

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: Riverfalls Tower

And/Or Common Name: Enter common name of property

2. Location

Street & Number: 1224 West Riverside Avenue

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

Parcel Number: 35183.2234

3. Classification

Category

- building
 site
 structure
 object

Ownership

- public both
 private

Public Acquisition

- in process
 being considered

Status

- occupied
 work in progress

Accessible

- yes, restricted
 yes, unrestricted
 no

Present Use

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

4. Owner of Property

Name: Riverfalls Tower Development Co. - c/o Ann Heylman Martin

Street & Number: 4808 W. Deska Drive

City, State, Zip Code: Spokane, WA 99224

Telephone Number/E-mail: - (509) 991-5026; annhmartin@outlook.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: GLOVERS ADD PTN LTS 15 TO 17 B4 DAF; S31.25' OF N75' OF E1/2 OF L15 & S31.25' OF N75' OF LTS 16&17 ALL LTS 19&20 & W9' OF L21 & PTN L18DAF; BEG AT SE COR OF L18 & TRUE POB THN27DEG 41MI N 04SDS W107.82' TO W LN OF SD L18 TH N TO NWCOR TH E50' TH S ALG E LN TO POB

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

13. Signature of Owner(s)

DocuSigned by:
Ann Heylman Martin
3DC30A203C4A4BA...
Ann Heylman Martin

11/11/2021

14. For Official Use Only:

Date nomination application filed: 9/26/21

Date of Landmarks Commission Hearing: 10/20/21

Landmarks Commission decision: Approved

Date of City Council hearing: November 8, 2021

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

DocuSigned by:
Megan Duvall
C23102390810134...

11/11/2021

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:

DocuSigned by:
Lisa A. Foster
C0286BA30CC84D5...

DS

City Clerk

Michael J. Pearson
Assistant City Attorney



SUMMARY STATEMENT

The Riverfalls Tower apartment building is an eleven-story concrete and glass building that rises from an exposed five-level basement parking platform (16 total stories). Four segmental arch faces and round corners create a curvilinear form articulated by bronze-glass panels connected as bands that divide the facades into a multi-layered glass cylinder. Prominently sited on the south bank of the Spokane River gorge, the building stands alone in both stature and design character. Sleek and sophisticated in design and material, the building shows a refinement in Warren Cummings Heylman's use of the curved line and a progression of his design sense. Designed in 1971 with start of construction in the same year, the building was completed and occupied in 1973. For listing on the Spokane Register of Historic Places, a building generally needs to be more than fifty years old or determined to be exceptionally significant in an architectural, historical or a cultural manner may be designated an historic landmark or historic district if it has significant character, interest, or value as a part of the development, heritage or cultural characteristics of the city, county, state or nation. In the case of Riverfalls Tower, the building is within two years of reaching its 50-year mark. Plus, it was designed by one of Spokane's most noted and recognizable mid-century architects, Warren Heylman, and will be the first of his designs to be listed on the Spokane Register.

In the composition, the edges of the concrete floor slabs are revealed behind the screen of smoked glass panels on the balcony which drops slightly below the slab. The slabs support the balcony panels just beyond the plane formed by glass window walls. The continuous balcony layers are slightly projected as they wrap the entire shell of the structure. The balconies themselves are primarily decorative but the window walls are inset at the corners and middle of the facades to provide outdoor access. Extruded bronze-anodized aluminum moldings frame the window panels. The moldings are low profile with the intent of minimizing the detailing while maximizing the effect of the glass bands. Terminating the building is a wider projecting band composed of glass and aluminum panels of the same width as the wall and balcony panels below.

1. Riverfalls Tower as seen from the north looking south



DESCRIPTION OF PROPERTY

The Riverfalls Tower apartment building, in the west end of downtown Spokane, is on the steep slope of the Riverside Avenue bluff overlooking the Spokane River and its gorge. The building is about three blocks west of the central business district. The block in which it is located on the bluff side of Riverside Avenue is between the northward extensions of Jefferson and Adams streets. Riverside Avenue, with its boulevard park strip, is the center of the Riverside Avenue National Register

Historic District (1976). Riverfalls Tower, with a construction date of 1973, is considered a newer building within the historic district. The district includes the Carnegie Library on the western boundary, a cluster of four early 1900s apartment buildings across the street from Riverfalls Tower, several club and lodge buildings, and the Catholic diocese campus to the east.

On the north side of the Riverside Avenue, Riverfalls Tower faces south across the Riverside boulevard strip toward the Knights of Pythias Hall (1911, now NAC Architecture), the Riverside Court Townhouses (2007), the Edwidge Apartments (1912, NRHD, SRHD), and the San Marco Apartments (1904, NRHD, SRHD). Because of its height and elevation atop the south rim of the Spokane River gorge, the building's north, west and east faces provide commanding views of the Spokane River between the downtown core and the confluence with Hangman creek to the west. Because Riverside Avenue bends to southwest east of the Tower, the orientation of the facades is angled slightly off the cardinal compass points (30 degrees west of north). Thus, the north façade, for example is facing northwest, and the east façade is facing northeast.



2. Riverfalls Tower, view from Riverside Avenue.

Designed and initiated at the end of 1971 and completed in 1973, the ten-story curvilinear and almost round bronze glass tower is a unique building form in Spokane and rare in Washington State. Resting atop a four-story parking garage that is open to the west, north and east, the façade is continuous and wraps around the building with the same pattern elements on each face. The primarily square footprint is formed by gentle arcs on each façade that meet in rounded points in the corners. The verticality of the tower is tempered by the horizontal bands formed by slightly projecting glass balconies fronting a glass field of vertically-segmented glass window-wall panels. Recessed alcoves opening to the balconies are at the corners and the mid-points of each of the four façades. The building is terminated by a horizontal glass and metal panel band that projects slightly and fronts the roof which slopes up to a peak topped by a smaller metal “pill box” cap.

The building is constructed at the side of a steep slope with a height from lower grade to Riverside grade of approximately 50 feet. From the reference grade of Riverside Avenue, the building

rises ten floors, 118 feet to the top of the roof. The structure of the building is poured-in-place concrete, concrete floor slabs supported by a 30-foot by 30-foot concrete elevator/lobby core and grid of four-by-four-42-inch concrete columns spaced at 28 feet. The angled floor slabs of the parking garage were formed to create a broad spiral that connects the base level at Riverside

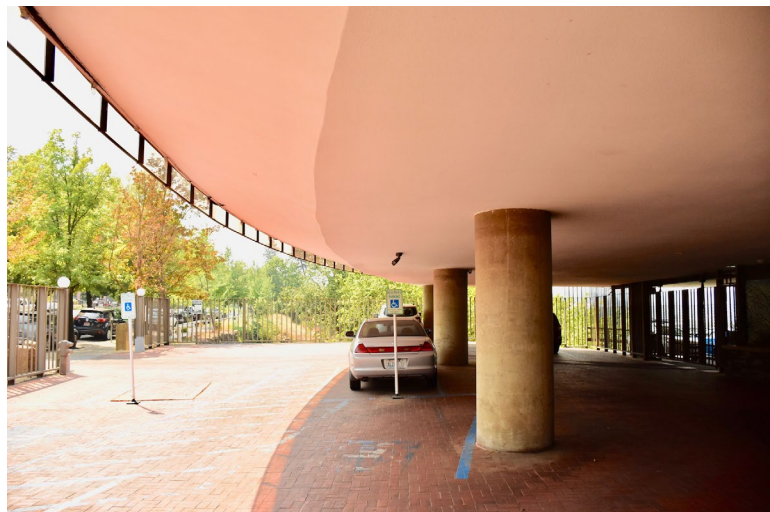
Avenue and the ground level at the bottom floor. The floor slabs for the ten residential floors were constructed by the lift-slab technique in which the slabs are poured in place as a stack on the ground, lifted up to the designated floor level, where they are secured in place.

The tower footprint is approximately 120 feet east-west, and 125 feet north-south with an approximate area of 12,250 square feet per floor. The concrete apron between the sidewalk and the building is approximately 3800 square feet with frontage of approximately 105 feet and sides of 43 feet and 30 feet.

The four subgrade (from Riverside) floors of the building are open slanted concrete slabs that form the driveway and parking decks. These floors and the vehicles parked on them are visible from the east, north, and west. The south side is built alongside the bluff and is therefore not visible. Vehicle entry is at two points: the ground floor at the bottom of the slope with access from Main Avenue; and the main floor with access from Riverside Avenue. The internal circulation allows through access to both entry points. Likewise, the elevator and stair tower allow pedestrian access between the ground level, Riverside level, and tenth floor level.

Connecting Riverside Avenue to the building is a flat concrete-slab plaza with a driveway entry at the southeast corner and exit at the southwest corner. The circular drive forms a porte cochere sheltered by the bottom of the second floor. The loop drive provides access to eleven at-grade parking spaces and with a right turn, through a steel-picket gate, to the parking garage in the

northwest corner. The entry plaza is surfaced with 4" x 8" terra cotta tile. The ceiling is stucco and coved and dropped to 9 feet from the 11-foot concrete floor slab of the second floor. Four round concrete columns aligned east-west support the ceiling slab. A perimeter fence composed of six-foot tall square tube steel picket fences are along the west, south, and east sides of the entry plaza.



3. The porte cochere at the first floor (Riverside Ave) level

The concrete elevator core is centered in the building and houses two elevators, a lobby, exit corridors and stair tower. This pattern extends from the parking garage through the tenth-floor penthouse. At first floor/entry level, the flat exterior wall of the elevator/stair core is between the open entry to the ramp/parking garage on the west end and a single door service entry at the east end (formerly the main entry). This wall section is solid and consists of a low flagstone planter with cast concrete slab cap and an illuminated decorative panel with "Riverfalls Tower" in three dimensional letters. The panel's field is decorated with aluminum line-forms emulating the swirling water of the falls. The door, approached by two steps with wrought iron baluster, is aluminum-framed metal and glass panel.

The wall section forming the east wall of the entry is flagstone and extends from floor to ceiling as it curves to the southeast corner of the building. Eight high windows form the top of the wall with their sizes increasing in height as their sills step down from west to east. The main entry to the lobby was shifted during a 2020 remodel during which the entire wall section was revised and the lobby was expanded. A new entry gate headed by a “Riverfalls Tower” sign and opens to a walkway bounded on the west side by a stacked flagstone planter and on the east by the steel picket fence along the east edge of the plaza slab. The entry assembly is bronze-anodized-aluminum which extends from floor to ceiling. Divided into two sections, the entry bay consists of a single aluminum-frame glass panel door with fixed one-light transom window on the east side, and a mid-height flagstone wall section with fixed single-light window above.



