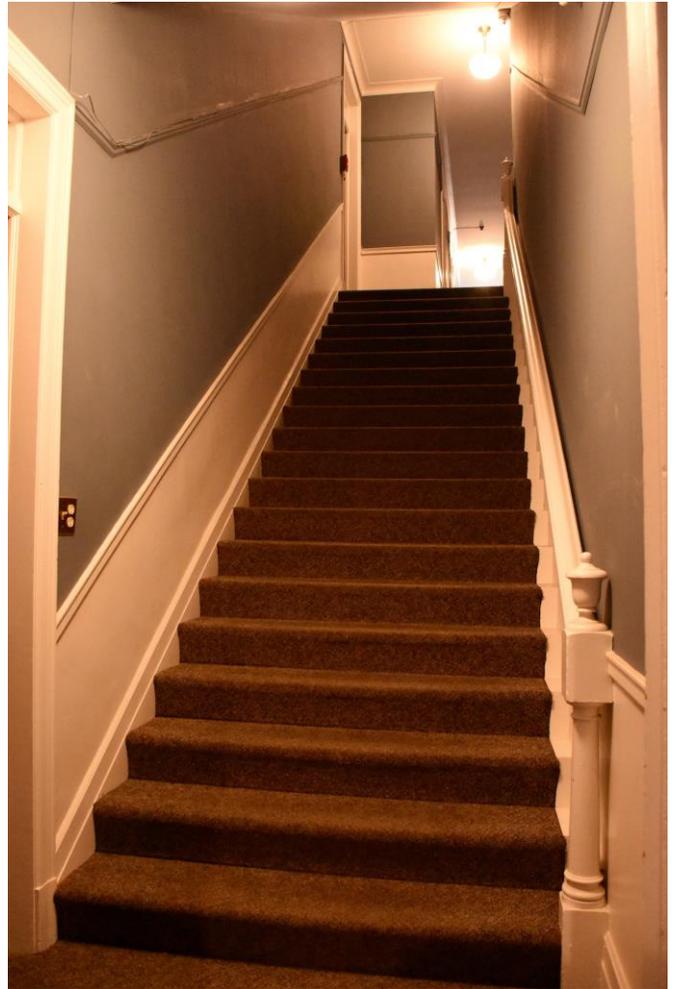
14. Front Entry along Sprague Avenue, looking north

1. Front Entry, looking south toward Sprague Avenue



2. First Floor - Main entry hallway, looking north

3. First Floor – Mid-Hallway, stairs to left,
looking toward rear fire escape



4. Stairway to second floor, looking north



5. Third Floor, lightwell and skylight, central section of hallway



6. Third Floor, looking south at south end of hallway from lightwell

7. Third Floor, looking north along central hallway from south end



8. Third Floor, looking southeast at door to Unit 32



9. Unit 32, looking east across living room



10. Unit 32 - living room, looking southeast toward kitchen and bedroom



11. Unit 32, looking south at kitchen



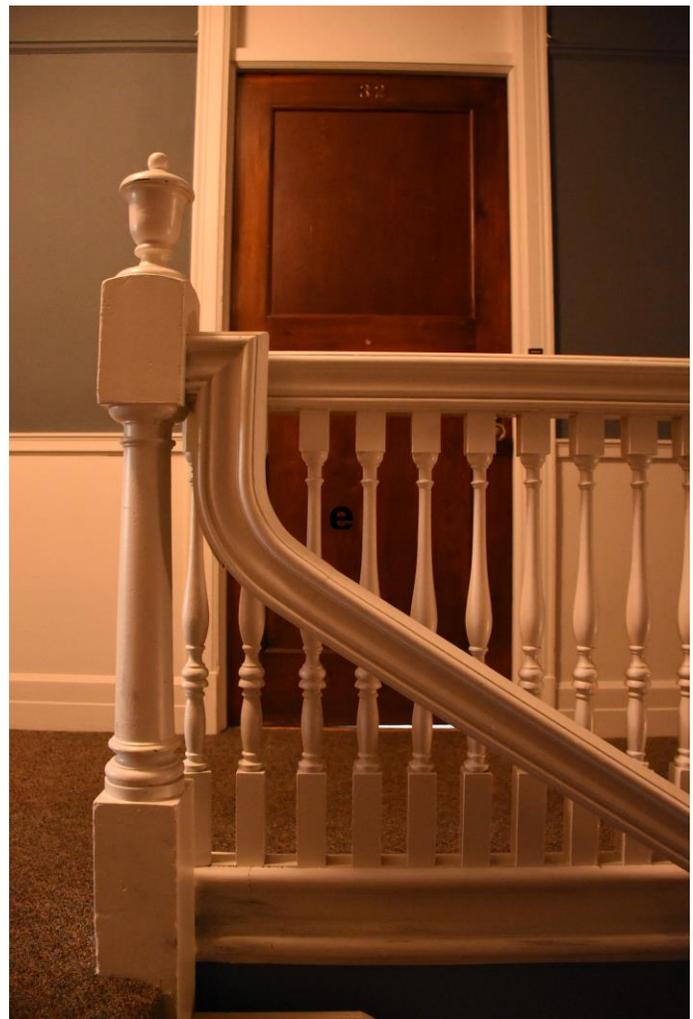
12. Unit 32 Bedroom, looking south toward closet and bathroom

