

# 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: The Waldean

And/Or Common Name: 1428 W. Dean Avenue

## 2. Location

Street & Number: 1428 W. Dean Avenue

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

Parcel Number: 25131.0110

## 3. Classification

### Category

☒ building

☐ site

☐ structure

☐ object

### Ownership

☐ public ☐ both

☒ private

### Public Acquisition

☐ in process

☐ being considered

### Status

☒ occupied

☐ work in progress

### Accessible

☐ yes, restricted

☒ yes, unrestricted

☐ no

### Present Use

☐ agricultural

☐ commercial

☐ educational

☐ entertainment

☐ government

☐ industrial

☐ military

☐ museum

☐ park

☒ residential

☐ religious

☐ scientific

☐ transportation

☐ other

## 4. Owner of Property

Name: Colin White & John Do Mar, Carls Invest JDM

Street & Number: PO Box 1578

City, State, Zip Code: Spokane Valley, WA 99307

Telephone Number/E-mail: 1-509-890-0100, accounts@carlsinvest.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:

Date: ☐ 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 Categories and Statement of Significance

**Applicable Spokane Register of Historic Places category: 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: < one acre  
Verbal Boundary Description: APN 25131.0110  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description. Nominated property does not include three contiguous parcels owned by the same entity.

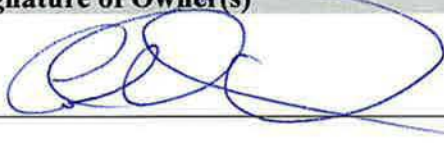
## 11. Form Prepared By

Name and Title: Diana Painter, PhD, Principal Architectural Historian  
Organization: Painter Preservation  
Street, City, State, Zip Code: 3518 N. C Street, Spokane, 99205  
Telephone Number: 707-763-6500  
E-mail Address: dianajpainter@gmail.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: 2/15/23

Landmarks Commission decision: approved

Date of City Council/Board of County Commissioners' hearing: 3/6/2023

**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.**



3/29/23

**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

The apartment building at 1428 W. Dean Avenue is located in the northeast quadrant of the intersection of W. Dean Avenue and N. Walnut Street in Spokane's West Central neighborhood. The 50' by 52', largely rectangular building is two stories in height on a raised basement and has a flat roof with a short parapet on three sides. The building is brick masonry construction with brick veneer on the front, south façade, and is painted on two facades. The foundation is stone masonry in a rubble stone pattern. The overall appearance of the building is symmetrical. Windows are vertically aligned and display splayed lintels with a keystone and painted stucco finish on the public (west and south) sides. Windows on the non-public sides (the east and north facades) have brick lintels. The windows typically consist of vinyl-frame, one-over-one-light, double-hung windows within their original brick openings and brick sills. The vernacular building was constructed in 1911. The building retains integrity of location, design, materials, workmanship and association. Design has been slightly affected by the enclosure of the rear, formerly open, back stairs.



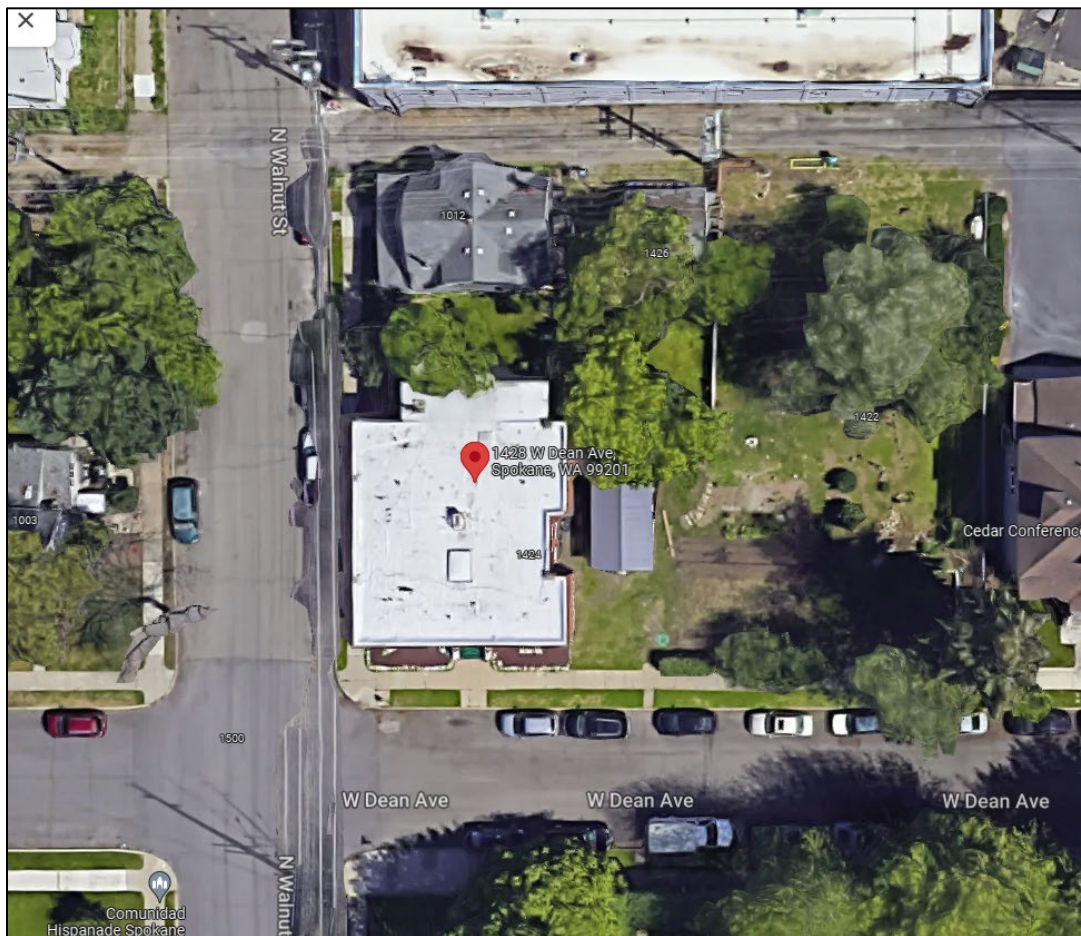
*West and south facades, looking northeast*

*Photo by Diana Painter*



## SETTING

The Waldean apartment building is located in a mixed neighborhood north of the Spokane River and east of the Maple/Ash north-south couplet. Six blocks to the west through a dense residential neighborhood is the Nettleton's Addition National Register Historic District, which is composed of approximately 950 single-family residences. Five blocks to the south is the ca 2000s Kendall Yards mixed-use development and the Spokane River. The neighborhood to the east includes the Spokane County Courthouse, the county garage and a number of other county facilities, the Spokane Transit Authority, the Spokane Arena, among other uses. This variety of uses continues north to Maxwell Avenue, where single-family uses resume. St. Joseph's Catholic Church is to the southwest, across Walnut Street, and St. Joseph's Catholic Church Gymnasium (Hamilton's Studios today) is to the immediate south. Both of these buildings are listed in the Spokane Register. To the immediate north is a residence that houses two units and the one-story Spokane County Main Shop. On the same block as the Waldean to the northeast is the parking lot for the county offices. To the immediate east is a community garden. Farther east within the block is a fourplex that is used as a conference center and two single family residences that are used as offices.



*The Waldean – Aerial Site Plan*

*Source: Google Maps*

## BUILDING EXTERIOR

*Overview.* The apartment building at 1428 W. Dean Avenue is two stories in height on a raised basement. It has a largely rectangular footprint (a shallow addition is located on the rear) and a flat roof with a parapet on the west, south (front) and east sides. The parapets display simple brick patterning, with a narrow belt course above the windows and a small coping at the top. The building is in the northeast quadrant of the intersection of W. Dean Avenue and N. Walnut Street and faces south, overlooking W. Dean Avenue. The building is brick masonry construction with brick veneer on the front, south façade. The east façade of the building is not painted, but the rest of the building is painted a brick color. It has a built-up roof with a skylight in the center and a stone foundation. The windows are symmetrically placed and typically consist of vinyl-frame, one-over-one-light, double-hung windows within their original brick openings. The public sides of the building (the west and south sides) have splayed lintels with a keystone that are finished in stucco. Windows on the non-public sides (the east and north facades) have brick lintels. All have brick sills. The vernacular building was constructed in 1911.



*Front (south) façade and entry*

*Photo by Diana Painter*

*Front (south) façade.* The front façade of the building has a centered entry within an arched opening. It is accessed via eight steps that lead to a small exterior vestibule. The stairs are enclosed with two-step brick cheekwalls capped in concrete. The voissiors on the front entry arch are brick, with a contrasting keystone. On the face of the arch is a metal armature meant to hold a canvas awning. The entry door has three-quarter height

glass, as do the flanking sidelights. The transoms above the door and sidelights display one light. Decorative metal grills are located on the door and sidelights. Above the arched entry opening at the second level is a small, one-over-one-light window. To each side of the entry are small, recessed niches that hold exterior (non-original) light fixtures and are topped with a stuccoed lintel. There are four double-hung windows at the first level and six above at the second level. At the basement level are two vinyl frame, two-light sliding windows topped by a splayed lintel with a keystone. The stairs are carpeted and the cheekwalls are painted. The front of the building is finished in brick veneer.

*East side façade.* The east side façade of the building has a shallow light well in the center. The projecting bay to the south has no openings. Within the light well are two vertically aligned, double-hung windows that are the same size as other windows on the building. Two smaller, vertically aligned, double-hung windows are located on the side walls of this recessed bay, one at each floor level. Two small, vertically aligned double-hung windows are also located on the north projecting bay.

*Rear (north) façade.* About three-quarters of the rear façade is covered by a concrete board-clad enclosure containing the rear wood stairway. It is pulled back slightly from the east side façade and stops short of the west end of this façade, in order to expose two vertically aligned, double-hung windows. At the base of this addition, where the addition meets the exterior wall of the main building, is a hollow core door facing west. Above is a large, vinyl-frame, two-light sliding window with plastic muntins. This is typical of the windows throughout the addition. On the rear of the addition, about halfway up the façade, are three windows that light the interior hallways. At the ground level is a false paneled door in the far east corner, facing the rear yard and opening onto a concrete sidewalk. There is another two-light window on the east-facing wall of the addition.

*West side façade.* The west side façade of the building, which faces N. Walnut Street, has four windows of the same size as the windows on the front façade, and two smaller double-hung windows, all vertically aligned. All display the same splayed lintel and keystone details as the windows on the building front. At the base of the building are three windows to the basement level. Two window openings contain two-light sliding windows, while one is bricked in. The only openings on the rear addition are those that are mentioned above.

### **Changes over time**

The rear apartment entries were enclosed with a wood-frame enclosure clad in concrete-board siding with vinyl windows with plastic muntins at some point (no date available, but this likely occurred sometime after the early 1980s. The doors were moved on the back studio units. Whereas these units were previously entered from the north (where the door accessed the kitchen) they were moved so that the units were accessed from the east and west, into the main room. As a result, each of the studio units have two entry doors, although one entry door is inoperable. The majority of the windows on the building were changed to vinyl frames within the original openings (no date). Three of the building



facades (west, south and north) were also painted (no date). The original sconce lighting that flanks the door was changed out but is within the original enclosures.

The stone foundation was repointed, with what appears to be Portland cement mortar (no date).



*Kitchen in a rear studio apartment showing former entry door which remains, but is inoperable.*



*Entry and stairs to second floor*

*Photo by Diana Painter*

## BUILDING INTERIOR

The building has four one-bedroom units within the front of the building and four studio apartments in the rear half. The entry to the apartment building opens onto a small lobby. Doors to the left (west) and right (east) are accessed from this lobby. Straight ahead, to the left, is a dogleg stair to the second level, which has doors to the upper-level apartments from the landing that echoes the placement of the entries below. The balusters are simple vertical balusters and the newel posts are simple square posts with a cap. On the right side of the entry is a straight run stair to the basement. At the top of the stairs to the upper level is a door and cupboard door on the south wall at the landing. These are shallow closets that house the electrical panels and meters. The stairs on the main floors are being refinished. The halls are lined with hardboard with wallpaper above at this time. The woodwork, including such details as the baseboards, window surrounds and door surrounds within the units, reflect the simple Craftsman details popular at the time and are painted. The stairs to the basement are partially carpeted. Solid panels enclose the side of these stairs in place of balusters.