The second through eleventh floors are essentially identical with bands of bronze glass that wrap the entire building with the same pattern on each of the four facades and on each of the nine levels. These bands of the base façade consist of the glass window walls while that of the projecting balconies are glass panels framed in steel. The glass-panel balconies are attached to the faces of the 9-inch floor/ceiling slabs and project 14-inches from the glass and metal panel curtain walls that make up the base façade. The balconies are composed of bronze glass panels that are typically 3’-8” wide and 4’-2” high. The balcony panels drop 11 inches below the bottom of the 9-inch slab and rise to a height of 2’-6” above the top of the slab. Height from the top of the floor slab to the top railing is 3’-6” (12” gap between top of glass and square tube steel railing). One-inch-wide metal strips protect the top and bottom edges. The panels are secured by 2-inch square metal clips attached to the 2” x 4” steel posts anchored to the concrete slabs. A top rail of the same dimension as the posts rise 12-inches above the top edge of the glass.

4. Entryway

The window wall panels of the base façade are typically 3’-8” wide and 9’-3” high composed to a 6’-10” glass section above a 2’-5” metal insulating “sandwich” panel on the bottom. Two configurations are used: one with a 12” sliding section above the metal panel and the other without. Air conditioning units are set into lower metal panel section. Extruded bronze-anodized aluminum moldings frame the window panels. The moldings are low profile with the intent of minimizing the detailing while maximizing the effect of the glass bands.

As stated above the south, east, north, and west facades of floors two through eleven are essentially the same with stacked bands of bronze glass. The ground floor at the Riverside Avenue level varies as described above with the porte cochere and lobby, office and service area on the east side of the elevator/stair core. The east façade of this lobby core is floor to ceiling glass panel with a recessed outside deck area at its northeast corner.

Interior

The floors below the grade of Riverside Avenue are open slab garage. Circulation around a concrete core includes the two elevators and lobby, stairs, and utilities. The configuration of the elevator/stair core is the same from bottom to top. The main entry to the lobby was shifted during a 2020 remodel during which the entire wall section was revised when the lobby was expanded.



5. Lobby view

The main floor lobby area off Riverside Avenue is accessed by a door in the southeast corner. A gently sloping ramp along the east wall provides access to the lobby floor and to the elevator lobby at the west end. A single door provides access to the elevator/stair lobby in the building core. In the southern portion of the lobby is a lounge area with chairs, sofas, table and a piano. A mail room, restroom and office are along the north side. In the northeast corner is a door to the outside deck which contains tables and chairs.

Residential units are on floors two to eleven with the typical floor housing ten units in a variety of bedroom and bathroom configurations ranging from one bedroom with one bath to two bedrooms and two baths. The eleventh-floor penthouse has four units. They are accessed by and wrap around the center elevator/stair tower core. Materials consist of sheet rock interior walls and ceilings, hardwood, tile and carpet floors, with the exterior wall spanned by glass and a low band of sheetrock.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The design and detailing of the building are essentially unaltered except for a revision of the first-floor entry and lobby in 2020. In that remodel during which the lobby was expanded, the original double-door main pedestrian entry was shifted from the middle of the wall enclosing the lobby and office area to the southeast corner. The original entry in the middle of the wall is now service entrance having been reduced to a single door that accesses only the internal circulation system. The new pedestrian entry is in the northeast corner and highlighted by a new exterior entry gate “Riverfalls Tower” at the sidewalk. The new entry walkway is bounded by a stacked flagstone planter along the west side and the steel picket fence along the east edge of the plaza slab.



6. Elevator lobby, 1st floor

SECTION 8: STATEMENT OF SIGNIFICANCE

Area of Significance: A – Broad Patterns of Spokane History
C - Architecture
Period of Significance: 1973
Architect: Warren Cummings Heylman
Building Developer: Warren Cummings Heylman and James S. Black Co.
Building Contractor: Goebel Construction

SUMMARY STATEMENT

Significant under Category A – Broad Patterns of Spokane History

Constructed in 1972 and opened in 1973, the Riverfalls Tower apartment building is eligible under Category A because its construction evolved during the city's Expo '74 period, from 1967 to 1974. This period was described by one report as the most productive in Spokane since the post-fire rebuilding in 1889. During the implementation of the downtown's Ebasco Plan (a master plan created for Spokane in the early 1960s) and the prelude to Expo '74, the Parkade, five major apartment buildings, four bank buildings, including two office towers, and Riverpark Square, J.C. Penney, and Nordstrom retail complex were constructed in the downtown and immediate area surrounding downtown between 1967 and 1974. Additionally, the Washington State Pavilion (1974) and the Sheraton Hotel (1975) and were constructed specifically for Spokane's Expo '74 (although a labor strike caused the hotel not to be open in time for Expo). The Riverfalls Tower and the Cathedral Plaza were the first large-scale apartment buildings constructed in the downtown since the 1952 Cooper George. Before the Riverfalls Tower was built, the last apartment construction on Riverside took place between 1904 and 1913 with the Myrtle, Edwidge and San Marco apartments on Sprague and Riverside Avenues and the Buena Vista on Cedar.

The Expo '74 era is defined for this document as the period between 1967, the construction of the Parkade Parking Garage and 1974, the year of Expo '74, which coincides with the implementation of the Ebasco Plan and the Spokane Riverfront Development Plan. These documents set the stage for Spokane's 1973 centennial celebration with the idea of cleaning up Havermale Island as a first step in improving Spokane's Riverfront. The plans were also the impetus for removing the historic railroad trackage and viaducts which had cluttered the Spokane River since the early 1900s. These plans and actions precipitated a blossoming of building activity in downtown Spokane. The 1974 World's Fair, conceived in 1969, was certainly a stimulus in the building boom that took place in that seven-year period.

The Spokesman-Review, in recapping the year 1974, attributed the recent building boom to the Spokane master plan that was developed in the early 1960s (Ebasco). "But Expo '74 was the catalyst, compressing a long-range plan into a short-term accomplishment. Almost every project not only was ahead of schedule but bigger and better than the original plan."

During this period from the late 1960s and culminating with Expo, all of the following buildings were constructed: the Parkade parking garage, two 3-5-story bank buildings for the Farm Credit Bank, and

the National Bank of Washington Inland Empire Banking Center, two bank/office towers [Washington Mutual and Washington Trust], four apartment towers [Cathedral Plaza at 1120 W Sprague, the Chateaux Towers at 930 N Washington, Riverfalls Tower, and the Park View at 217 W Spokane Falls Boulevard], Riverpark Square parking garage and shopping mall, new retail buildings for J.C. Penney and the Crescent, the Sheraton Hotel, and buildings for Expo '74 including the Washington State Pavilion and U.S. Pavilion.

Significant under Category C – Architecture

Essentially unaltered from its original construction in 1973, the eleven-story bronze-glass cylinder is a clearly-articulated building that displays sophistication in design and use of material. The building retains its original design, use of material and workmanship, and maintains its unique setting and association with the urban landscape of downtown Spokane.

Riverfalls Tower is sleek and contemporary, a product of a design evolution and refinement in Warren Heylman's journey as a designer. It is his second tower in Spokane, the other, Cathedral Tower, is only a block away. Another tower in Olympia, Capitol Lake Tower, was his second high-rise apartment building and articulates the design and material characteristics that culminate in Riverfalls Tower, a residential masterwork. Stylistically, the form and use of material is rare in Washington State and the only one of its type in Spokane.

Heylman, as with the design of the Parkade Plaza, his first major building in downtown Spokane, uses the structure as an element of his façade detailing. In Riverfalls Tower, the floor slabs project and anchor the glass balconies as they wrap the facades. Though exposed, they are obscured by the glass panels of the balconies they support. The slabs themselves were constructed using the innovative "lift-slab" method of construction.

Heylman uses his characteristic curves to define and articulate the building. His use of the curved line reaches back to his earlier and smaller buildings: the Liberty Lake Golf Course (1957) and Hangman Valley Golf Course (1960) clubhouses, and the Whitman County Library in Colfax (1960, NRHP). The Parkade, only five blocks east, also uses the curve but with a formal symmetry and in a Classical format. His linework in these Neo-Expressionist buildings is more playful, perhaps quirky and most definitely unique to Eastern Washington.

Riverfalls Tower is notable for its prominent location along the south gorge of the Spokane River and takes full advantage of its site with dramatic views of the Spokane River Gorge to the west, north and east. The east view also provides a panorama of the downtown skyline and South Hill to the southeast. Likewise the south view is of Browne's Addition, Grandview and the South Hill as well as southeast downtown.

For listing on the Spokane Register of Historic Places, a building generally needs to be more than fifty years old or determined to be exceptionally significant in an architectural, historical or a cultural manner may be designated an historic landmark or historic district if it has significant character, interest, or value as a part of the development, heritage or cultural characteristics of the city, county, state or nation. In the case of Riverfalls Tower, the building is within two years of reaching its 50-year

mark. Plus, it was designed by one of Spokane's most noted and recognizable mid-century architects, Warren Heylman, and will be the first of his designs to be listed on the Spokane Register.

HISTORIC CONTEXT

STATEMENT OF SIGNIFICANCE

Chronology of the Development of the Riverfalls Tower Apartment Building

Historical Context

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 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.

But by 1920, Spokane's population growth had stalled:

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.

During World War II, Spokane was home to the Velox Naval Supply Depot, the massive Galena Army Air Corps supply and repair depot (later Fairchild AFB), Geiger Field, Fort George Wright, and the Baxter Army Hospital. In addition, two federally owned aluminum plants at suburban Mead and Trentwood proved crucial to the war effort. Some 15,000 Spokane residents served in the armed forces and many were employed in war-related industries.

In 1950, Spokane's population increased by 40,000 people to a population of 161,721. The pent-up demand of returning veterans fueled the construction of single-family homes in the suburbs to the north, south, and Spokane Valley. New commercial buildings, and a wave of new banks, were built in downtown Spokane. Shopping centers sprouted in the burgeoning residential suburbs. Another 20,000 people were added during the 1950s to reach a population of 181,608 in 1960, with a decrease to 170,516 in 1970. Because of the sprawling push to the suburbs and development of shopping malls, Spokane's downtown core was threatened with decline.

Shopping malls first arrived in Spokane in the mid-1950s and included Northtown in 1955 (with future major expansions and conversion to full-scale mall), Five-Mile Shopping Center at the northwest edge (ca. 1956), Lincoln Heights in the southeast quadrant (1958), Shadle Center (1961) in the northwest quadrant, University City (1965) in the Spokane Valley, and Manito Shopping Center (1959) in the middle of the South Hill. As described by Martin V. Melosi in *Automobile in American Life and Society: The Automobile Shapes The City*, shopping centers were automobile friendly with expansive parking lots that invited motorized traffic.

Spokane Unlimited, Inc. Formed by Spokane Business Leaders to Plan a Future Downtown

Downtown businessmen recognized the challenges posed by the suburban shopping centers. Action was needed to upgrade the downtown, to clean up blight, and improve access, circulation, and parking to make it easier for people to use the downtown. In order to stem the tide of suburban flight by businesses, a group of downtown businessmen organized Spokane Unlimited, Inc., as a non-profit corporation with the stated purpose of "the planning and building the Spokane of tomorrow." Its program was two-fold—the development of a plan to expand and transform the central area into an efficient, productive and beautiful core of the metropolitan area followed by implementation of that plan.

