

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name: Engelhorn Hotel/Apartments

And/Or Common Name: Danmor Apartments (SODO Commons)

## 2. Location

Street & Number: 410 W. Third Avenue

City, State, Zip Code: Spokane, WA 99201

Parcel Number: 35191.2908

## 3. Classification

### Category

☒ building

☐ site

☐ structure

☐ object

### Ownership

☐ public ☐ both

☒ private

### Public Acquisition

☐ in process

☐ being considered

### Status

☐ occupied

☒ work in progress

### Accessible

☒ yes, restricted

☐ yes, unrestricted

☐ no

### Present Use

☐ agricultural

☐ commercial

☐ educational

☐ entertainment

☐ government

☐ industrial

☐ military

☐ museum

☐ park

☒ residential

☐ religious

☐ scientific

☐ transportation

☐ other

## 4. Owner of Property

Name: The SODO Commons LLC

Street & Number: 502 W. Riverside Avenue, Ste. 103

City, State, Zip Code: Spokane, WA 99201

Telephone Number/E-mail: Chris@RenCorpRealty.com

## 5. Location of Legal Description

Courthouse, Registry of Deeds

Street Number:

City, State, Zip Code:

County:

Spokane County Courthouse

1116 West Broadway

Spokane, WA 99260

Spokane

## 6. Representation in Existing Surveys

Title: Enter previous survey name if applicable

Date: Enter survey date if applicable

Depository for Survey Records:

☐ Federal ☐ State ☐ County ☐ Local

Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

- ☐ excellent  
☒ good  
☐ fair  
☐ deteriorated  
☐ ruins  
☐ unexposed

### Check One

- ☐ unaltered  
☒ altered

### Check One

- ☒ original site  
☐ moved & date \_\_\_\_\_

*Narrative statement of description is found on one or more continuation sheets.*

## 8. Spokane Register Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places criteria: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane 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 history.

*Narrative statement of significance is found on one or more continuation sheets.*

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property: less than 1  
Verbal Boundary Description: RAILROAD ADD L9 B31  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jim Kolva Enter your name and title  
Organization: Jim Kolva Associates, LLC  
Street, City, State, Zip Code: 115 South Adams Street, Suite 1  
Telephone Number: 509-458-5517  
E-mail Address: jim@jimkolvaassociates.com  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

OK not signed <sup>SB</sup>

**14. For Official Use Only:**

Date nomination application filed: 4/20/18

Date of Landmarks Commission Hearing: 5/16/18

Landmarks Commission decision: 5/16/18

Date of City Council/Board of County Commissioners' hearing: 6/18/18

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

  
\_\_\_\_\_  
**Megan Duvall**

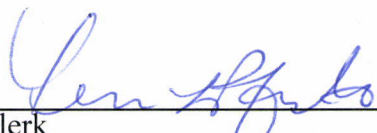
6/5/18

**Date**

**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor – City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

Attest:

Approved as to form:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Assistant City Attorney

### SUMMARY STATEMENT

Rising from an elevated basalt rubble and brick basement, the Danmor is a three-story unreinforced brick apartment building. Built in 1907, as the Engelhorn Hotel, the building is midblock along the north side of Third Avenue between Stevens and Washington streets. The front façade is symmetrically-arranged and divided into three bays: a central first floor entry bay and flanking single window bays. The window bays of the second and third stories are aligned over the first floor bays. Horizontal rusticated brick courses divide the façade into four divisions: basement, first floor, second floor, and third floor. A relatively simple corbeled cornice with corner posts completes the building.

### DESCRIPTION OF PROPERTY

The three-story front façade faces south toward Third Avenue. On the east side of the building is a one-story brick building (there is 5-foot gap between the front of the two buildings) and on the west side is an automobile sales lot with a small glass, masonry, and metal building on the lot's east edge. Sited on a 50-foot-wide by 142-foot-deep lot, the building extends north 130 feet from the sidewalk edge, and is 42 feet wide along the front. The building jogs in along the east side to a width of 34 feet along the rear. The building is set 8 feet from the retaining wall that creates the west boundary, and a gap of 12 feet is between the rear of the building and the rear boundary (alley).

Constructed of painted brick in common bond, the building is relatively plain. A daylight basement elevates the first floor. A centered entry bay projects slightly in two steps from the façade plane. About three times the width of the window bays, the flat portico extends from sidewalk grade to the second story belt course. A painted metal flashing caps the entryway and a flat sheet metal portico projects over the entry steps. Within the recessed entry bay, and approached by seven concrete steps and a concrete landing, is a single-door entry with glass panel sidelites. The sidelites and glass panel door are aluminum framed. A simple, flat wrought iron baluster rises along the wall of the entry alcove. Flanking the entry within the basement and first floor walls are window openings centered between the entry bay and building corners. Aligned above these window bays are windows on the second and third floors. The window sash is one-over-one-lite vinyl.

The window bays of the basement, first, and second floors are flat arched with brick voussoirs. The third floor window bays are within voussoired segmental arches. The basement bays have concrete sills at grade, and the sills of the first floor window bays are composed of a single course of rusticated brick headers that extend two bricks beyond the brick jambs. The second and third story sills are integrated into double-course rusticated brick stretchers that form belt courses and run from corner to corner. At the juncture of the basement and first floor level is a triple-course belt course, at the top of the second floor window voussoirs is a double-course belt course, and across the top of the third floor window voussoirs is a single-course belt course. This single belt course also forms the bottom of the corner piers and entablature.

The entablature detailing is minimal and consists of a plain brickfield, alternating dentils, and corbeled dentil brackets composed of rusticated brick. The brackets, composed of six stacked brick stretchers, support a slightly projecting double-course belt course that runs between projecting square brick corner posts. The corner posts extend about four courses above the parapet wall, and along with the wall segment, are capped with a painted metal coping.

### **West Façade**

Set back about eight feet from a retaining wall along the west property line, the three-story west façade is divided by vertically-aligned window openings into ten bays. Additionally, between bays two and three (south to north), and between bays five and six, are two columns of smaller window bays. The window bays are defined by rusticated voussoired-brick segmental arches, and slightly projecting concrete-clad brick-header sills. The window sash is one-over-one-lite metal/vinyl. Other than the window bays, the façade is flat. The parapet wall steps down from front to rear (south to north), approximately 30 inches, in seven increments of 4 inches each. A sheet metal coping wraps the top of the wall, encompassing about four brick courses. The bricks are laid in common bond with header courses running every eighth course. The basement wall is exposed by a gap between the façade wall and a retaining wall along the west property boundary. In the southwest corner is an entry well with nine concrete steps leading down to a concrete landing and a door opening. North of the door well are seven windows within the basalt basement wall that extend to the rear (northwest) corner.

