

**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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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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outlined by quoins and feature a decorative upper sash. To either side of the central window on the second floor are windows with pedimented window heads, garlands, and cartouche.

The central pavilion is crowned by a cornice with modillions and a parapet with shield, swags and antefix. The corners of the building are ornamented with terra cotta quoins.

The interior of the Knickerbocker is distinguished by an elaborate interior reception hall which features mahogany Corinthian columns; a large fireplace with mahogany mantelpiece ornamented with molded swags and console; statuary niches and painted murals; box beam ceiling; and an oak floor inlaid with walnut borders. The double stairs have broad landings. Fir moldings ornament the upstairs hallways and the apartment suites. The units, like those in other Held buildings, are large apartments with living and dining rooms separated from the bedrooms by a corridor and ample views of the outside.

Total Contributing and Noncontributing Resource Count:

Contributing Resources: 4 (Apartment Buildings) Please note: The San Marco is already listed in the National Register.

Noncontributing Resources: 0

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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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owned by Graham Dennis who wanted it to be finest apartment house west of New York. Dennis lived in the building himself and personally oversaw all construction work.

When completed, the structure not only boasted a highly ornamented exterior and rear courtyard, but a lavish interior as well. A porter in livery ushered tenants and guests into the lavishly decorated reception rooms with mahogany furniture and interior trim, statuary niches and murals, cut glass chandeliers (no longer extant), a fireplace with carved mantelpiece and mahogany woodwork. Each floor featured wide hallways with lounges and writing desks, hardwood floors, and specially made fixtures. Each room had access to outside light; refrigerators were fed by an ice plant in the basement, and servants' quarters were on the fourth floor beneath the rooftop garden. The basement featured a billiard room, card room, buffet, and library, and a small drug and stationary store was provided for the tenants' convenience.

Graham Dennis came to Spokane from Ohio in 1885 and was involved in mining operations and real estate ventures. He was elected president of the Northwest Mining Association in 1895, and in 1897 built one of the first electric railways in the Northwest (the Ross Park Street Railway Company), organized the Old Dominion Mining and Milling Company in Stevens County, served as director of the Exchange National Bank of Spokane and was president of the Warehouse and Realty Company. He served on the Spokane city council and school board and platted the Dennis and Bradley Addition to the city.

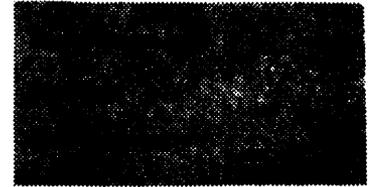
In 1924, the Knickerbocker was transferred to Malcolm McInness in return for wheat land in Whitman County. The following year, McInness traded the property to A.O. Onseruid of Montana in exchange for hay land in that state. In 1944, the building was sold to the Continental Coal Company.

Survey Results

Information collected for this nomination is on file with both the Spokane City Historic Preservation Office and the Washington State Office of Archaeology and Historic Preservation. The nomination constitutes the first systematic attempt to evaluate early 20th century apartment house design anywhere in the state. The owner of one property included in the nomination has completed a certified rehabilitation according to the standards of the U.S. Secretary of the Interior (Amman) while the owners of the other three have expressed interest in the history and preservation of their properties.

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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

Court Delaney Byers 2/12/87

Nomination/Type of Review

Date/Signature

1. Amman

~~National Register~~ *f* Keeper
Attest

Delaney Byers 2/12/87

2. Breslin

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

Delaney Byers 2/12/87

3. Knickerbocker

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

Delaney Byers 2/12/87

4. San Marco

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

Delaney Byers 2/12/87

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

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Keeper

Attest

10.

Keeper

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