Founded ca. 1959 with \$150,000 in backing supplied by business and property owners in the downtown area, the group had no publicly funded support. John G. F. Hieber, a long-time downtown property owner, and a founding member, was president of the newly formed organization. The group was concerned about the blight that was encroaching on the city's central core as well as the growing

competition from suburban shopping centers and resultant deterioration of downtown quality, revenue and tax base. In order to stem the downtown deterioration, Spokane Unlimited engaged Ebasco (Electric Bond and Share Company) Services of New York to help chart a plan for the improvement of and reinvestment in the downtown business core. According to Mr. Thomas Flowers of Ebasco, an unusual feature of the Spokane development project was the method of financing. "This is one of the few instances where a large, representative group of diverse businessmen have come together and subjugated their personal interests to propose and finance such a plan," "Ebasco will be paid entirely from private sources," stated Flowers."

Ebasco Services Begins Planning for Downtown Spokane

(The Electric Bond and Share Company – was a holding company founded by General Electric in 1905 and restructured after the Public Utility Holding Company Act of 1935 as Ebasco to become a provider of architecture, engineering, and planning consulting and construction services [including nuclear power plants].)

The Spokesman-Review on September 11, 1959 reported that Ebasco was opening a project office in Spokane. The office would house the team of community planners and economists of New York consulting firm Ebasco Services, Inc. who would be working under a \$100,000, 15-month contract with the Spokane Unlimited, Inc. organization. In answering the basic question: "Can beauty and functionalism be successfully combined in such a development plan?" Flowers replied: "We'll strike a balance between beauty and functionalism. The plan won't be good for the city unless what it proposes is attractive to the people."

On December 16, 1959, the *Chronicle* reported: "**Planners to Give Progress Report.**"

Thomas E. Flowers Jr., San Francisco, Spokane project coordinator and Ebasco's director of community planning gave the report after spending the week in Spokane conferencing with William Barrett, New York, and William Rooney, Portland, both Ebasco officials.

He explained the first phase of the project involves detailed studies on land use, economics, space requirements, traffic flow and other matters necessary to planning community beautification and development. At the same time staff members also are doing preliminary work on future planning based on studies of population projections for the area as well as plans of existing commercial enterprises for future developments. Included in this study was a recent meeting with railroad officials.

The Spokesman-Review made the next update of the downtown planning efforts on January 31, 1960 and included a preliminary land use plan sketch for downtown core.

"Business Paid City Planning Moves Ahead."

Major objectives of the long range program as outlined by (John) Hieber, are:

1. To stimulate community interest and economic activity in the central business district by taking full advantage of the district's spectacular physical settings and surroundings.

Land Use Patterns

2. To establish a pattern of land uses for the central business district which is functional, imaginative and achievable.
3. To develop a traffic circulation system within and around the central business district which provides safe and convenient automotive and pedestrian movement.
4. To provide a system of off-street parking facilities which recognizes the needs and requirements of the shopper, the businessman and the employee.

5. To provide attractive and convenient open space and walkways reserved for pedestrian use.
 6. To enhance central business district property values by encouraging location in—and vertical expansion of—key retail, office and service functions in a well-defined “core area.”
 7. To provide for development of a governmental center within the central business district area which groups key city, county, state and federal functions in a unified governmental complex.
 8. To program the eventual removal of substandard and obsolete structures within the central business district to free land for new development in accordance with the development plan.
- Prevent Deterioration
9. To prevent deterioration of the central business district facilities caused by land use shifts and outdated construction requirements by development of progressive land use and construction codes.
 10. To encourage consolidation of railroad facilities within the central business district.
 11. To devise a program of development staged within the community’s financial ability to achieve.

Hieber closed in saying: “Even though activity in the downtown area today is still relatively healthy, there is every reason to believe that unless vigorous action is taken, this area will deteriorate in accordance with general nationwide trends of central area deterioration.” On July 9, 1960, the *Chronicle* reported: “**Group Authorizes Detailed Planning for Business-Section Development.**” John Hieber announced the “go-ahead for detailed planning” efforts for the downtown plan. Ebasco was cleared to keep planning.

The Ebasco Central Business District Development Plan, issued in June 1961, observed in its introduction:

Concentration of major retail, office and service functions in a centrally located, convenient and attractive site served by ample off-street parking space is a primary aim of business developers.” The plan continued: Until recently, Spokane’s Central Business District sales volumes accounted for over half of its metropolitan sales. A high percentage of the major retail and office facilities of the Inland Empire were located in the CBD. Physically, the District meets all basic criteria for a highly successful central commercial center. The site is centrally located in relation to its urban and suburban markets on a particularly attractive section of the Spokane River.

Obsolescence, traffic congestion, inadequate parking facilities, blight, a drab and sometimes unappealing general appearance have reduced the downtown’s attractiveness. An increasing selection of competitive outlying commercial centers, along with greater consumer mobility, also have detracted from the CBD’s strong position as the focus of the community’s commercial, social and cultural activity.

To retain its present dominance in the metropolitan area and the Inland Empire, downtown Spokane must re-establish itself as a well-planned and attractive concentration of merchandising and business establishments.

The report emphasized the “Core Area” as the focal point of downtown retail and business activity. ... “Proposed parking garage facilities are also proposed to be constructed with private capital. But, the study suggested the involvement of government through use of eminent domain. The Plan depicted six parking garages in the downtown core, two at the west end, west of Lincoln Street, three between Stevens and Washington streets (northeast and southeast corners), and one near the northwest corner at Post and Main. Only two of those garages, including the Parkade were constructed.

The plan focused on the central business core, enhancement of the retail and office environment, improvement of circulation, and provision of easily accessed parking. Residential development briefly covered in the land use section in which the Plan Concept proposed that the area west of the “core area” (bounded by Monroe Street), the “Western Anchor,” be used for “downtown high-density apartment and low-rise office development.”

Section II Land Use Proposals apartment and administrative uses.

The proposed land use map depicted the area along Riverside west of Madison Street as apartment use. Subsection D described the Apartment – Administrative Center. “Residential market analyses conducted during the research phase of the CBD planning program indicate a demand sufficient to support between 300 and 400 mid-rental range apartment units in the downtown area. Apartment facilities are proposed to be developed in high-rise (approximately 12-story) structures. These apartment units are proposed to be located along the bluff line of the western anchor area overlooking the Spokane River. The apartment structures will form a visual terminus to the Riverside Avenue pedestrian axis and provide a design feature which will effectively define the western fringes of the Central Business District.”

Although the newly completed Ebasco Plan was not formally adopted by the city, in January 1962, it was referenced by and endorsed by the city traffic department in designing its new one-way street system. Beautification groups interested in cleaning up and redeveloping the riverbank also were introduced to the plan. In January 1965, the Civic Beautification Committee heard a report from King Cole about the Ebasco Plan for improvement of the downtown area. King reminded the group that they are not bound to accept any plan for civic improvement. King Cole had been imported in November 1963 from the directorship of the community development department of San Leandro, California to head Spokane Unlimited, Inc. and assist the group in implementing its new plan.

The first construction project to implement the new Ebasco plan was announced in the April 18, 1965 Sunday *Spokesman-Review*: “**Multi-Storied Parking Structure to Be Built.**” Led by Hieber Properties, five firms committed to investing in the project: the Bon Marche, Old National Bank, Fidelity Savings & Loan Association, Hieber Properties and First National Bank. Deaconess Hospital, the owner of the Sherwood Building would also make a financial contribution.

Warren Cummings Heylman and Associates of Spokane would design the project. Heylman, teamed with Spokane architect Bill Trogdon, who had just executed the design of the new Spokane International Airport terminal which was dedicated on May 9, 1965.

The plans for the Parkade project progressed through the summer and the October 6, 1965 edition of the *Spokane Daily Chronicle* featured a rendering of the proposed building in announcing: “**\$2.5 Million Building Planned.**” In the approval stage by the city planning and building departments, the project would translate the Ebasco Plan from paper to concrete. The 10-story classically-inspired structure of cast concrete, designed by Warren Cummings Heylman and Associates, would also create a new pedestrian mall and a new “Park Lane” that would replace the alley. The project, broad in scope, also introduced the “skywalk” to Spokane with connections to buildings west, north, and eventually east. In conjunction with that project, the neighbors to the south across the alley were integrated into the mall. They would have a second “front door” to invite customers.

The Ebasco Plan set in motion efforts that would change the neighboring First National Bank as well. The first major alteration to the building was to the skin of its east and south facades: the addition of a new black granite veneer to replace the cream-colored glazed tile. The next change, the addition of a

new north face, on the alley side, of the building. This would be followed by major improvements to the other corner of the block (Howard and Riverside) at the Fidelity Savings & Loan Association. Skywalk connections from the Parkade would connect these two buildings to the retail activity at the Bon Marche.

At the same time the new Parkade was being praised, the \$8,000,000 New Formalist Federal Building was also nearing completion at the west side of downtown. It was a hot topic of conversation among design critics—both professional and amateur—in downtown Spokane. Indeed, even the sports page got into the act. The February 12th sports page included a short comment: ARCHITECTURE: “(This is a sport?). Curbstone opinion on the looks of Spokane’s new Federal Building range from “eyesore” to “it sure is a federal building, all right.” This corner has nothing important to add, except that it looked better before they removed the scaffolding.”

"New Federal Building Aesthetic Opinions Clash," reported *The Spokesman-Review* of March 19, 1967, “Spokane’s new Federal Building, due for completion in June or July, has been the subject of controversy since the GSA opened bids for construction in 1965.”

On May 19, 1967, the *Chronicle* reported the dedication of Parkade Plaza, described as: “... a picturesque courtyard combining old world charm with a setting of ultramodern architecture. Mayor Neal R. Fosseen, Miss Spokane (Terry Dawn Starr) and County Commissioner Jack Geraghty dedicated the courtyard which had already acclaimed by civic and city officials for its beauty and originality. Mayor Fosseen called Parkade “a landmark of beauty and progress not only for Spokane but the area.”