### **East Façade** (obscured by a one-story building along the east side)

The east wall, from the southeast corner (front), extends 30 feet to the north (to rear), then jogs west 8 feet, and continues 100 feet to the rear. Within the flat brick wall of the front section is a column of three single segmental-arch window bays near the rear edge. The openings on the first, second, and third floors have voussoired arches and slightly projecting brick sills (similar to west façade). Within the recessed wall section are vertically-aligned bays, and a single small bay just south of the fifth bay north of the wall jog. From south to north there are four window bays, a single door bay, and another single window bay in the basalt basement wall.

### **Rear Façade.**

The rear façade (north) consists of the exposed basalt basement wall and flat brick of the first through third floors. A square chimney in the northeast corner extends about eight feet above the parapet wall. A single segmental-arch door opening is in the basement wall, west of center. Centered and aligned vertically on each of floors one, two, and three, are single pedestrian doors that provide access to wrought iron fire escapes. On each floor are small flat-arch window openings, one on each side of the door. The windows are high with the top of the westerly bays at the same level as the door heads, and the easterly bays, about six inches above the door heads. The sills are composed of slightly projecting brick headers. The sash is double-hung, one-over-one-lite, vinyl/metal. As with the front and sides, a sheet metal coping wraps the parapet wall.

### **Interior**

The building is in residential use and contains 32 apartment units that have just been refurbished, with some reconfigured. Prior to the renovation, the building contained 36 units, six in the basement and ten on each of the three upper floors. The original apartment rooms (42 units when the building was originally constructed) were refurbished with some walls removed to reconfigure the interior spaces, and to provide new bathrooms, kitchens, and finishes to the floors, walls, and ceilings. According to the Assessor's Field File, each apartment had two rooms (no bedrooms) and a bathroom with tub, toilet, and sink. The apartments were studios, each equipped with a murphy bed. Some of the bed alcoves have been retained and repurposed as closets for storage.

The front door opens to a small entry vestibule with a central hallway that provides access to the first floor apartment units, and along the east wall, a run of open stairs to the second floor.

Beneath these stairs is a straight run of stairs down to the basement with access by a door at the end of the stairwell. The walls and ceiling are lath and plaster and sheetrock. Flat base molding and chair rails, and crown moldings in the ceiling corners provide detail to the halls. The entry vestibule and hallways are carpeted. The stairs to the second floor run straight north to a landing, then turns west to access the central hall via two steps. The stair moldings are relatively simple with square newel posts and a square flat cap. This stairway and hallway configuration is typical of the three upper floors.

The basement consists of basalt rubble, concrete, brick and cement block walls, concrete floor and exposed joists. The basement is divided by a central hallway, similar to the upper floors, that provides access to apartments, and common and utility rooms.

### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

No photographs or plans of the original building are available. Other than replacement of windows, and the front entry over the years (1980 and 2017), the building's exterior is essentially the same as when it was built. It is possible that the building was originally built as a two-story structure and that a third story was added between 1907 and 1928. In any case, the three-story version is considered to be the original building.

According to a contract agreement between the owner, J. Cullen, and contractors, Scott & Salter, filed on 5/15/1906, the contractors were to build a "... two story brick rooming house of forty two rooms including toilets and bath rooms on lot number nine in block thirty one of railroad addition..."

The 1910 Sanborn Insurance Map indicated that the height of the building was two stories, 12 feet each (above the basement).

On 9/18/1922 a building permit for alterations was issued to J.A. Anderson with a value of \$400. This amount, however, does not seem sufficient to add an additional story to the building, but as shown on the 1928 Sanborn Insurance Map as it presently exists, the building is three stories in height.

The 1910 Sanborn Insurance Map, updated to 1928, indicated that the building was three stories in height, each story 12 feet high.

At the time the current renovation (2017-2018) was initiated, there were 36 apartment units, and each had a kitchen and a bathroom. Since there are no drawings available for the original floor plans of the building, it cannot be determined if the bathrooms were original or post-World War II additions. The 1948 building permit indicated the addition of six more units. This was likely the addition of units in the basement since no modifications of external walls have been made. Thus, the evidence suggests that between 1945-46 and 1950 the building was reconfigured internally by expanding the size of the apartment units and reducing the number from approximately 47 units to 36 units. In 1945, the building had been sold to S.G. and Stella M. Morin. The 1945-46 Polk Directory lists 47 individual numbered units. In 1947, the name of the Engelhorn was changed to the "Danmor Hotel," and later, the Danmor Apartments. The 1950 Polk Directory listed 32 individuals names and 36 numbered apartment units.

A building permit was issued on 2/4/1948 to S.G. Morin (contractor and owner) for alterations with a value of \$10,000. Work included “interior and front” with the addition of six more units. These additional units were added to the basement, likely in conjunction with reconfiguring the unit sizes on the upper floors.

New windows, doors, and electrical rewiring were permitted in October 1980 for a value of \$85,000 to S.G. Morin (contractor and owner). During the remodel the original window sash and doors were removed and replaced by natural aluminum one-over-one-lite sash.

The Morin family sold the property to the current owner in May 2016. Since that time the building has been cleaned up, and renovated. The 36 residential units in the Danmor since 1948, were reduced to 32 units by selective removal of demising walls. New bathrooms and kitchens were added, some rooms were enlarged, but most retain the same floor area as before renovation commenced. Other than repair, cleanup, and repainting, minimal work has been done on the exterior. During the current renovation and refitting of the Danmor, permits were issued for replacement of some 84 windows on 8/9/2017. The vinyl sash approximates the original one-over-one-lite double-hung wood sash that were removed in 1980.

