

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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Owners of properties:

Amman:           W. 1516 Riverside Partnership  
                  c/o Doug Heiskell  
                  W. 1516 Riverside  
                  Spokane, WA 99201

San Marco:       San Marco Limited Partnership  
                  c/o R. Ronald Wells, AIA  
                  E. 911 20th Avenue  
                  Spokane, WA 99201

Breslin:          Washington Trust Bank, Trustee of  
                  Martin and Edwidge Woldson fbo Myrtle Woldson Trust; and Agent,  
                  Kenneth W. Howser Jr. Agency.  
                  address to:  
  
                  Washington Trust Bank  
                  Trust Dept.: P.O. Box 2127  
                  Spokane, WA 99210-2127

Knickerbocker: Ed and Mary Musgrove  
                  c/o Alvin J. Wolff, Inc.  
                  West 907 Riverside Avenue  
                  Spokane, WA 99201

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Has this property been determined eligible?

The San Marco Apartment Building is a contributing structure within the Riverside Avenue Historic District, listed in the National Register of Historic Places in 1976.

The Amman Apartment Building was preliminarily determined eligible for inclusion in the National Register by the National Park Service, Western Regional Office, on February 14, 1985. The completed rehabilitation was designated a certified rehabilitation on November 27, 1985.

The Breslin Apartment Building and the Knickerbocker Apartment Building have not been determined eligible.

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Wedge shaped in plan (like an open-ended triangle), the building has its principal northern facade (nearly 200 feet) along Riverside. The south wing along Sprague Avenue extends about 135 feet. The curved bay which connects the two wings features an arcaded loggia. The two wings frame an interior courtyard which is accessed through an arched entry at the east end of the Riverside facade.

The San Marco is constructed of cream colored brick walls resting on a sandstone foundation. Designed in a Renaissance Revival style, the facade is unified by a rusticated brick ground story, projecting stringcourses, and a projecting entablature with dentils and modillions and decorative cresting. Windows are regularly spaced, double-hung wood sash with flat arches and radiating brick voussiors.

Both the Riverside and the Sprague facades are dominated by a central portico with compound arched opening. Each portal is crowned with an entablature and surmounted by a balustrade. The Riverside Avenue entryway is ornamented with terra cotta lions' heads while the Sprague Avenue entry features a large console with wreath. Above each portico is a two story arch with inset paired windows on both floors. The loggia on the end bay provides a recessed balcony for the large suites at the apex of the building. Paired brick chimneys and an iron fire escape are located at the apex of the rear courtyard. In the center of the courtyard is a decorative iron light post. Although the double metal doors at the entries are replacements, the rest of the exterior is intact.

Held insured that every suite on the double loaded corridors has a view of either the courtyard or the street. The apartments in the apex bay had private balconies. The interior reception areas feature molded wood trim, wainscoting, and stair railings with turned balusters.

**BRESLIN**

The Breslin is located on the tree lined streets of Eighth and Bernard, an area of large private homes on the eastern edge of the prestigious South Hill neighborhood. The James Glover estate (NRHP, 1973) is across the street.

The Breslin is a six story, L-shaped flat roofed building with exterior walls of pressed red brick and terra cotta ornament. A rear courtyard created by the two wings was provided for the use of the tenants. Like other Held buildings, each room had an outside view of either the court or the neighborhood. The sloping lot allows for a daylight basement.

The building reflects a restrained classicism with projecting rusticated corner bays and terra cotta string courses above the ground story, the fifth story, and the sixth story. An entry portico faced with terra cotta features fluted engaged columns and a full entablature with dentils, egg and dart molding, and lion's head ornament. The original metal light fixtures and double paneled door trimmed with polished brass survive. Windows are regularly spaced and are one-over-one double-hung sash; windows on the street facades are flat arch and windows on the court facades are segmental arched. Entry to the courtyard is through an arched brick passageway. Stone retaining walls line the drive as it curves into the yard.

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The interior of the Breslin features a small lobby with stairwell. The lobby, hallways, and stairs have fir trim. The rental suites feature two and three bedroom units with living and dining areas separated from the bedroom areas by a corridor. Each unit has an outdoor view and structural brick walls, running from basement to ceiling, separate the units and provide soundproofing and fire protection. To the east of the building is a strip of land about 25 feet wide which provides parking space and insures that no structure will be built adjacent to the courtyard.

### KNICKERBOCKER

The last apartment building designed by Albert Held was the most elaborate, and reputedly the most costly apartment house in the city at the time of its construction. When finished in 1911, the Knickerbocker cost \$200,000. The structure is located on a large lot at the southeast corner of Fifth and Howard, near Lewis and Clark High School.

The H-shaped building is three stories high, with red brick walls accented with terra cotta trim, a concrete raised basement, and a steel frame. Like the Breslin, it takes advantage of a sloping lot to provide a daylight basement on the north end. A rear court is enframed by the wings and is enclosed with a brick wall.

The building reflects a formal composition with strict symmetry and pronounced classical ornament. The side wings project to the sidewalk and flank the central entry pavilion which projects slightly (with curved walls) from the facade. The exterior is divided into three horizontal divisions: the raised basement and ground floor; the upper stories; and the cornice. Each division is marked by a projecting terra cotta belt course.

The concrete block basement story features regularly spaced flat arch windows. Above that, the first floor is rusticated with alternating bands of raised and recessed brick courses. Windows on the first floor are segmental arched with brick keystones and projecting sills.