13. Unit 32 - bedroom closet, looking south through closet to 1904 building wing

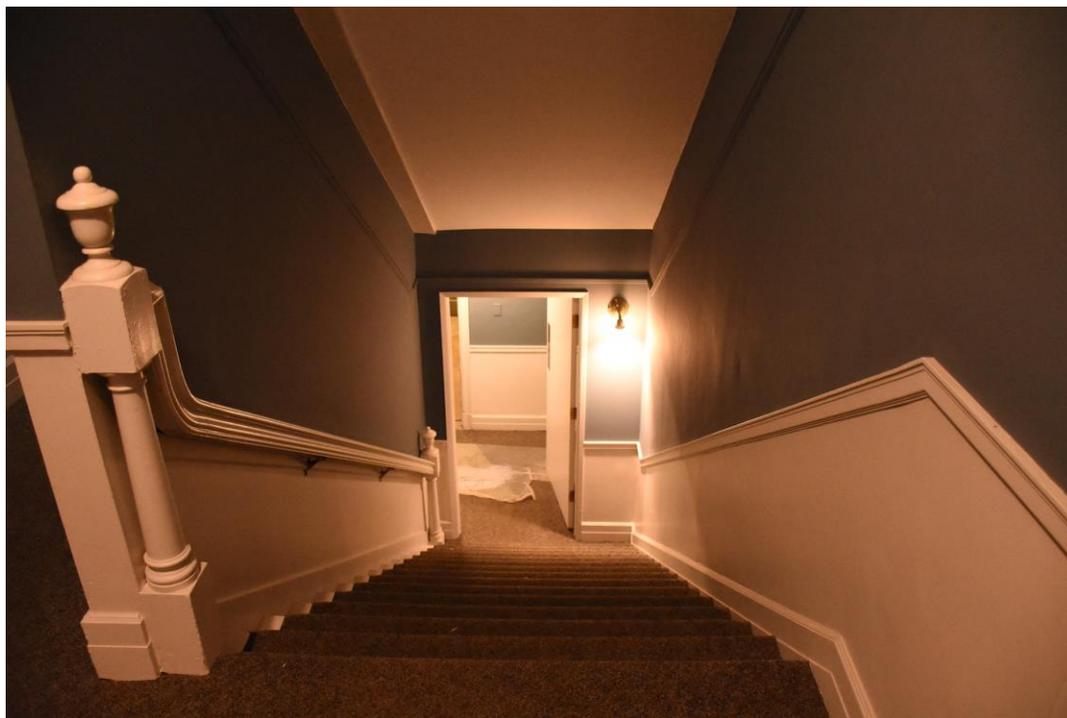


14. Unit 32 - bathroom, looking southeast

15. Third Floor Hallway, looking west at door configuration



16. Third Floor, looking east at stairway details



17. First Floor- hallway to basement, looking south



18. Basement, looking southeast at electrical panel



19. Basement - unit under renovation, looking east



20. Basement - unit under renovation, looking north