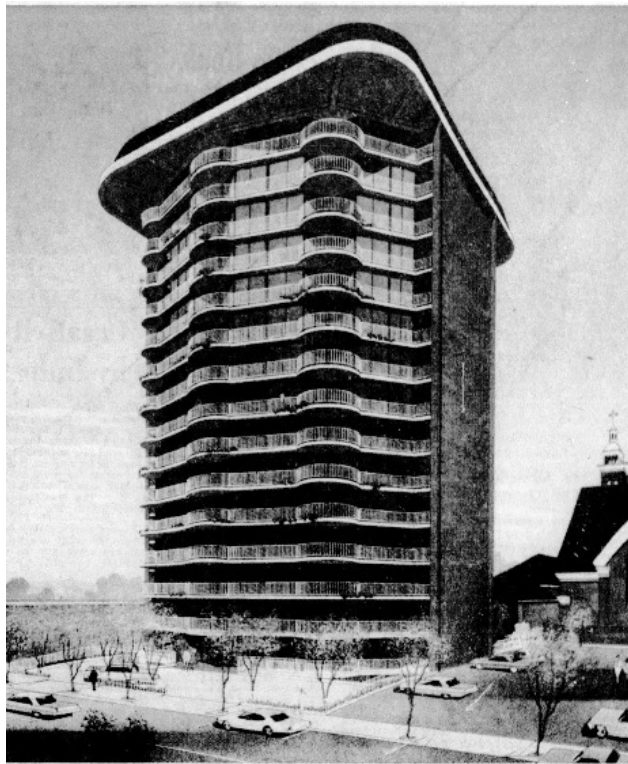
As the Parkade was being dedicated, a modernist bank building was also announced in May 1967 for the corner of Post and Riverside. The sleek five-story building composed of pronounced granite columns fronting a lattice-work of bronze glass panels was designed by Trogdon-Smith of Spokane. The National Bank of Washington Inland Empire Banking Center (now Spokane Regional Business Center) at 801 West Riverside was dedicated in September 1969. A second bank building, this one for the Farm Credit Bank was announced in December 1967 with a planned opening in the summer of 1969. Walker and McGough of Spokane designed the building at 705 W. First Avenue (now Pyrotek) which was described as four-story inverted glass pyramid resting in a sunken garden - “Cascades of receding tinted glass supported on three 65-foot high monolithic towers.” The building was dedicated in November 1969.

The Parkade, as the first element of the execution of the Ebasco Plan, would lead a series of development projects in the downtown core, and most importantly, the expansion of the skywalk system, additional parking, major retail expansion, and new bank office buildings—the two just described and in 1973, towers for Washington Mutual and for Washington Trust. These improvements would flourish in the late-1960s and early 1970s (essentially between 1967 and 1974).

The Ebasco plan was paralleled by the planning efforts of the city Plan Commission to develop a plan for the river in the downtown segment between Division Street and Monroe Street. Begun in 1967 and adopted by City Council in 1969, the efforts to implement the Riverfront Development Plan were underway. In June the “Phase II-Preliminary Detailed Plans for Spokane Riverfront Development,” were approved by the Plan Commission and City Council. The prospect of freeing the river and downtown of the steel grid to tracks and trestles was also moving forward. Negotiations were underway with the railroads to acquire their rights of way and relocate the rails to the Northern Pacific viaduct through the center of downtown.

In concert with the Riverfront Development and other planning efforts, the city was planning its centennial celebration that would take place in 1973. The acquisition and development of Havermale Island was a key component of that plan. Of course, moving the railroads would be no small task. On January 16, 1970, the *Chronicle* reported that the state legislature gave its support of the city's 100th birthday celebration. Resolutions adopted by the House and the Senate requested that state government encourage national and international participation in the project. "Our proposed plan is only a miniature compared to Seattle's World's Fair, but we are confident that, in its way, it also will be a permanent benefit to citizens of the Northwest." On that same day *The Spokesman-Review* published an editorial supporting plans for a major civic observance in connection with the centennial of the city's beginnings. This 1973 centennial would focus on the improvement of Havermale Island and would bring lasting benefits to the city.

As also proposed by the Ebasco plan, new apartment buildings were built in the early 1970s—the first since the 13-story International style Cooper-George tower on the south edge of the downtown in 1952. In the area between the downtown business core and Browne's Addition, several apartment buildings were constructed in the early 1900s as luxury apartments in the west end of downtown, some along the Riverside Avenue boulevard. These include the San Marco (1229 W. Riverside 1904), Edwidge (1227 W. Riverside, 1914), Myrtle (1214 W. Sprague, 1904-1913), and Buena Vista (5 S. Cedar, 1905) and Ammann (1516 W. Riverside, 1904). However, nothing was constructed in that area from those early days until the Cathedral Plaza in 1970.



Cathedral Plaza Due for Downtown Site
 Sixteen-story building will begin taking shape soon in the 1100 block of West Sprague in Spokane.

7. Cathedral Tower, 1970

Warren Heylman, architect of the Parkade, designed his first high rise apartment building in 1970, a 16-story residential tower for the Catholic Diocese of Spokane. *The Spokesman Review* on March 1, 1970 greeted morning readers with the headline, "**16-story Apartment to Be Built**" with a front-page rendering of the proposed Cathedral Plaza, a downtown high-rise planned to house elderly residents. The \$2.4 million project would adjoin the Our Lady of Lourdes Cathedral campus on Riverside. A nonsectarian and nonprofit corporation by the development and management firm of Goodale and Barbieri developed the project. The 150-unit building was slated for persons over 62 years of age. Heylman & Associates was the architect and Goebel Construction Co., the general contractor. The building would have a central core of elevators from which the structure would radiate. Main features were the continuous balconies on the north and south facades terminating in massive brick walls at the ends. Capping the structure was a projecting square roof to protect balconies and windows. In the article, Architect Heylman revealed that the construction would be the tallest lift-slab building in the state. In this type of construction, all fifteen concrete floor slabs were poured on the ground then lifted into

place at one time by heavy jacks. Giant sized brick units were used for reinforced masonry exterior walls.

The Diocese kept Heylman busy. *The Spokesman-Review* announced a second apartment project on April 22, 1971. (“Project Set by Diocese.” Includes rendering 4/22/1970. p1:1-4.) Plans for the Fahy West apartments, a \$649,000, four-story, 55-unit apartment building for low income elderly or handicapped at Dean and Maple was announced by the Diocese. This was the third such project for low income residents sponsored by the Roman Catholic Diocese of Spokane. According to architect Warren Heylman, the brick building “will be of load-bearing concrete masonry units and precast concrete floor slabs to achieve maximum fire resistance as well as permanence.”

To assist with Centennial '73 planning, the Spokane Centennial Association retained Economics Research Associates (ERA) of Los Angeles in May 1970 to research the scope and nature of the 1973 Spokane Centennial, its economic feasibility and lasting benefits. The firm had worked on the planning of the Seattle World's Fair of 1962, Montreal in 1967, and San Antonio's Hemisfair in 1968 and would work out of the Spokane Unlimited offices.

Also, in April and June, Spokane's newspapers would report visits by the state's two senators, democrats Warren G. Magnuson and Henry M Jackson both promising support for the proposed centennial celebration. They would assist in securing federal funds for acquisition of property on Havermale Island and other properties, and encourage early removal of downtown railroad trackage. City officials had also been meeting with railroad officials to discuss plans for future development, use of railroad properties, and construction of a new bridge across Hangman Creek. There was hope that Havermale could be cleared in time for the '73 celebration.

The Economics Research Associates report was revealed on September 23, 1970: “**Big-Scale Exposition Eyed for City in 1974.**” ERA suggested that an international exposition was the scale needed to attract attention, federal and state dollars and bring visitors from the world to Spokane. An environmentally-themed exposition was proposed and expected to draw millions of visitors on a site that would include some 50 to 60 acres spanning both banks of the central falls of the Spokane River. Thus, what began as planning for Spokane's centennial celebration in January 1970 blossomed into a full-fledged World's Fair by December 1970. The rest is history.

\$7.5 Million Expo Package Sent to Governor headlined *The Spokesman-Review* on March 19, 1971. The state would assist Spokane's endeavor and authorize the State Building Authority to build a permanent pavilion on the Expo '74 site. In October, the city Plan Commission had approved the schematic design for Expo '74 and Vaughn Call, the Planning Director, stated the plan is a “tool to achieve the very things planned in the riverfront development plan.”

The planning, anticipation, and hype associated with Expo '74 amplified the impetus of the Ebasco plan and generated a burst of downtown development activity.

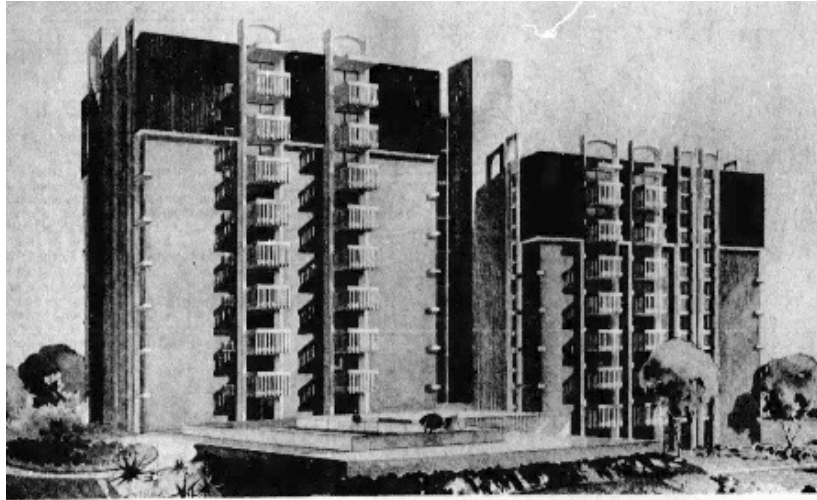
Meanwhile, Warren Heylman had two residential towers under construction, one in Olympia and the other—Riverfalls Tower in Spokane. Wearing his civic hat, he was also providing suggestions to Burlington Northern Railroad on its bridge spanning Hangman Creek—advocating for grace and beauty in steel and concrete. His firm was also involved with pavilion designs for Expo'74.

Heylman's design talents had also called into action in Olympia. *The Spokesman-Review* reported on May 26, 1971 that a three-building, apartment complex, Capitol Lake Towers each 10 stories high would

be built by KOP Construction of Spokane in downtown Olympia. The designer was Warren C. Heylman & Associates and owners, James C. Swanson and John R. McCarthy. Each tower would include 40 or more apartments with the three penthouses facing Capitol Lake. [Note that this tower is a prelude to Riverfalls Tower.]

On June 13, 1971, *The News Tribune* of Tacoma depicted a drawing of the first building of the Capitol Lake Towers complex under construction in Olympia. Designed by Heylman, the condominium project was slated for occupancy in the fall. The design carried some of the elements of his Cathedral Tower apartments in Spokane with arced glass-panel facades, continuous balconies, solid side elevations, and overhanging roof to cap the building. It also foretold the prominent design features of the Riverfalls Tower in Spokane which refined those elements in the form of a sleek smoked glass cylinder.

Closely following the Cathedral Tower's construction, a second downtown high-rise was proposed for the north side of the river, the Chateaux Tower, a \$1.5 million project planned by Groesbeck & Associates. On Cataldo between Washington and Calispel (930 N Washington) the



building would consist of two residential towers. According to the *Chronicle*, "the modernistic-designed building will be erected by using the "lift-slab" construction technique employed in the Cathedral Plaza downtown recently. The exterior of the building will be finished with stucco," The project manager stated that the "facility will be conveniently located within walking distance of KBU and situated on the periphery of the planned Expo '74 site."

