

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

**National Register of Historic Places
Continuation Sheet**

Section number 4 Page 1

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 6 Page 2

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.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

construction of the Maple Street Bridge led to widespread demolition, and today the Amman is virtually isolated and severed from the Riverside district.

The Amman is a two and one-half story rectangular structure with exterior walls of pressed cream colored brick, an interior wood framing system, a basalt foundation, and a shingled hip roof with broadly overhanging eaves. A gable roof dormer projects from the front slope of the roof and recessed clerestory windows punctuate the east and west slopes. The principal facade of the building has strictly symmetrical fenestration and a central portico with arched entry, full cornice, and basalt piers. The portico features marble steps, interior walls surfaced in tile, and leaded glass windows which frame the front door.

To either side of the portico are segmental arched windows with brick voussoirs, raised brick keystones and projecting sills. Second story windows are flat arched with hoods. All windows are double-hung wooden sash. Windows on the front facade feature lower sashes divided by a vertical muntin; upper sashes on the front windows feature circular muntins. Above the portico, a glazed double door leads to the roof of the portico. (The rooftop railing on the portico has been removed--the only significant exterior alteration.) Raised brick courses demarcate the basement from the first floor, and the first floor from the second. Elaborate brackets underscore the eaves. The side elevations feature arched fenestration on the first story, with one-over-one double-hung sash flat arched windows on the second story.

The interior of the Amman features four room suites along double loaded corridors. Simple classical interior trim includes cornice moldings, door and window surrounds, and pilasters. Curved stairs lead from the central hallway on the first floor to the second floor, where the stairwell and hallway are illuminated by attic level clerestory windows. Interior trim includes fluted pilasters, molded window and door surrounds, and glazed doorways at the second floor to allow access to the balcony above the portico.

In 1985, a certified rehabilitation included cleaning the exterior brick with a mild detergent and low pressure wash; filling and patching pitted and deteriorated wood jambs and sills; replacing broken windows and missing glazing compound; painting and patching exterior wood trim; replacing deteriorated roofing material with red cedar shingles; replicating burned or missing eave trim and brackets; and cleaning and regrouting existing tile. On the interior, the plaster walls and wood trim was repaired and painted and missing moldings were replicated. The rehabilitation was certified by the National Park Service in 1985. An adjacent lot is used for parking.

SAN MARCO

The San Marco is a three story, U-shaped building located on a triangular lot formed by the confluence of Riverside Avenue and Sprague Avenue in the city's historic Riverside Avenue district. Completed in 1904 (shortly after the Amman) the San Marco was perhaps the city's largest and most elaborate apartment building at the time of its construction, heralding a new era in the development of residential apartment buildings. Today, it is a pivotal element in the Riverside Avenue Historic District. (NRHP, 1976).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

home state, he moved to Spokane in the wake of the great fire of 1889. The opportunity for an architect was clear. At the time, Spokane was fast becoming the region's lumber, mining, agriculture, and railroad center.

Held seized the opportunity and his reputation as an architect was established almost immediately. His designs at the turn of the century included the Holley Building (NRHP, 1983), Spokane Dry Goods Warehouse, Continental Mill, St. Luke's Hospital, North Central High School, and the Terminal Station for the Spokane and Inland Empire Railway. Several of his residential designs still stand, including the James Clark House in the Browne's Addition Historic District, and Martin Woldson's in the Marycliff/Cliff Park Historic District (NRHP, 1979). A member of the AIA, Held was active in community affairs and served on Spokane's Park Board.

AMMAN

Under construction by March 1904, the Amman was among the first structures designed as an apartment building in the city and boasted "beautiful modern four room apartments" (Spokane Spokesman-Review, September 6, 1904). Like other early apartment houses across the nation, the Amman combined a residential quality with classical design features to give the building an urbane formality. The brick exterior, with portal, segmental arch windows and raised brick stringcourses, was dominated by the broadly overhanging eaves of the hip roof. Inside, the building featured a tiled entry portal, fluted pilasters and pillars, and a stairwell lighted by clerestory windows. The units featured two-bedroom apartments with ample window views of the Riverside neighborhood. Located on Riverside Avenue in the shadow of both the civic center and Browne's Addition, the Amman occupied a half-way point between residential and urban setting.

In 1903, Lot 17 of Riverside Avenue was sold by Northwestern and Pacific Hypotheebanks--the Dutch mortgage company which invested heavily in Spokane property--to the pioneer Amman family of Spokane. Henry and Charles Amman and in-law W.J.C. Wakefield joined forces to form the Trust Investment Company with the purposes of handling family investments and real estate. One of their major holdings was the new apartment building on Riverside.

Charles E. Amman was educated in Spokane and had worked for the Northern Pacific Railroad. By investing and selling land in the area known as Greenacres in the Spokane valley and owning a mercantile store, he amassed a sizable fortune. Henry Amman was president of the Car Annunciator Company and was for many years secretary-treasurer of the Spokane Toilet Supply Company. The Amman Apartment building remained in the family's hands until 1931 when it was sold to J.W. Burgen, owner of a department store in downtown Spokane. The property was converted to offices in 1985 in a certified rehabilitation.

SAN MARCO

Held received the commission for the San Marco shortly after the construction of the Amman began in March 1904. George Beck, owner of the new building, wanted "one of the most elegant, expensive, buildings with flats to lease" to the middle class (Durham, Spokane and the Spokane Country, 1912). Beck, a Civil War veteran and former meat packing executive from the midwest, retired to Spokane in 1902. One of Beck's daughters married

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

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

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

10

Page

2

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

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 2/14/87

3. Knickerbocker

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

Delores Byers 2/14/87

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