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United States Department of the Interior  
National Park Service

32-2803

**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

**ROOSEVELT APARTMENTS****2. Location**

street &amp; number

524 West Seventh Avenue

city or town

Spokane

vicinity

state

Washington

code

WA

county

Spokane

code

063

zip code

99204

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, 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 )

Signature of certifying official and title

7/5/00  
Date

State or Federal Agency Certification

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

Signature of commenting or other official and 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 with explanation

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

Ownership of Property

Category of Property

Number of Resources Within Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

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

Contributing

1

Non-Contributing

☐ building

☐ sites

☐ structures

☐ objects

☐ TOTAL NUMBER

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

N/A

Number of contributing resources previously listed  
in the National Register?

0

**6. Function or Use (Enter categories from instructions)**

Historic Functions

category

subject

DOMESTIC

MULTIPLE DWELLING

Current Functions

category

subject

DOMESTIC

MULTIPLE DWELLING

**7. Description (Enter categories from instructions)**

Architectural Classification

LATE 19th & EARLY 20th CENTURY REVIVALS

Materials

foundation

roof

walls

parapet, front entry

CONCRETE

BUILT-UP TAR

BRICK

GLAZED TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)



**8. Statement of Significance** (Enter categories from instructions)  
Applicable National Register Criteria (Mark "x" in one or more boxes for 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.  
☒ 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 a grave.  
☐ D a cemetery.  
☐ E a reconstructed building, object, or structure  
☐ F a commemorative property  
☐ G less than 50 years of age or achieved significance within the past 50 years

Areas of Significance

Period of Significance

Significant Dates

Architect/Builder

ARCHITECTURE

1929

1929

GUSTAV ALBIN PEHRSON, architect

HUETTER CONSTRUCTION, contractor

WALTER H. WHEELER, construction engineer

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**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 Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- ☐ State Historic Preservation Office  
☐ Federal agency  
☐ University

- ☐ Other State agency  
☒ Local government  
☐ Other

Name of repository

Spokane City/County Historic Preservation Office  
City Hall, Spokane, WA 99201



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**10. Geographical Data**

Acreage of Property

Less than one acre.

UTM References

Zone

Easting

Northing

011

468725

5277225

Verbal Boundary Description

Boundary Justification

Railroad 2nd Addition, Lots 10-11-12, Block 94

Nominated property includes entire parcel and urban legal description.

Parcel Number

35281.0456

**11. Form Prepared By**

name/title

organization/title

street & number

city or town

state

zip code

telephone

email

date

Linda Yeomans

Preservation Planning Consultant

501 West 27th Avenue

Spokane

WA

99203

509-456-3828

lyeomans@uswest.net

19 April 2000

**Additional Documentation**

Maps

One USGS map (7.5 or 15 minute series) indicating the property's location

Photographs

10 black & white prints.

1 photocopy of circa-1928 artist's rendering

**Property Owner**

name

street & number

post office box

city or town

state

zip code

telephone number

email

Roosevelt Apartments LLC

524 West Seventh Avenue

P. O. Box 20160

Spokane

WA

99204

509-624-4343

roos@worldnet.att.net

Paperwork Reduction Act Statement. This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement. Public reporting burden for this form is estimated to average 181 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503

United States Department of the Interior



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**Narrative Description**

***Summary Statement***

Built in 1929, the Roosevelt Apartments is located on West Seventh Avenue at the base of a steep bluff in the immediate vicinity in what was once called "The Hill", one of early Spokane's most socially prominent neighborhoods. The six-story apartment block is clad in multi-colored pressed brick and is distinguished by a center parapet embellished with sculpted glazed terra cotta featuring a massive cartouche with initials indicating the building's original and present name, "R/A" for Roosevelt Apartments. Along with the building's decorative central parapet, the front entrance of the apartment block is also a facade focal point distinguished with an elaborate, glazed terra cotta front entry surround and balconette. Brass filigree grille-work—rarely seen in such exuberant detail in the Spokane area—protects and highlights the glass transom light, sidelights, and front doors of the building. Immaculately preserved, the Roosevelt Apartments retains excellent interior and exterior integrity.

***1999 Current Appearance***

***Site***

The Roosevelt Apartments is located on the northeast corner of West Seventh Avenue and South Howard Street on Lots 10-11-12, Block 94 in Spokane's Second Railroad Addition. Together, the lots form a square and measure 150 feet wide by 150 feet deep. Platted less than one mile from the city's central business district, the neighborhood is distinguished by tree-lined streets and a mix of residential architecture designed and constructed as single-family homes during the turn of the century, and as multi-family apartment buildings built from the early 1900s through the 1970s. The Roosevelt Apartments fronts onto Seventh Avenue at number 524 and is set behind a manicured lawn and flower garden. Built on a north-facing slope, the north-facing apartment suites located at the rear of the building command a panoramic view of Spokane. The suites at the front of the building face south with a view of Pioneer Park.