## **SECTION 8: STATEMENT OF SIGNIFICANCE**

### **Area of Significance:**

**A – Broad Patterns of Spokane History,**

**C - Architecture**

**Significant Dates: 1907**

**Period of Significance: 1907-1950**

**Architect: Unknown**

**Building Developer: J. Cullen**

**Building Contractor: W.U. Scott and J.B. Salter**

**Ca. 1948 Remodel - S.G. Morin**

### **SUMMARY STATEMENT**

#### **Significant under Category A – Broad Patterns of Spokane History**

The 1907 Engelhorn/Danmor Apartment Building is eligible under Category A because it was constructed during the city's most significant period of growth, 1900 to 1910. As an early downtown residential hotel/apartment building, the Danmor is a variation of a multi-tenant residential property type in southeast downtown. In the commercial vernacular style, the interior of the building has transitioned over the years in the number and type of living units. The living units were small rooms with both a kitchen and a bathroom. Originally, the building had a kitchen and dining hall in the basement. The floor plan and room configuration are characterized by a central, double-loaded corridor. Since 1907, the building has provided lodging for working class clientele in the growing downtown. The Engelhorn, then Danmor, operated continuously as a lower-to-middle income apartment building/hotel/boarding house from its construction in 1907 to ca. 2014, after which it was listed as vacant. The Danmor is one of many such hotels and apartment buildings that ran along Second and Third Avenues, and the intersecting side streets.

Although not included within the East Downtown National Register Historic District boundary, the Danmor Apartment Building meets the characteristics of the building types and use included and described within that district.

#### **Significant under Category C – Architecture**

The three-story brick and basalt building is a good example in the downtown of a mid-block vernacular apartment building/residential hotel. Its basalt rubble and brick foundation, simply detailed brick façade, and segmental-arched window bays are typical of early 1900s residential buildings at the edge of the downtown business core. Although functioning as an SRO, the building is at a transition point in the downtown. The typical SRO in the business core has street level business spaces with apartments on the upper one to three floors. At the fringe of the downtown, generally between Third Avenue and Fifth Avenue, the apartment buildings were just that, they did not have business uses at street level (most of these buildings were demolished to make way for the Interstate 90 corridor). As the apartment buildings step up the lower South Hill, they tend to be grander and stand out as substantial and attractive places in which to live. At the southern fringe of the business district, a couple other examples of single-purpose



apartment buildings include the Wall Street Apartments to the west (1908 at S. 225 Wall Street) and the Duquesne on Pacific to the east (31 West Pacific Avenue, 1904).

The Engelhorn/Danmor is essentially unaltered on its exterior. The entry steps and alcove, window arrangement and detailing, brick and belt course pattern are original building features. Likewise, the side and rear facades retain the essential character and detailing with which they were built. The changes that have occurred include a sheet metal coping atop the parapet wall and window sash (trim is intact), but they do not affect the overall character and feel of the building.

Interior alterations are within the rooms but the public corridors and stairways retain the essential quality of the original building. The typical residential apartment or living unit did not have a separate bedroom but some had bathrooms and kitchens. The units in the Engelhorn had Murphy beds that folded into a shallow closet which closed by double, wood panel doors. This feature has been retained in some of the units for use as closets.

### **Chronology of the Development of the Engelhorn Hotel/Apartment Building** **Historical Context**

The historical context for Spokane has been included in several National and Spokane Register nominations, including the East Downtown National Historic District (Woo, 2003) and National Historic Register multiple-property listings: Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910 (Holstine, 1993); thus the Spokane historic context discussion is abbreviated.

The Spokane River and its falls had long been a gathering place for Native American tribes. It also attracted white settlers, J.J. Downing and family, and S.R. Scranton who established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney would follow and purchase the claims of 160 acres and the sawmill from Downing and Scranton. Early industry would use the water power for milling and sawing lumber and to generate electrical power. The settlement would grow slowly until the railroad entered the city.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, the year of Spokane's incorporation, and with the connection of the eastern and western branches in 1883, transcontinental service through Spokane Falls was established. Spokane continued to grow as a regional shipping and distribution center through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. Although suffering a set back by the fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded as new brick buildings rose from the ashes. The devastation wrought by the fire resulted in a city ordinance to reduce fire hazard, leading to brick and terra cotta becoming the dominant building materials of the rebuilt downtown.

When Spokane businessmen rebuilt the downtown after the fire, the business district would spread east to Division Street and follow Monroe Street across the river. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a marked increase in the building of commercial buildings in the east downtown. Frame dwellings gave way to brick commercial buildings and street frontages began to solidify. Among the property types

and businesses that were prevalent were hotels, lodging houses, saloons, banks, drug stores, and restaurants. They were built to meet the needs of a rapidly growing population.

Generally, warehouses cropped up along the Northern Pacific rail corridor between the two alleys bracketing the tracks. In the blocks south of that warehouse district were shops and two-to-three-story apartment buildings and hotels. These apartment blocks ran along Second and Third avenues, and the cross streets including Post, Howard, Stevens, and Washington as they advanced up the lower South Hill.

According to Woo (2003), Spokane's population exploded from 36,848 to 104,402 between 1900 and 1910.

This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from about the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910. Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. By 1950, the population had increased by only 50,000.

#### **East Downtown National Historic District**

The East Downtown National Register Historic District runs in an irregular pattern between Post Street and Division Street; it includes one property on Spokane Falls Boulevard at the corner of Division to the north and includes just three buildings on Second Avenue (the Metropole Apartments, the Plechner Building and the State Armory Building). The district does not extend as far south as Third Avenue.

Although not included within the East Downtown Historic District boundary, the Engelhorn meets the characteristics of the building types and use included and described within that district.

According to the nomination (Woo, 2003), the period of significance for the East Downtown Historic District begins in 1890 with the construction of the Northern Pacific Depot and ends in 1953, the fifty-year date set for eligibility for the National Register. Approximately two-thirds of the existing buildings in the district were built in the first

decade of the 20th century during Spokane's biggest era of economic and population growth. According to the nomination:

The East Downtown Historic District is located on the fringe of downtown. Building heights range from one-story to eight stories, with most averaging two or three stories in the industrial area adjacent to and south of the tracks. Most of the buildings in the district are commercial vernacular in style and clad in brick. Foundations are stone, brick, or concrete. Typically, the ground floor is occupied by small businesses while the upper floors are used for offices or hotels/residential apartments.

Buildings within the district vary in use but generally fall in the following categories: transportation; commercial; industrial; and single room occupancy hotels (SROs). The diversity of businesses allowed for a community to live and thrive in downtown.

The East Downtown Historic District contains many of the city's SROs, a specific type of working-class housing that was developed to house the itinerant workers who came to Spokane in great numbers. Mostly constructed between 1900 and 1910 to meet the housing demand the itinerant workers created, the SRO in Spokane was typically two to four stories in height with ground floor commercial/retail space and hotel rooms on the upper floors. The businesses on the ground floor catered to the residents of the hotel as well as the general population.