The basement is occupied by a very large furnace. A common room and a laundry are also in the basement. The basement unit was intended for the apartment caretaker in 1946 but is no longer in use (newspaper).



*Unit interior with built-ins, typical*

*Photo by Diana Painter*



### **Changes over time**

There have been many changes over time to the interiors of the units. The 1910 Sanborn map notes that there were ten apartments in the building, whereas today there are eight units. The remodeling that is presently underway reveals changes in the layouts of the units as well. Fires in 1936, 1948 and 1972 necessitated repairs. Some built-ins appear to be original, judging by the repetitive details, but no units appear to be completely intact. Details that are seen throughout the apartments include high baseboards, splayed lintel details above the doors, and five-panel doors within the units, all of which are consistent with the era in which the building was constructed. The basic circulation system for the building is largely intact.

### **SITE AND LANDSCAPING**

There is a small planting bed along the building frontage that is finished in lava rock gravel and enclosed with larger stones. The rear yard is finished in lawn with two deciduous trees. It is shared with the house to the north at 1012 N. Walnut. A step at the back of this yard accesses a higher yard that features a variety of plantings and is also shared with the neighboring house. An older garage, addressed as 1426 W. Dean Avenue, is located behind the house on the alley. All three parcels, addressed as 1428 W. Dean, 1426 W. Dean, and 1012 N. Walnut, are owned by the same party. The yard to the immediate east of the apartment building is vacant and owned by another party.



*View to rear yard, apartment building to right*

*Photo by Diana Painter*

## STATEMENT OF SIGNIFICANCE

The Waldean apartment building at 1428 W. Dean Avenue in Spokane is significant for its association with the wave of apartment buildings that were developed during Spokane's greatest period of growth to date: 1900 to 1911. The building reflects the tremendous growth of Spokane at this time and the development of new housing types to serve both transient workers and those seeking permanent homes in the Inland Empire. It is also significant as one of the apartment buildings developed north of the Spokane River that catered to middle- and working-class tenants once the Monroe Street Bridge was constructed in 1911. It reflects the speculative development that was occurring at the time, as the construction of housing was a necessary and likely a profitable undertaking, particularly in the newly opened up North Monroe corridor.

This mid-rise, vernacular apartment building reflects trends in housing development, particularly in the North Monroe corridor, following investment in infrastructure to serve the growing population. An estimated \$500,000 was invested in new buildings in the North Monroe district in 1909 alone.<sup>1</sup> It represents the development of Spokane's physical environment and neighborhoods at this time; as the role speculative housing development played in providing for Spokane's growing inner suburban neighborhoods, particularly in the North Monroe area; and the development of the low-to-mid-rise apartment building as a new type that served the need for housing. The property is nominated under Category A for its association with events that have made a significant contribution to the broad patterns of local history, with an Area of Significance of Community Planning and Development. The Period of Significance is 1911, the date the building was constructed, to 1973, or 50 years prior to the present date.<sup>2</sup> No builder was identified, although architect Arthur Adams, the stepson of the developer, may have had a hand in the design of the property.

## HISTORIC CONTEXTS

### Early Growth in Spokane

Spokane was initially settled because it had a source of readily available water power in the Spokane River falls. Mills were the first industrial uses and were sited on the river beginning in 1871. James N. Glover, considered the father of Spokane, purchased a sawmill and the 160-acre claim on which the original townsite was platted in 1878.<sup>3</sup> The

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<sup>1</sup> "\$500,000 for New Buildings in North Monroe District," *The Spokesman-Review*, March 28, 1909.

<sup>2</sup> For a property with continued significance, 50 years from the present date is commonly used as the closing date for the Period of Significance. This property continues to make contributions based on its original significance. It continues to have importance and no more specific date can be defined to end the historic period. National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington DC: US Department of the Interior, National Park Service, Cultural Resources, 1997 (1977):42.

<sup>3</sup> Diana J. Painter, *Nettleton's Addition Historic District National Register of Historic Places Registration Form*, February 2005: Section 8, Page 3.

arrival of the Northern Pacific Railway in 1881 and its corresponding transcontinental link in 1883 was the second reason why Spokane became a commercial center and rail .<sup>4</sup> Eventually six transcontinental rail lines would access Spokane.<sup>5</sup> Hydroelectric generation began in the city in 1885; by this time Spokane had one sawmill and four flour mills. It was also the geographic center of a rich wheat farming area – which it remains to this day - and was similarly advantageously sited in proximity to timber resources and gold and silver mines.<sup>6</sup> This promising early start came to an immediate standstill, however, with the devastating 32-block fire of 1889, which destroyed downtown Spokane, and was further inhibited from subsequent growth by the national economic downturn of 1893.

By the mid-to-late 1890s Spokane had recovered and beginning at the turn of the century, the city flourished. As described by historian Craig Holstine, ” . . . in 1900 more buildings were erected in the city than in any previous year since the Great Fire. Again in 1903 more structures went up than any previous twelve-month period. The following year investment in buildings construction increased 100 percent over that of 1903. Yearly building permits issued in the city in 1900 were 675; by 1908 almost 3,000 permits per year were issued. At one point in 1905, nineteen commercial blocks were simultaneously under construction, most within the CBD [Central Business District]. Spokane was second only to Chicago in construction rate increase nationwide.”<sup>7</sup>

Holstine attributes the large waves of immigrant workers to Spokane, sometimes with their families, to the following:

- 1) The proximity to industries in rapid expansion, such as mining, lumbering, and agriculture;
- 2) proximity to extensive tracts of unsettled lands suitable for homesteading;
- 3) development of manufacturing, brokering, and commercial activities within the city; and
- 4) the number of rail lines, both local and transcontinental, serving the city that facilitated the movement of freight and passengers in and out of the area, to and from great distances, in relatively short amounts of time.<sup>8</sup>

This tremendous amount of growth was also due to the area’s natural resources, including extensive grazing lands for livestock, silver and lead resources, and large stands of timber, as noted above. These factors drove the need for transient and permanent housing to house the workers in such related commercial enterprises such as sawmills, machine shops, and brick plants.<sup>9</sup>

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<sup>4</sup> The Northern Pacific attracted investors and settlers throughout the US and Europe, including William Nettleton, to help finance construction of the line by investing in the company and buying land for homestead and development. Painter, 2005: Section 8, Page 4.

<sup>5</sup> Craig Holstine, *Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900-1910*, April 1993: Section E, Page 4.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> Holstine, 1993: Section E, Page 5.

<sup>9</sup> Holstine, 1993: Section E, Page 6.

The year 1911, when the apartment building at 1428 W. Dean Avenue was constructed, marked the end of this era. Multifamily development, including apartment buildings, lodging houses, boarding houses, hotels, and Single Room Occupancy (SRO) buildings, emerged as new building types or types that were growing in popularity to house the enormous influx of workers, many of them working class employees, to the area.<sup>10</sup> They might house transient workers that were staying in town seasonally while employed on farms, in mines, and in timber harvesting, or those who might be staying in town before moving on to homestead or to points beyond Spokane, particularly for those traveling from the mid-west. The buildings, particularly apartment buildings, also housed more permanent workers and their families, who sought to settle in Spokane and take advantage of the growing economy and plentiful jobs.

### Historic Properties in the West Central Neighborhood

The Waldean apartment building is located within the central east side of the large West Central neighborhood. Several historic districts and areas that have potential to become historic districts, as well as individually designated historic properties, provide a picture of the history of the neighborhood and its built resources. The West Central neighborhood was homesteaded in 1879 by former Seattle City Attorney Colonel D.P. Jenkins. Jenkins' 160-acre homesite was the first on the north bank of the Spokane River.<sup>11</sup> Most of West Central had been platted by 1887, including the substantial 236-acre Nettleton's Addition, which was vacant land purchased from the railroad and platted by Duluth, Minnesota native William Nettleton.

Numerous National Register and Spokane Register nominations in the West Central neighborhood reveal the history of its different aspects.<sup>12</sup> By far the most comprehensive is the Nettleton's Addition Historic District nomination, which covers the institutional and economic forces that shaped the neighborhood and the key players in its development. It also occupies the largest area in the neighborhood, at 236 acres and approximately 950, primarily residential, properties.<sup>13</sup> There are also several properties in the historic district that are individually listed in the Spokane and/or National Registers. An example is the Ralston house, which was designed and built by John C. Ralston, who was the city engineer from 1907 to 1910, during which time he was responsible for building the Monroe Street Bridge, among many others.

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<sup>10</sup> Holstine, 1993: Section E, Page 1.

<sup>11</sup> Sam Gregg, *Bryant Apartments/Broadway Pharmacy Spokane Register of Historic Places Nomination Form*, May 1993. The homesite was bounded by the Spokane River on the south, Cedar Street on the west, Mallon Avenue on the north, and Howard Street on the east.

<sup>12</sup> This section includes a sampling of representative Spokane and National Register nominations in the West Central neighborhood. A total of 29 individual properties are listed in the Spokane Register and several hundred are listed in the National Register, by virtue of the Nettleton's Addition Historic District nomination.

<sup>13</sup> Diana J. Painter, *Nettleton's Addition Historic District National Register of Historic Places Registration Form*, February 2005.

To the west of Nettleton's Addition, on the far west side of the neighborhood, is the Sherwood Addition, which encompasses Summit Blvd. and Sherwood Street. While the Sherwood Addition is not listed in the Spokane or National Registers as a district, it includes numerous properties that are individually listed. The area includes relatively large and architecturally distinctive residential properties, in contrast to the many more modest homes in the area. Some belonged to individuals important to local history. A good example is the 1909 James N. Glover house at 1408 N. Summit Blvd., designed by architects Cutter and Malmgren. Glover is considered the father of Spokane; this was his third house in the city. A discussion of the development of the Sherwood Addition is found in Spokane Register nomination for the Julius M. Dutton House at 2918 W. Sharp Avenue, as well as nine other local register nominations for residences in this neighborhood, several of which are also listed in the National Register of Historic Places.<sup>14</sup>

Another significant house in the neighborhood which is also listed in the Spokane Register is the Ernst and Anna Chamberlin House at 1228 N. Sherwood. This house is associated with the Chamberlin Real Estate & Improvement Company, an important development company in Spokane that also played a vital role in the development of West Central.

The North Monroe corridor is one of two commercial nodes that existed historically in the West Central neighborhood; in 1920 it was considered the largest urban commercial core north of the Spokane River.<sup>15</sup> A discussion of the development of the North Monroe corridor, as it was called in the first decade of the 20<sup>th</sup> century, is found in the Spokane Register nomination for the Jenkins Building at 802 N. Monroe Street.<sup>16</sup> While Spokane's largest building boom occurred from about 1900 to 1911, the building boom in the North Monroe corridor, which stretched from just south of today's W. Summit Parkway (south of the Great Northern Railroad tracks at the time) to the north side of the courthouse at W. Mallon, occurred beginning in 1909 and was brought about in anticipation of the construction of the Monroe Street Bridge in 1911. The commercial node also continued east along Broadway to Lincoln in 1910 and west along the railroad tracks at what is now W. Summit Pkwy.<sup>17</sup> The paving of North Monroe Street and Broadway about 1910 also facilitated development. Another major infrastructure improvement that affected the growth of the North Monroe corridor was the construction of the North Monroe-Cannon Hill streetcar, called the Spokane Street Railway after

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<sup>14</sup> Additional houses that are individually listed in the Spokane Register of Historic Places in the Sherwood Addition include the Thomas house at 1212 N. Summit; the Richardson house at 1226 N. Summit; the Blake-Ahlquist-Woodcott house at 1232 N. Summit; the Campbell James house at 1320 N. Summit; the Glover house at 1408 N. Summit; the Edwin Smith house at 1414 N. Summit; the George and Nellie Canfield house at 1391 N. Sherwood; and the Ernest and Anna Chamberlin house at 1228 N. Sherwood.