The third tower soon followed: "**Downtown Apartment Is Planned**" reported *The Spokesman-Review* on October 29, 1971. "A proposal for a 16-story apartment tower at W. 1224 Riverside was disclosed Thursday."

According to the article, demolition had started on the old brick apartment house on the hillside location. Sponsors of the project had a tentative target date of 1973 for construction of the building. (A building permit for demolition had been issued on October 27th to demolish the 29-unit Crest Hotel that had been built by D.B. Fotheringham. 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.")

Warren Heylman was both the owner of the property and the architect. The article added: "It is expected to include a unique five-story parking garage on the lower hillside levels of the tower. Tentative plans indicate 100 luxury apartments will be included on the view site."

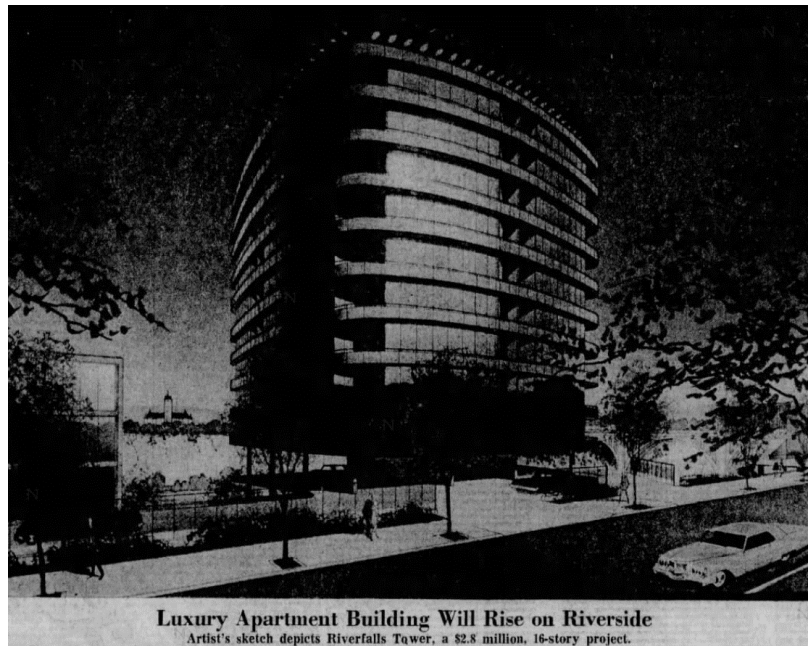
The Spokesman-Review announced in its November 21, 1971 edition: "**Work Starts on \$2 Million Hillside Apartment Tower.**" Prominently illustrated by an artist sketch on Page 1 the article described the major downtown project.

Preliminary construction work has begun on the \$2.8 million 16-story Riverfalls Tower apartment building at W. 1224 Riverside, developer James S. Black said Saturday. Completion is scheduled to late next year.

The structure will have 12 floors containing 99 apartments and four floors of parking, rising from a hillside site facing the Spokane River, the Falls and downtown district, he said.

Black described the tower as the first stage of a major urban living complex, ultimately to include offices, shops and a restaurant, as well as apartments, parking and recreational facilities. The second stage of the project, extending westward along Riverside, will begin soon after completion of the tower, he said.

Architects for the project are Warren Cummings Heylman and Associates. General contractor is Robert Goebel Construction Co.



8. November 21, 1971 *Spokesman-Review* illustration of Riverfalls Tower

The concrete, steel and glass tower will have exterior walls of bronze-tinted glass, from sill height to 10-foot ceilings. A bronze glass-and-metal rail will shield balconies for each apartment.

Sizes of the apartments will range from minimum of 626 to penthouse units of 2,720 square feet. Each of the lower seven floors will contain four balcony-bedroom units and four two-bedroom, two-bathroom units. Intermediate floors will have four two-bedroom units and four two-and-a-half bedroom units. The top floor will four penthouse apartments. All units will have living room fireplaces and each of the larger units will have a bedroom fireplace as well. ...

Floors are to be constructed by the lift-slab method. This will permit the pouring of concrete for each floor at the Riverside level with the slabs to be lifted into place by hydraulic jacks placed on top of the building's steel columns Heylman said.

Financing for the project, insured by the Federal Housing Administration, has been handled by Fidelity Mutual Savings Bank. Edwin J. McWilliams, Fidelity president said. "We are pleased to have the opportunity to participate in such a forward-looking project for the city. Its location along the river, overlooking the falls and the Expo site is pleasing."

"The tower has been planned to fill a void in the Spokane housing market for those persons seeking spacious view apartments near the downtown area," Black said. ...

At year's end *The Spokesman-Review* expressed optimism: "**Construction Outlook Bright**" in its December 26, 1971 edition:

For the third consecutive year, home and apartment building is expected to be a major prop of the Spokane area economy.

"We set a sizzling pace this year," a mortgage executive said. "I doubt if we can match it in '72, but it'll be a strong year by all historical yardsticks."

Topping all forecasts, 3,800 homes and apartment units were completed this year—a \$90 million boost to the economy in Spokane County. This is 1,000 more living units than the high 1970 level.

For builders and realtors, the major surprise has been Spokane's capacity to absorb a record number of apartments—2,200 this year.

"But that market has tapered off a little," a builder said, "and we expect new apartments to drop to near 1,300 to 1972."

...

Linked to views of the Spokane River were two large apartment complexes. One, the Chateaux at Washington and Cataldo, already is under construction. The other, Riverfalls Plaza, a 16-story project at W1224 Riverside is nearing the starting line.

These and others on the drawing boards were triggered by plans to clear the elevated railroad tracks off the southside of the riverbank, opening the river view.

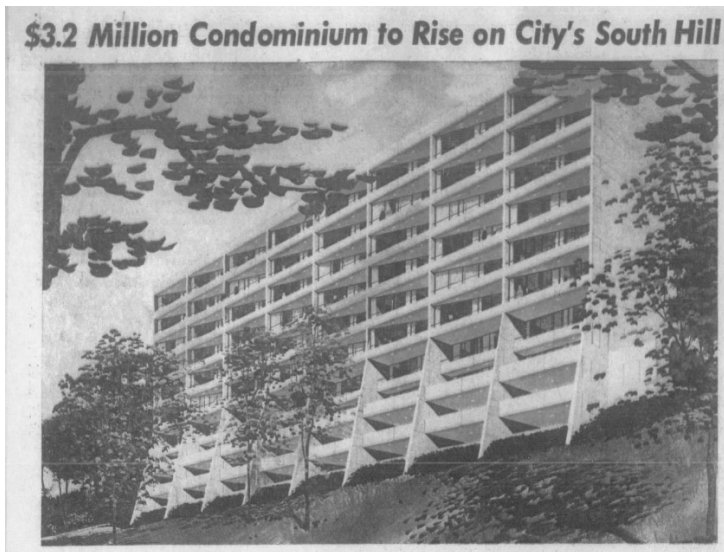
A surge of commercial and industrial building also enhanced the construction outlook.

...

Looming closer on the construction scene were the large-scale railway improvement projects planned by Burlington Northern, Inc. BN directors have approved \$50 million five-year construction program for the Spokane area, including \$30 million for a new automated freight yard.

The success of the Parkade was contributory to the development of a second major parking garage in the northwest quadrant of the downtown. As reported in the *Spokane Daily Chronicle* on April 18, 1972: "**Redevelopment Affects Four-Block City Area.**" Anchored by a 10-story 1,000-car parking structure spanning Post along the south side of Trent [Spokane Falls Boulevard], the retail base of downtown was expanding with a new three-story J.C. Penney Store on the southwest corner of Main and Post and across on the southeast corner, a new four-story addition to the Crescent Department store. Nordstrom was also

remodeling and occupying the former J.C. Penney store. New skywalks were extended to serve the new garage and retail blocks, forming a loop that would connect back through the newly completed Washington Mutual tower, across Howard Street, and back to the Parkade. In addition, the 16-story Washington Trust tower was dedicated in April 1974. (SR. "Bank Tower Open, Dedicated." 4/15/1974.)



9. 700 Seventh Avenue Condominiums – 7/11/1972 Spokane Chronicle

As Expo '74 plans were being readied, and the Chateau and Riverfalls Tower were under construction, another condominium/ apartment project was announced in the *Spokane Daily Chronicle* on July 11, 1972. A ten-story condominium apartment project on the south hill on the site bounded by Sixth and Seventh, Wall and Post. Overlooking the city, the \$3.2 million project would have 62 units on eight levels of apartments, plus two levels of covered parking. The '700 Seventh Avenue' condominium, was designed by the Spokane architectural and engineering firm of Walker, McGough, Foltz and Lyerla, with Walter W. Foltz partner in charge. Foltz said the architects chose to use simple design forms with large expanses of glass to create a structure compatible with the site and the residential area to the south. "Each unit will have a panoramic view to the south and north," he said, "from a secluded setting a few blocks from the downtown business district."

"Construction will be poured in place concrete with 8-inch walls between units and a "span-deck" floor system."

On August 7, 1972, *The Spokesman-Review* in presenting a photo montage of downtown projects assured that "**Scars Mean Progress**," as it described the frenzy of local building. Projects listed included: "a 14-story bank-office building by Washington Mutual Savings Bank expected to open in late 1973; new quarters for J.C. Penney's 3-level downtown store; a four-story ancillary services wing at Deaconess Hospital; a convention center which would be part of the Davenport Hotel; the new Washington Trust high-rise office tower set for construction soon; and luxury apartments planned for the 16-level Riverfalls Tower, under construction."

The December 26, 1972 *Chronicle* included a photo showing the floor slabs of Riverfalls Tower being elevated around the central core. "Concrete slabs forming floors of Riverfalls Tower ascend mechanical core of 16-story apartment project. In "lift-slab" construction technique, floors are poured one atop the other, then each is lifted to proper level.

An article from theconstructor.org explains this construction methodology (8/4/2021):

Lift-Slab Construction is a precast method of construction of slab on the ground and then lifting it to the structure.

A type of precasting used in building construction involves casting floor and roof slabs at or near ground level and lifting them to their final position, hence the name lift-slab construction. It offers many of the advantages of precasting and eliminates many of the storing, handling, and transporting disadvantages. It normally requires fewer joints than other types of precast building systems. Typically, columns are erected first, but not

necessarily for the full height of the building. Near the base of the columns, floor slabs are cast in succession, one atop another, with a parting compound between them to prevent bond. The roof slab is cast last, on top. Usually, the construction is flat plate, and the slabs have uniform thickness; waffle slabs or other types also can be used.



10. Spokane Chronicle, 12/26/1972

Openings are left around the columns, and a steel collar is slid down each column for embedment in every slab. The collar is used for lifting the slab, connecting it to the column, and reinforcing the slab against shear.