***Exterior***

The six-story building rises more than 65 feet and forms a U-shaped footprint that fills 75% of the lot space. The apartment block contains 61 apartments and a full basement with more than 10,000 square feet on each floor. The building is constructed of steel reinforced concrete and is supported by a poured concrete foundation. The apartment block is covered by a flat roof of built-up tar that contains a brick-clad stair, elevator and mechanical tower. A 15-foot-tall sign in the shape of the letter "R" is mounted on top of the tower. A scalloped terra cotta parapet and four-foot wide frieze encircle the roofline of the building. The frieze features brick veneer laid in a basket-weave pattern, a string course of low-relief terra cotta panels embellished with floral designs, and terra cotta rosettes located above the center of each window on the sixth floor.

The entire building is clad in multi-colored pressed brick veneer sometimes referred to as "tapestry brick." A lighter-brick belt course separates the second and third floors, and beneath the third floor, the brick veneer is rusticated. The south facade of the apartment block is dominated by two wings that project forward towards Seventh Avenue to form a "U". A courtyard with a fountain-turned-planter is contained within the space produced by the projecting wings. The building's facade features a central bay and front entry, and evenly spaced windows with frames painted dark green. The windows are single, paired and tripartite units with double-hung, wood sashes and patterned upper panes. Each window features a flat arch and brick window sills.

The dominant focal point of the entire building is a decorative central parapet and front entry located on the south facade. Influenced by the Beaux Arts style, a large, shaped parapet caps a central bay and is adorned with sculptural ornamentation, polygonal colonettes, and a massive cartouche constructed of ivory, tan, blue, and green-glazed terra



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cotta The center of the cartouche features the letters "R" and "A" proclaiming the original and present name of the building, Roosevelt Apartments. The building's front entry is also embellished with glazed terra cotta and is located five floors beneath the central parapet. Three steps constructed of paver brick rise to the front entrance of the building, and wrought-iron balustrades and decorative lanterns flank the steps. Two glazed entry doors with mahogany frames open into the building and are highlighted by sidelights and an arched transom light. The doors, transom light, and sidelights are enhanced and protected by intricate brass filigree grille-work. The front entrance is further accentuated by a glazed terra cotta surround influenced by Moorish and Moroccan-style architectural elements. Unusual multi-patterned pilasters adorned with acanthus leaves, festoons, twisted columns, and Corinthian capitals flank the doorway. A terra cotta architrave capped by a balconette embellished with a decorative wrought-iron balustrade is located above the front entrance. A tripartite window is protected by the balconette and features an ornamental terra cotta hood and cartouche. All of the glazed terra cotta surrounding the front entrance repeats the ivory, tan, blue and green colors depicted in the sculpted terra cotta that forms the massive, shaped central parapet.

The west elevation of the building features evenly spaced fenestration and a street-level entry with an ornamental, glazed terra cotta surround similar to the front entry surround. A vertical row of window openings from ground level to the sixth floor located by the northwest corner of the west elevation is filled in with brick veneer cladding and does not contain windows. A black iron fire escape is mounted on the wall and extends to the sixth floor. The east elevation features evenly spaced windows, recessed balconies on each floor, and a small utility entrance to the basement. The rear, north elevation of the building is constructed with three projecting bays, evenly spaced windows, and a one-story garage attached to the building at the first floor. The garage is clad in rusticated brick veneer and holds 33 parking stalls. Constructed of reinforced concrete, the garage supports a rooftop garden that is covered with soil, sod, and plantings.

*Interior*

The front entrance to the Roosevelt Apartments opens into a vestibule with a circa-1929 central call box. As a security measure designed to unlock the lobby doors, the call box is operated from each apartment unit. Surrounded by transom lights and sidelights, two multipaned, walnut-finished mahogany doors open from the vestibule into a spacious, first-floor lobby. Also influenced by the Beaux Arts style, the lobby features decorative brackets and painted concrete ceiling beams adorned with multi-colored stencils. The floor is composed of red and brown ceramic tile and is surrounded by a tile baseboard. Plaster wainscoting is finished to simulate marble and is capped by a decorative chair rail. Original wrought-iron and brass chandeliers and wall sconces light the room. Lobby furniture influenced by a revival of the Jacobean style is original and was purchased when the building was completed in 1929. Filigree wrought-iron balustrades flank two steps that rise from the lobby to a central hallway. The hallway opens to an enclosed stairwell and two circa-1929 Otis-brand elevators with iron and brass grille-work doors. Corridors that lead to apartment units turn east and west from the central hall.

The building features 22 studio apartments, 25 one-bedroom units, 13 two-bedroom units, and one three-bedroom suite. First-floor apartments are constructed below grade and feature deep window wells with daylight windows. Floors two through six are constructed above grade, and the basement holds one caretaker's apartment. The front door of each apartment is made of walnut-finished mahogany with circa-1929 crystal and brass doorknobs, and is embellished with a shield-shaped stencil depicting an "R" that indicates the building's name, and with a number that marks the room. Duplicate plans of each other, every apartment includes a living room, dining room, kitchen, and private bathroom. Each apartment features coved ceilings, oak floors, mahogany woodwork, Tudor-arched multipaned French doors that separate the living room from the dining room, private servitors, and electric baseboard heat.

The basement of the Roosevelt Apartments features walls and floors of poured concrete and includes furnace/mechanical rooms, storage closets, laundry facilities, and circa-1929 multiple drying racks suspended from the ceiling.



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*Original Appearance and Subsequent Alterations*

The Roosevelt Apartments retains excellent integrity found in original setting, design, materials, workmanship, floor plan, elevators, light fixtures, woodwork, doors and windows, hardware and fixtures, and lobby furniture. A vertical row of bricked-in window openings on the west elevation was altered to accommodate a change in the original design of the building as revealed on plan alterations dated November, 1929. According to the altered plans, the window openings were filled in with bricks when the building was constructed. The apartment block's original Herman Nelson Invisible Radiant Heat system was replaced by electric baseboard heaters installed in each unit during the 1970s. Laundry facilities with modern washing machines and automatic dryers were upgraded during the 1970s. Cosmetic changes to the lobby and hallways include carpet installed in the 1970s. Original wallpaper applied when the building was built in 1929 lines the hallway walls while elevator bay wallpaper was replaced in the 1970s. In 1977, six apartment units were changed to become three suites reducing the number of total apartments within the building from 64 to 61. No structural alterations were made when the units were combined, and the number of rooms remains the same. An iron fire escape was mounted on the building's west elevation in 1975. A second-floor apartment window was removed and replaced by a box window in 1976. The Roosevelt Apartments has had few alterations with little or no impact on the architectural or historical integrity of the building.



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**Statement of Significance**

***Summary Statement***

One of the city's finest apartment blocks, the Roosevelt Apartments was designed in 1929, by noted Spokane architect Gustav Albin Pehrson and built by the Huetter Construction Company. The building was constructed for Ben Goldstein and Harry Lubin, two of Spokane's most influential civic, business, and Jewish community leaders. Associated with the development of multi-family residences in the West Seventh Avenue neighborhood, the Roosevelt Apartments is architecturally significant and eligible for listing on the National Register of Historic Places under Criterion C

**Historical Context**

***Early Spokane***

Before 1872, the site for the future city of Spokane located on the banks of the Spokane River was a favorite fishing ground for various Indian tribes. Derived from the Indian word *spokan* which is thought to mean "children of the sun," the town was named Spokane in honor of the Indians who lived in the region. Eventually fur traders and then pioneers settled in the town, and by 1880, Spokane's population exceeded 300. Along with the river's water power, the city gained popularity as a center for mining, lumber, and agriculture. Beginning with utilization of the area's natural resources and the arrival of transcontinental rail lines in the late 1800s, Spokane experienced a period of fantastic fortune, city boosterism, and unprecedented growth. Thousands of men and women representing a plethora of ethnic origins and all walks of life poured into the city in search of a better place to work and live. Boarding houses, lodging houses, and hotels with single occupancy rooms were quickly built to house the throngs of homeless working-class people arriving in Spokane, especially from 1900 to 1910. In addition to construction of working-class housing, upscale apartment buildings such as Spokane's Knickerbocker, San Marco, and Altadena Apartments were built to accommodate the needs of tenants with higher income levels. Another phase of luxury apartment building began after World War I. By 1929, Spokane's population exceeded 110,000, and apartment blocks boasting the most modern conveniences were planned for construction. Eventually, most of the single-family homes built during the late 19th-century that were located in the West 300-500 blocks along Fifth, Sixth, Seventh, and Eighth Avenues were replaced by the erection of large, multi-family apartment blocks. The Roosevelt Apartments, built in 1929, contained some of Spokane's most elegant and fashionable suites.

***2nd Railroad Addition***

Spokane's 2nd Railroad Addition was platted in the 1870s and included the area along West Seventh Avenue from South Stevens to South Howard Streets. In the early 1880s, Judge Millard Hartson and his wife Margaret built a two-story brick house on the corner of Howard and Seventh at South 627 Howard Street--the future site for the Roosevelt Apartments. Looking west along Seventh Avenue, Spokane architect Kirtland Cutter designed and built his Swiss Chalet (now demolished) at 628 West Seventh Avenue. Directly across the street from the Hartson House were three lavish mansions all designed by Cutter: D. C. Corbin's house, the Moore-Turner House (now demolished), and F. Lewis Clark's house. Next door to and east of the Hartson House, Spokane Dry Goods (wholesale arm of The Crescent Department Store) president Robert Paterson built his home on the corner of Seventh Avenue and Stevens Street.

In addition to single-family homes, the area around West Seventh Avenue also features elegant, architect-designed, multi-family apartment blocks built from 1909 to 1929 including the Knickerbocker, Altadena, and the Culmstock Arms Apartments. Many aging residents of Spokane that represented the city's "old wealth" wanted to downsize after World War I and looked for living quarters in luxury apartments. The popular apartment buildings in the West Seventh Avenue area offered attractive, care-free living in an established, mixed-use neighborhood that was close to public transportation and downtown Spokane's central business district. Home to prominent Spokane society, West Seventh Avenue and the surrounding neighborhood was one of the city's best-dressed areas.



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*Ben Goldstein and Harry Lubin*

Jewish community and business associates for over 50 years, Harry Lubin and Ben Goldstein shared a friendship closer than brothers. Upon Lubin's death in 1938, Ben Goldstein publically praised his friend.

*"Harry and I were born and reared in the same town.. Vilna, Poland...in the old world. We were playmates and fostered the same ideals. We looked together to America for our chance, and with the indomitable courage of young manhood, Harry set out for New York. A year later, in 1906, I followed We came to Spokane in 1909 and opened a clothing store.. and never for a day in the following years was our friendship broken. Harry was one of the finest and most charitable men in and outside his business house [that] I ever knew, and his place can never be taken"*  
*(Spokane Spokesman-Review, 1938).*

After their arrival in Spokane, Harry Lubin and Ben Goldstein grew to become respected business owners and city merchants. In addition to owning and operating Golden Age Breweries, the Mode (men's coats and suits), and other investments in Spokane and Seattle, Lubin and Goldstein were best-known for their first enterprise in Spokane--Lubin's Ready-To-Wear Sample Shop, a women's clothing store that served the community for over 50 years from the city's downtown core at the northeast corner of Post Street and Riverside Avenue. Well-known to Spokane retailers and to the Jewish community, Lubin and Goldstein were active in Temple Emanuel, B'nai B'rith, Spokane Advertising and Sales Association, and the Spokane Chamber of Commerce.

In 1928, on the eve of America's Great Depression, businessmen Goldstein and Lubin took a risk and tried their hand at speculative success. The two men formed a partnership and built the most modern and elegant apartment building in Spokane for that time. They called it the Roosevelt Apartments in honor of their friend Millard Hartson upon whose property the apartment block was built. Spokane Judge Hartson was a personal friend of United States President Theodore Roosevelt and was appointed Postmaster General in Spokane by the President. As a way to thank his friend, Hartson asked Goldstein and Lubin to name their new apartment building after President Roosevelt.

Ben Goldstein first purchased the Hartson property located on the northeast corner of Seventh Avenue and Howard Street. The next year, Goldstein and Lubin incorporated their real estate holding and called it the Roosevelt Apartments, Inc. To finance construction of the apartment block, Goldstein and Lubin raised capital through the Eastern Investment Company as the company's principal stockholders. By July 1929, work commenced on construction of the Roosevelt Apartments with a projected cost of \$240,000. Goldstein and Lubin hired experienced and noted Spokane architect Gustav Albin Pehrson to design their building. Extensive press coverage was given to the project, and the design for the Roosevelt Apartments was touted as "Spokane's finest." Newspaper articles stated the Roosevelt Apartments "will incorporate the best of.. modern ideas...and provide the best and finest conveniences," and further reported that the "entire building will be of the latest fireproof construction" (*Spokesman-Review*, May, 1928). Advertisements for the building boasted "every conceivable feature to make life easier." Apartment amenities included convenience of location, spacious rooms, numerous windows, automatic refrigerators, new ranges, RCA radio outlets, "worlds of cupboard space," towel and linen cabinets, the ability to open the front door of the building from each apartment, a call system to the janitor, garbage pickup, basement storage lockers, and an attached garage with "oiling and greasing services" available.

By the time construction of the building was completed, the Roosevelt Apartments cost \$400,000--nearly twice as much as the original proposed cost. It was completed in November, 1929--the same time the American stock market crashed



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precipitating the country's greatest economic recession. Even with the huge recession, local interest in the finely crafted apartment building did not wane. The November 10, 1929 *Spokane Spokesman-Review* printed two, full pages with photographs, stories, and advertisements dedicated to the new building. Headlines proclaimed:

*"The Roosevelt Apartments.  
Spokane's Newest and Super-Modern Apartment Homes at Seventh and Howard  
Indicates Another Expression of Faith in Spokane  
on the Part of the Progressive Business Men  
Who are its Owners"*

*"Everything So Convenient and in Such Good Taste!"*

*"Affordable Innumerable Comforts and Conveniences Not Heretofore Available"*

*"Situated at Seventh and Howard Amid Charming, Executive Surroundings,  
Yet Close to the City's Center"*

By 1930, nearly all of the apartments in the building were leased. Owner Ben Goldstein lived in apartment 602 in the northwest corner of the building on the sixth floor, and later in room 402 on the fourth floor. Harry Lubin and his wife Adeline lived in apartment 201, a three-bedroom suite on the second floor. More than 100 other residents lived in the building and represented a variety of professions including ownership, vice presidential, and managerial positions for such Spokane companies as McGoldrick Lumber, Simmons Mattress Company, a Spokane air transport company, Vogue Clothing Store, Pole and Tie Company, Home Telephone and Telegraph Company, car dealerships, Spokane Stock Exchange, Chapin Cedar Company, the Model Cafe, Northwest Mines Investment, Western Dairy Products, Peerless Dentists, and Washington Wood Preserving Company. Other occupations represented by tenants of the Roosevelt Apartments included engineer, salesman, veterinarian, travel agent, insurance agent, jeweler, teacher, clerk, general contractor, lawyer, and mechanic for Washington Water Power Company. Pehrson, the architect who designed the Roosevelt Apartments, also lived in the building from 1943 to 1944.

After Harry Lubin died in 1938, Ben Goldstein continued to manage the apartment block. After 45 years of comfortable living in the Roosevelt Apartments, Goldstein sold his building to investors Duane Markley and Terry Raugust for \$420,000. One year later, Markley and Raugust sold the apartment block to retired Spokane physician Heber Routh and his wife Patricia. Their daughter, Stacia Routh, currently manages the Roosevelt Apartments.

**Architectural Significance**

*Gustav Albin Pehrson*

The Roosevelt Apartments was designed by one of Spokane's most prominent and prolific architects, Gustav Albin Pehrson. Born in Sweden, Pehrson studied at Upsala University in Sweden and then Oxford University in England. In 1905, he arrived in America and settled in Chicago where he worked for Bethlehem Steel. In 1913, Pehrson came to Spokane. He was employed as a draftsman for Cutter and Malmgren, one of Spokane's most revered architectural firms. Three years later, Pehrson left Cutter and Malmgren and opened his own architectural firm in the Old National Bank Building. He worked for over 55 years in Spokane and was responsible for designing hundreds of houses and buildings not only in Spokane, but also throughout the Inland Northwest. Examples of his most-celebrated designs include the Davenport Hotel (in collaboration with Kirtland Cutter), the Chronicle Building, Paulsen Medical and Dental Building,



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Culbertson's Department Store (now the Bon Marche), the Catholic Chauncery, Rookery Block, the Greek Orthodox Temple, and the Roosevelt Apartments

Pehrson employed Walter H. Wheeler as his construction engineer and Huetter Construction Company as the general contractor for the Roosevelt Apartments. John T. Huetter began his successful Spokane contracting business in 1893, and brought more than 35 years building expertise with him when he began construction of the Roosevelt Apartments. A tribute to the Huetter Construction Company, a November 10, 1929 *Spokane Spokesman-Review* article described the new apartment block with the following headlines:

*"\$400,000 Roosevelt Apartments Last Word in Constructor's Art"*

*Compare and Contrast*

The Roosevelt Apartments can be compared to three apartment buildings located in and near the West Seventh Avenue neighborhood where the Roosevelt is sited. These include the Altadena Apartments at South 608 Stevens Street (built in 1909), the Knickerbocker Apartments at South 507 Howard Street (1912), and the Culmstock Arms Apartments at West 328 Eighth Avenue (1929).

Like the Roosevelt, the three apartment blocks are located in the area once known as "The Hill"—a socially prominent neighborhood in early Spokane that catered to residents of affluent means. Unlike small, single room occupancy hotels or apartment buildings built to house Spokane's working and middle class, the Roosevelt, Altadena, Knickerbocker, and the Culmstock Arms apartments were all designed and built for more permanent tenants with a higher level of income.

All four apartment blocks were designed by prominent Spokane architects, but the differences among the blocks occur with age and design. The Altadena and Knickerbocker apartments were built in 1909 and 1912 respectively while the Culmstock Arms and the Roosevelt Apartments were both built in 1929—seventeen years later. The Altadena and Knickerbocker apartment blocks depict architectural elements popular during the early 20th century such as arched windows, exaggerated parapets with widely overhanging corbeled cornices, and classically styled architraves. In contrast, the Culmstock Arms and Roosevelt Apartments are void of such revival details and reflect the transition between revivalism and modernism. Like the Roosevelt, the Knickerbocker also features sculpted terra cotta ornamentation, but in contrast, does not include *multi-colored* glazed terra cotta ornamentation or any filigree grille-work like that which distinguishes the front entrance of the Roosevelt Apartments. The Culmstock Arms is most like the Roosevelt Apartments in bulk, height, form, and use of multi-colored pressed brick veneer. Both buildings are fine examples of the move toward streamlined design that began in the 1920s and 1930s. The Roosevelt Apartments and the Culmstock Arms are also associated with the increased popularity of the automobile and feature one-story garages attached to the rear of the buildings when the blocks were constructed. In contrast, the Knickerbocker and Altadena apartments were built when horse and carriage was the common form of transportation and do not have attached garages designed for automobiles.

**Conclusion**

The Roosevelt Apartments is one of the finest historic apartment blocks in Spokane and is associated with the development of multi-family residences in the West Seventh Avenue neighborhood. The well-built, reinforced concrete building is the product of an accomplished architect and experienced building contractor. The intricately crafted, multi-colored, glazed terra cotta ornamentation and filigree grille-work on the facade of the Roosevelt Apartments is one of the finest examples of its type in Spokane. The apartment block retains excellent architectural integrity in its original location, setting, design, materials, workmanship, feeling, and association with Spokane.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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Spokane County, Washington

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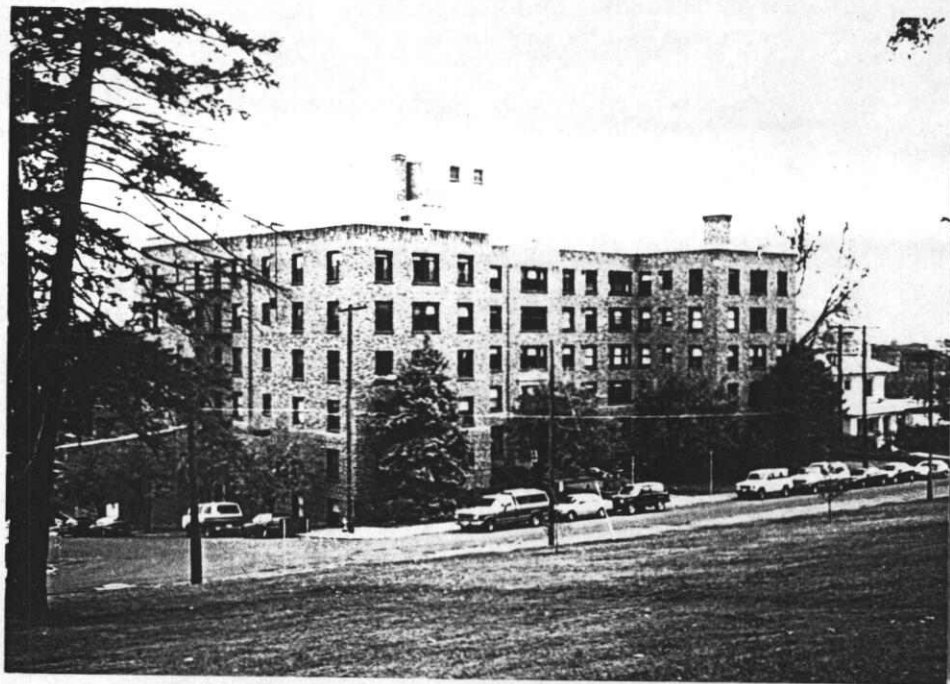
**Additional Documentation**

***Photo Documentation\****

- |              |     |   |
|--------------|-----|---|
| Photo number | 1:  | Southeast corner of south facade looking northeast from Pioneer Park.   |
|              | 2:  | Southeast corner of south facade of building looking northeast.   |
|              | 3:  | South facade front entry and central parapet detail   |
|              | 4:  | South facade front entry detail (notice name of building above doors).  |
|              | 5:  | Interior front entry vestibule doors.   |
|              | 6:  | Interior second-floor wrought-iron balustrade and stairs leading up to hallway.   |
|              | 7:  | Interior second-floor lobby floor and wainscoting detail.   |
|              | 8:  | Interior second-floor lobby stenciled beams   |
|              | 9:  | Interior second-floor lobby looking north.  |
|              | 10: | Interior second-floor representative apartment suite (notice arched French doors)   |
| Photocopy    | 11: | Photocopy of circa-1928 artist's rendering of Roosevelt Apartments, south facade  |
| Map          | 12: | U.S.G.S. 7.5-quadrangle map of Spokane County, Washington and location of Roosevelt Apartments at 524 West Seventh Avenue, Spokane, WA. |

\* All photographs were taken in 1999 by Linda Yeomans, preservation planning consultant.

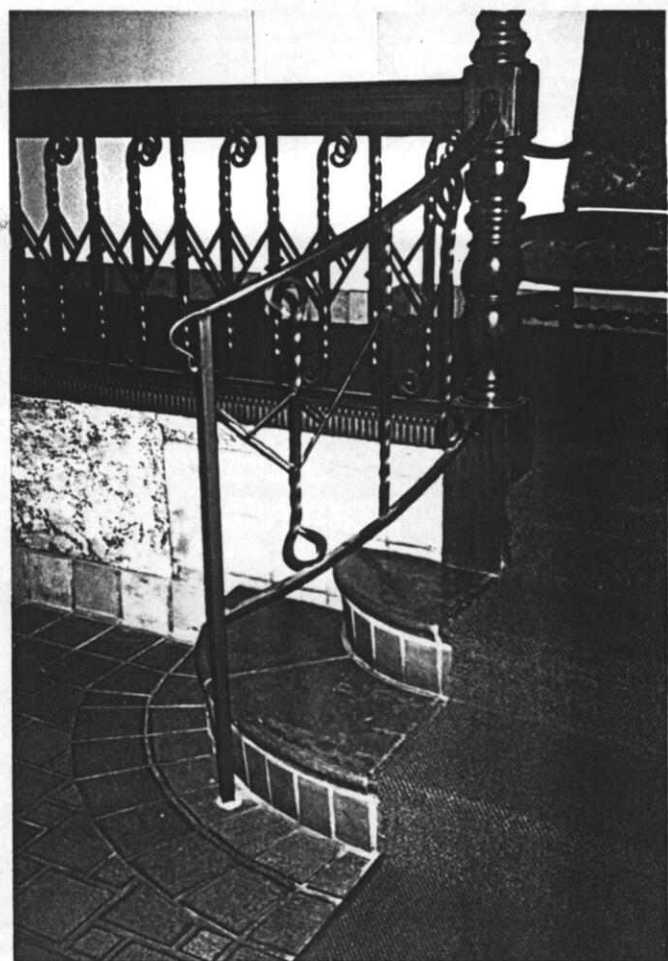
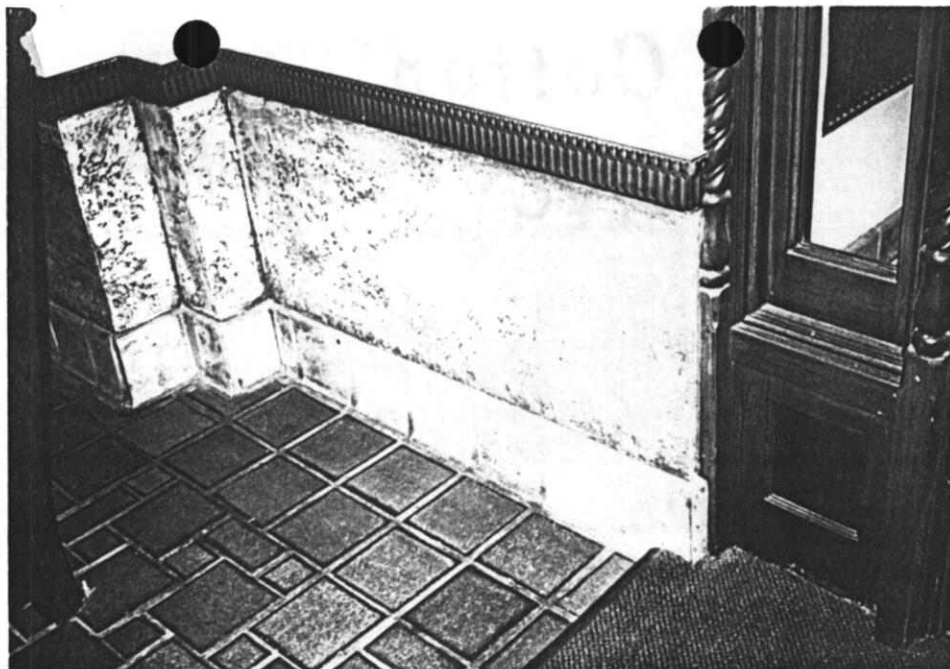