The Engelhorn did not include commercial uses on the ground floor, but it had small, undefined rooms (simple rooms that could be used as a living space or bedrooms), some with a kitchen area, and a small bathroom. In lieu of a defined bedroom, the typical room had a double-door closet in which a folding Murphy bed was housed. The Engelhorn had been advertised over the years in the Polk Directory as hotel, as lodgings, as rooms and board, and finally, as an apartment building. The building has also been modified over the years, changing from perhaps a configuration more akin to an SRO than an apartment building which it would later become. The late 1940s remodel reduced the number of rooms from 47 or 48 units to 36 units. In that transformation, the rooms had small bathrooms and a kitchen area as part of a larger room. There is no evidence that bathrooms were originally included in each room.

Craig Holstine in his National Register nomination, "Single Room Occupancy Hotels in the Central Business District of Spokane, WA 1900-1910," discussed general categories of working class housing in downtown Spokane: "**Lodging houses** provided minimal service and privacy, usually with sleeping quarters in dormitory barracks style with many individuals to a room." ... "Lodging houses served as temporary quarters for the poorest of itinerant workers, almost always men. Meals could be had in some establishments, but probably not at all. Neither lodging nor boarding houses appear to have contained commercial or retail space." **Boarding houses** offered rooms for rent with board, in private residences or occasionally in structures devoted exclusively to hostelry." ...

"**Apartments and apartment houses** served single men and women as well as couples and families for longer durations. Apartments were contained in buildings with

commercial space as their primary income-producing function, as well as in structure devoted primarily to residential use.”

As mentioned above, the residential units within the building, the number of units and room configurations, had been altered over the years. The 1906 construction agreement specified 42 rooms. As listed in the Polk Directory the Engelhorn was first listed as “Rooms and Board” and as “Hotel.” The 1910 U.S. Census used the term “Lodgers” to characterize 45 of the 50 residents (the other 5 residents were the Engelhorns), a mix of predominantly single men and women. Later, the building would be listed as the Engelhorn Hotel and listed under that category in Polk’s classified section, and eventually the term “Apartment” was used consistently. In the 1920 U.S. Census the living units were numbered and the mix of residents was similar to the residents enumerated in the 1910 U.S. Census. When the name was changed to the Danmor in 1947, it was listed as the “Danmor Hotel,” but soon thereafter, it was listed as the “Danmor Apartments.” The Polk Directory in this year listed about 48 residential units. Some of the nomenclature may have followed its transformation from a boarding house. A 1906 newspaper article that reported the intent to construct the building stated that a kitchen and dining room would be in the basement, indicative perhaps of a boarding house with lodgers.

The Engelhorn/Danmor plan features a central, street-level entry, small vestibule with immediate access to open ascending stairwell along the east wall (and beneath these stairs an enclosed stairway to the basement), and a slightly offset central double-loaded hallway (rooms on each side). This pattern is the same for the first, second, and third floors. Doors at the rear end (north) provide access to the fire escape on the rear of the building.

### **Development of the Engelhorn/Danmor Apartment Block**

The first map depicting the site of the Engelhorn Apartments was the 1889 Sanborn Fire Insurance Map. Stevens Street bounded the west side of the block, Second Avenue, the north, Washington Street, the west, and the Third Avenue, the south. The site was vacant and the block occupied by only four wood frame dwellings with assorted sheds.

The 1890 Sanborn depicted the subject site as undeveloped, but also showed a transition in the character of the neighborhood. The lot in the southeast corner included a dwelling and shed as well as a one-story frame grocery on the corner. A three-story brick general merchandise/apartment building was on the northeast corner. Two-story frame lodgings were due north, fronting on Second Avenue (at that time E. 2<sup>nd</sup>). A dwelling occupied the northwest corner, and the southwest corner was developed with a Norwegian Church on the north end, a dwelling in the middle, and a two-story frame store building with furnished rooms above. A dwelling to its east filled out the corner.

In 1891, the block was much the same as the previous year and only a couple of small frame buildings were added.

The subject site remained undeveloped in 1902, but two new two-story brick buildings that bracketed the alley had been added to the Washington frontage. Both had stores on the ground floor and lodgings above. A new stone foundation was depicted at the northeast corner of the block.

The 1910 Sanborn shows the subject site occupied by the new 2-story, "12-12," brick apartment building with "heat: steam, and lights: elec." The Swedish M.E. Church was adjacent to the east of the new apartment building. The lot to the west had only a small frame shed that fronted on the alley. The southwest corner contained two churches and two 2-story frame "Lodgings" buildings. The Norwegian Church was now the Danish Norwegian Church, and the Calvary Baptist Church was new to the block. The northeast corner was vacant and the rest of the block remained the same.

By 1928, the Engelhorn Apartment Building was depicted as having three stories, "12-12-12." Either the 1910 map had been corrected, or a new story had been added to the original building. (The building contract executed between the owner, J. Cullen, and the contractors, W.U. Scott and J.B. Salter specified a two-story building, but no building permits are extant for a remodel of the building.) The Swedish Church on the east side was replaced by one-story brick buildings that filled in the frontages along Third Avenue and along Washington Street. A one-story brick garage had been constructed on the west side of the Engelhorn, and the wood frame lodgings and Danish Norwegian M.E. Church remained on the southwest corner and Stevens Street frontage. The northwest quadrant was occupied by a two-story garage, and one-story market and bakery. Two two-story frame shops were bracketed between the market and the northeast corner with its one-, two-, and three-story brick stores and lodgings.

The 1958 Sanborn showed the same buildings as 1928 with a major deletion and three minor additions. The Danish Norwegian Church and two "Lodgings" buildings had been removed and the west end of the south half of the block was vacant. A concrete block building was erected next to the southeast corner of the Danmor (name changed in 1947) that fronted on the alley. Likewise two small concrete block buildings were attached to two different buildings across the alley.

#### **R.L. Polk Directory, U.S. Census, and Building Permits – 410 West Third Avenue**

The property on which the Engelhorn was constructed, Lot 9, Block 31, (and lot 10) was purchased by Mary Cullen from the Northwestern and Pacific Hypotheek Bank for \$5,000. On the same day, April 17, 1906, Mary Cullen, a widow, transferred the property to Joseph Cullen, a single man, for \$1.00. Both transfers were by warranty deed.

An article in *The Evening Chronicle* of May 11, 1906 (3:4-5) reported: "**Will Build Hotel On Third Avenue.**"

The construction of a two story brick hotel, covering a ground space of 50x142 feet, and located on the north side of Third avenue, near Washington street, has been commenced by Mrs. A. L. Scott of Salt Lake. The hotel will cost \$20,000 and, it is stated, will be conducted as a strictly first class establishment. The walls and foundation are being made sufficiently strong so that it would be possible to add a third story at a later date, it not now being fully decided by Mrs. Scott whether the building shall be two or three stories. This addition of another story should it be decided to add it before the hotel is roofed, would mean the expenditure of about \$8000 additional.

An unusual feature of the proposed hotel is that the plans were supplied by Mrs. Scott and its construction will be personally superintended by her. According to the plans, the building will have a full basement with a depth of nine feet, in which will be located the kitchen and dining room.

The ground upon which the hotel is being built is owned by Joseph Cullen.

A month after he acquired the property, J. Cullen entered into an agreement to build an apartment building. According to a contract agreement filed on May 15, 1906, Cullen would pay contractors, Scott & Salter, "\$5885 00/xx." to build a "... two story brick rooming house of forty two rooms including toilets and bath rooms on lot number nine in block thirty one of railroad addition..." The two-page agreement provided specifications for the excavation, store, brick and carpenter work as evidenced by the following sampling:

"All brick work to be well bedded, tied every seventh course, and worked in a regular bond with full flushed joints." ... "Begin stone work at the point where excavation has been discontinued and build wall two feet thick and nine feet high length of same to be one hundred and twenty nine feet width to be forty two feet stone to be laid in good lime mortar well flushed and tied at reasonable distances to the satisfaction of the owner nothing but the best sand and mortar must be used on the stone or brick work, ..." "Floors to be four inch flooring" [sic] ... "All interior finish, including sash, doors, bases, frames casings, wainscoting, etc. to be strictly clear fir smooth and ready for oil finish." ... "All doors to be 5 cross panel."

J. Cullen made application for a permit to connect to the city water main on 9/8/1906.

The Engelhorn Hotel, an SRO apartment building, was listed at the address 410 West Third Avenue in the 1907 directory. Mrs. Emma A. Engelhorn was the proprietor for the building listed as "Rooms and Board."

A calling card for "The Engelhorn" touted it as "A Dependable Boarding Place" with "Emma A. Lenz" as proprietor (Lenz was the maiden name of Emma Engelhorn). Emma Engelhorn was the wife of Herman T, with whom she resided with two sons and three daughters. The family was "boarding" at 732 5<sup>th</sup> Avenue in the 1900 census. Herman and Emma had been born in Iowa in 1856, and 1857, respectfully. The sons and daughters were born in Montana in the 1880s and 1890s. Since daughter Ruth, born in Montana, was only three years old, they had been in Spokane only a couple of years. It could not be determined how the Engelhorn's got involved with the building, built by Mrs. A. L. Scott of Salt Lake, on land owned by Joseph Cullen of Spokane.

On 3/5/1909, J. Cullen transferred, by warranty deed, the property to George M. Colborn for an amount of \$30,000. Only lot 9 on which the building was sited was involved in the transaction. In the 1910 Polk Directory, the Engelhorn Hotel was listed under the category "Boarding Houses."

The 1910 census listed 410 West Third Avenue (Blaine Precinct, Enumeration District 164, Sheet 9B). Herman Engelhorn was listed as head of household, with his wife Emma, sons Wesley and Elmer, and daughter, Ruth. The remainder of the 45 residents were listed at "Lodgers," and lived in 40 individual units (four couples). Most residents were men--29 out of 45 lodgers. Only six were foreign-born: one Swiss and one British, two Germans, and two Canadians. A wide variety of vocations were represented: janitor, solicitor, bookkeeper, teacher, pastor, grocer, laborer, laundress, artist, student, saleslady, salesman, waitress, servant, dressmaker, dentist, cook, clerks, carpenter, plumber, railway engineer, railroad fireman, stenographer, and insurance.

In 1915, the Polk Directory listed the Engelhorn Hotel in both the white and the commercial pages under the category hotels.

The Engelhorns were no longer listed in the Polk Directory as residents of the building, or in Spokane for that matter, after 1918. In 1919, J.H. Powers was listed as the proprietor of the Engelhorn Apartments. Herman T. Engelhorn was residing at E. 1009 Altamont, but Emma was not listed.

The 1920 census listed 73 residents in 47 apartment units. Most of the residents were born in the United States, with one Dane, one Canadian, one Englishman, three Swedes, three Germans, two Norwegians, and two French. A wide variety of vocations were represented: deck hand (fishing boat), operator, vice president (auto association), dressmaker, press feeder, server, waitress, kitchen helper, railroad brakeman, cabinet maker, janitor, book keeper, icer (bakery), teacher, laborer, saleswoman, salesman, waitress, cashier, shipping clerk, carpenter, and chauffeur.

The 1930 Polk City Directory listed the Engelhorn Apartments with 45 residents and 47 numbered units.

On February 20, 1945, Marie E. Burns, Executrix of the Estate of W.E. Burns sold the Engelhorn and furnishings to S.G and Stella M. Morin for the sum of \$22,000. In the next year, 1/8/1946, S. G. Morin received a building permit with a value of \$10,000 to make alterations and repairs to the apartments. The 1945-1946 Polk Directory listed 48 units and tenants in the Engelhorn.

According to a brief history of Washington State contractors, Sylvester G. Morin, a brick mason, founded S.G. Morin General Contractors in Spokane. His company "...played a major role in the building of Spokane's downtown corridor." He later worked in mining, using slip cast forms to build silos for commodities storage, and bridges. Morin anticipated the need for housing for the men returning home after WWII and began investing in affordable housing by building and refurbishing apartments in downtown Spokane. (<https://www.djc.com>, 4/7/1918)

The 1947 Polk City Directory revealed a new name for the Engelhorn; the building was now called the Danmor Apartments. On 2/4/1948, Morin received a permit to make alterations to the interior and front, and to build six additional units with a value of \$10,000. In this remodel the new units were added to the basement, and apparently the units on the first, second, and third floors were reconfigured with the number of living units reduced to 36 total units.

Several permits were issued in the 1970s for electrical work, and the last major project under the Morin ownership was in 1981 in the amount of \$85,000 for new windows and doors, and floor covering. Electrical rewiring was also completed. In this project the original window sash and doors were removed and replaced.