An entry portal, faced in terra cotta, dominates the first floor of the central pavilion. The portico features a full entablature (with bracketed cornice) supported by fluted Ionic columns. The frieze of the entablature is carved with the word "Knickerbocker." The entry itself is set within a segmental arched opening framed by fluted pilasters. The portico is crowned with a balustrade with decorative iron railing and solid terra cotta panels. A wrought iron railing leads to the portico.

The belt course which separates the first floor from the upper stories serves as a sill course for the second story windows. Second and third story windows on the projecting wings are set within an arcade of two story arches. The windows are double-hung one-over-one sash. The second floor windows are flat arch and the third story windows are segmental arch with terra cotta keystones.

Two story oriel windows project on the courtyard side of the front wings. The three sided oriels are faced with terra cotta and outlined with quoins. The sash windows feature an upper sash with curved and circular muntins (similar to the design in the front windows of the Amman). The central windows of the pavilion are also faced in terra cotta and

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architect Archibald Rigg, an associate of Cutter and Malmgren and, later, Albert Held. Beck himself moved into the apartment when it was completed, acknowledging his satisfaction with Held's design.

For years after its completion, the San Marco was considered among the most beautiful residences in Spokane. To take advantage of the triangular lot, Held designed two wings in the Renaissance Revival style joined by a bayed apex with two loggia. The entries on both wings were sheltered by classical porticos with terra cotta ornament. The building itself is clearly divided into a rusticated base, an upper story and a full entablature. The building retains excellent integrity and is among the finest examples of its style in the city. As with his other designs, Held designed the structure so that every unit had good exterior view and included a landscaped courtyard in the area enclosed by the wings.

Fred Phair, one of Spokane's leading builders, was the contractor. His other work included the Masonic Temple and Spokane Club in the Riverside district and the Idaho State Building by Kirkland Cutter at the Columbian Exposition of 1893. The San Marco was featured in both the Coast magazine and Western Architect when it was completed. The property remained in the hands of the Beck family until the 1970s.

BRESLIN

The Breslin introduced a new scale to apartment buildings in the area. The largest constructed prior to the Depression, it featured a simplified classical brick exterior, a rear courtyard with gardens and trees, and six stories of large apartment suites. Although not as prominent as the entries on his other buildings, the entry to the Breslin was sheltered by a terra cotta portico and the interior lobby featured fir trim. The large units had clearly distinct entertaining and sleeping areas and the building featured a basement laundry, servants' rooms, and kitchen facilities.

W.H. Stanley, who owned the Breslin, came to Spokane and entered the grocery business in 1903. He organized the Spokane Canning Company with a factory at Yardley and assumed the positions of president, treasurer, and general manager.

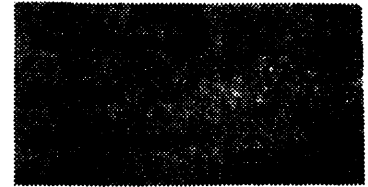
Construction of the Breslin began in 1910 and it was ready for occupancy in December. The building was the largest and most expensive constructed in the city to date and "spared no expense." When finished, the building was completely leased without any advertising within a few weeks. After being sold by the Stanley family, the building was purchased by Chester Chapin, an associate of D.C. Corbin. In 1935, in what newspapers called the biggest apartment deal of the decade, Martin Woldson purchased the building. Woldson was president of the General Construction Company, owned the Golden Age Brewery, and had interests in mines in Idaho and Alaska and railroads in Montana and Canada. Martin Woldson's descendants own the building today.

KNICKERBOCKER

When the Knickerbocker formally opened in September 1911, it was hailed as the most expensive and finest apartment building in the city, one that "tops the list of all apartment houses in Spokane" (Spokesman-Review, September 17, 1911). It was built and

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Amman

Acreage of nominated property: less than one  
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 467440 5278040

Verbal boundary description and justification: Browne's Resurvey and Subdivision,  
Block 2, Lots 16 and 17.

San Marco

Acreage of nominated property: less than one  
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 467720 5278120

Verbal boundary description and justification: Resurvey and Addition to Spokane Falls,  
Block 27, Lot 6.

Breslin

Acreage of nominated property: less than one  
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 468840 5277140

Verbal boundary description and justification: Second Addition to Railroad Addition,  
Block 98, Lots 11 and 12 and west 25 feet Lot 10 and 8 foot strip north adj.

Knickerbocker

Acreage of nominated property: less than one  
Quadrangle name: Spokane Northwest

Quadrangle scale: 1:24,000

UTM References: 11 468500 5277420

Verbal boundary description and justification: Second Addition to Railroad Addition,  
Block 85, Lots 1 and 2.

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Multiple Resource Area  
Thematic Group

dnr-11

Name Apartment Buildings by Albert Held TR  
State Spokane County, WASHINGTON

*Core Delores Byers 2/12/87*

Nomination/Type of Review

Date/Signature

1. Amman

~~National Register~~ *f* Keeper  
Attest

*Delores Byers 2/12/87*

2. Breslin

~~Entered in the National Register~~ *f* Keeper  
Attest

*Delores Byers 2/12/87*

3. Knickerbocker

~~Entered in the National Register~~ *f* Keeper  
Attest

*Delores Byers 2/12/87*

4. San Marco

~~Entered in the National Register~~ *f* Keeper  
Attest

*Delores Byers 2/12/87*

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest