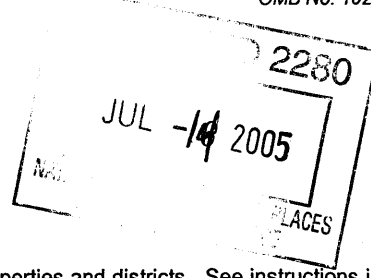


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name SPOKANE SASH & DOOR COMPANY FLATS
Other names/site number GABLES APARTMENTS, HUTTON GABLES

2. Location

street & number 1302-1312 W. Broadway Avenue not for publication
city or Spokane vicinity
town _____
State Washington code WA county Spokane code 063 zip code 99201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

6/30/05
Date

Signature of certifying official/Title

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.
See continuation sheet
- determined eligible for the National Register.
See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

Signature of the Keeper

Date of Action

6/24/05

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th CENTURY REVIVALS:

Tudor Revival

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other STUCCO

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X 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 or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1909-1944

Significant Dates

1909, 1929, 1944

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cutter & Malmgren, (Architects)

NE (> (CUTTER & MALMGREN) BLDG

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
#

recorded by Historic American Engineering
Record#

Primary location of additional data:

- X State Historic Preservation Office
X Other State agency
Federal agency
X Local government
University
X Other

Name of repository: Eastern Washington State Historical Society Archive Library & Spokane City/County Office of Historic Preservation

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM References on a continuation sheet.)

1	<u>11</u> Zone	<u>4</u> <u>676</u> <u>27</u> Easting	<u>527</u> <u>911</u> <u>2</u> Northing	3	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing
2	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing	4	<u> </u> Zone	<u> </u> <u> </u> <u> </u> Easting	<u> </u> <u> </u> <u> </u> Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

11. Form Prepared By

name/title Linda Yeomans, Preservation Planner Consultant

organization Historic Preservation Planning & Design date October 8, 2004

street & number 501 West 27th Avenue telephone (509) 456-3828

city or town Spokane state WA zip code 99203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name The Gables on Broadway LLC c/o RenCorp

street & number 114 W. Pacific Avenue Ste. 201 telephone (509) 455-3770

(509) 217-5509 (Len)

city or town Spokane state WA zip code 99201

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Spokane Sash & Door Company Flats Spokane County, Washington

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NARRATIVE DESCRIPTION

Built in 1909, the Spokane Sash & Door Company Flats consists of a two apartment buildings: one was built in 1909 and the other was built in 1929/1944. The 1909 apartment building is a two-story brick masonry building with a basalt stone foundation and a hip roof. It is located one block west of the Spokane County Courthouse in the West Central neighborhood of northwest Spokane, Washington. The building is an excellent representation of the Tudor Revival tradition and reveals defining elements of the style. These include two prominent steeply pitched front-facing parapeted gables on the southwest and southeast corners of the building, gabled dormers with decorative bargeboards, wood false half-timbering with coarse stucco infill, a second-floor facade overhang, diamond-paned leaded-glass windows, and rough-textured multi-colored clinker face brick. Wood balconies on the second floor project from the building's face and are supported by massive wood posts and scroll-sawn wood brackets. Located behind the 1909 clinker brick apartment block is a two-story frame building which contains four apartments. Initially built in 1929 as a five-stall automobile garage for the Spokane Sash & Door Company Flats, the frame building was remodeled in 1944 to serve as a multi-family fourplex, and is a typical example of the Minimal Traditional style.¹ With few alterations, the Spokane Sash & Door Company Flats retain excellent architectural integrity of location, site, design, materials, workmanship, feeling, and association as early 20th-century apartment blocks built in Spokane, Washington.

CURRENT APPEARANCE/CONDITION and SUBSEQUENT MODIFICATIONS

Site

The 1909 apartment block and 1929/1944 fourplex are sited on the north side of West Broadway Avenue on Lots 9 and 10, Block 7 in the Jenkins Addition in the West Central neighborhood in northwest Spokane. The parcel is square and measures 120 feet wide and 120 feet deep. The 1909 apartment building has an irregular rectangular footprint and is situated on the south two-thirds of the parcel. The fourplex is located behind the apartment block on the north one-third of the parcel. The 1909 apartment building faces south on West Broadway Avenue while the fourplex faces the rear (north) elevation of the 1909 building. A manicured lawn separates the two buildings. An alley runs parallel to the north boundary of the property, Adams Street runs parallel to the east, Broadway Avenue runs parallel to the south, and a large circa 1900 house is located along the west boundary of the property. The Spokane Sash & Door Company Flats are surrounded by a mix of turn-of-the-century historic residential homes, historic and non-historic commercial buildings, incompatible contemporary infill, and concrete parking lots.

1909 Apartment Building: Exterior

The 1909 apartment block is 120 feet wide and 48 feet deep.² The building has a steeply sloped hip roof which is covered with composition shingles. Eight brick chimneys rise from the roof. The facade of the building faces south and features a prominent symmetrical design and fenestration

¹ McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, pp. 476-485.

² Spokane County Tax Assessor records, 2004. Spokane County Courthouse, Spokane, WA.

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patterns. The east end and the west end of the façade are dominated by identical two-story bays. Each bay is distinguished with a steeply pitched, stepped parapeted gable with cast concrete coping. The bays are each punctuated with a large tripartite window on the first floor and two double-hung windows on the second floor. The first-floor windows are embellished with diamond-paned leaded-glass lights and are capped with cast concrete hood moldings. The second-floor windows have brick arches with cast concrete keystones. Located between the parapeted gables, two sets of twin gabled wall dormers project from the south façade of the building and are separated and flanked by recessed porches. The gabled wall dormers are distinguished with decorative bargeboards, false half-timbering with coarse stucco infill, and double-hung window pairs. The wall dormers overhang the first floor by 16 inches, and shade tripartite windows on the first floor. The porches are located on the first floor and are covered with second-floor decks. The first-floor porches are 12 feet wide and 12 feet deep, and are supported by eight-inch square wood posts with decorative brackets. Cut-out wood balustrades encircle the first-floor porch decks. The porch roofs are at the level of the second floor and form porch decks that are protected by cut-out wood balustrades. Flared shed roofs cover the second-floor porch decks and are supported by massive scroll-sawn wood brackets. A set of six symmetrically balanced concrete steps lead from the sidewalk to the first-floor porches along the south façade of the building. The concrete steps are each protected by clinker brick walls which have a stepped design and cast concrete coping. Built at right angles to the steps, a clinker brick retaining wall with cast concrete coping is located in front of the building between the six sets of concrete steps, and parallels the sidewalk (see photos of building façade).

The *east elevation* of the building has a symmetrical design with a basement entrance at grade, two gabled wall dormers that match the design of the wall dormers on the second-floor south façade of the building, and multiple double-hung windows in various sizes. The *west elevation* of the building is plain and is clad in red brick laid in common bond. It retains no fenestration and is the site for gas meters that were installed in 2003. The *north, rear elevation* of the building is dominated by three symmetrically placed bays that project 18 feet out from the building. The bays are capped with low-pitched pyramidal hip roofs which are covered with composition shingles. Each bay has four exterior entrances—two on the first floor and two on the second floor. Wood staircases rise to the second floor, forming small decks with plain wood balustrades. Fenestration patterns are symmetrical and include a combination of 1/1 double-hung wood and aluminum sash windows.

1909 Apartment Building: Interior

According to Spokane County Tax Assessor records, the interior of the first floor has 4,896 square feet and the interior of the second floor has 5,112 square feet (redeemed in the second-floor overhang design). There are 17 apartment units in the building: six units on the first floor, six units on the second floor, and five units in the basement. An interior wood staircase joins the first floor to the second floor. A cut-out balustrade embellishes the staircase. There are seven one-bedroom apartments, eight two-bedroom apartments, and two three-bedroom apartments. Each apartment has a living room and a kitchen. Some units have offices (interior rooms with no windows or closets) and some units have two bathrooms. Five

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of the apartments (all on the first floor) have interior corner clinker brick fireplaces. Reflecting the original 1909 design, four of the five fireplaces retain a cast-concrete shield design with two crossing arrows, a common Tudor Revival-style motif (see photo #14). The apartments are finished with floors that are covered with a combination of oak (original), vinyl, ceramic tile, and wall-to-wall carpet. Walls and ceilings are finished with a combination of painted lathe-and-plaster and painted sheet rock. Some of the apartments on the first floor have beamed ceilings (see photo #15). Nearly all of the apartments retain some of their original casework as evidenced by built-in cupboards with multi-paned glazed doors (see photo #16). Some of the bathrooms in the apartments retain original hexagonal ceramic tile floors and original fixtures such as claw foot bathtubs, wall-mounted washbasins, and built-in wood medicine cabinets with beveled mirrors.

1909 Apartment Building: Original Appearance & Subsequent Modifications

Historic photographs taken in 1920, 1928, 1930, and 1937 picture the original exterior design and finish of the 1909 apartment block (see photos #20, 21, 22, 23). Today, the building retains much of its original form, design, materials, and workmanship as evidenced by the historic photographs. Modifications have occurred over the years due to a series of at least three fires and subsequent remodeling efforts.³ At least half of the original double-hung wood sash windows in the building were replaced during the 1970s and 1980s with contemporary aluminum sash units. After a fire in 1983, the west elevation of the building was remodeled with red bricks laid in common bond.⁴ In 2002-2003 natural gas meters were installed on the west elevation. The original wood shingle roof, which is revealed in the historic photographs, was replaced probably two or three times during the last 90 years with composition shingles. New composition shingles were installed on the second-floor porch roofs in 2002. The building's exterior concrete steps and clinker brick retaining walls on the south facade were rebuilt, repaired, and restored during 2003. Supported by wood posts, a small wood frame addition was built on the northeast corner on the second floor on the rear, north elevation of the building sometime between 1928 and 1990. The wood frame porches at the back of the building were repaired and restored in 2003.

Interior modifications during the last nine decades include kitchen and bathroom remodels, light fixture replacements, wall-to-wall carpet installed over original hardwood floors, paint applied to at least one of the clinker brick fireplaces, and new wood framing and drywall which replaced original wood framing and lathe-and-plaster destroyed in three separate interior fires throughout the building. A newspaper article from 1942 described 18 apartment units; in 2005 there were 17 existing apartment units. The discrepancy is found in a basement unit, which was converted from two apartments to one large apartment (apartment #1310C) between 1942 and 2000.

³ Spokane building permits record fires in 1983, 1990, and 2000.

⁴ This alteration happened in 1983 when the west end of the building sustained heavy fire damage, Spokane building permit #0075-A, dated 27 June 1983.

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1929/1944 Fourplex: Original Appearance & Subsequent Modifications

According to Spokane building permit #35364 the fourplex apartment building was originally built in 1929 as a five-stall automobile garage for the Spokane Sash & Door Company Flats.⁵ The garage was sited on the north end of the property behind the 1909 apartment block and was bordered by a manicured lawn to the south and east, a single-family house adjacent west, and an alley to the north. Spokane County Tax Assessor records indicate that in 1944 the building was remodeled into a fourplex—an apartment block with four apartment units. There are two units on the first floor and two units on the second floor. The building is a two-story frame structure with a pyramidal hip roof and three lower cross gables. The eaves are boxed. Two cross gables (with front-facing gable roofs and shallow cornice returns) distinguish the façade of the building; the third cross gable has a lower hip roof and is located on the east elevation of the building. The fourplex is clad with blonde brick veneer on the first floor, six-inch-wide horizontal wood siding on the second floor, and has a basalt stone foundation. The façade of the building faces south onto a manicured lawn, which separates the fourplex from the back of the 1909 apartment block to the south. A full-height wood frame porch dominates the south façade of the fourplex. The covered porch is supported by square wood posts that extend to a second-floor porch deck. Wood posts at this level support a shed roof, which covers the second-floor deck. Wood stairs rise from the first-floor porch to the second-floor porch. Plain wood balustrades protect the porch decks. Fenestration patterns in the building are asymmetrical. Windows include a combination of 1/1 and 2/2 double-hung units with wood sashes. The lights in the 2/2 windows are divided by horizontal muntins, a feature of the Minimal Traditional style. A large glass block window is located on the back of the fourplex on the north elevation, first floor.

The four-plex is an irregular shaped building, which measures about 49 feet wide and 20 feet deep. The apartments are finished with a combination of new painted sheet rock and original lathe-and-plaster walls. The floors are covered with a combination of wall-to-wall carpet, vinyl, and original oak planks. At least two of the kitchens retain original built-in plain, painted-pine cupboards and cabinets, and one dining room retains two original mahogany corner cupboards. Two apartments have interior corner fireplaces with red brick surrounds and plain wood mantels. The east apartment on the second floor retains its original French doors which open from the living room to a bedroom.

As previously stated, the first alteration to the original 1929 building was in 1944 when it was remodeled from a garage to a fourplex. From 1944 to 1990 the building has had minimal alterations. These include maintenance to the front porch (repairs and repainting), re-roofing in the 1980s (with composition shingles), kitchen remodels in two of the four apartments (1980s), and the installation of wall-to-wall carpet and new vinyl floor coverings in two of the apartments (1980s). In 2002-2003 the exterior and

⁵ Spokane building permit #35364, dated 15 October 1929. Spokane City Hall, Spokane, WA.

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interior of the building was repainted, some apartments received new carpet, and the exterior stairs were repaired.

In summary, the Spokane Sash & Door Company Flats retain most of their historic architectural integrity which is found in their original location, site, design, materials, workmanship, feeling, and association as early multi-family housing built in 1909 and 1929/1944 at the beginning of the 20th century in Spokane, Washington. The two buildings retain sufficient integrity to convey building designs, materials, and workmanship which were prevalent during the early 1900s, and their continued historic use as early Spokane apartment buildings.

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STATEMENT OF SIGNIFICANCE

Built in Spokane, Washington in 1909 and 1929/1944 respectively, the two buildings that comprise the Spokane Sash & Door Company Flats are fine respective examples of both the Tudor Revival style and the Minimal Traditional style. Distinguished with a steeply pitched roof, parapeted front-facing gables, decorative false half-timbering, and hob-nailed rough-textured clinker brick, the two-story 1909 apartment block is an excellent representation of the Tudor Revival tradition. With its Tudor-style features and 120-foot-wide sweeping façade, the design of the building harkens back to Tudor times in Great Britain and is reminiscent of stately brick baronial halls that dotted the English countryside. The façade design of the apartment block is characterized by six dominant front-facing gables, which earned it the common and popular name, “The Gables Apartments.” The building was designed by one of Spokane’s most celebrated architectural firms, Cutter & Malmgren. Possessing distinctive design features and building materials, the property embodies high artistic values and is characteristic of the work of Kirtland Cutter, who is widely regarded as one of Spokane’s early master architects. The apartment building was built for Frank M. Gardner and Enoch E. Engdahl, who founded the Spokane Sash & Door Company and the Gardeng Real Estate Investment Company (the company name is a blend of their two last names). Influenced by the popularity of the private automobile, a five-car garage was built in 1929 behind the apartment block. In 1944, it was remodeled into a multi-family fourplex apartment building. Responding to the critical need for additional housing witnessed in Spokane at that time, the fourplex helped provide shelter for returning World War II GIs and their families. The fourplex retains excellent architectural integrity and is a typical example of the Minimal Traditional style, a “dominant style in the post-war ‘40s and early ‘50s.”⁶ During its period of significance from 1909 to 1944, and in the area of significance, “architecture,” the Spokane Sash & Door Company Flats achieved architectural importance and are eligible for listing on the National Register of Historic Places under Criterion C.

HISTORIC CONTEXT

The Jenkins Addition in northwest Spokane, Washington was platted in 1899 and replatted several times thereafter in 1900, 1907, and 1920.⁷ Before 1899, the area was mostly undeveloped with evergreen trees, shrubs, wild grasses, and an occasional single-family home.⁸ As Spokane’s population began to grow, so did settlement in Jenkins Addition. Regaled in French Chateausque-style finery and regarded as one of the most significant historic landmark properties in the city, the Spokane County Courthouse was one of the first buildings erected in the neighborhood. It was built in 1895 on West Broadway, just one block east of the future site for the Spokane Sash & Door Company Flats. The neighborhood slowly developed around the courthouse as an eclectic mix of commercial business blocks, steepled churches, and single-family homes. At this time at the end of the 19th century, Spokane’s population numbered a little more than 25,000. Ten years later, however, the city’s population in 1910 had exploded to more than 100,000—a four-fold increase. With so many people inhabiting the city, housing was scarce, a dire

⁶ McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, p. 477.

⁷ Spokane County Tax Assessor records, 2004. Spokane County Courthouse, Spokane, WA.

⁸ *Detail of a Bird's Eye View Map of Spokane Falls, Washington Territory*. 26 April 1884, Artist: H. Wellge.

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condition that precipitated the construction of a multitude of single-family homes, single room occupancy hotels, lodging houses, boarding houses, and apartment blocks to accommodate the city's critical housing shortage. Built in 1909, the Spokane Sash & Door Company Flats was one of the multi-family apartment blocks erected to accommodate these needs.

Frank Gardner & Enoch Engdahl

In May 1902, real estate developer, David P. Jenkins, (for whom Jenkins Addition is named) sold Lots 9 and 10, Block 7; in Jenkins Addition to Spokane investors, Lettie and Owen F. Smith. The cost of the transaction was \$2,500. Five years later in March 1907, the Spokane Sash & Door Company purchased the property for \$5,500. In 1909, the company deeded the property to the Gardeng Investment Company for \$14,000, which, in addition to Spokane Sash & Door, was owned and operated by business partners Enoch E. Engdahl and Frank M. Gardner.⁹ Gardner was the company secretary, while Engdahl was the company president.

Gardner and Engdahl first made application to the City of Spokane for water and sewer service in 1908.¹⁰ Construction of their new apartment building commenced and on April 4, 1909, and a photograph that pictured the building being built was featured in the *Spokesman-Review* newspaper. The headline and caption read,

"NEW BUILDINGS IN SPOKANE"

"Flats which the Spokane Sash & Door Company are building at the northwest corner of
Broadway and Adams."¹¹

The year 1909 was a busy time for business owners and developers, Engdahl and Gardner. While the Spokane Sash & Door Company Flats were being built, Enoch Engdahl was also busy erecting a "furniture plant" where he was predicted to "make all kinds of furniture with Mission [style] as a specialty."¹² At the same time, his partner, Frank M. Gardner, who was noted as "one of the most extensive owners of...business property in the city," was involved as a property owner in the construction of a three-story, \$20,000 brick apartment house which was built on the south side of Third Avenue between Bernard and McClellan Street and was called the Gardner Apartments.¹³

⁹ Spokane County warranty deeds. Spokane County Courthouse, Spokane, WA.

¹⁰ Spokane building permits. Spokane City Hall, Spokane, WA.

¹¹ "New Buildings in Spokane." *Spokesman-Review*, 4 April 1909.

¹² "Will Start Big Furniture Plant." *Spokesman-Review*, 9 April 1909.

¹³ "New \$20,000 Flats on Third Avenue." *Spokesman-Review*, 10 April 1909, p. 10.

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By the end of spring, construction of the Spokane Sash & Door Company Flats was completed. On June 27, 1909, the front page of the real estate section of the *Spokesman-Review* printed a half-page article with photographs of 19 apartment blocks that were built and being built in Spokane in 1909. One of those was the Spokane Sash & Door Company Flats which was called at that time the "Spokane Sash & Door Company Flats." The article described the apartment building boom in Spokane in 1909:

More apartment houses are now being built in Spokane than during any other year. There are now 22 flats under construction or just completed. The flats show a noticeable improvement over most of those built in former years, and a few are being built beyond walking distance, which has not been done before. In older cities the "flats" district follows closely the advance of the best residence district even if it is several miles from the business center, but until this year no Spokane apartment houses have been erected beyond walking distance from the [downtown] retail district.¹⁴

As an example of this early 20th-century multi-family housing development trend, the Spokane Sash & Door Company Flats was built on a site that was *not* within convenient walking distance from Spokane's central business district and retail core. The building was instead sited close to a small satellite business district which was clustered around the intersection of North Monroe Street and West Broadway Avenue, across the Spokane River in the West Central neighborhood of northwest Spokane. Separated by the river, its bridges, and a tangle of busy streets and railroad tracks, the distance and ease of travel between the Spokane Sash & Door Company Flats and the retail center in downtown Spokane was about a mile, a complicated distance that precluded a comfortable walk for many.

Subsequent Property Owners

In June 1915, the Gardeng Investment Company sold the apartments to James W. McKnight. The property changed ownership a few more times until it was purchased by A. P. and Mamie Hutton of Kellogg, Idaho. In 1929, the Huttons hired Spokane building contractor, Nels Christiansen, to erect a parking garage with five automobile stalls behind the 1909 apartment block. The garage was built for a reported value of \$1,500 and had convenient street access through an alley which bordered the north edge of the property.¹⁵ The Huttons also changed the name of the apartments to the "Hutton Gables," signifying their name and the six front-facing gables that dominated the face of the building. Later the name was shortened to the "Gables Apartments" which is the common name of the complex today.

In 1942, the apartment block was sold to real estate agents, Walter and Violet Beardsley, of Spokane. An article with a photograph of the building was featured in the *Spokesman-Review* newspaper:

¹⁴ "Some Spokane Apartment Houses Now Being Erected." *Spokesman-Review*, 27 June 1909, pt.4, p. 1.

¹⁵ Spokane Building Permit #35364, dated 15 October 1929. Spokane City Hall, Spokane, WA.

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"ATTRACTIVE HUTTON GABLES APARTMENTS IN A RECENT DEAL"

These distinctive and smartly modern apartments...fully occupied, consist of 18 units of three and four room apartments, all equipped with electric ranges and refrigerators, nine of which are completely furnished. The property, with a reported valuation of \$30,000, embraces two lots, has a five-car garage and a basement with locker rooms and laundries.¹⁶

In 1944, the garage was remodeled and enlarged with a second story for multi-family living with a total of four apartments.¹⁷ Called a "fourplex," the apartment block was built to help accommodate the increase in Spokane's population due to the influx of World War II GIs and their families who were stationed in, or returning to, Spokane. During World War II, Spokane was a center for numerous military operations which included Fort George Wright U. S. Army Training Center, Galena Airfield, U. S. Army Air Base at Geiger Airfield, Velox Naval Supply Depot, U. S. Army Recruiting & Induction Center, and other government services and organizations. In addition, a U. S. Naval Training Base was located just north of Spokane on Lake Pend Oreille.¹⁸

In 1951, Walter and Violet Beardsley sold the Spokane Sash & Door Company Flats to Henry and Dorothy Tombari for \$82,600. During the next five decades the property changed hands at least ten times until a group called "The Gables on Broadway, LLC" bought the property in 2002. The limited liability corporation is owned and operated by Christopher Batten and Len Urgeleit, owners of RenCorp, an architecture, brokerage, construction, and development firm in Spokane.

ARCHITECTURAL SIGNIFICANCE

The Spokane Sash & Door Company Flats is composed of two buildings, one built in 1909 and one built in 1929/1944. Both buildings retain respective architectural significance based on their importance as typical examples of specific architectural styles.

1909 Apartment Building Tudor Revival Style

In addition to its significance as a typical example of the Tudor Revival style, the 1909 building is most distinguished as an *exemplary depiction* of the Tudor Revival tradition. The Tudor Revival style is a revival of forms and materials that were used in medieval Europe. Also called the "Elizabethan" and "Jacobean" styles, the Tudor Revival style borrowed design elements and characteristics from English homes and townhouses, ranging from grand baronial manor homes to small, thatch-roofed cottages which were erected during the reign of Queen Elizabeth (1558-1603). These borrowed and revived medieval

¹⁶ "Attractive Hutton Gables Apartments in a Recent Deal." *Spokesman-Review*, 5 April 1942.

¹⁷ Spokane County Tax Assessor records, 2004. Spokane County Courthouse, Spokane, WA.

¹⁸ Spokane city directories, 1942-1950.

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design elements were adapted to the vertical forms espoused by late 19th-century Queen Anne-style housing, which resulted in the formation of the Tudor Revival style.¹⁹

The Tudor Revival style is identified by asymmetrical massing, steeply pitched roofs, varied eave heights, prominent intersecting cross gables and front-facing gables, rows of tall narrow windows (some with leaded-glass lights), recessed porches, and decorative rather than structural half-timbering. In the United States, the Tudor Revival style began in 1890, adorning large mansions, townhouses, and apartment buildings. The style was eventually adapted to small, affordable homes built in the 1920s and 1930s.²⁰

The 1909 apartment block retains identifying features of the Tudor Revival style. These include the building's expansive façade and two-story massing (similar to rambling manor houses built throughout Great Britain), and specific architectural elements and materials that are characteristic of the Tudor Revival style. These include six dominant steeply pitched front-facing gables (two with stepped parapets), decorative bargeboards, false half-timbering, coarse stucco infill, recessed porches, rows of vertical windows (some with leaded-glass lights), and hob-nailed, twisted clinker bricks. Especially revealed in the Spokane Sash & Door Company Flats, the calculated artistic design of the building and the use of specific building materials, such as leaded-glass windows and broken, irregular, thrice-fired clinker bricks, render an artificially gained "old age" to the building, giving it the desired "medieval" look characteristic of the Tudor Revival style.

Kirtland Kelsey Cutter, Architect

In addition to its importance as an embodiment of the Tudor Revival style, the 1909 apartment building is also the product of the architectural firm of Cutter & Malmgren, and specifically Kirtland Kelsey Cutter, one of Spokane's early master architects. Architectural historian, Henry Matthews, explained that while Cutter's partners provided the technical expertise, Cutter was the artist and designer.²¹ Cutter partnered first with Spokane architect, J. C. Poetz, for a short time, and later with Karl Gunnar Malmgren from 1889 to 1917. He then practiced alone until he left Spokane in 1923.

Cutter (1860-1939) was born in Ohio, studied at the Art Students' League in New York, and traveled extensively in Europe where he pursued his education in art and architecture. He moved to Spokane in 1886 when he was 26 years old and lived with an uncle for a time. Cutter began designing homes shortly before the devastating "Spokane Fire of 1889," but his rise to prominence began after the fire which necessitated a rebuilding of nearly all of downtown Spokane. Inspired by his travels in Europe and the Far East, Cutter's unique imprint can be seen in the buildings and homes he designed. He designed more than 30 homes in the area in a wide range of styles from Patsy Clark's eclectic Italian Renaissance-style

¹⁹ McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, pp. 354-371.

²⁰ *Ibid.*

²¹ Matthews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press, 1998.

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villa, John Finch's Neoclassical-style home, and D. C. Corbin's spacious Colonial Revival-style house to the Mission-inspired Wakefield mansion and the Tudor Revival-style Glover estate. He also designed numerous commercial buildings, including the Spokane Club, the Washington Water Power Substation, the Sherwood Building, the Chronicle Building, and the Davenport Hotel.²² "To him perhaps goes the distinction of having contributed more freely than any other man to the architectural beauty of Spokane, in the artistic homes he designed, and for the metropolitan appearance of the buildings for which he was also the architect."²³

Cutter designed four apartment buildings in Spokane: the Woodward Apartments (1907), the Mulcahy Apartments (1908), the Spokane Sash & Door Company Flats (1909), and the Woldson Apartments (now called the Myrtle Apartments, 1912). While the locations of the Woodward and Mulcahy are unknown,²⁴ the Myrtle Apartments is located at 1214 W. Sprague Avenue. It reveals a completely different façade design than that of the Spokane Sash & Door Company Flats. While the Spokane Sash & Door Company Flats embodies the Tudor Revival style, the design for the Myrtle Apartments, with its flared pagoda-style roof, was strongly influenced by Japanese architectural elements. Both apartments are excellent examples of Cutter's eye for detail and artistic embellishment. The Myrtle and the Spokane Sash & Door Company Flats are the only two remaining Cutter-designed apartment blocks in Spokane.

Kirtland Cutter's flare for eye-catching aesthetic detail is evident in his work in Spokane. Regarding his association with the Tudor Revival style, biographer Henry Mathews described Cutter as "a genius in the production of English residences" and said that during the period from 1908 to 1910, he "matured greatly...in this style of architecture."²⁵ The Spokane Sash & Door Company Flats represents one of Cutter's best interpretations of the Tudor Revival tradition. His design was "eclectic" and was "based on examples from the reigns of both Tudor and Stuart monarchs... Cutter also profited from the wide range of materials and traditional details that gave distinctive character" to the apartment block.²⁶ These include the use of textured clinker brick, scroll sawn brackets and braces, cut-out balustrades, vertical windows (some with leaded-glass), decorative false half-timbering with heavily textured stucco infill, crenelated parapets, and dominant façade gables with steeply pitched roofs.

In Spokane there is at least one apartment building that is very similar to the Spokane Sash & Door Company Flats. It is called the "Cedars Apartments" and is located at 1403 West 5th Avenue at the intersection of 5th Avenue and South Cedar Street on Spokane's Lower South Hill. Like the Spokane

²² Davenport Hotel was designed at different times by two architects: K. K. Cutter and G. A. Pehrson.

²³ EWSHS. *Spokane Skyline: A Century of Architecture, 1889-1989*. Spokane: EWSHS, 1989, p. 13.

²⁴ Elevations exist at the Northwest Museum of Arts & Culture (Cutter Collection) for the Mulcahy Apartments and the Woodward Apartments but the buildings have never been identified or located in Spokane or the Spokane area. Perhaps they were never built.

²⁵ Mathews, Henry. *Kirtland Cutter: Architect in the Land of Promise*. Seattle: University of Washington Press, 1998, p. 265-268.

²⁶ Ibid.

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Spokane Sash & Door Company Flats Spokane County, Washington

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Sash & Door Company Flats, the Cedars Apartments was designed by a prominent Spokane architect and is a long, rectangular two-story block with a steeply pitched truncated hip roof and multiple steeply pitched gables that distinguish the face of the building. In addition, the building is clad in clinker brick and features decorative half-timbering, recessed entrances, and vertical window pairs that mimic those found on the Spokane Sash & Door Company Flats. It would seem that Cutter's design for the Spokane Sash & Door Company Flats, built in 1909, strongly influenced Spokane architect E. J. Baum's design for the Cedars Apartments, which was built two years later in 1911. Both buildings are exceptionally fine examples of the Tudor Revival style in Spokane.

1929/1944 Fourplex

The 1929/1944 fourplex built behind the 1909 building has been associated with the history of the Spokane Sash & Door Company Flats for more than 75 years. The fourplex is a typical example of the Minimal Traditional style, which was built in Spokane during and after World War II. Architectural historians, Lee & Virginia McAlester, note that:

Most domestic building ceased between 1941 and 1945 as the United States prepared for and fought World War II. When construction resumed in 1946, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor [Revival] style of the 1920s and '30s. Like Tudor [Revival style] houses, these generally have a dominant front gable and massive chimneys, but the steep Tudor roof pitch is lowered and the façade is simplified by omitting most of the traditional detailing. These...[dwellings]...first became popular in the late 1930s and were the dominant style of the post-war '40s and early '50s.²⁷

The fourplex fits the time frame for the Minimal Traditional style: it was built in 1944 during World War II. A two-story building with a rectangular footprint, it has a low-pitched hip roof with two prominent front-facing steeply pitched cross gables. The cross gables distinguish the face of the building, mimicking the front-facing gables on the 1909 apartment block. The first floor of the building is clad in brick, a popular Tudor Revival-style building material that was used in combination with stone and wood siding in the Minimal Traditional style.²⁸ A prominent brick chimney is located at the façade of the building by the east end. Influenced by the Art Deco and Art Moderne modernistic styles of the 1930s and 1940s, the fourplex has an original glass-block window and original façade windows that are 2/2 double-hung units. The upper and lower lights are divided in half horizontally by plain muntin bars. The glass-block window is located on the north elevation of the building and extends full length to a level just above grade.

²⁷ McAlester, Lee and Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, p. 477-478.

²⁸ Ibid.

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Spokane Sash & Door Company Flats
Spokane County, Washington

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In conclusion, the Spokane Sash & Door Company Flats demonstrates cultural patterns and building trends in Spokane that favored the construction of multi-family housing in the form of apartment blocks, and conveys building practices, materials, and styles that were popular during specific times in Spokane history. The 1909 building and 1929/1944 fourplex comprise the Spokane Sash & Door Company Flats and retain excellent exterior architectural integrity. The apartment complex is eligible in the area of significance, "architecture," for listing on the National Register of Historic Places under Criterion C.

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Spokane Sash & Door Company Flats
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Section Number 12 Page 1

ADDITIONAL DOCUMENTATION

PHOTOGRAPHY

Except for historic photos #20, #21, #22, and #23, all other photographs were taken in 2004 by preservation consultant planner and nomination author, Linda Yeomans.

Photo number 1	1909 building, south façade.
Photo number 2	1909 building, south façade porch detail.
Photo number 3	1909 building, south façade steps/porch detail.
Photo number 4	1909 building, south façade (east end of façade).
Photo number 5	1909 building, south façade (center of façade).
Photo number 6	1909 building, south façade (west end of façade).
Photo number 7	1909 building, south façade (looking northeast).
Photo number 8	1909 building, west elevation.
Photo number 9	1909 building, east elevation.
Photo number 10	1909 building, north (rear) elevation.
Photo number 11	1909 building, north (rear) elevation.
Photo number 12	1909 building, north (rear) elevation porch detail.
Photo number 13	1909 building, interior staircase.
Photo number 14	1909 building, interior first floor fireplace (painted brick).
Photo number 15	1909 building, interior first floor, living room.
Photo number 16	1909 building, interior first floor, kitchen built-in pantry.
Photo number 17	1909 building (on the left) and 1929 fourplex (on the right), east elevation).
Photo number 18	1929 fourplex, view of southeast façade corner of building.
Photo number 19	1929 fourplex, north (rear) elevation.
Photo number 20	1909 building, south façade, photo taken in 1920 (source: Eastern Washington State Historical Society, L95-6.20). Photo printed in reverse.
Photo number 21	1909 building, north elevation, photo taken in 1928 (source: Eastern Washington State Historical Society, L87-1.37064-28).
Photo number 22	1909 building, south façade, photo taken in 1930 (source: Eastern Washington State Historical Society).
Photo number 23	1909 building, south elevation, photo taken in 1937 (source: Eastern Washington State Historical Society, L97-1.37).

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SPokane SASH & OAK CO. FLATS
~~Gardner & Englehart Apartments~~
Spokane County, Washington

Section Number 12

ADDITIONAL DOCUMENTATION

PHOTOGRAPHY

Photo 20

Circa 1920 photograph of Gables Apartments (1909 building), south façade.
Source: EWSHS, L05-6.20. PHOTO PRINTED IN REVERSE



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~~Gardner & Engdahl Apartments~~
Spokane County, Washington

Section Number 12

ADDITIONAL DOCUMENTATION

PHOTOGRAPHY

Photo 21

Circa 1928 photograph of Gables Apartments (1909 building), north (rear) elevation.

Source: EWSHS, L87-1.37064-28.



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SPokane SA-H & Dear Co. FLATS
~~Gardner & Englehart Apartments~~
Spokane County, Washington

Section Number 12

ADDITIONAL DOCUMENTATION

PHOTOGRAPHY

Photo 22

Circa 1930 photograph of Gables Apartments (1909 building), south facade.
Source: EWSHS.



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SPOKANE SASH & Door Co. FLATS
~~Gardner & Engdahl Apartments~~
Spokane County, Washington

Section Number 12

ADDITIONAL DOCUMENTATION

PHOTOGRAPHY

Photo 23

Circa 1937 photograph of Gables Apartments (1909 building), south facade.
Source: EWSHS, L97-1.37.



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SPOKANE SASH & OIL CO. FLATS
~~Cardinal & English Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

USGS MAP

UTM coordinates: zone 11, easting 467650, northing 5278925

Source: TopoZone.com

USGS map, Spokane NW, Wash, NW quadrant Spokane 15' quadrangle



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National Park Service

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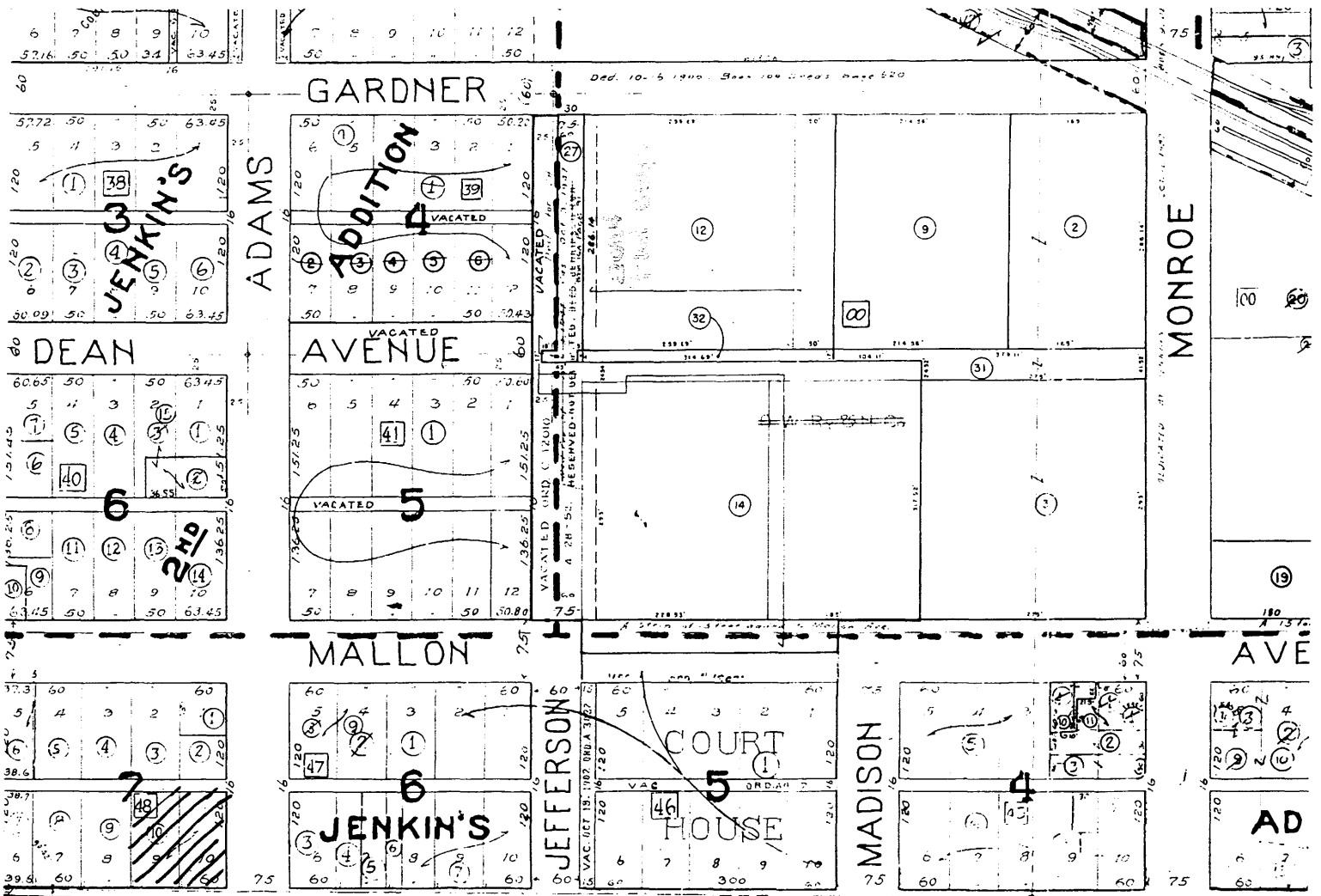
Spokane Sash & Door Co. Flats
~~Gardner & English Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

PLAT MAP

Source: Spokane County, Spokane, WA.



Spokane Sash & Door Co. Flats

United States Department of the Interior
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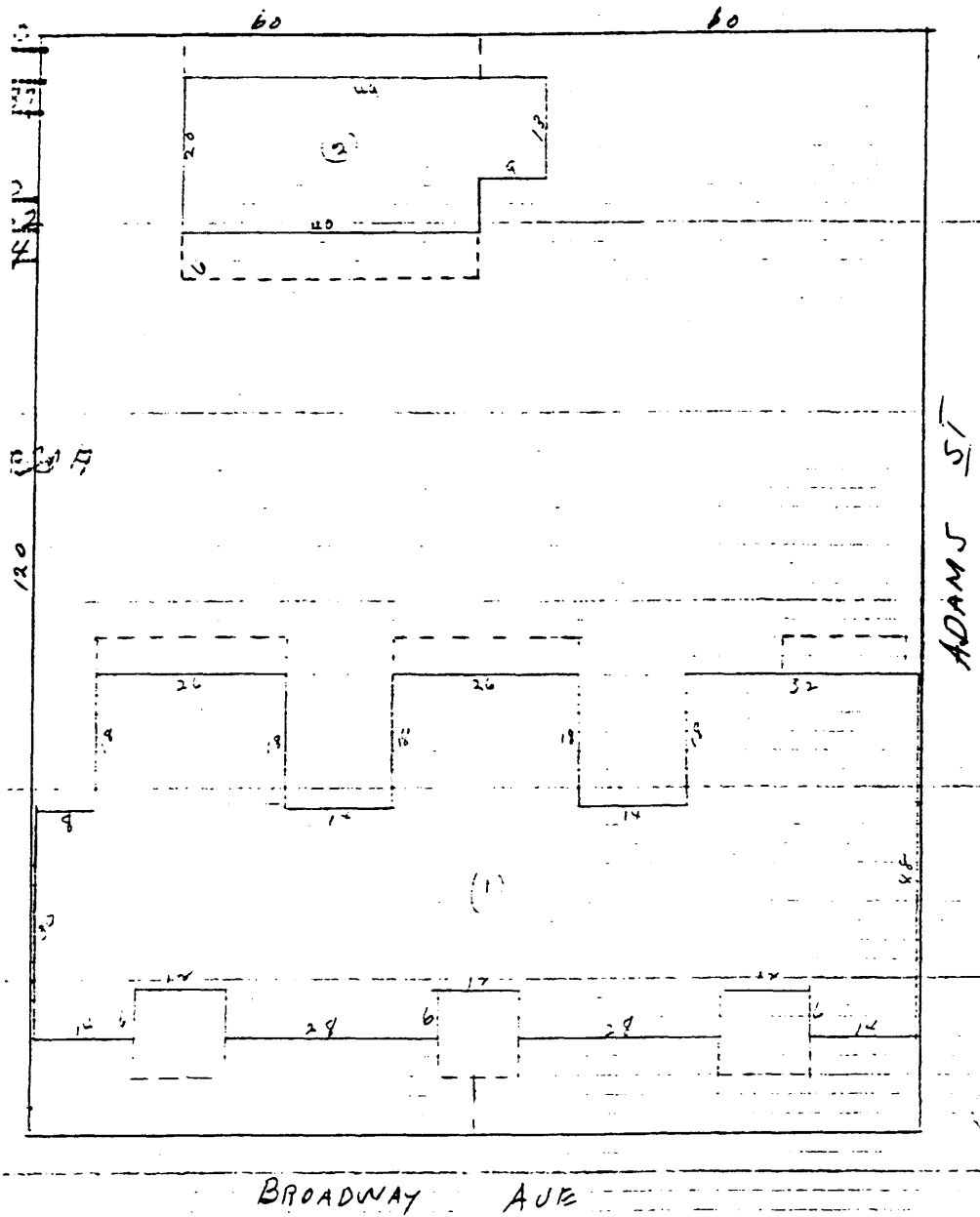
SPokane SASH & DOOR CO. FLATS
~~Cardner & Engdahl Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

SITE PLAN

Source: Spokane County Tax Assessor's Records, 2004. Spokane County Courthouse, Spokane, WA.



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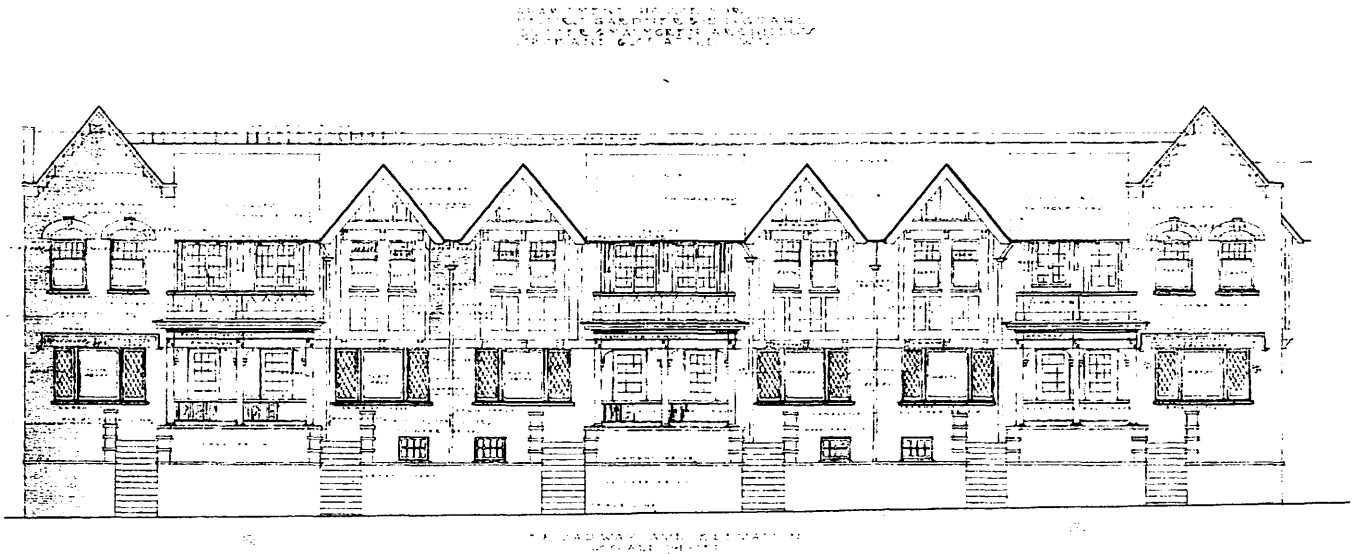
SPOKANE SA: H & OREN Co. FLATS
~~Gardner & Engdahl Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

ELEVATION

C. 1909 drawing of south façade of Gables Apts.
Source: Kirtland Cutter Collection, Northwest Museum of Arts & Culture,
Spokane, WA.



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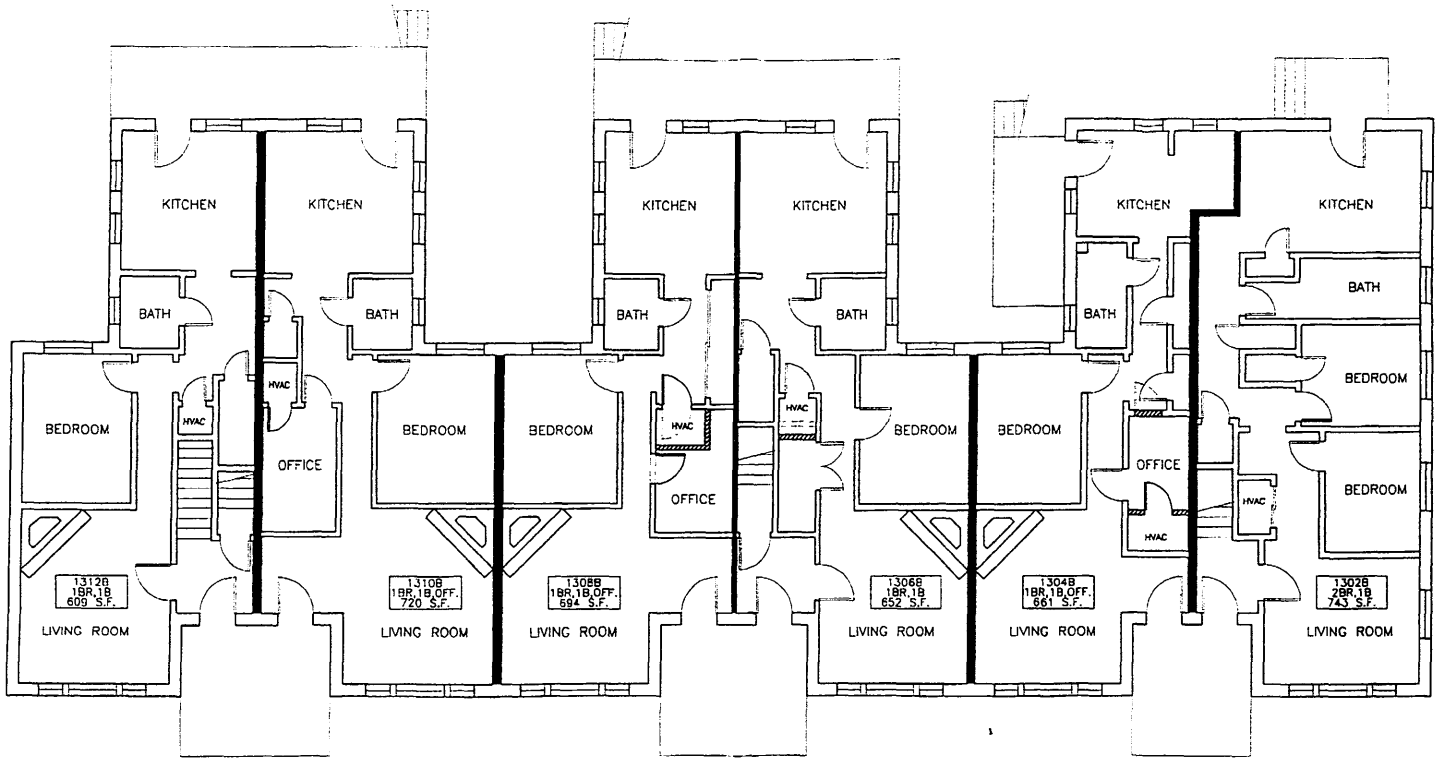
SPOKANE SASH & DORR Co. FLATS
~~Cardner & Engdahl Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