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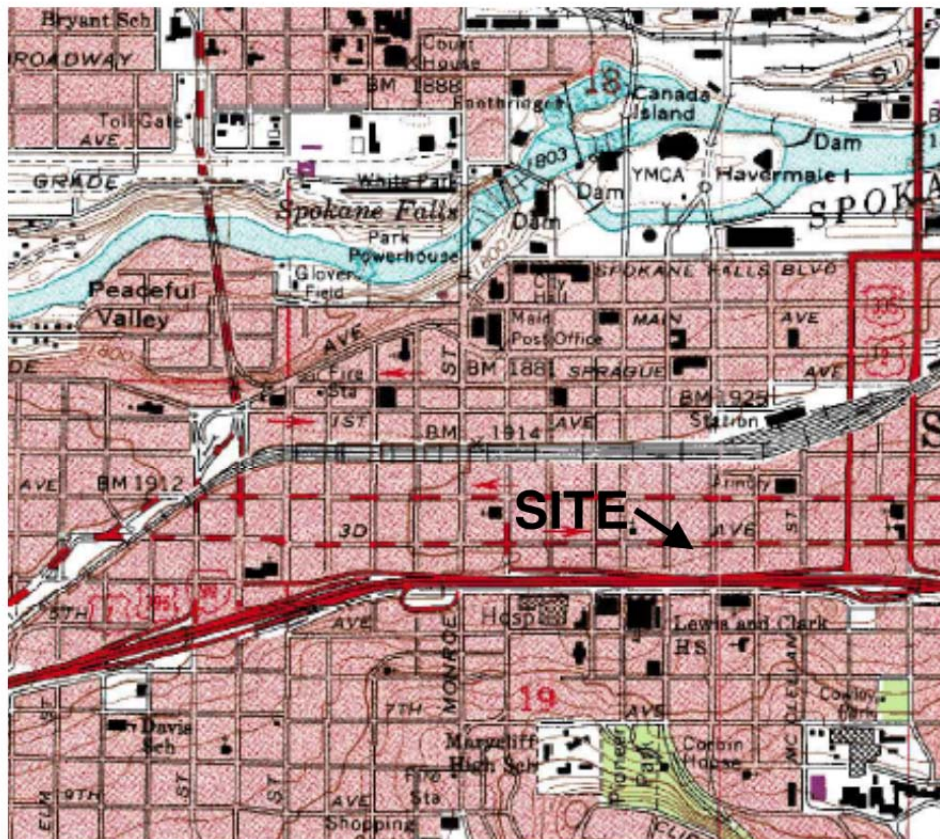
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## **Maps, Drawings, and Photographs**



USGS 7.5-Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

**DANMOR APARTMENTS**  
**410 WEST THIRD AVENUE**

↑  
N  
1' = 2000'



Spokane City Map – August 2017 Download

**DANMOR APARTMENTS**  
**410 WEST THIRD AVENUE**

↑  
N  
No scale





Photo 1. 410 West Third Avenue - Context looking east along 3rd Avenue



Photo 2. 410 West Third Avenue - Contextual view along Third Avenue, looking northwest



Photo 3. Front Facade (South) looking north

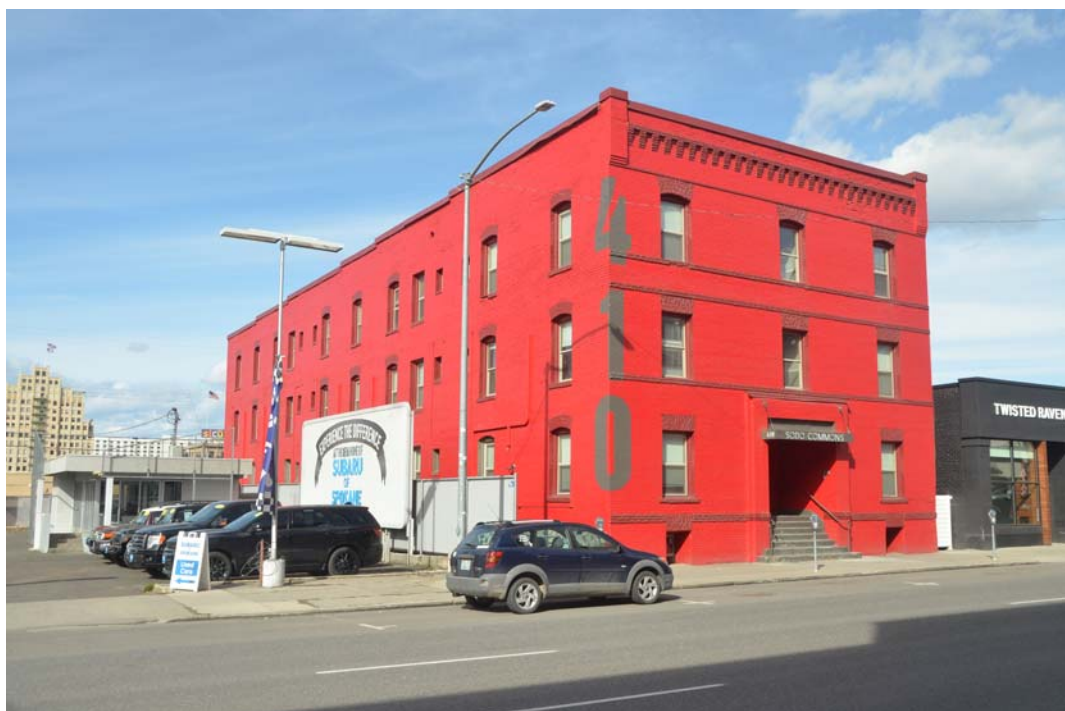


Photo 4. Southwest Corner - looking northeast





Photo 5. West Facade - looking east



Photo 6. Rear Facade (north) - looking south



Photo 7. Front Entry to 410 West Third Avenue





Photo 1 Front Entry Lobby looking north at stairs to 2nd floor and 1st floor central hallway



Photo 2. Front Entry Lobby - looking north along central hallway



Photo 3. Typical Single Room Apartment



Photo 4. Looking toward outside wall, one bedroom apartment



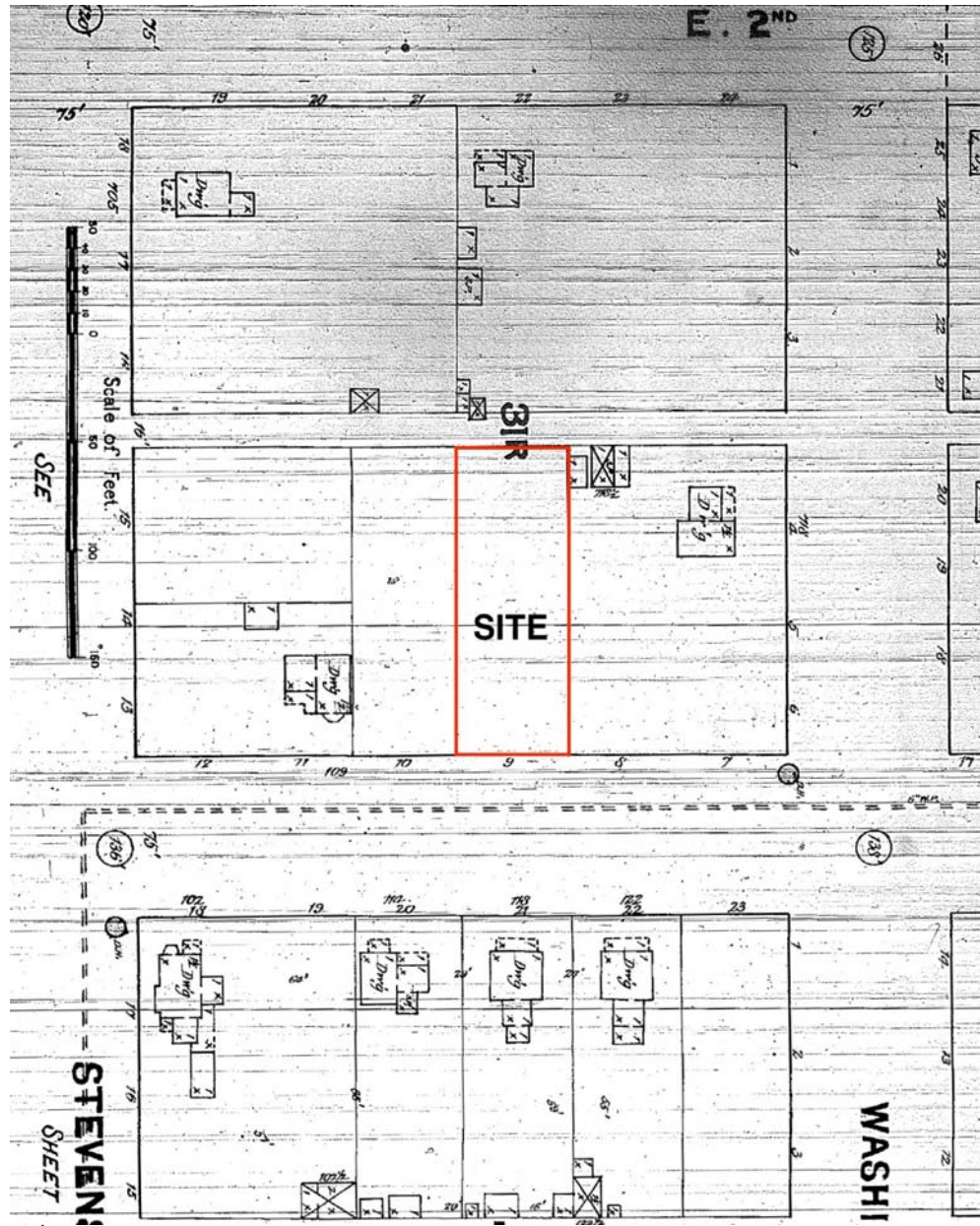
Photo 5. Typical kitchen



Photo 6. Typical Kitchen and Bathroom

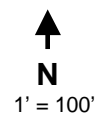
## **SANBORN INSURANCE MAPS**

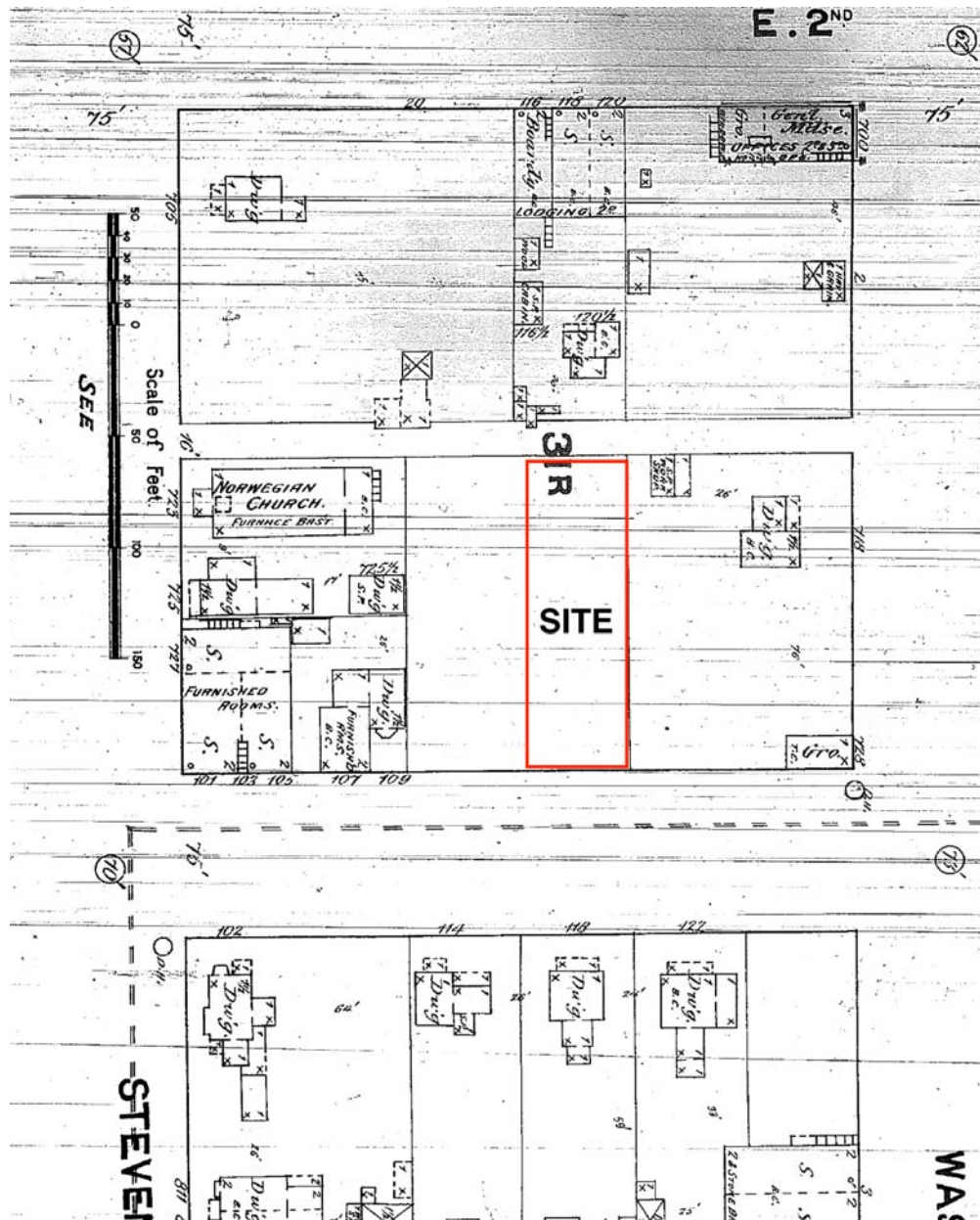