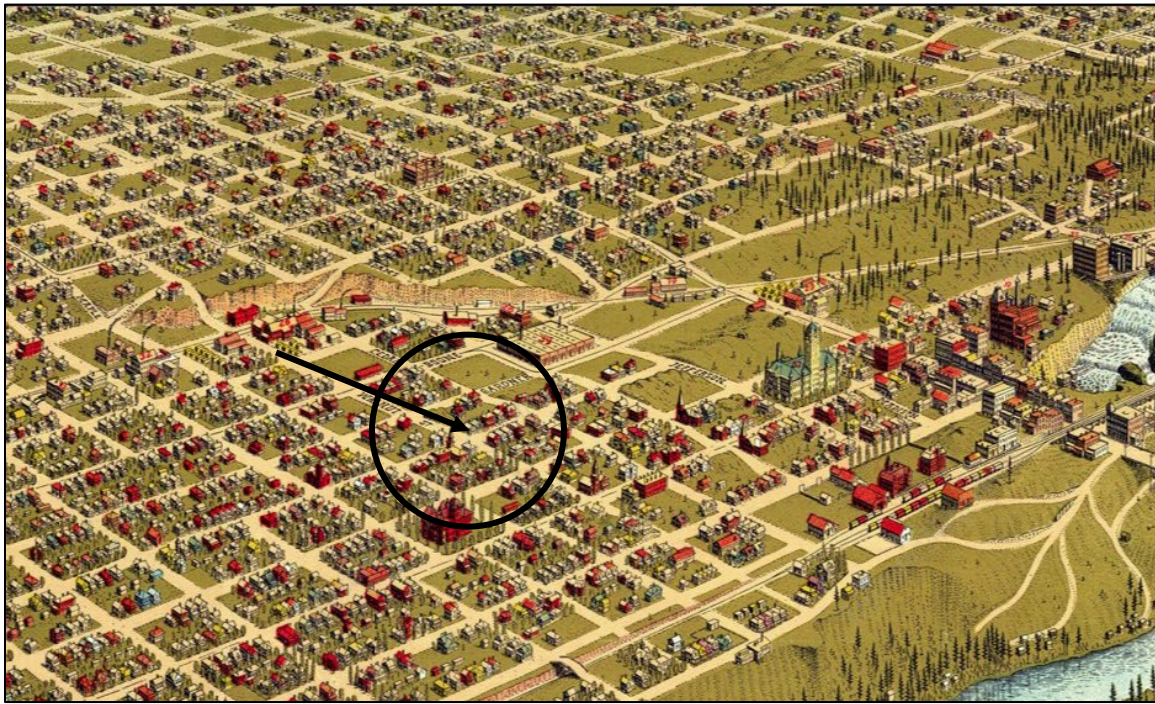
<sup>15</sup> Jim Kolva, *Jenkins Building Spokane Register of Historic Places Nomination*, October 16, 2017. Kolva is quoting Steve Emerson from the *Vinther and Nelson Hardware Building Spokane Register of Historic Places Nomination*, January 25, 2016.

<sup>16</sup> Jim Kolva, *Jenkins Building Spokane Register of Historic Places Nomination*, October 16, 2017.

<sup>17</sup> Kolva., October 16, 2017: Section 8 page 5.



1889.<sup>18</sup> This infrastructure growth encouraged investment and speculative development, which may have influenced J.W. Withers to develop The Waldean apartment building.



***1905 bird's eye view showing the North Monroe neighborhood and the courthouse (middle right side) and the project site with two houses***

Today the historic character of this district is represented by the Spokane-Register-listed Vinther and Nelson Hardware Building at 706 N. Monroe, the Jenkins Building at 802 N. Monroe, and the Holmes Block at 628 N. Monroe. The Monroe Street Bridge at the south end of the commercial hub is listed in the Spokane and National Registers. While a significant amount of the historic fabric of this three-block area has been lost, there may still be potential for a historic district in this neighborhood.<sup>19</sup>

The second commercial district that existed in the neighborhood historically and that served local residents and as a source of employment was the stretch of Broadway that encompassed the 1500 to the 1800 block, west of Maple Street. A nomination of the 1910 Bryant Apartments/Broadway Pharmacy at 1704 Broadway outlines the history of this

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<sup>18</sup> Steve Emerson, *Vinther and Nelson Hardware Building Spokane Register of Historic Places Nomination*, January 25, 2016: Section 8, page 4. By 1920 the North Monroe area was said to be the largest urban commercial area north of the Spokane River. Emerson Section 8 Page 4 quoted by Kolva in Jenkins Building. Another infrastructure improvement in the area that may have influenced speculative improvements in the paving of the commercial section of Broadway in the summer of 1910. Sam Gregg, *Bryant Apartments/Broadway Pharmacy Spokane Register of Historic Places Nomination Form*, May 1993: Section 8 page 3.

<sup>19</sup> The developed area that extended along the tracks west of N. Monroe was demolished and is now vacant, pending redevelopment for the Kendell Yards project.



commercial hub. When the Broadway Pharmacy, which retains very good integrity, was nominated to the Spokane Register in 1993 it was one of four remaining commercial/residential buildings along Broadway in what was once was a three-block stretch that served the neighborhood with twelve commercial buildings.<sup>20</sup> The other three buildings noted by the author of the nomination are the Reiff Apartments at 1530 W. Broadway; the Broadway at 1721 W. Broadway; and the Broadway Pharmacy/Robertson Flats at 1722 and 1722-1/2 W. Broadway. These have dramatically altered ground floors today and none appear to have retail uses at the first level, as they did historically. Thus the Broadway Pharmacy is the sole remaining historic building is this former commercial node that is largely intact.<sup>21</sup>

In addition to the Nettleton's Addition National Register Historic District, 29 properties within the neighborhood are recognized for their historic value and represent the history of the area by being listed in the local Spokane Register of Historic Places, some of which are mentioned above.<sup>22</sup> In the immediate vicinity of the Waldean apartments is the St. Joseph's Catholic School Gymnasium across the street at 1427 W. Dean Avenue and St. Joseph's Church and Convent at 1507 W. Dean Avenue, both of which are listed in the Spokane Register of Historic Places. However, this institutional ecclesiastical campus has little in common with the subject property, which is a commercial property, and the nomination does not provide a great deal of information about its immediate setting.

### **The West Central Neighborhood Today**

The subject property is in the West Central neighborhood, although the heart of this neighborhood is generally considered to be west of the Maple/Ash north-south couplet, whereas this apartment building is just east of these streets. The West Central neighborhood is generally bounded by W. Indiana Avenue on the north; N. Monroe on the east; the Spokane River and the Centennial Trail on the south; and the Spokane River, N. Summit Blvd., and W. Boone Avenue on the west as it heads down the bluff toward the river. The west side of the neighborhood is essentially within a bend of the Spokane River. Major features include the Centennial Trail, which follows the river in this location; the 77-acre Kendall Yards mixed-use development on the south side of the neighborhood, which is located on former rail yards; and the Nettleton's Addition National Register Historic District, which is a 949-property, primarily residential historic district on the west side of West Central.<sup>23</sup>

Although much of the West Central neighborhood was platted in the 1880s, like many of the city's inner suburbs, it developed in the first decade of the 20<sup>th</sup> century and was served by streetcars. Nettleton's Addition was largely developed by 1910 and the

<sup>20</sup> Sam Gregg, *Bryant Apartments/Broadway Pharmacy Spokane Register of Historic Places Nomination Form*, May 1993: Section 8, page 3.

<sup>21</sup> Ibid. The apartments in this mixed-use building survived until 1976.

<sup>22</sup> Ibid. As noted, some are also listed in the National Register.

<sup>23</sup> Diana J. Painter, *Nettleton's Addition Historic District National Register of Historic Places Registration Form*, February 2005.

neighborhood as a whole was built-out by the 1930s.<sup>24</sup> In addition to residential areas on the west side of the neighborhood and the aforementioned commercial areas, a large government center is located on the east side of the neighborhood, anchored by the historic Spokane County Courthouse on W. Broadway Avenue. Another government use here is the Spokane Transit Authority. Small-scale commercial uses can be found along the major north-south streets of Maple, Ash, and Monroe. The community is served by the A.M. Cannon Park and Aquatic Center in the central northern portion of the neighborhood and the West Central Community Center to the immediate northwest.

While the neighborhood's historic commercial nodes have been impacted by demolition and alterations, its single-family residential neighborhoods are largely intact and the neighborhood as a whole contains a number of multi-family properties from its primary development period. The 1894-95 Spokane County Courthouse by architect W.A. Ritchie continues to oversee the neighborhood, accessed from downtown Spokane by the Monroe Street Bridge.

## DEVELOPMENTAL HISTORY

A 1905 Bird's-Eye View of Spokane shows two houses at the corner of W. Dean Avenue and N. Walnut Street.<sup>25</sup> The permit for the building at 1428 W. Dean noted that there were "two houses on this lot," which likely referred to the 1908 building at 1012 N. Walnut Street to the north (still extant). Identification of the second house, however, is unclear. The 1910 Sanborn Fire Insurance map shows the two-story residence addressed as 1210 N. Walnut Street (1908, Assessor data) to the rear of the lot at 1428 W. Dean and a garage at about the center of the lot on the east side (Assessor date – 1940). The lot was otherwise vacant at this time.

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<sup>24</sup> "West Central Neighborhood Profile," *Shaping Spokane*, <https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/west-central-neighborhood-profile.pdf>, accessed November 2022.

<sup>25</sup> Note that these houses may be the houses at 1424 and 1422 W. Dean Avenue, which are seen just one lot east of the property addressed as 1428 W. Dean on the 1910 and 1950 Sanborn Fire Insurance map.



**Sanborn Fire Insurance map showing apartment building in 1950**

John W. Withers took out the building permit for The Waldean apartments on April 27, 1911 and the Certificate of House Number was issued shortly thereafter. The water hookup occurred on May 16, 1911.<sup>26</sup> The 1950 Sanborn Fire Insurance map (1910 updated to 1950) shows the house at 1424 W. Dean with a garage on the alley, also addressed as 1424 W. Dean. The map shows the apartment in place, with ten units. The rear of the building is accessed via an open stair, with a landing that is oriented east-west, and two staircases rising from it to access the back of the building. This staircase exhibits the same configuration that it had historically, although now enclosed. The two-story duplex to the rear of the lot was in place, as it is today.

<sup>26</sup> City of Spokane, *Pre-1993 Permit Archives*, <https://my.spokane.org/permits/archive/get/?docID=4234756>, accessed September 2022.

After initial construction historical permit records for the apartment building at 1428 W. Dean begin in 1930 and consist primarily of minor permits, including interior alterations, electrical permits, plumbing permits, a water heater replacement, and fire repairs. A 1948 permit shows that an apartment unit was added, which may have been the basement apartment. A wire fence (no longer extant) was constructed in 1949. In 1951 owner Mrs. Hochberg extended the roof over the rear apartment entrance, which shows as being not covered in 1950.<sup>27</sup> It is not known when the rear studio apartment stairs were enclosed, although the materials used (concrete board siding and vinyl sliding windows with plastic grids) would indicate a more recent change. They were in place by 2011.<sup>28</sup> The sign in the main entrance to the building was in place in 1945, but is no longer extant.<sup>29</sup>

No other major changes in terms of the building form have taken place to the building exterior. Recent interior alterations reveal that interior renovations had occurred over time, such as the movement of interior walls between units and movement of interior partitions within units. No major changes were identified with respect to the main circulation patterns in the building.



*The Waldean in 1945*

<sup>27</sup> Mrs. Hochberg made a number of other improvements as well at this time.

<sup>28</sup> Google street maps.

<sup>29</sup> *Spokesman Review* historical photograph.

## FORMER OWNERS AND MANAGERS

The following is an accounting of the known major property owners of 1428 W. Dean. It is not comprehensive but covers the major owners (and managers) up through the late 1950s. After that time there was greater turnover in ownership, and apparently fewer owners in residence at the building.

### Major Property Owners and Managers

*J.W. Withers – 1911 - ca 1928.* The Waldean apartments was built by John W. Withers. He and his wife Sarah A. Withers lived across the street from the future apartments, at 1423 W. Dean Avenue. They had lived there since at least 1895 and were still there in 1926.<sup>30</sup> John Withers' first business in Spokane after immigrating to the U.S. in 1891 was Ware Bros., which was a hardware store that also sold sporting goods. Later he and his brother Walter J. Withers founded Withers Brothers Taxidermy. This business was originally located at 14 Riverside Avenue but by 1906 was at 812 Sprague Avenue.<sup>31</sup> Withers retired to Long Beach in 1930 and died there in 1945.<sup>32</sup>

John Withers was born in England in 1863 and immigrated to the U.S. in 1891. In 1893 he married Sarah A. Withers, who was also born in England about 1863. They had a daughter Mildred G. Withers together, born in 1895. Sarah also had two children from a previous marriage, Arthur F. [Frederick] H. A. Adams, born in 1883, and Elsie E. A. Adams, born in 1886, both in England.<sup>33</sup> Arthur F. Adams, who early in his career worked at the respected Spokane architecture firm of Preusse and Zittel, went on to study architecture at the Ecole des Beaux Arts in Paris and at Columbia University in New York City. He became a prominent architect based in Chicago (see "Architect Arthur Frederick Adams" below).