To raise the slabs, jacks are set atop the columns and turn threaded rods that pass through the collars and do the lifting. As each slab reaches its final position, it is wedged in place and the collars are welded to the columns. [This technique was essentially abandoned after a 1987 accident in Bridgeport Connecticut killed 28 construction workers.]

The Riverfalls Tower experienced no disasters with the technique but did encounter a "sticky problem" as reported in *The Spokesman-Review* in January 1973.

"Weighty Problem Slows Job."

A very sticky and weighty situation had developed Wednesday on the site of the 16-story Riverfalls Tower Apartments, W1224 Riverside.

Construction crews, starting to raise the 400-ton concrete floor slabs, discovered they wouldn't budge. The 10 slabs were stuck together.

"This is the innovative lift-slab construction method," a worker at the site said, "and it's sure wonderful if you can lift the load."

At the first try last Friday, some of the mechanical lifting devices bent under the strain.

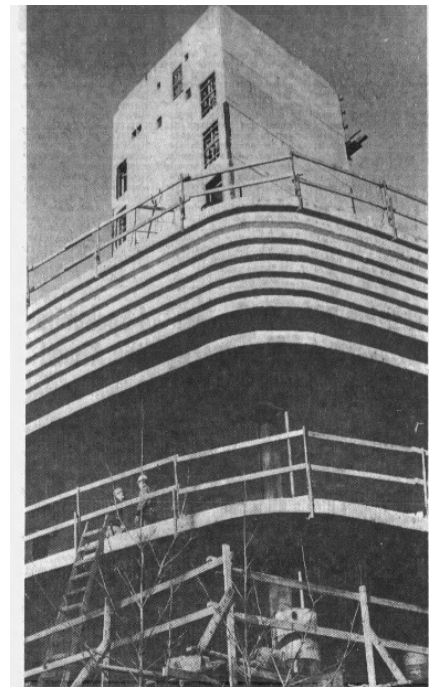
"There is no panic," said contractor Robert B. Goebel. "We've solved the problem and will start lifting Monday."

A chemical spray, he said, has been used to break the adhesion. Another chemical, apparently the wrong type, was blamed for the problem.

The 10 slabs are the upper nine floors and the roof for the \$2 million project scheduled for completion late this year. Only a few workers were at the site Wednesday as results of the spray were awaited. Lift-slab construction is a sidewalk superintendent's dream. Huge slabs are raised successively on cables, something like a giant concertina being stretched out. It was first used in Spokane on the 15-story Cathedral Plaza project opened two years ago at W1220 Sprague.

Two days later, on January 9th, a *Review* photograph captioned "**Floor Slabs Now Unstuck**," showed that the sticky slabs could indeed be freed from their bond.

Unstuck at last, the 400-ton concrete floor slabs for the Riverfalls Tower Apartments, W1224 Riverside, were being hoisted into place Monday. The project has been delayed 10 days while construction crews solved the problem separating the 10 slabs. Workers refused Monday to comment on why the slabs stuck together and on what was used to get them unstuck. The slabs are in the middle of this photo, and the first of them has been raised. They will form the upper nine stories and roof for the 16-story apartment development. The bottom floors, also shown here will be used for parking.



Slab Lifting

Lifting continues on the "lift slab" construction process for Riverfalls Tower, a 16-level luxury apartment complex at W1224 Riverside. The \$5 million project is scheduled for completion by mid-May, owners said.

11. "Slab Lifting." 1/19/1973. *Spokane Daily Chronicle*

As a mild winter looked kindly on Spokane, *The Spokesman-Review* reported that progress was being made by contractors hustling to keep projects moving. "**Winter: Good for Some ... Terrible for Others**," proclaimed the February 25, 1973 article. The article also pronounced that the city was experiencing the greatest storm of construction since 1889:

Spokane area contractors struggling to keep on schedule during the greatest orgy of construction since the Spokane fire of 1889, have nothing but kind words to say about the weatherman this winter.

"The mild weather has absolutely saved us," said a foreman at the 16-story Washington Trust Bank Building, which is going up at the rate of about a story a week. Other builders were equally ecstatic.

...

Concrete pouring conditions have been excellent, except for some cold mornings which require a few precautions.

"We warm our concrete in the trucks and the contractors usually use heaters for the early pours to dry out the wood or metal forms. Then they protect the wet concrete with canvas or plastic covering and space heaters in the evenings." ...

Some of the other big projects ... include the 16-story Riverfalls Tower Apartment, another apartment called Jefferson 400, the new J.C. Penney Co. store, a 10-story parking garage at Post and Trent, apartments at Washington and Cataldo, the giant Washington State Pavilion on the Expo Havermale Island site.

...



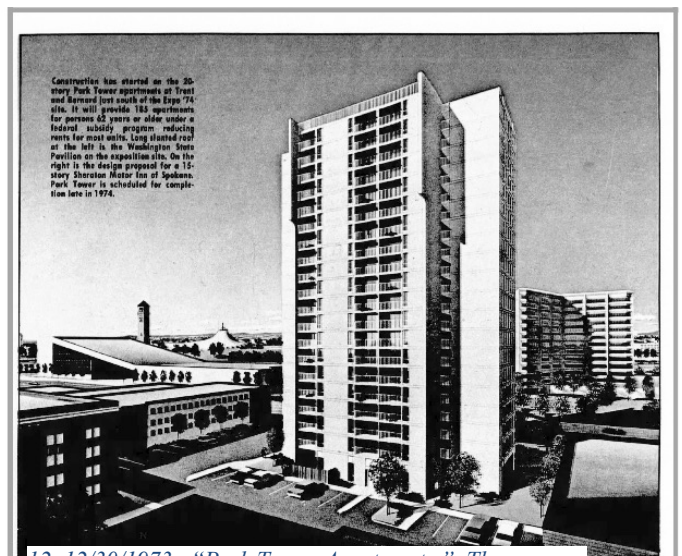
At the beginning of 1973, the Riverfalls Tower began the quest for residents and ran ads in both The Spokesman-Review and the Spokane Chronicle. “No Gimmicks!” ran an ad on January 1, 1973:

We can’t afford to offer “free” TVs or “free” rent, nor do we have to. All we have to offer is value. RIVERFALLS TOWER’s acceptance is already well established as applications and deposits are being received daily. If you’re interested in a prestigious location and a beautiful high rise building offering a great view, walking distance to downtown, closed circuit TV surveillance for maximum security and many other amenities too numerous to mention here, contact us immediately. Good selections still available, but occupancy will start this May. ...J.S. Black & Co.

The *Spokane Daily Chronicle* displayed a photo of the nearly completed tower on April 19, 1973. “**Tower Goes Up.**” “Interior work progresses on 16-level Riverfalls apartment tower. Completion of construction is scheduled by mid-June. Tenant leases are now being signed for the \$3 million project at W1224 Riverside.” On August 14, 1973, the city issued a Certificate of Occupancy for the 99 units of Riverfalls Tower.

As Riverfalls Tower was moving in its new residents, a new apartment building was being proposed at the east end of downtown. The Park Tower Apartments would be the last new apartment building constructed in downtown Spokane until the year 2019 with the seven story Parkview in the West End of downtown. The caption on the December 30, 1973 photo of the Park Tower Apartments reads:

Construction has started on the 20—story Park Tower apartments at Trent and Bernard just south of the Expo ’74 site. It will provide 185 apartments for persons 62 years or older under a federal subsidy program reducing rents for most units. Long slanted roof at the left is the Washington State pavilion on the exposition site. On the right is the design for the proposal for a 15-story Sheraton Motor in of Spokane. Park Tower is scheduled for completion late 1974.



12. 12/30/1973. “Park Tower Apartments.” *The Spokesman-Review Sunday Magazine*

Thus, the cluster of four new apartment towers—the Cathedral Tower, the Chateaux, the Riverfalls Tower, and the Park Tower built in the Expo '74 era between 1971 and 1974, were the last to be constructed in downtown for almost fifty years.

The Spokesman-Review ended the year 1973 with a major overview of Spokane and the regional development activity. The “progress edition” summarized the downtown development activity beginning with the Parkade parking garage. The December 30, 1973 Sunday Magazine featured development activity in its “Industrial Renaissance” section, **Economy in looking forward to the year of Expo '74**. “Spokane inner city development accelerated dramatically as plans expanded for Expo '74.” “Expo has become the impetus for the phenomenal revitalization of a city’s inner being.” “While all these projects were getting off the drawing boards, the first of the high-rise apartment structures envisioned by planners to enhance living in downtown Spokane were being completed.” “Completed in 1971 was the 16-story Cathedral Plaza. Next came the 11-story Chateaux complex and this year, the 16-story Riverfalls Tower Apartments.”

Again, the success of the Parkade was being touted as “the first linchpin in the Spokane Unlimited program of providing plentiful low-cost parking for shoppers. The article also credited the nine-story \$7 million Federal Building built in the same year as the west anchor of the city center. The projects that followed were listed:

Next off the starting line was the Farm Credit Banks of Spokane with a four-story inverted pyramid which also won several design prizes. Completed the same year, 1969 was the fire-story Pacific National Bank of Washington with its shiny glass walls. Then suddenly this even tenor of development turned into a race toward the May, 1974, opening date of the exposition. Project after project was rushed on stage. Repeatedly the question was asked: Would there be enough skilled craftsmen available for the massive construction effort? The list of building scheduled for completion in less than a two-year span included:

- The 14-story, \$8 million Washington Mutual Savings Bank Building
- The \$9 million project sponsored by Washington Trust Banks, which covers a whole downtown block and includes a 16-story tower.
- A new four-level store for J.C. Penney Co. also covering a half block and completed in November.
- A multi-level parking garage arched over Post at Trent and including retailing space on its street level.
- And, remodeling was under way on the former Penney’s store and an adjacent building for a large new store for Nordstrom, Inc. the Seattle chain with a high fashion image. Under construction is the 20-story Park Towers apartments at Trent and Bernard, and moving nearer the starting line is the high rise hotel to be built on the outer edge of the exposition grounds (Sheraton).

The Chronicle used the tower as a platform for showing off the new vista of the river and Monroe Street Bridge on the first day of January in the year of Expo '74: “New Mid-City Vista.” “Arches of the dominant Monroe Street Bridge and the Post Street Bridge embraced the Spokane River, white with fury, in this wintry scene yesterday.” Chronicle photographer C. Wesley Cameron gained this new perspective from the 10th floor of the new Riverfalls Tower high above the south bank.”

Spokane’s final high rise of the era was reported and portrayed in a photo in the March 15, 1974 edition of *The Spokesman-Review*: “**Apartment Building Taking Shape.**”

Construction on the new 20-story Park Tower apartment building on Trent near Bernard now is well underway. The structure, which will have 185 apartments for older persons, is being built under a federal subsidy program that will result in reduced rents for most units. The apartment building is expected to be completed late this year.

