

**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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The public reception areas of the apartment buildings include large foyers, lobbies, and stairwells distinguished by classical detail and craftsmanship. Lobbies feature columns, pilasters, chair rail moldings, wainscoting, and cornice moldings. The stairwells are often lighted by leaded and colored glass windows and the entry foyers often have decorative tile work. Held's attention to the public areas of the buildings is apparent even in the simplest of the buildings--the Amman--where the stairwell is lighted by clerestory windows and the hallways are articulated by cornice moldings and fluted pilasters. In the most elaborate interior design--the Knickerbocker--Held created an elegant and formal hall, complete with mahogany Corinthian columns and mantelpiece, curved staircase, and painted murals.

Despite similarity in construction and common classical details, the buildings are clearly distinct from one another. The most significant differences are in scale, exterior design, and the treatment of interior public spaces. From the construction of the Amman, perhaps the first apartment building in the city, Held's work increased in scale and size until the Breslin in 1910, believed to be the largest apartment building in Spokane before World War II.

The exterior character of the four is different, too. The Amman is residential in scale with a hip roof and broadly overhanging eaves. Although the entry portal projects from the front facade, the building has little exterior applied ornament. By contrast, the San Marco and Knickerbocker reflect formal classical designs with imposing entryways and terra cotta ornament (i.e., lions' heads and swags) and a clear horizontal distinction between the base, the upper stories, and the entablature. The buildings look like private clubs or institutions. For its part, the Breslin was like a tall office building, with cell-like repetition of windows and an offset, small scale (although classical) entry. The change in scale and exterior treatment reflected a changing conception on the interior. While the San Marco and Knickerbocker were ornamented like grand hotels, with lavish public reception areas (clearly apparent on the outside by the majestic entries), the Breslin and Amman had less emphasis on interior public spaces.

Survey Methodology

The thematic nomination was prepared after an extensive survey of apartment houses in the city conducted by the City of Spokane Historic Preservation Office between 1981 and 1986. Researchers consulted city directories, published histories, newspaper clippings, and conducted a windshield survey to determine the extent of apartment buildings in the city and the extent of Held's designs. Only one apartment building designed by Held was not included because of a loss of integrity.

Individual properties

## AMMAN

The Amman is situated on the north side of Riverside Avenue, overlooking Peaceful Valley and the Spokane River. Views from the building provide a panoramic vista of the north side of town, including the Spokane County Courthouse and surrounding structures. At one time, this part of Riverside was lined with residences and other buildings, but

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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).

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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.

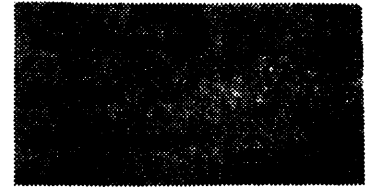
Charles E. Amman was educated in Spokane and had worked for the Northern Pacific Railroad. By investing and selling land in the area known as Greenacres in the Spokane valley and owning a mercantile store, he amassed a sizable fortune. Henry Amman was president of the Car Annunciator Company and was 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

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Amman

Acreeage 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

Acreeage 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

Acreeage 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

Acreeage 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

9.

Keeper

Attest

10.

Keeper

Attest