FLOOR PLAN

Gables Apartments, 1909 building. First floor.



RenCorp
PMB 365
2525 E. 29th AVENUE, STE 10-B
SPOKANE, WA 99223
(509) 217-5508

PROJECT:
THE GABLES
APARTMENTS

SHEET TITLE:
FIRST LEVEL
FLOOR PLAN

DATE: 10/9/01

REVISION: 11/5/01

DRAWN BY: LEN URGELEIT

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SCALE: 1/8" = 1'-0"

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

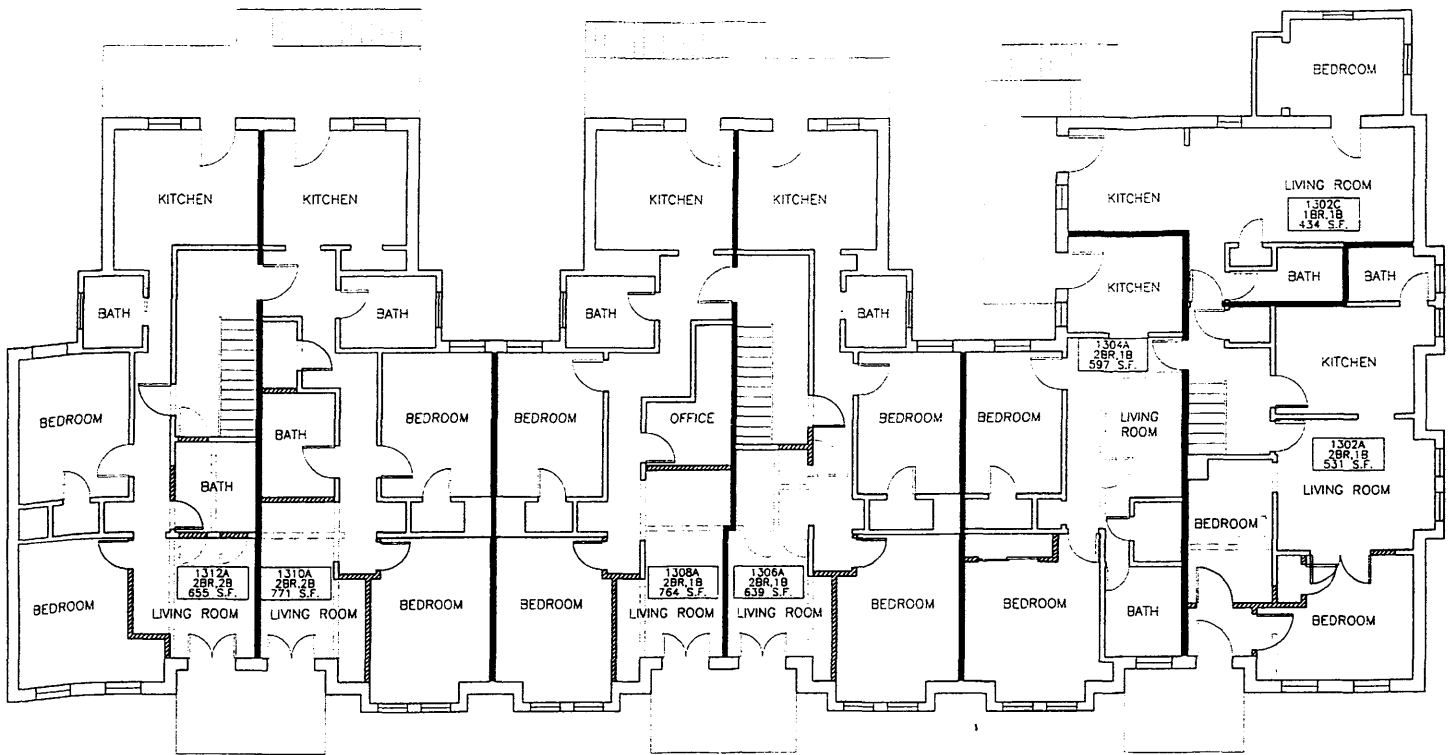
Spokane SASH & Door Co FLATS
~~Carlson & Engdahl Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

FLOOR PLAN

Gables Apartments, 1909 building. Second floor.



RenCorp
PMB 365
2525 E. 29th AVENUE, STE 10-B
SPOKANE, WA 99223
(509) 217-5508

PROJECT:
THE GABLES
APARTMENTS

SHEET TITLE:
SECOND LEVEL
FLOOR PLAN

DATE: 10/9/01

REVISION: 11/5/01

DRAWN BY:

LEN HIRSELFIT

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SHEET N

SCALE: 1/8"

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

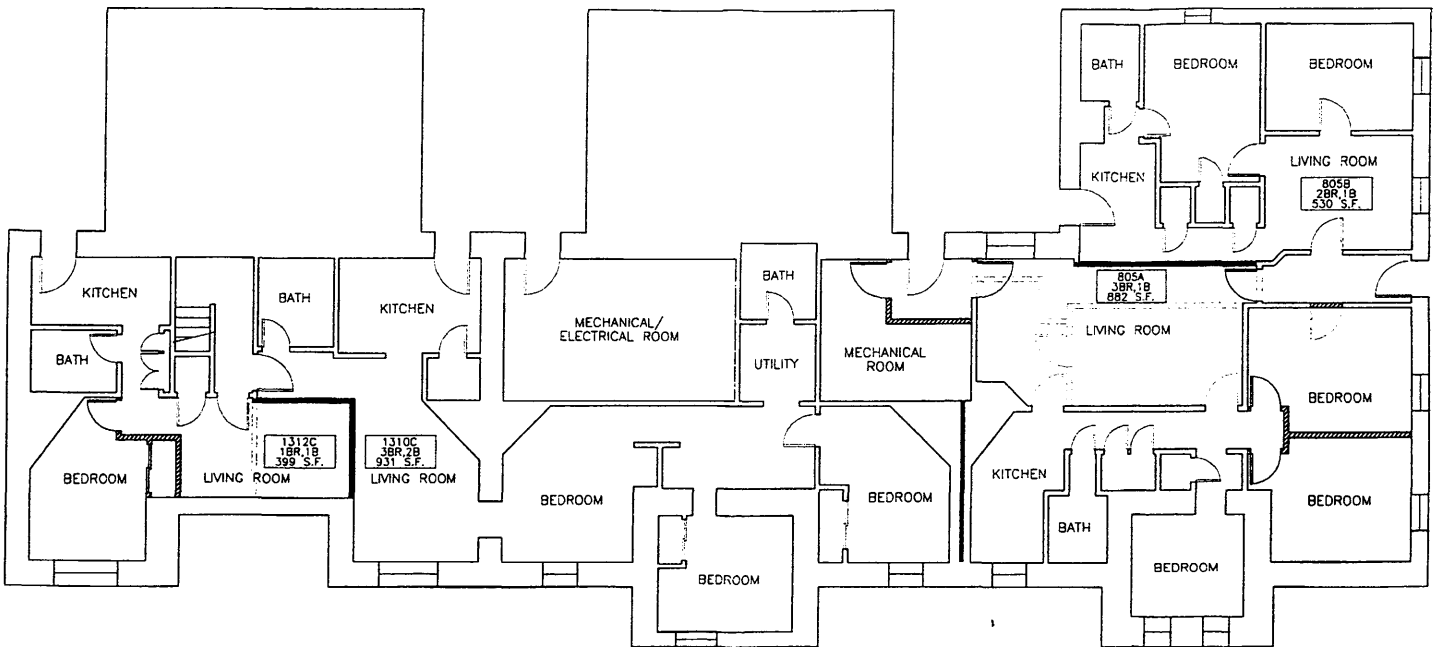
SPOKANE SASH & DOWN CO. FLATS
~~Garland & English Apartments~~
Spokane County, Washington

Section Number 10

GEOGRAPHICAL DATA

FLOOR PLAN

Gables Apartments, 1909 building. Basement.



RenCorp
PMB 365
2525 E. 29th AVENUE, STE 10-B
SPOKANE, WA 99223
(509) 217-5508

PROJECT:
THE GABLES
APARTMENTS

SHEET TITLE:
BASEMENT LEVEL
FLOOR PLAN

DATE:	10/9/01
REVISION:	11/5/01
DRAWN BY:	LEN URGELEIT

A2
SHEET

SCALE: 1

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National Park Service

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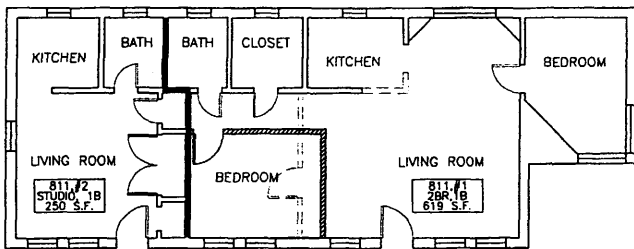
SPOKANE SASH & OIL Co. FLATS
~~Cordner & Engdahl Apartments~~
Spokane County, Washington

Section Number 10

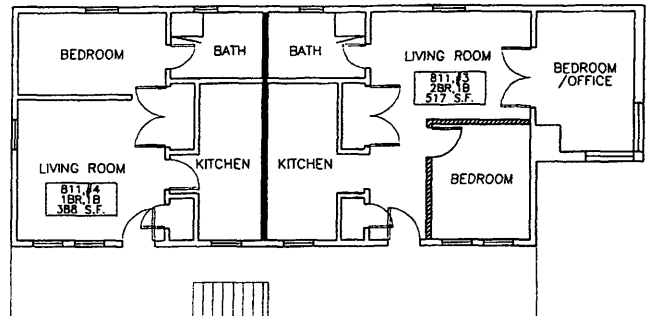
GEOGRAPHICAL DATA

FLOOR PLAN

Gables Apartments, 1929 building.



FIRST LEVEL



SECOND LEVEL

RenCorp PMB 365 2525 E. 29th AVENUE, STE 10-B SPOKANE, WA 99223 (509) 217-5508	PROJECT: THE GABLES APARTMENTS	SHEET TITLE: NORTH BUILDING FLOOR PLANS	DATE: 10/9/01	A2. SHEET N
			REVISION: 11/5/01	
			DRAWN BY: LEN URGELEIT	

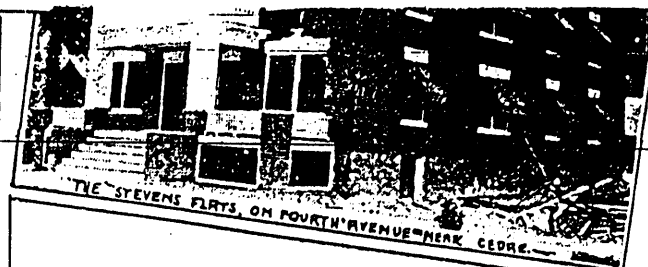
"SOME SPOKANE APT. HOUSES NOW BEING ERECTED." Spokesman-Review, 27 June 1909, Pt. 4, p. 1.



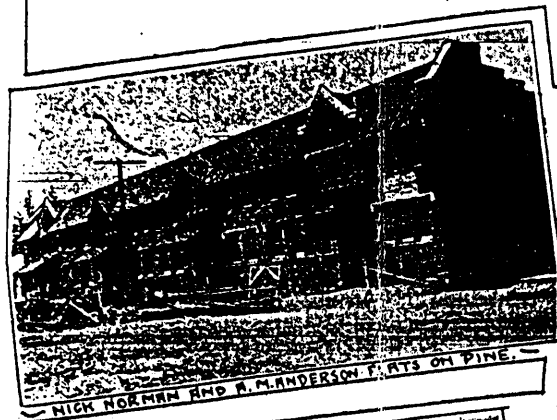
THE J. I. DANIELS FLATS, ON FOURTH AVENUE.



THE FLEMMING FLATS, EIGHTH AVENUE AND LINCOLN PLACE.



THE STEVENS FLATS, ON FOURTH AVENUE NEAR GEORGE.



NICK NORMAN AND A. MANDERSON FLATS ON PINE.



J. M. GERAGHTY'S BACHELOR FLATS.

THE F. L. GARDNER FLATS ON FOURTH.

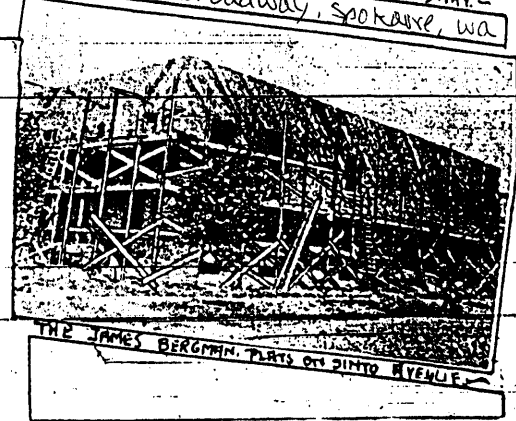


THE SPOKANE SAW AND POWR COMPANY FLATS ON BROADWAY, 1302-1312 W. BROADWAY, SPOKANE, WA.



THE OSWYN ANNEX, ON FIRST AVENUE.

FRENCH.



THE JAMES BERGMAN FLATS ON PINTO AVENUE.

More apartment houses are now being built in Spokane than during any other year. There are now 22 flats under construction or just completed, while perhaps this many more will be started before cold weather. The flats show a noticeable improvement over most of those built in former years, and a few are being built beyond walking distance, which has not been done before. In older cities the "flats" district follows closely the advance of the best residence district, even if it is several miles from the business center, but until this year no Spokane apartment houses have been erected beyond walking distance from the retail district.

There is an improvement in the general sightliness of the flats now building, as well as in the general conveniences. There are only one or two flats of the tenement type now under construction in Spokane; that is, flats without a heating plant or hot water. Even the two-story apartment houses are provided with these conveniences.

There is still plenty of room for improvement in Spokane apartment houses, but these improvements are gradually coming. One of the tendencies is to overcrowd the ground, even where the building site is not worth more than \$40 to \$50 a front foot. In many cases inside rooms and inconvenient arrangement are allowed to detract from the value of perhaps a \$25,000 or \$30,000 investment and reduce its earning power rather than use \$1600 or \$2000 worth of additional ground. In the best eastern flats there are no inside rooms at all, while spacious porches and lawns are provided.

It requires but a little arithmetic to show that danger of Spokane overbuilding in apartment houses is, for the present at least, slight. The 22 apartment houses now under construction contain an average of 12 suites, or 264 suites altogether. It has been shown that five typical apartment houses now completed have an average of only two and a half persons to the suite. As a rule only two people occupy a suite in