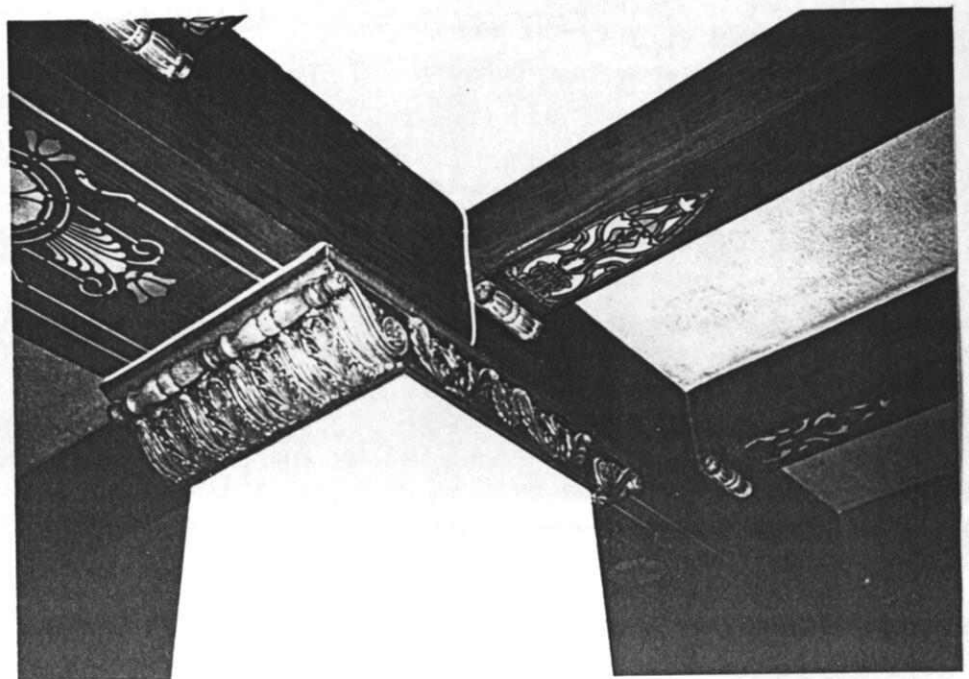
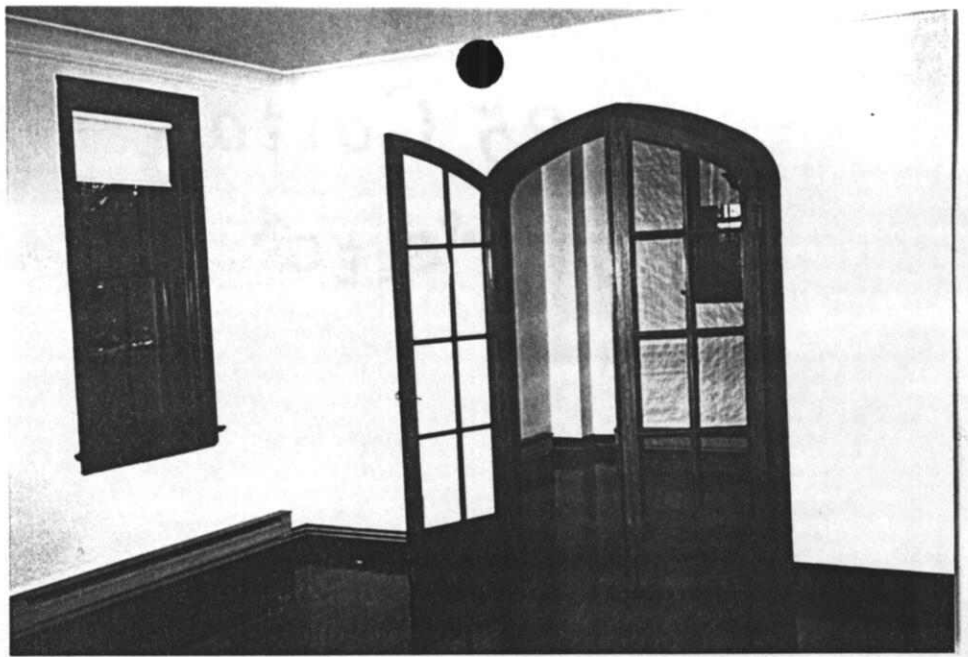




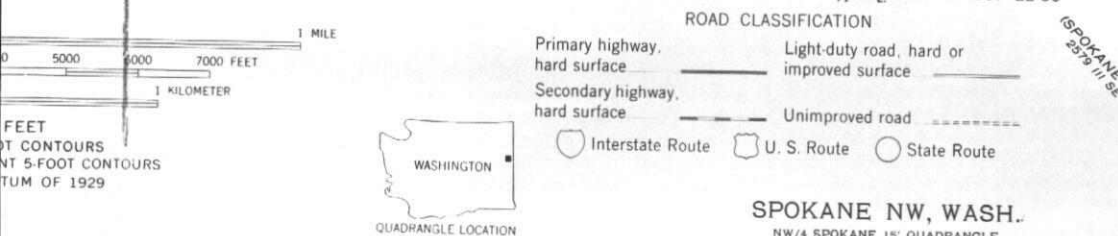












ACCURACY STANDARDS  
 DO 80225, OR RESTON, VIRGINIA 22092  
 TOOLS IS AVAILABLE ON REQUEST

Revisions shown in purple from aerial  
 photographs taken 1982 and other sources  
 This information not field checked. Map edited 1986  
 Purple tint indicates extension of urban areas

SPokane NW, WASH.  
 NW/4 SPOKANE 15' QUADRANGLE  
 47117-F4-TF-024

1974  
 PHOTOREVISED 1986  
 DMA 2579 III NW-SERIES V891



THE ROOSEVELT APARTMENTS. SPOKANE COUNTY WASHINGTON.

G. A. PARSONS - ARCHITECT. (c. 1928)

ROOSEVELT APTS. SPOKANE COUNTY, WA.