The Spokesman-Review in recapping the year 1974 (December 29) attributed the building over the past few years to the Spokane master plan that was developed in the early 1960s (Ebasco). “But Expo ’74 was the catalyst, compressing a long-range plan into a short-term accomplishment.” Almost every project not only was ahead of schedule but bigger and better than the original plan. The Ebasco Plan also spawned the world’s celebration of Spokane in 1974—the World’s Fair.

Architect – Warren Heylman (1923 -)

Warren Cummings Heylman was born on September 12, 1923 in Spokane and graduated from Lewis and Clark High School in 1942. He studied architecture at Washington State College and received his architectural engineering degree from University of Kansas in 1945. Heylman served for a number of years in the Navy before returning to Spokane and working with G.A Pehrson, Whitehouse & Price, and John P. O’Neill until to open his own private practice in 1952.

Over the next forty years, Heylman’s unique designs garnered him many awards and accolades. His forward thinking and unusual designs were at times controversial among the general public. Heylman officially retired in the early 2000’s, although he continued his own work in the office for years after that.

Noteworthy projects include the Liberty Lake Golf Course Clubhouse (1957); the Lincoln Heights Garden Apartments (1962); the Spokane International Airport with William Trogon (1965); the Parkade Parking Garage (1967); Cathedral Plaza Residential Tower (1970); Hangman Valley Golf Course Clubhouse (1968); the Riverfalls Tower (1973); and Spokane County Public Health Building (1977)—all in Spokane. Heylman is also credited with the design for the Federal Building in Wenatchee, Capitol Lake Towers (1972) in Olympia, and the public library in Colfax (1960, NRHP). He has also designed over twenty single-family houses in Spokane, including the Norman Wells House (1954).

Although considered by some public observers as controversial because of its rounded corner turrets, the Spokane County Social and Health Services Center (1977), is notable for its use of curved forms in brick and has received architectural accolades by his peers. It is also notable, that including the Health Building on the north riverbank, Heylman has four major buildings that are within each other’s view: Riverfalls Tower, and Cathedral Plaza on the west edge of downtown, and the Parkade in the northeast corner of the downtown core. Heylman’s work is prominent and distinctive. The Parkade, its design that bridges the centuries, is an iconic part of Spokane’s skyline.

Heylman’s playful forms pushed the architectural envelope to its very edge. Over the years, he was awarded six AIA Spokane Chapter honor awards; received a Concrete Institute Award (for the Parkade) and was inducted as a fellow of the AIA in 1983.

During his career, Heylman has been active in a variety of community and civic affairs including the Spokane Allied Arts Commission, the Spokane County Fair Board, and the Boy Scouts.

Mr. Heylman is retired and still resides in Spokane.

An extensive article in *The Spokesman-Review* by reporter Nicholas Deshais, “Warren Heylman’s Architectural vision ‘all over’ Spokane” published July 10, 2016, tells of Heylman’s productive and prolific career and his legacy in Spokane.

Contractor - Robert B. Goebel (1919 – 2014)

Bob Goebel was born in the Rockford, Washington area on February 17, 1919 and graduated from Rockford High School. He served with the U.S. Army during World War II, returned to Spokane, and trained as a carpenter. started his construction business in 1962, incorporating in October 1963. He was active in the North Spokane Rotary Club, Vanessa Behan Crisis Nursery, president of the Spokane YMCA board, on the board of the Salvation Army for which he received the William Booth award, and a member of the Rockford Historical Society. Mr. Goebel passed away in Spokane on May 31, 2014.

As stated in this obituary “It is hard to drive through Spokane without seeing many of the buildings he constructed over the last 50 years. In addition to Riverfalls Tower, Goebel constructed the Cathedral Plaza, 1972; the Chateaux, 1972; Westcliff Condominiums, 1973; Riverpark Square; the Temple Beth Shalom, 1968; Southcrest Convalescent Center, 1970; Hamilton House at Gonzaga, 1972; Salvation Army Citadel Crops and Youth Center, 1973; Wagstaff Engineering plant, 1979; School District 81 Warehouse and Maintenance Building, 1979; Cowles Publishing printing plant, 1981; Spokane City Hall (conversion of Wards building), 1982; Medical Service Corp of Eastern Washington, 1983; Riverpark Square, 1999; YMCA Aquatics Center at Mirabeau Point, 1999; and more.

BIBLIOGRAPHY

Durham, Nelson W. History of the City of Spokane and Spokane County, Washington. "William J. Ballard." Vol. 2, pp. 604-608.

Deshais, Nicholas, "Warren Heylman's Architectural vision 'all over' Spokane." *The Spokesman-Review*, 7/10/2016.

Ebasco Services Inc. Spokane Central Business District Development Plan. Development and Financing Program Volume II. June 1961.

"Empire Hotel." Then and Now. 3/10/2014. www.spokesman.com/then-and-now/empire-hotel/.

Garrett, Patsy M. and Potter Elisabeth Walton (Office of Archaeology and Historic Preservation). "Riverside Avenue Historic District." January 1976.

Groth, Paul. Living Downtown. The History of Residential Hotels in the United States. Berkeley: University of California Press. 1994. p.7.

Harris, Cyril M. American Architecture, An Illustrated Encyclopedia. New York: W.W. Norton & Copmany, Inc. 1998. pp. 186-187.

Heylman, Warren Cummings & Associates. Plans Riverfalls Tower (various). 9/20/1971.

Holstine, Craig, "Single Room Occupancy Hotels in the Central Business District of Spokane, Washington, 1900 to 1910." National Register of Historic Places Nomination. 1993.

Hylsop, Robert B. Spokane's Building Blocks. 1983.

Kolva, Jim. "Edwidge Apartments." Spokane Register of Historic Places Nomination. 12/31/2019.

Martin, Ann Heylman. Interview. 8/25/2021.

Polk, R.L. Directory, City of Spokane. Various years 1910-2010.

Pratt, Orville Clyde. The Story of Spokane (unpub. MS). Spokane Public Library, Ned M. Barnes Northwest Room. 1948.

Riusillo, M. A. "Lift Slab Construction: its History, Methodology, Economics, and Applications." <https://www.concrete.org/publications/internationalconcreteabstractsportal/m/details/id/3353>. Reviewed 6/22/2021.

Sanborn Map Company. 1889, 1890, 1902, 1910, 1928, and 1950.

Spokane City. Building Permit Records on Line. <https://my.spokanecity.org/permits/archive/>. Reviewed 7/10/2021.

Spokane Daily Chronicle. (and *Spokane Chronicle*)

--. "Project Set By Diocese." 4/22/1970. p1:1-4.

--. "9 Story Building to Have 84 Units." 8/13/1971. p3:1-6

--. "New Apartment Project Disclosed. 7/11/1972. p1:1-3.

- . "3.2 Million Condominium to Rise on City's South Hill." (rendering of building). 7/11/1972. p3:1-5.
- . "Slabs Go Up." 12/26/1972. p3:1-2.
- . "Floor Slabs Now Unstuck." (photo caption). 1/9/1973. p7:1-2.
- . "Slab Lifting." (photo caption). 1/19/1973. p3:2
- . "Tower Goes Up." (photo caption). 4/19/1973. p 36:1-2.
- . "Building Permit Park Tower. 10/9/1973. p5:3.
- . "Riverfalls Tower Luxury Apartments. (advertisement). 10/27/1973. p13:1.
- . "New Mid-City Vista." (photo caption). 1/1/1974. p1:1-4.

The Spokesman Review. Various articles 1906 to 1912.

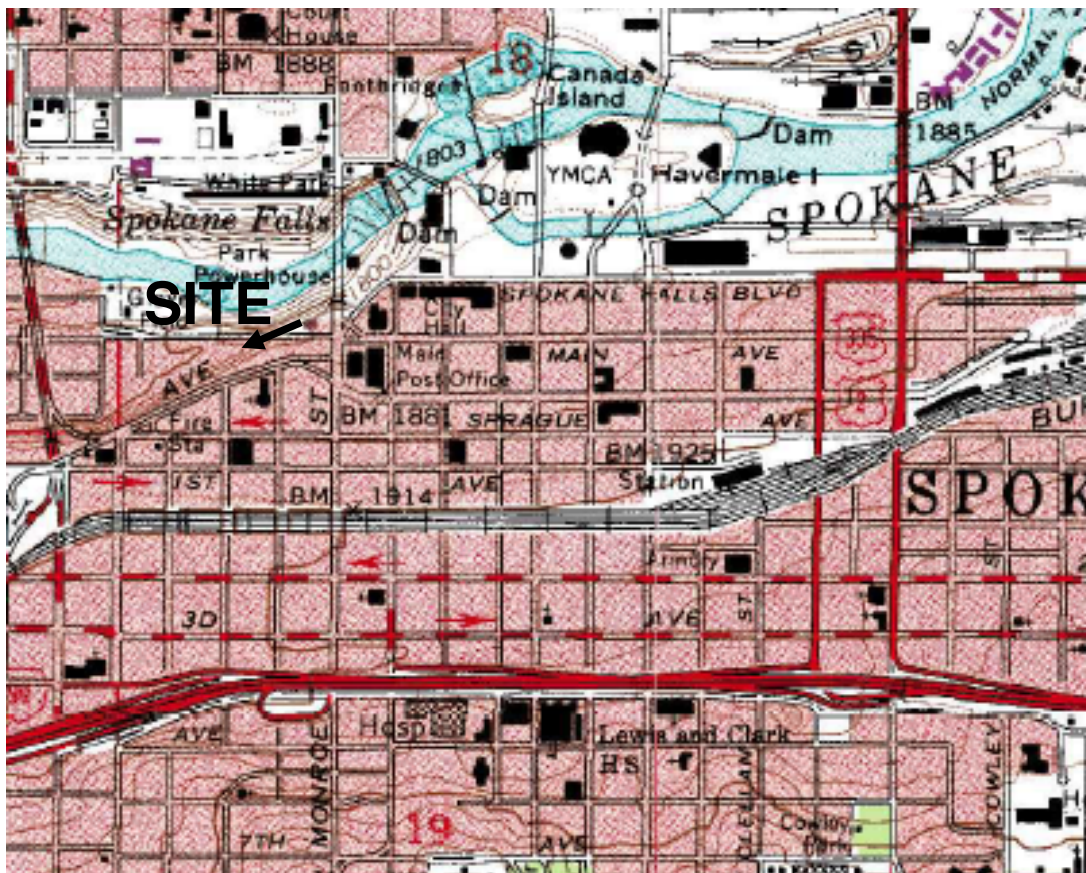
- . "Trees For Riverside – Parking Strips West Of Monroe To Bloom." 4/28/1912.
- . "16-story Apartment to Be Built." (rending of building). 3/1/1970. p1:3-7.
- . "Centennial Aid Offered by Senator." 4/15/1970. p1:1.
- . "Project Set by Diocese." (Includes rendering). 4/22/1970. p1:1-4.
- . "73 Centennial Study Planned by L.A. Firm." 5/5/1970. p1:1.
- . "Big-Scale Exposition Eyed for City in 1974." 9/23/1970.
- . "Apartment Job Begins." 5/26/1971. p10:1-2.
- . "\$1.5 Million Apartment Project Due." 8/14/1971. p7:3.
- . "Downtown Apartment Is Planned. 10/29/1971. p1:5.
- . "Work Starts on \$2 Million Hillside Apartment Tower." (Sketch). 11/21/1971. p1:2.
- . "Construction Outlook Bright." 12/26/1971. p1:1-6.
- . "Apartment Towers Rising on Bank of Spokane River. (photo caption). 12/26/1971. p1:1-6.
- . "Apartment Construction Progresses." (photo caption). 3/21/1972. p6:4.
- . "Much Abuilding Scars Mean Progress." (projects photo montage). 8/7/1972. p20.
- . "Weighty Problem Slows Job." 1/4/1973. p1:1-2.
- . "Floor Slabs Now Unstuck." 1/9/1973. p7:1-2.
- . "Winter Good For Some – Terrible for Others." 2/25/1973. p1:1-3.
- . "No Gimmicks." (advertisement). 3/1/1973. p25.
- . "Riverfalls." (advertisement). 4/14/1973. p20:8-9.
- . "Park Tower Apartments." (Sunday Magazine - artist rendering). 12/30/1973. p27.
- . "Industrial Renaissance." Sunday Magazine -series of articles Spokane building. 12/30/1973. Sunday Magazine -series of articles Spokane building. 12/30/1973. p15.
- . "Expo and Beyond."
- . "Apartment Building Taking Shape." 3/15/1974. p22:1-3.
- . "Bank Tower Open, Dedicated." 4/15/1974. p5:2-6.
- . "Business Highlights." 12/29/1974. p124:1-2.
- . "Warren Heylman's Architectural Vision 'all over' Spokane." 7/10/2016.
- . "Goebel, Robert "Bob." (obituary). 6/3/2014. pb5.

U.S. Census Records on Family Search. 1940.

Wikipedia: "History of Spokane, Washington." Reviewed 2/1/2011.

Youngs, William T. "Fair and the Falls." Spokane: EWU Press. 1996.

MAPS, GRAPHICS AND PHOTOS

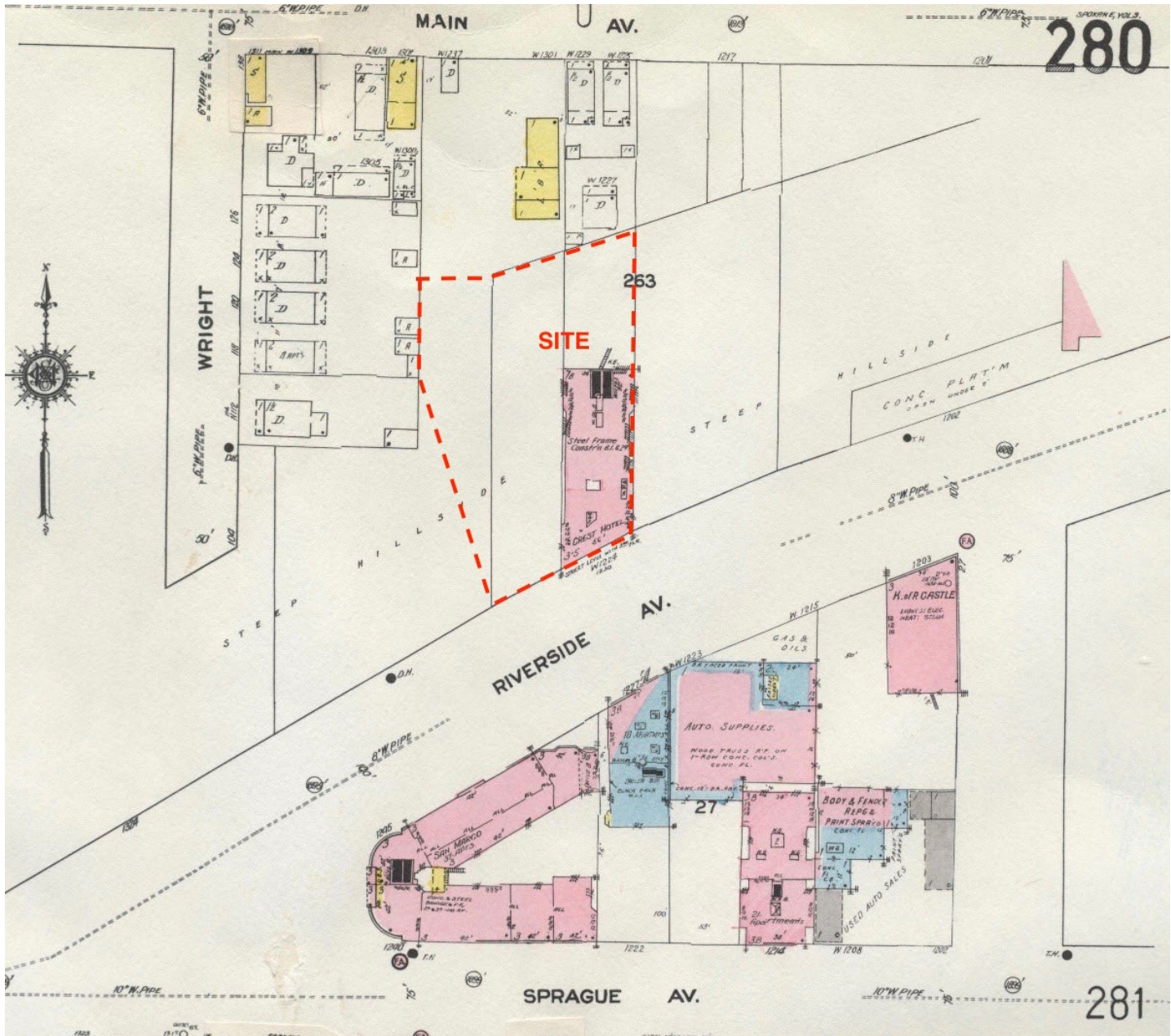


USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

RIVERFALLS TOWER APARTMENTS
1224 WEST RIVERSIDE AVENUE
SITE LOCATION

↑
N
1' = 2000'

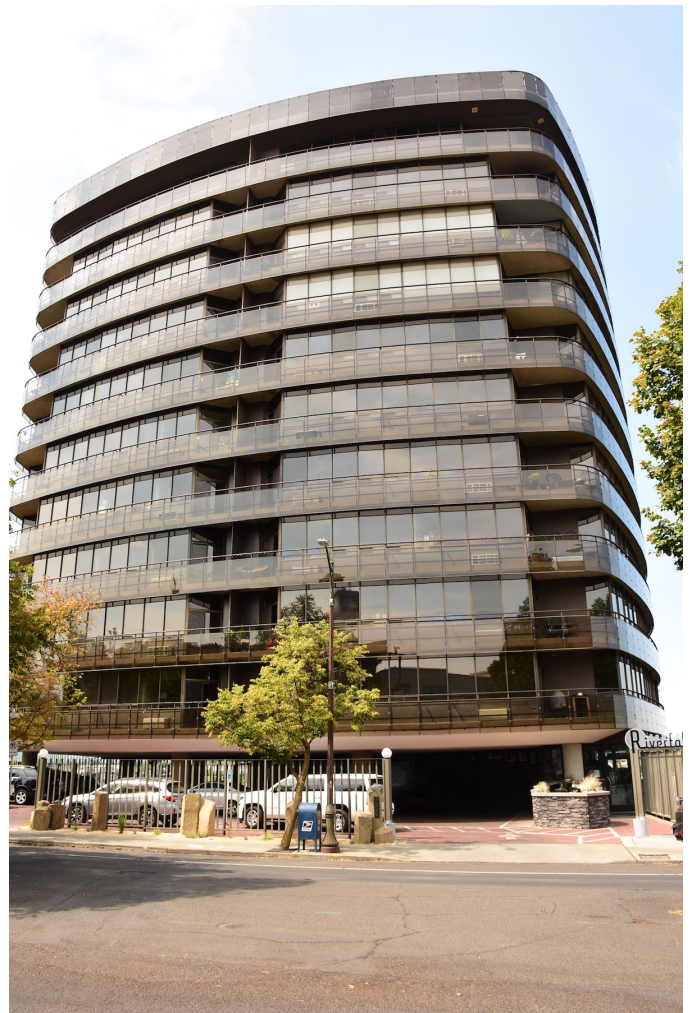








5. East Facade, looking southwest



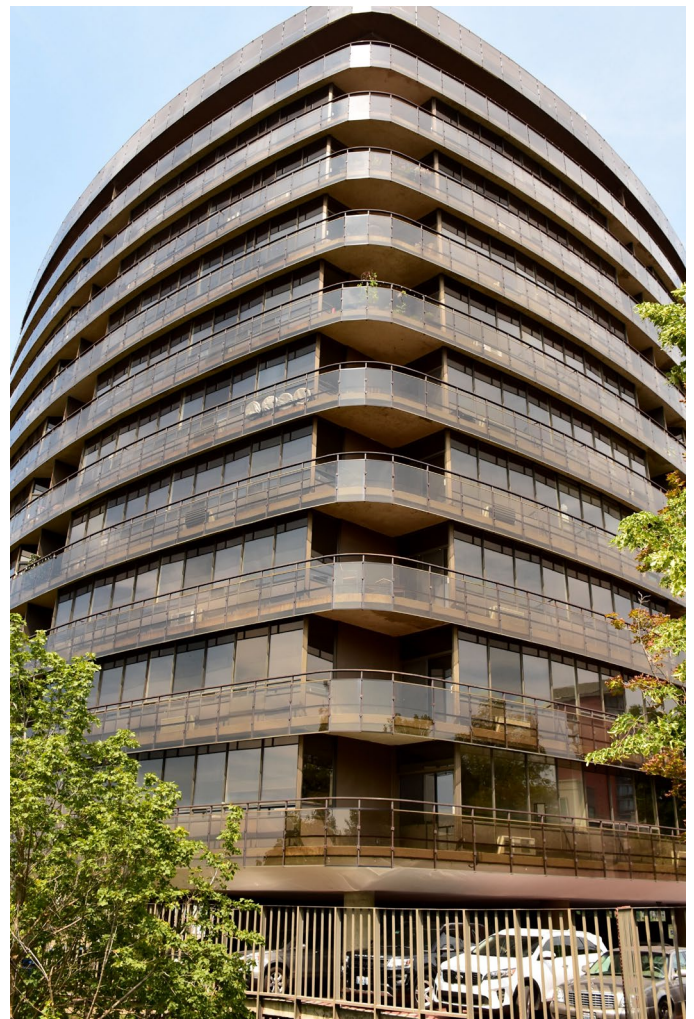
7. West facade - southwest corner, looking northeast



9. Northwest facade, looking southeast



11. Southeast corner - front and east facades, looking northwest





15. Southeast corner balconies, typical