Withers took out the building permit for The Waldean apartments on April 27, 1911 and the Certificate of House Number shortly thereafter. The water hookup occurred on May 16, 1911.<sup>34</sup>

*Nellie H. French - ca 1928 – ca 1943.* Sometime between 1928 and 1930 Mrs. Nellie French became the owner and manager of The Waldean apartments, living there with her son Eugene Francis (or Francis Eugene) French.<sup>35</sup> The building was valued at \$15,000 at that time. She was the widow of Oregon E. French, who had been a painting contractor and sign painter. In 1943 she was still the building owner and manager but by 1946 she

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<sup>30</sup> R.L. Polk Directory Co., various years. By 1930 they had moved to 617 W. Carlisle. US Census, 1930.

<sup>31</sup> R.L. Polk Directory Co., 1906.

<sup>32</sup> "Former Resident Taken by Death," *Spokane Chronicle*, February 5, 1945:5.

<sup>33</sup> US Census, 1910.

<sup>34</sup> City of Spokane, *Pre-1993 Permit Archives*,

<https://my.spokanecity.org/permits/archive/get/?docID=4234756>, accessed September 2022.

<sup>35</sup> US Census, 1930.

was living in Bakersfield, California.<sup>36</sup> She died in Oildale, Kern County, California in 1962.

Robert H. Morgan - ca 1943 – 1946. Mr. and Mrs. Robert H. Morgan of Sandpoint, Idaho, likely bought The Waldean apartments from Mrs. French about 1943.<sup>37</sup> They sold the building to Freda Hochberg in 1946.<sup>38</sup> Mr. Morgan moved to Spokane in 1946, where he became involved in real estate. Shortly after the newspaper announced the sale of The Waldean apartments to Mrs. Hochberg, another article announced that Morgan, a former Sandpoint recreation club operator, had purchased Harold's Tourist camp at 3320 E. Sprague. The tourist camp had 30 cabins, a service station, and an auto repair garage.<sup>39</sup> A third article in 1946 announced that Morgan was forming a real estate firm with three others.<sup>40</sup> Morgan subsequently bought the Planters Hotel and restaurant in Yakima, where he was planning improvements.<sup>41</sup> Morgan died in Yakima in 1954.

Freda Hochberg - 1946 to ca 1958. Freda Hochberg purchased The Waldean apartments in 1946.<sup>42</sup> The apartment was sold to Hochberg for an estimated \$40,000. The sale was documented in *The Spokesman-Review*, where the building was referred to as an "attractive brick unit and duplex" containing 12 modern apartments, "each with three-piece bath." The modern apartment unit in the basement was intended for the caretaker. The newspaper article noted that the new owner was planning improvements, including a new oil heating unit and electrical hot water heater.<sup>43</sup>

Hochberg was noted as a widow most of the time that she owned, managed, and lived at the apartment building. She had been married to Morris Hochberg but at the time of his death in 1949, he was not living with her. They were both Jewish and Russian immigrants. Mrs. Hochberg, whose maiden name was Grossman, immigrated in 1913. The Hochbergs had one daughter, Jeanette Hochberg Meyers, who was deceased by 1949. Mrs. Hochberg lived at The Waldean apartments from 1946 to at least 1958.<sup>44</sup> In 1954 the building was noted as having 12 apartments, including Mrs. Hochberg's apartment; five of the units were vacant. Mrs. Hochberg died in 1964 at age 74. According to her 1964 obituary, she had lived in Spokane 50 years and would be buried at the Mount Nebo Cemetery in Spokane.

Subsequent owners. After ownership by Mrs. Hochberg, the turnover of owners of The Waldean apartments appears to have become more rapid at times. According to Assessor records, the building sold in 1975, 1982, 2007, 2019, and 2002. According to building permit records, Vernon Fisk owned the apartment building in 1962. Sandra Fisk owned it

<sup>36</sup> R. L. Polk Directory Co., 1943.

<sup>37</sup> William Moultray is also identified as someone who sold the apartment building to Morgan.

<sup>38</sup> "Waldean Apts. In Transaction," *The Spokesman-Review*, August 4, 1946:41.

<sup>39</sup> "Tourist Camp Here Sold to Ex-Idahoan," *Spokane Chronicle*, June 5, 1946:1.

<sup>40</sup> "New Real Estate Firm Opens its Doors Here," *The Spokesman-Review*, November 17, 1946:55.

<sup>41</sup> "Planters Hotel Changes Hands," *The Spokesman-Review*, August 30, 1953:14.

<sup>42</sup> "Waldean Apts. In Transaction," *The Spokesman-Review*, August 4, 1946:41.

<sup>43</sup> Ibid.

<sup>44</sup> R.L. Polk Directory Co., various years.



later and Leonard Roloff owned it in the early 1970s (it was called the Roloff Apartments then). A classified advertisement announced in 1982 that the building was awaiting conversion to law offices.<sup>45</sup> The building was also for sale in 1987. Other owners mentioned in records for the building (but with little accompanying information) include William and Christina Moultray, Steve Meyers, and Dan Elias. It was owned by John and Kathleen Schneider in 1989 and by the Schneider Living Trust in 2015. In 2008 it served as senior housing.

The present owners, Carls Invest JDM, bought the property in 2022.

### Women and The Waldean

The Waldean apartments was owned and managed by women for two significant periods of time in its history. Nellie H. French, a widower, owned, managed, and lived in the apartment building from about 1928 to about 1943. And Freda Hochberg, also a widower, owned, managed, and lived in the apartment building from 1946 until about 1958. The latter represents the post-World War II era, when women had gained considerable freedom in where they could work. This flexibility was likely not available to Mrs. French, however, who took on this job in the late 1920s. And Mrs. Hochberg, who owned it after World War II, may have been limited in the workforce by her background, as she only had an eighth-grade education.<sup>46</sup>

Historian Craig Holstine, who wrote the National Register Multiple Property Document (MPD) for Single Room Occupancy (SRO) buildings in Spokane, noted that women were often cast in the role of matrons of boarding houses, which offered rooms for rent with board, often in private residences.<sup>47</sup> Typically the house was named after the house matron, who was referred to as “Mrs.”<sup>48</sup> “Perhaps boarding was a reliable source of income for widows, as well as for married women with families, who put men up in spare rooms of the family house.”<sup>49</sup> He notes that directory research verified that all boarding houses had a matron on the premises, presumably the owner or manager, who provided services not available in hotels or apartments, such as cooking and cleaning.<sup>50</sup> The same role did not exist for apartment buildings, however.

In the early 20<sup>th</sup> century most women did not work outside the home and those who did were primarily young and unmarried. In that era, just 20 percent of all women were in the work force.<sup>51</sup> “Prior to 1940, women had few employment choices. Working-class women and women of color were segregated into poorly paid, low-status jobs such as

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<sup>45</sup> “Rademacher Realty,” *The Spokesman Review*, October 31, 1962:71.

<sup>46</sup> US Census, 1930.

<sup>47</sup> Holstine, 1993:Section E, page 2. These are also seen as tenement houses.

<sup>48</sup> Holstine, 1993:Section E, page 9.

<sup>49</sup> Ibid.

<sup>50</sup> Holstine, 1993:Section E, page 3.

<sup>51</sup> Janet L. Yellen, “The history of women’s work and wages and how it has created success for us all,” May 2020, <http://www.brookings.edu>, accessed December 2022.

domestic service, textile manufacturing, and agriculture. Middle and upper-class women may have had access to ‘pink collar’ professions like teaching, nursing, or clerical work, but could never hope to achieve managerial status. . . .”<sup>52</sup>

The author of the Avondale Court Apartments Spokane Register nomination noted that in the case of that ca 1902 apartment building, it is historically significant for its 40-year history of ownership by female proprietors:

*During a period of American history when females were actively discriminated against, the Avondale Court Apartments were quietly owned and effectively managed by a series of female proprietors, including Ella Williams, 1905-1910; Mrs. Hilda Horn, 1910-1919; and Isabel Ransome, 1923-1948. Although little is known of these early businesspeople, it can safely be assumed that they overcame gender discrimination through their strong, pioneering spirit.*<sup>53</sup>

The rise of new information technologies, like the telephone, radio and ‘tabulation’ machines, offered new opportunities for women in the years between 1900 and 1930. This led to increased demand for office staff, a role that women typically took on. In these years, the number of working women employed in offices rose from 6 to 23 percent.<sup>54</sup> By 1930 nearly 50 percent of single women participated in the workforce and nearly 12 percent of married women did.<sup>55</sup>

The information technology jobs were similar to the clerical work that had been a mainstay for women but in general wives and mothers were expected to stay at home. According to a 1936 public poll, 82 percent of Americans believed that a wife should not work if her husband had a job.”<sup>56</sup> At the same time that the occupational choices of women were constrained, so were educational opportunities. Fewer than 2 percent of all 18 to 24-year-olds were enrolled in an institution of higher education.<sup>57</sup>

With the advent of World War II came the need for women to

join the work force to make up for labor shortages, as men were drafted for the war effort. This changed the opportunities for women, who were able to enter the labor force in non-traditional roles and often as a result made higher wages than they had previously. While opportunities for women would continue to grow after World War II, many women returned home to raise families after the war.

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<sup>52</sup> “Rosie the Riveter Visitor Center, National Historic Park,” (exhibit). National Park Service, Department of the Interior, Richmond, CA, accessed November 2022.

<sup>53</sup> Doug Leonetti and Ray Rieckers, *Avondale Court Apartments Spokane Register of Historic Places Nomination Form*, July 1, 1992: Section 8, Page 5.

<sup>54</sup> “Rosie the Riveter Visitor Center, accessed November 2022.

<sup>55</sup> Yellen, 2020:3.

<sup>56</sup> “Rosie the Riveter Visitor Center, accessed November 2022.

<sup>57</sup> Yellen, 2020:3.

By 1970, however, 50 percent of single women and 40 percent of married women were participating in the labor force. This was due to educational opportunities, new technologies that increased the demand for clerical workers, and legislation that supported women's role in the workplace, either directly or indirectly. Over time, women gained experience in the work force and the new model of the two-income family emerged. Additionally, educational opportunities meant that women began to train for professional careers, in contrast to jobs.<sup>58</sup>

These later opportunities and advantages were not as available to the two women profiled here, however, making their ownership and management of The Waldean an uncommon situation in the early and mid-20<sup>th</sup> century.

## ARCHITECTURAL CONTEXTS

### Apartment Development in Spokane

Historian Craig Holstine notes in his history of SRO hotels in Spokane that the first apartment building in the city was constructed by Leyford B. Whitten in the upper floors of the 1890 Whitten Block at 1 Post Street. This building contained commercial uses at the street level, providing a model for subsequent apartment dwellings in the Central Business District.<sup>59</sup> These apartment buildings might cater to a working class clientele, as in the 1900 Felix Block on W. First Avenue, or a higher economic class, such as the architecturally significant 1903 San Marco on West Sprague and Riverside.<sup>60</sup>

The year the subject apartment building at 1428 W. Dean Avenue was constructed, which was 1911, marked the end of Spokane's greatest period of growth in its history, from the turn of the 20<sup>th</sup> century through the following decade. In 1900 Spokane had a population of 36,848 people and by 1910 it had increased to 104,437 people, nearly three times its previous population.<sup>61</sup> This was the era in which apartment buildings were being constructed throughout the city to house workers of all types, from working class men to middle-class tenants and from transient workers to those seeking permanent homes. Prior to this time those who did not own or rent houses tended to rent accommodations in lodging houses or boarding houses.<sup>62</sup> They might also rent space in hotels<sup>63</sup> or on the upper floors of offices and commercial buildings.<sup>64</sup> Working class or blue-collar workers might live in SRO buildings, which had shared bathrooms and no cooking facilities and

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<sup>58</sup> Yellen, 2020:4.

<sup>59</sup> Holstine, 1993: Section E, Page 14.

<sup>60</sup> Ibid.

<sup>61</sup> US Census, 1900, 1910.

<sup>62</sup> Lodging houses offered workers beds in a dormitory-type setting, while boarding houses offered board in addition to beds. Holstine, 1993.

<sup>63</sup> According to historian Craig Holstine, listed hotels were likely mostly Single Room Occupancy structures. The 1900 City Directory listed 21 hotels in Spokane and the 1905 directory listed 56. Holstine, 1993: Section E, page 12.

<sup>64</sup> Nancy Gale Compau and Garfield, Leonard T. National Register of Historic Places Inventory – Nomination Form. Apartment Buildings by Albert Held Thematic Group. July 20, 1986:Section 7, Page 1.

tended to cater to single men. Many were built in this time frame to house these workers.<sup>65</sup> But apartment buildings were a relatively new building type in this era.

As defined by Holstine, apartments and apartment houses or “flats” served single men and women as well as couples and families for longer durations. The buildings could have commercial space at the ground floor or be occupied solely by apartments.<sup>66</sup> The terms hotel and SRO might be used interchangeably.<sup>67</sup>

In 1909 the *Spokesman-Review* published a feature article on the appeal and convenience of modern apartment buildings, effectively promoting the new building type to the middle class. Two of these “family hotels” were designed by architects Preusse and Zittel in 1909 in downtown Spokane. They were developed at the same time that architect Arthur Adams, who may have designed The Waldean, worked for the firm.<sup>68</sup>

In the 1901 city directories there were four apartment buildings listed in Spokane, all in the downtown. In the 1905 directory there were 19 apartments, all were on the south side of the Spokane River. In 1910 there were 97 apartment buildings listed, with just a handful on the north side of the river. Readers of the directories, seeking accommodation, were advised to also check Hotels and Lodging Houses. By 1915, four years after Spokane’s growth slowed dramatically, there were 145 apartment buildings in the directory. Readers were advised to also check Furnished Rooms and Hotels. There were numerous apartment buildings north of the Spokane River by this time, as the Monroe Street Bridge had opened in 1911. The North Monroe corridor became a particularly popular place for apartment buildings and newspaper advertisements and articles encouraged speculators to invest in the building type, as well as commercial buildings in this area.<sup>69</sup>

### **The Mid-Rise, Vernacular Apartment Building**

The Waldean apartments is among the low-to-mid-size vernacular apartment buildings that began to populate Spokane in the first decade of the 20<sup>th</sup> century.<sup>70</sup> These buildings appear to be relatively simple, and often share certain identifiable characteristics. The buildings are typically two-to-three stories in height on a raised basement, with a cubic form and a flat roof with a parapet. The parapet may be accented by a cornice with a dentil course or an applied cornice, although more elaborate buildings may have a more ornate cornice with a decorative frieze, block modillions supported a projecting cornice, and the like. The building’s facades are symmetrical in design, with an accented central entry, such as the round-arched opening with a keystone seen on The Waldean apartment

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<sup>65</sup> Holstine, 1993.

<sup>66</sup> Holstine, 1993:Section E, Page 3.

<sup>67</sup> Holstine, 1993: Section E, Page 11.

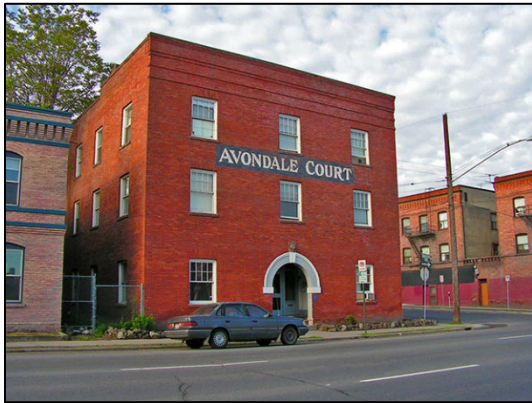
<sup>68</sup> See “Architect Arthur Frederick Adam.”

<sup>69</sup> The Waldean Apartments did not appear in the directories between 1911 and 1915 (it was constructed in 1911) by name or address. R.L. Polk & Co.’s Spokane Directory, 1901, 1905, 1910, 1915.

<sup>70</sup> Vernacular architecture is that which is indicative a certain time and place.

building. Entries often have recessed vestibules and are accessed via several steps, such as seen in The Waldean's seven-step stairway. The double-hung windows typically have one-over-one-lights, although they may have multiple lights, such as six or eight lights, over one light. The windows may be accented with a splayed, flat arch, a shallow arch over wood-frame windows, or round arches. The use of decorative keystones is common. The buildings are brick masonry construction or clad in red or blond brick, over a stone foundation. Windows historically had wood frames.

*Comparable apartment buildings in Spokane*



**The Avondale**



**Edwidge Apartments**



**Danmoor-Englehorn Apartments**



**Myrtle Apartments**



**Duquesne Apartments**



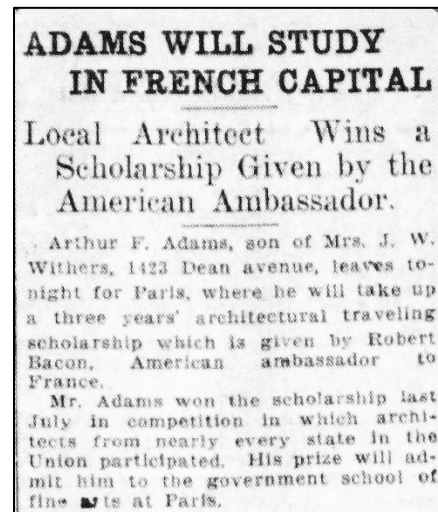
**Woodcutter's Apartments**



## Architect Arthur Frederick Adams

Architect Arthur Adams may have designed The Waldean, but at minimum it is very likely that, as the stepson of J.W. Withers, who lived across the street and developed the property, had a hand in its design. Architect F. [Frederick] H. A. Adams was the son of Sarah Withers and stepson of John W. Withers. He was born in 1883 in England and immigrated to the U.S. with his parents in 1891. Early in his career he worked for Washington Water Power in various positions. He worked for the respected Spokane architecture firm of Preusse and Zittel from about 1904 to about 1910, at a time in which this firm was designing early apartment buildings in Spokane.<sup>71</sup> During this time he lived with his family across the street at 1423 W. Dean Avenue.

In 1910 Adams came in second place for the design of an emblem (logo) for the newly formed Spokane Architectural Club.<sup>72</sup> Also in 1910 he was awarded a two-year scholarship by the Society of Beaux Arts Architects to study architecture in Paris, as well as travel in Europe.<sup>73</sup> A profile of Adams covering his time at the Ecole des Beaux Arts stated that Adams was an architecture graduate of Columbia University and was active in the Architecture League of New York.<sup>74</sup> The award to attend the Ecole des Beaux Arts was based on his plan for a Municipal Interborough Trolley Station and Assembly Hall,



Source: *The Spokesman-Review*

<sup>71</sup> Note that Preusse and Zittel designed early apartment buildings in Spokane. One was a 'family hotel' for J. M. Maloney in 1909 and another, also built in 1909, was located on 4<sup>th</sup> Avenue between Lincoln and Post Streets. Holstine, 1993:Section E, Page 15. Preusse and Zittel were among Spokane's most prolific architects, as well as among their earliest. Herman Preusse, a German immigrant, is said to have held more contracts for buildings after the 1889 fire than any other architects. His list of works after the fire was very impressive as well. In 1893 he took on Julian Zittel as a partner. Zittel was also a German immigrant. He worked with Preusse until Preusse retired in 1910, when he founded the firm of Zittel and Rigg. They also were very prolific. Beginning in 1897 he became the State Architect and designed most state commissions in Eastern Washington that were let at this time.<sup>71</sup> In 1909, within the time that Adams worked for them, two innovative apartment buildings were designed by Preusse and Zittel and constructed in the CBD in the 1909, termed "family hotels" by the *Spokesman-Review*. They had a variety of amenities, including running water and closets in every room, in the case of the Maloney building, and one with bathrooms and a basement dining room and ground floor parlor.<sup>71</sup> This model apparently inspired others, as by mid-1909 it was reported that 25 'new flat buildings' were under construction.

<sup>72</sup> "Architects' Club Selects Emblem," *The Spokesman-Review*, November 20, 1910:39. He was also still living in New York City at this time, according to the 1910 census.

<sup>73</sup> "City News in Brief," *The Spokane Press*, July 29, 1910:11.

<sup>74</sup> "Adams, Arthur Frederick," Agorha, <https://agorha.inha.fr/ark:/54721/fcc0db2f-ee25-4da8-bae6-17ed63e63f07>, accessed November 2022. While this profile stated that he was a graduate, records were not found for his graduation from Columbia. It may be that he have merely attended classes there. Columbia University Alumni Office, personal communication, November 2022.

drawings for which are in the Metropolitan Museum of Art today.<sup>75</sup> He was in Paris from April 1911, the same month that the permit for The Waldean was issued, to July 1913.<sup>76</sup>

In 1915 Adams had an architectural office at 822 W. Sprague (close to his stepfather's office) and still lived with his family at 1423 W. Dean. By 1918, however, he had moved to Chicago and was working for the architectural firm of Graham, Anderson, Probet & White, a successor firm to the famed D. H. Burnham & Co., which was known for its Beaux-Arts style buildings.<sup>77</sup> Adams later went to work for the Chicago firm of Rapp and Rapp, which were particularly known for its Art Deco movie theaters of the 1920s.<sup>78</sup> They are credited with the design of over 400 theaters in Chicago and elsewhere, including the Paramount Theaters in New York.<sup>79</sup> Adams was also a member of the Adams-Nelson Atelier in Chicago, and was part of the Chicago Architectural Sketch Club, which was affiliated with the Ecole des Beaux Arts.<sup>80</sup>

Adams visited Palo Alto in 1962 and served as an advisor for his sixth-grade granddaughter's school project for the design of a Renaissance monastery. In a newspaper article published on the occasion, the author referred to Adams as "a nationally known architect and leading authority on Italian Renaissance architecture."<sup>81</sup> At the time, Adams was involved in the design of two, 35-story apartment buildings on the lakefront in Chicago as a consulting architect. In the article he is credited with having designed the Paramount Building in New York's Times Square; the Oriental Theater, the Dearborn Bank, and the WGN Theater in Chicago; the Brussels Theater in Belgium; the National Press Club Building in Washington, D.C.; the Warner Memorial Theater in Youngstown, Ohio; and the Bergen Library in Jersey City, N.J.<sup>82</sup> According to his obituary, he designed 40 theaters, two of which are historic landmarks, the Rialto Theater in Joliet, Illinois and the Chicago Theater.<sup>83</sup> In addition to the buildings listed above, he is credited with designing the Chicago Sun-Times

<sup>75</sup> The drawings were donated to the Metropolitan Museum of Modern Art by the National Institute for Architectural Education, founded originally in 1894 as the Society of Beaux-Arts Architects.

<sup>76</sup> "Adams, Arthur Frederick," *Agorha*, <https://agorha.inha.fr/ark:/54721/fcc0db2f-ee25-4da8-bae6-17ed63e63f07>, accessed November 2022. Note that April 1911 is the same month that the building permit was issued for The Waldean.

<sup>77</sup> "Arthur Frederick Adams," 1917-1918 Draft Registration Card. "Graham, Anderson, Probst & White," Wikipedia, [https://en.wikipedia.org/wiki/Graham,\\_Anderson,\\_Probst\\_%26\\_White](https://en.wikipedia.org/wiki/Graham,_Anderson,_Probst_%26_White), accessed November 2022.

<sup>78</sup> Note that four members of the Rapp family, over three generations, became architects. The firm that Adams worked for was headed by C.W. and George L. Rapp.

<sup>79</sup> "Rapp and Rapp," Wikipedia, [https://en.wikipedia.org/wiki/Rapp\\_and\\_Rapp](https://en.wikipedia.org/wiki/Rapp_and_Rapp), accessed November 2022.

<sup>80</sup> "Atelier Adams-Nelson Holds Smoker," *Pencil Points, A Journal for the Drafting Room*, January, 1932:59.

<sup>81</sup> "School project gets expert aid," *The Peninsula Times Tribune* (Palo Alto, CA), April 2, 1962:8. Adams wrote *Terra Cotta of the Italian Renaissance* by Arthur F. Adams, published in 1928, <https://www.worldcat.org/formats-editions/1064703833>, accessed November 2022.

<sup>82</sup> Ibid.

<sup>83</sup> "Prominent architect dies in Mountain View at 93," *The Peninsula Times Tribune*, September 19, 1977:15.

building,<sup>84</sup> having a hand in the design of the New York Public Library, and being the architect for many branch libraries in Brooklyn and New York, and public and university libraries in the West.<sup>85</sup> Towards the end of his career he worked for the Illinois State Public Works Department.<sup>86</sup>

Adams was a member of the American Institute of Architects from 1923 to 1927. He was married to Catherine Elizabeth Adams, with whom he had two children, Arthur Frederick Adams, Jr. and Dorothy Gibbons. He retired to Palo Alto in 1968 and died there in 1977.<sup>87</sup> He did not, to our knowledge, return to live in Spokane after about 1918.

## SUMMARY STATEMENT

The Waldean apartment building is significant for representing a time when neighborhoods were being developed in north Spokane, often on a speculative basis, to house Spokane's rapidly growing population. On the public side, infrastructure investment provided for this growth, including paved streets, bridges, streetcars, and government buildings. On the private side, private investment allowed for the development of housing, commercial development, and industry. Development of the 1911 Waldean apartment building and similar buildings was facilitated by the construction of the 1911 Monroe Street Bridge and North Monroe-Cannon Hill streetcar. The Waldean was developed by a local property owner in the West Central neighborhood who invested in a property across the street from his home and developed a 10-unit apartment building.

The Waldean apartment building is also significant as an emerging type, the apartment building. It is additionally significant as a vernacular mid-rise apartment building that catered to working and middle-class tenants. Finally it provided a source of income and shelter for single, widowed women at two points in its history, when other opportunities were rare.

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<sup>84</sup> "Prominent architect . . . September 19, 1977:15.

<sup>85</sup> "Adams, Arthur Frederick," *Agorha*, <https://agorha.inha.fr/ark:/54721/fcc0db2f-ee25-4da8-bae6-17ed63e63f07>, accessed November 2022.

<sup>86</sup> "Arthur Frederick Adams," 1942-1944 Draft Registration Card.

<sup>87</sup> Prominent architect . . . September 19, 1977:15.

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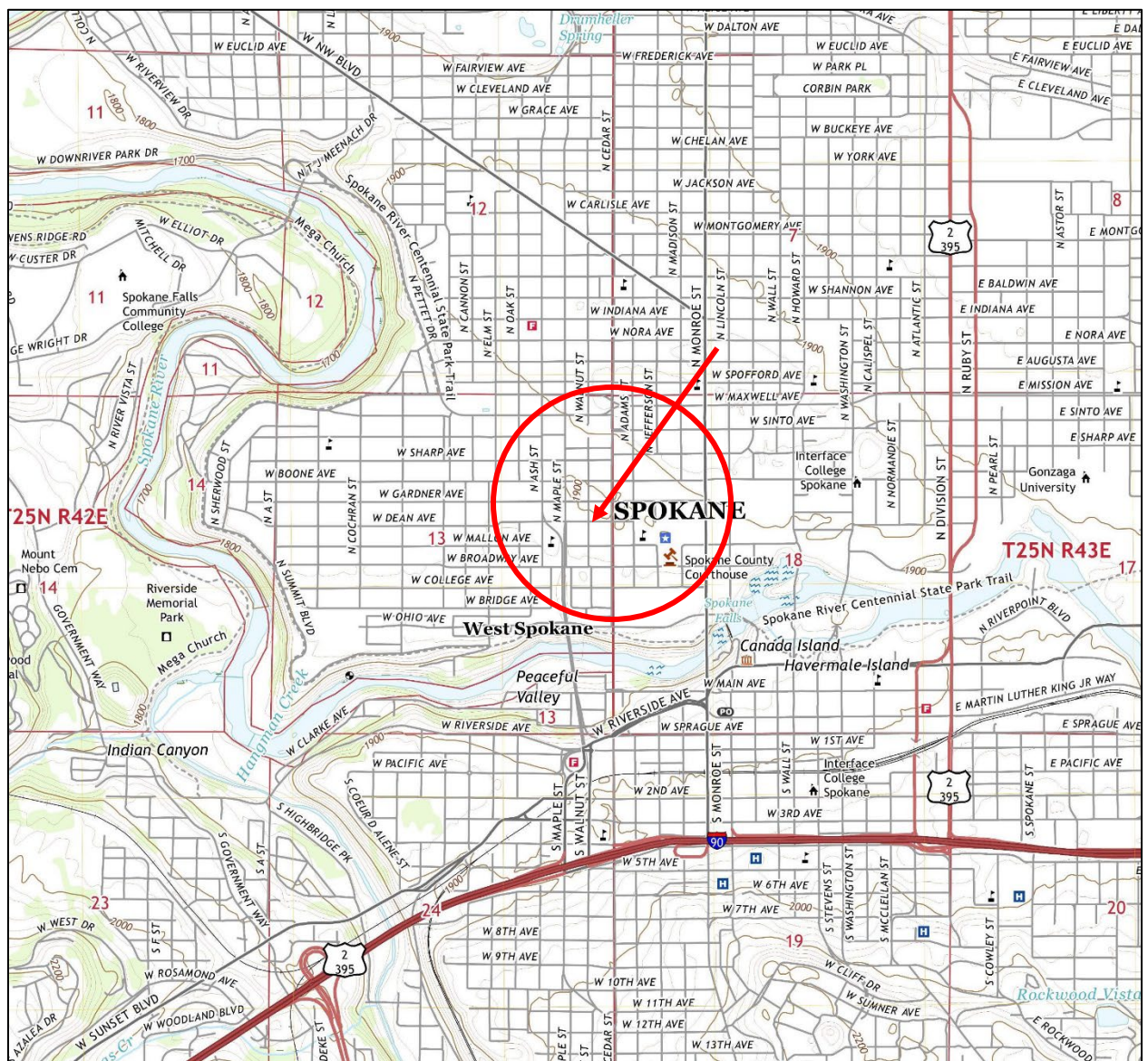
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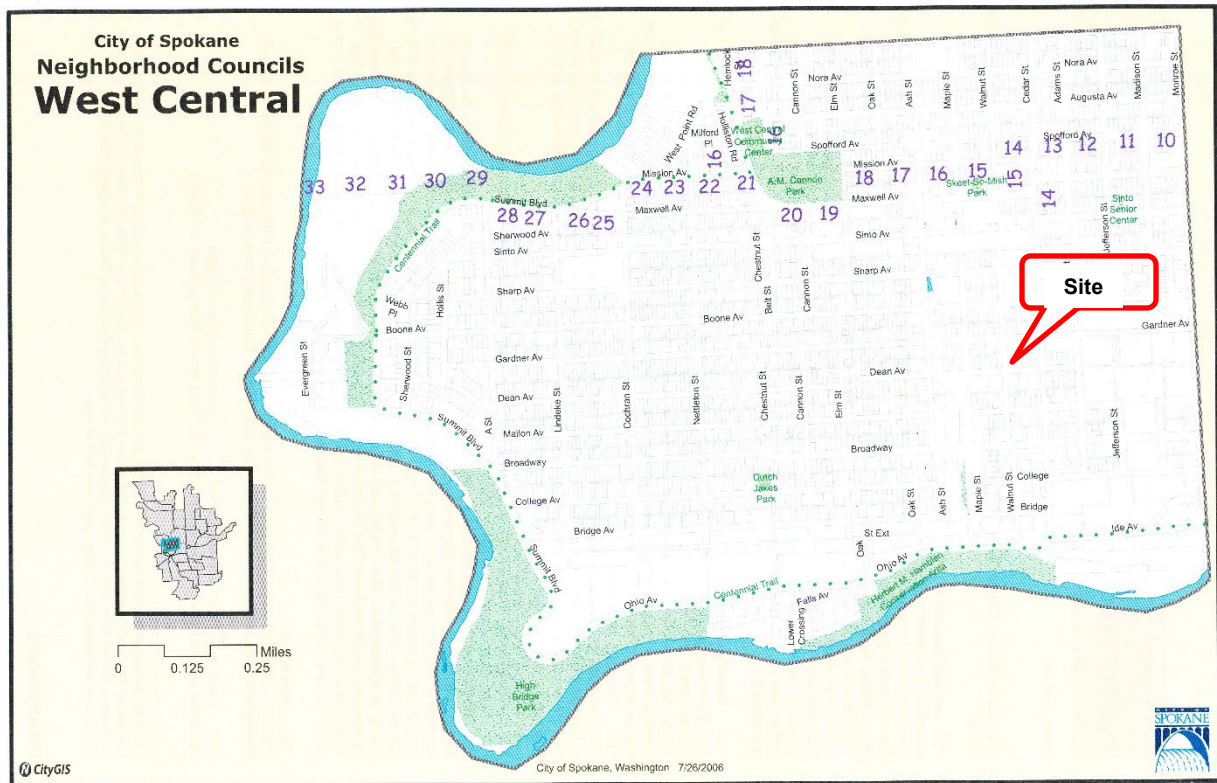
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**Figure 1:** Site location map, Spokane NW 7.5 minute quadrangle



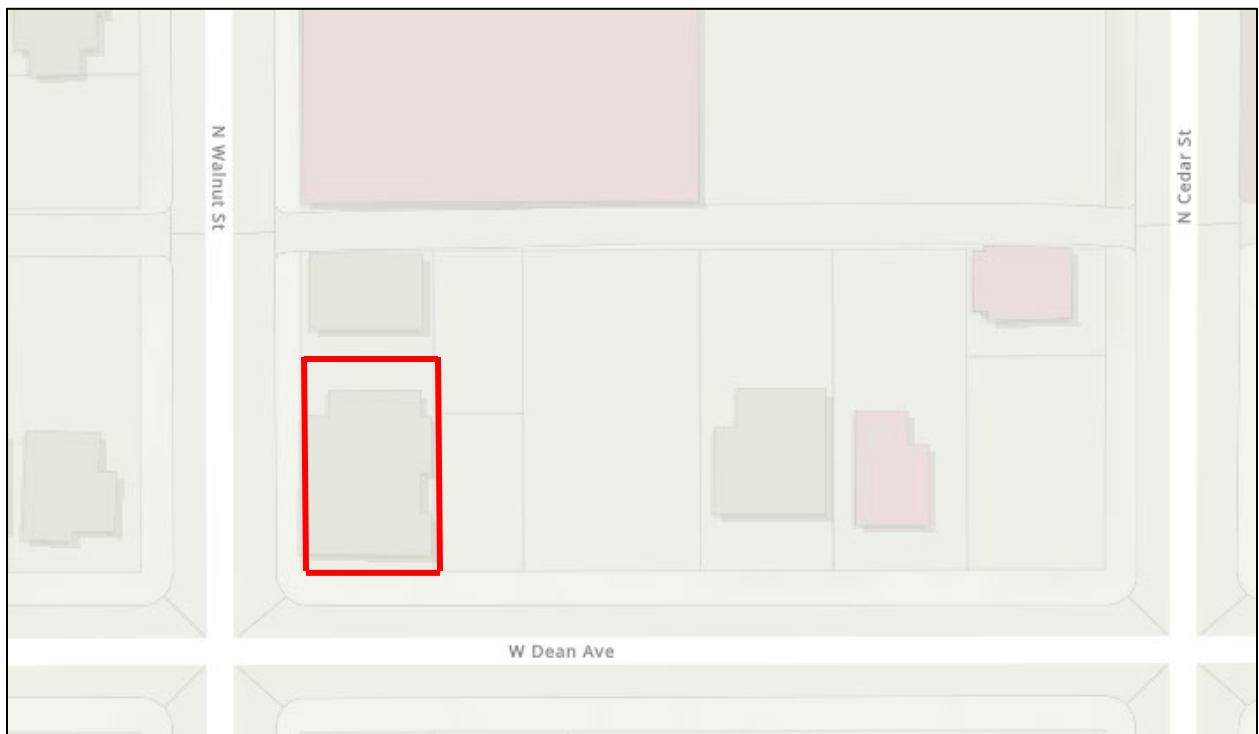
Source: USGS maps

Figure 2: West Central neighborhood map



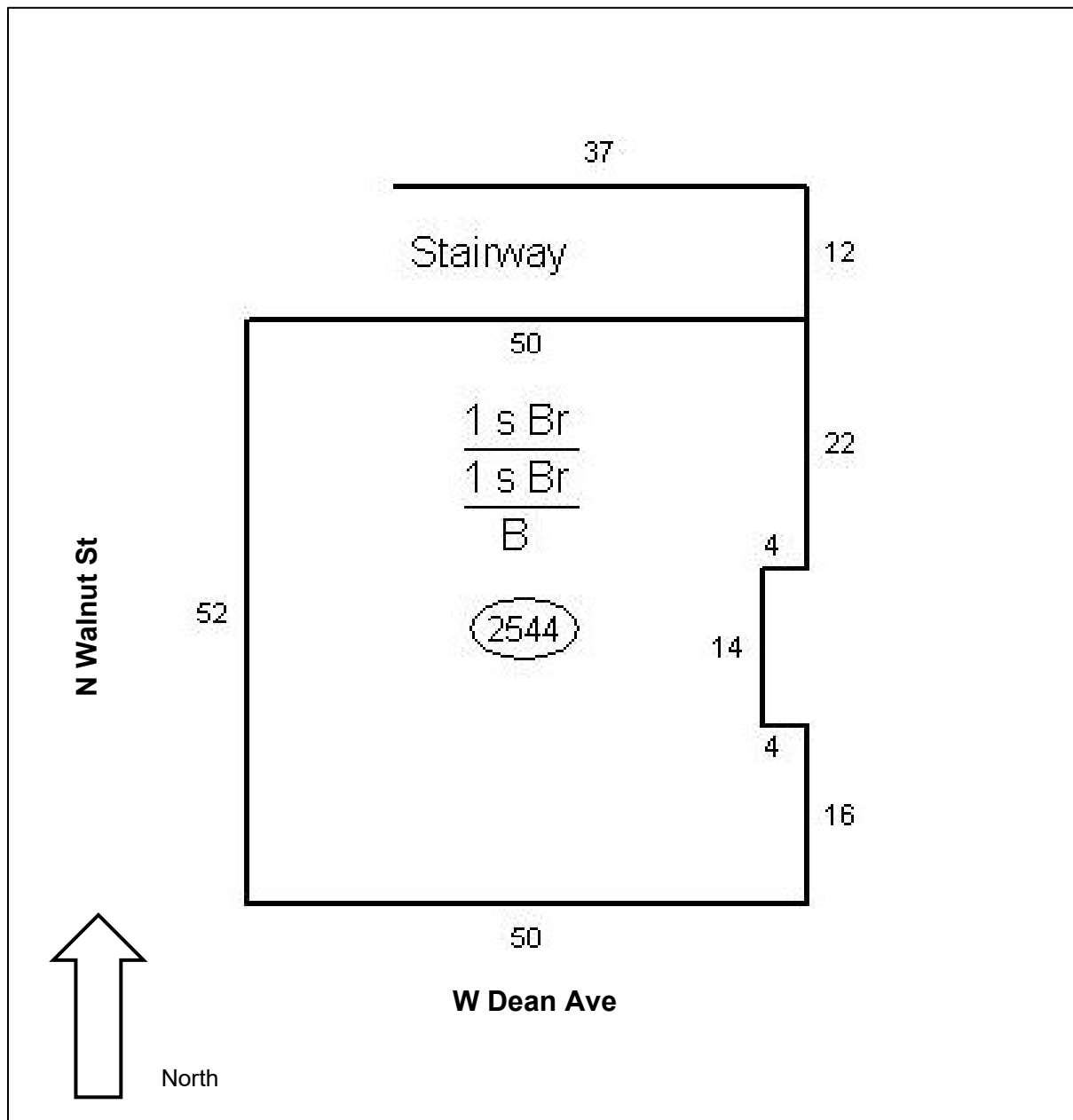
Source: City of Spokane

**Figure 3:** Site parcel map – APN 25131.0110



*Source: Spokane County Assessor*

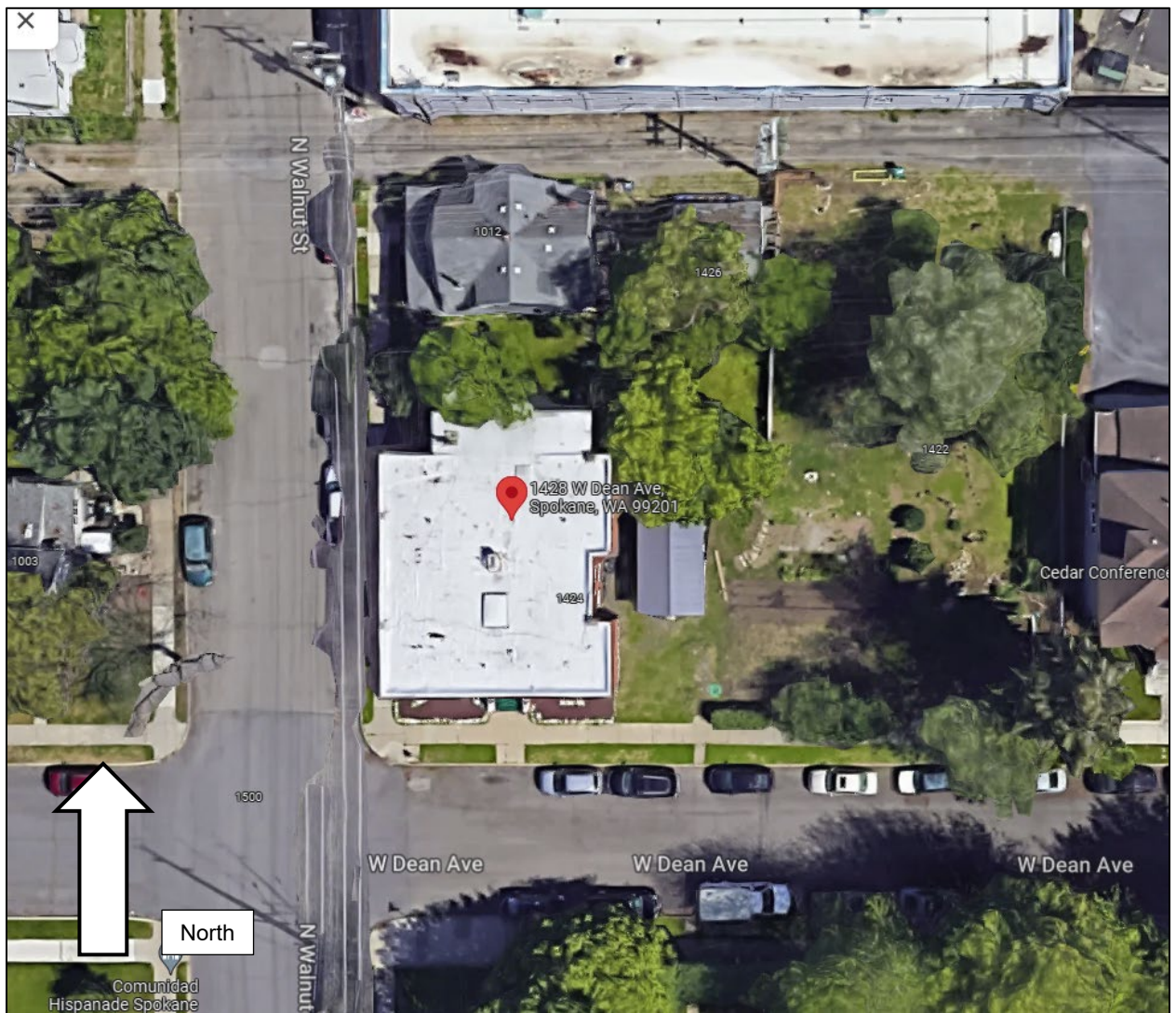
**Figure 4:** Building footprint



Source: Spokane County Assessor



**Figure 5:** Sketch map



*Source: Google maps*

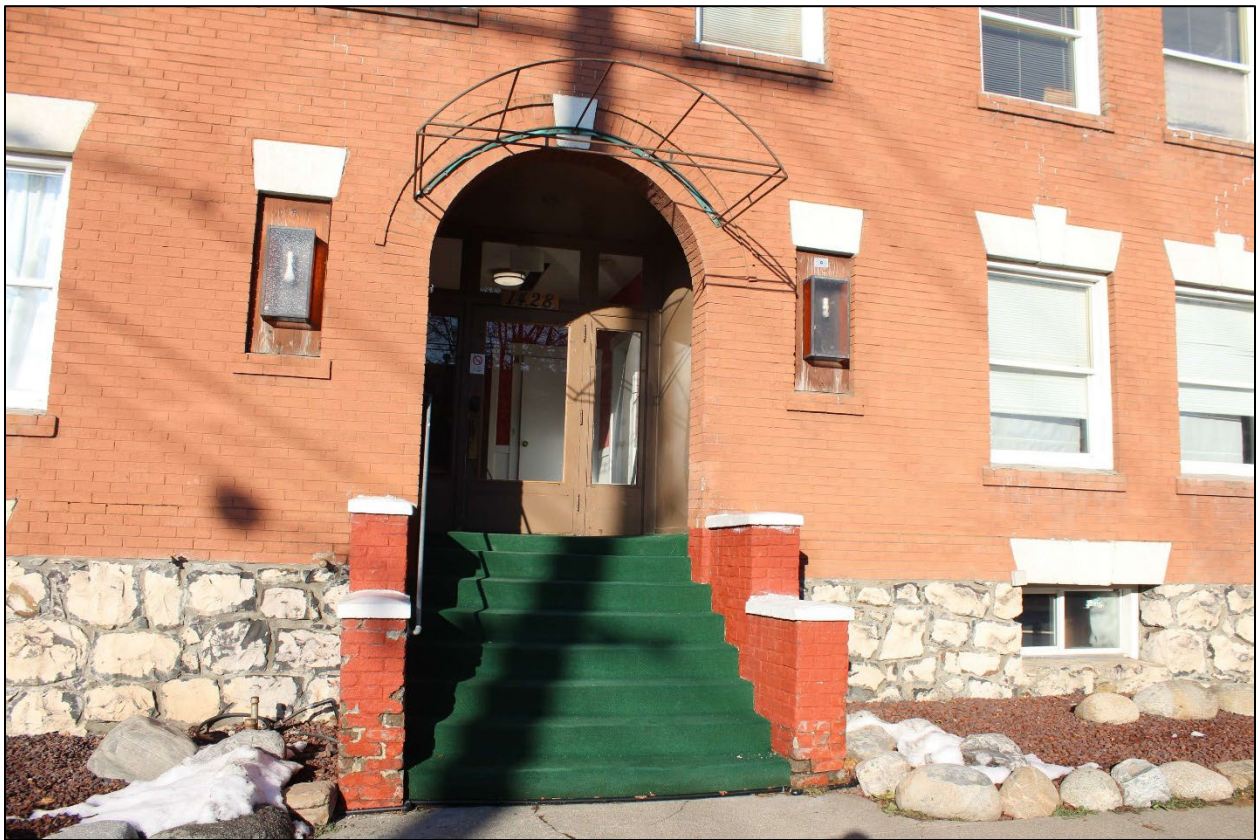


**Photo 1:** West and south (front) facades, looking northeast

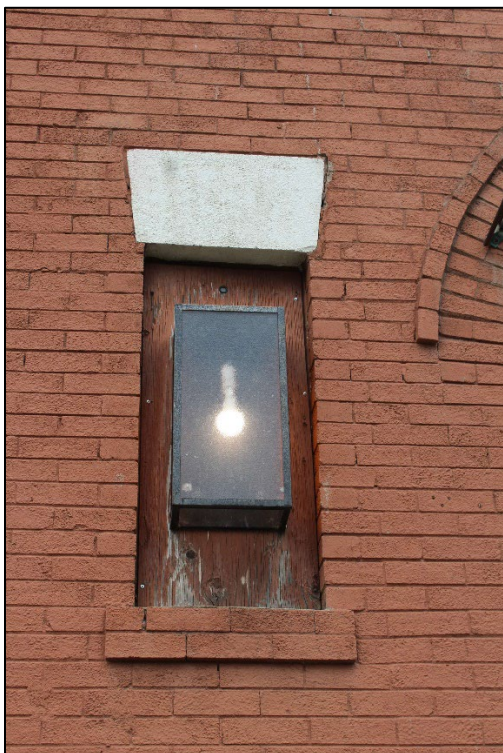




**Photo 2:** South (front) façade, looking north



**Photo 3: Front entry, south façade**



**Photo 4: Sconces at front entry**





**Photo 5:** South and east facades, looking northwest





**Photo 6:** East façade, looking west



**Photo 7:** North façade, looking south





**Photo 8:** Northwest corner and west façade, looking southeast



**Photo 9:** West façade, looking east





**Photo 10:** Basement window, typical





**Photo 11:** Typical windows, east façade



**Photo 12:** Front lobby, looking out toward south





**Photo 13: Looking toward lobby and second floor from middle landing**



**Photo 14:** Looking toward middle landing from upper landing





**Photo 15:** Basement, stair to left, furnace to right





**Photo 16: First floor, north addition, looking east**



**Photo 17: Looking toward back yard from north addition**





**Photo 18: Stair to basement, north addition**



**Photo 19: Built-ins within one-bedroom unit, typical**



**Photo 20: Kitchen within one bedroom unit, typical**





**Photo 21: Bathroom within one-bedroom unit, typical**



**Photo 22: Kitchen within studio unit, typical**



**Photo 23: Duplex north of apartment building**





**Photo 24: Yard between apartment and duplex, looking east**





**Photo 25:** Yard between apartment building and duplex, looking west



**Photo 26: Setting – looking west along W. Dean Avenue**





**Photo 27:** Setting – looking south at W. Dean and N. Walnut



**Photo 28:** Setting – looking east along W. Dean Avenue



**Figure 6:** 1905 bird's eye view showing the North Monroe neighborhood and the courthouse (middle right side) and the project site with two houses

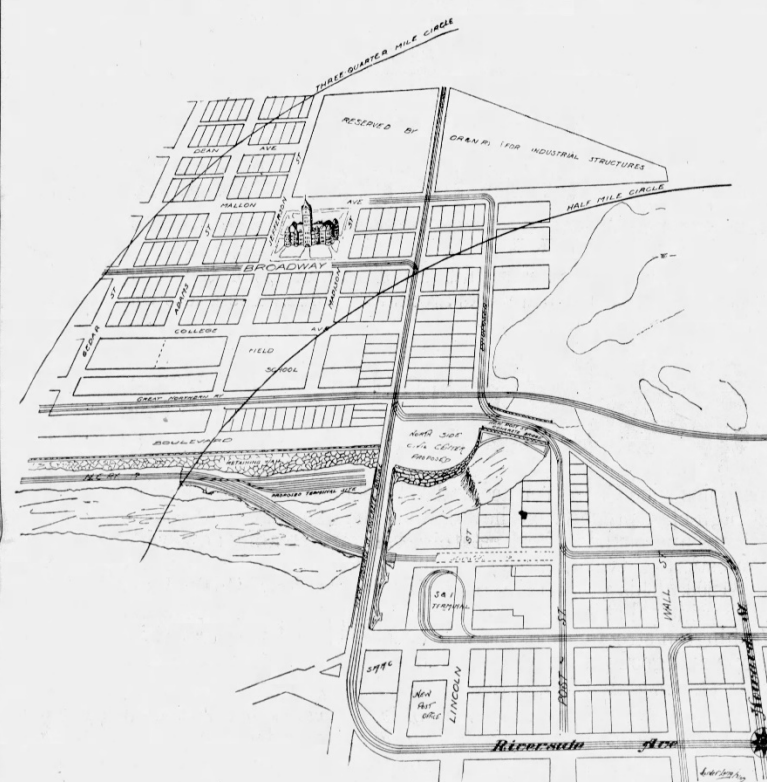


*Source: Spokane 1905 Bird's-Eye View*

Figure 7: 1909 advertisement encouraging investment in properties on the north side

# SOUND INVESTMENTS

## High-Class Business and Apartment House Property Monroe Street and Broadway, Close In



**Salient Points Worth Remembering**

Monroe street bridge now assured.  
Broadway is to be paved.  
Civic center on North Side proposed.  
Street car service every three minutes.  
Ten minutes' walk from Howard and Riverside to Broadway and Cedar.  
No grade crossings to fear.  
Many new buildings to be built this year.  
Price of this property per square foot or front foot much lower than any other close-in property in city.

**NOTE:--The Following List of Properties Can All Be Made Handsome Revenue Bearers Today. Information to Principals Only**

<p><b>\$15,000</b>—Monroe street, south of Mallon avenue; alley corner, 30x120; old building; earns \$1000 year now; terms \$6500 cash, balance 1 and 2 years.</p> <p><b>\$8000</b>—Corner apartment site, 60x120, north of College and east of Cedar; right where they are about to build several high-class apartment buildings. Old house will earn \$30.00 month. Terms \$3000 cash, balance to suit.</p> <p><b>\$5000</b>—Mallon avenue between Monroe and Cedar; inside half of important double corner 60x120; old buildings; earn \$45.00 month. Terms \$2500 cash.</p> <p><b>\$6500</b>—Corner apartment site, 60x151, 5000 square feet, think of it, really two lots. The rear 51 feet will soon be worth price asked for whole property. This is directly opposite where Mr. Oliver is going to build a first-class building; 10 minutes' walk from Howard and Riverside. Terms \$4500 cash.</p>	<p><b>\$50,000</b>—New, solid brick business block; thoroughly built and modern throughout; land 120x106, on corner; stores and apartments. The present low rentals net over \$6000 annually, 12 per cent on investment. By building on vacant ground a far greater net income can be obtained. Terms \$30,000 cash.</p> <p><b>\$12,000</b>—Monroe street, south of Mallon avenue; in the best part of the retail district; 30x120, with some income. You can not duplicate this piece on the avenue for \$600 per front foot. Terms \$7000 cash, balance 1 year.</p> <p><b>\$25,000</b>—Broadway double corner, 120x120. Too much can not be said of this important property, should be improved with first-class building. There can be no question as to the future of such property. Terms \$12,500 cash, balance to suit.</p> <p><b>\$8000</b>—Monroe street corner, south of Sharp; 50x100; good business property now. Terms about half cash.</p>	<p><b>\$4200</b>—South of Broadway, just off Monroe, we have a 50x80 factory site. Terms \$2000 cash.</p> <p><b>\$13,500</b>—Broadway corner, 60x120; most advantageously situated. If improved with stores and apartments would earn an immense revenue. Terms \$7000 cash, balance 3 years, 7 per cent.</p> <p><b>\$9000</b>—Apartment site, 120x120, east of Cedar. Where can you buy another such piece of ground for anything around the price asked? Terms \$4500 cash, balance 1 year.</p> <p><b>\$5500</b>—Broadway corner, 40 foot front, with first-class modern house. Terms \$4300 cash, balance monthly.</p> <p><b>\$6500</b>—Broadway corner, 60x100; fine location for good building; present improvements will earn \$600 a year. Terms \$3000 cash, balance reasonable.</p> <p><b>\$2250</b>—On College avenue, east of Maple, corner lot 60x100; suitable for a number of business purposes; the price is extremely low. Terms \$1200 cash, balance 1 and 2 years.</p>
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## The Fred B. Grinnell Company

REAL ESTATE  
LOANS  
INSURANCE  
RENTALS

Terminal Building

Trackage  
Business and  
Warehouse Property

Source: The Spokesman-Review, March 28, 1909

Figure 8: 1910 Sanborn Fire Insurance map

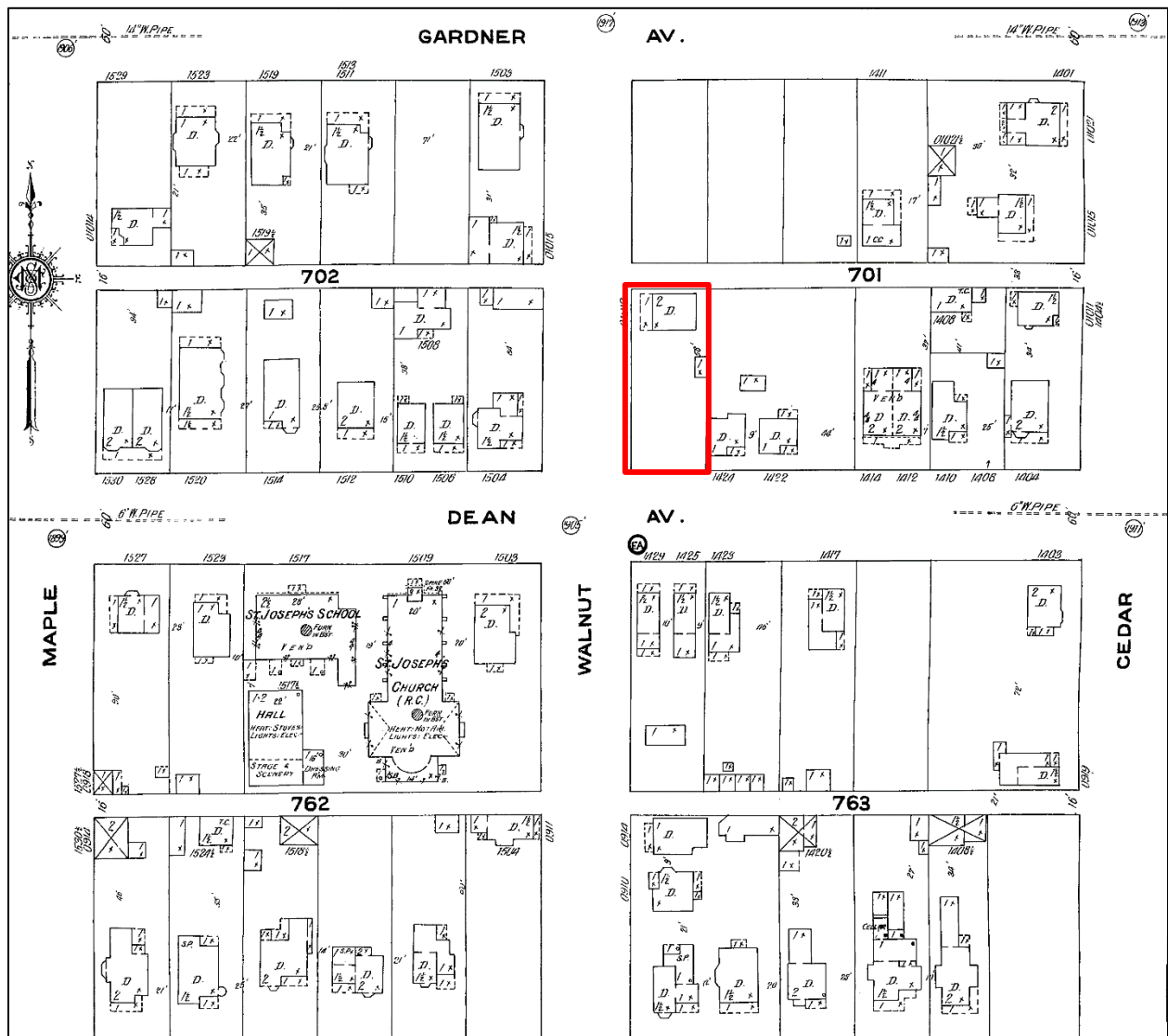


Figure 9: 1950 Sanborn Fire Insurance map



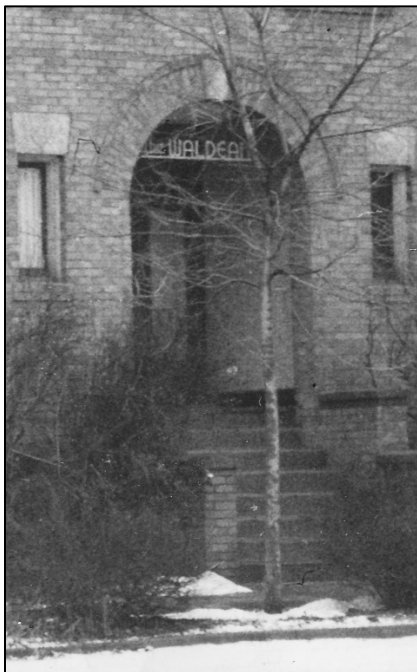
Sanborn Fire Insurance map, 1910 updated to 1950



**Figure 10:** 1945 photo of The Waldean



*Source: The Spokesman-Review*



*The Waldean sign*