Sanborn Insurance Map – 1889 – page 16

**410 WEST 3RD AVENUE**  
**1889 SANBORN MAP**

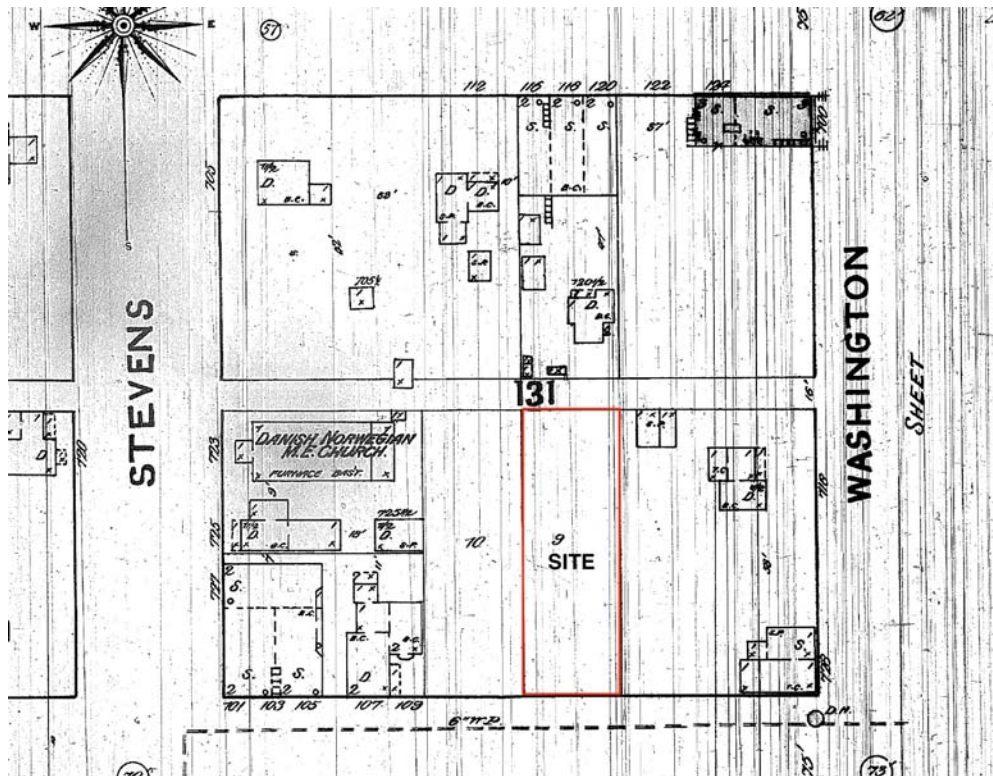




Sanborn Insurance Map – 1890 – page 16

**410 WEST 3RD AVENUE**  
**1890 SANBORN MAP**

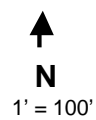
↑  
N  
1' = 100'



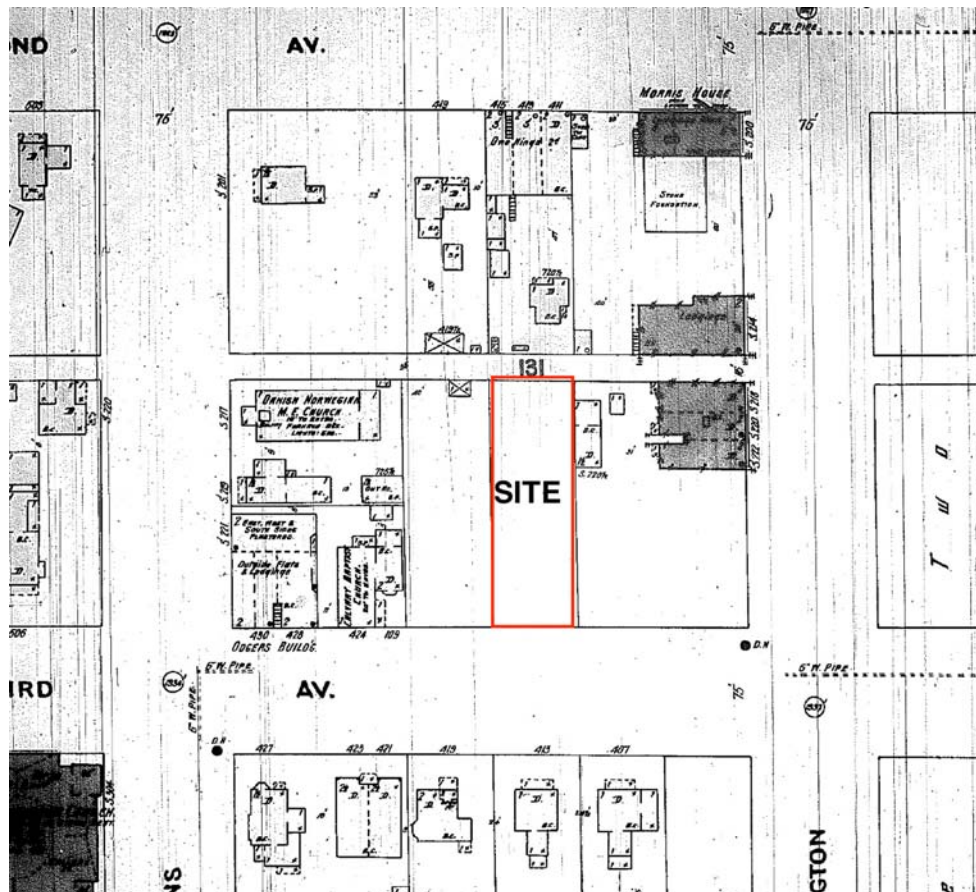
Sanborn Insurance Map – 1891 – page 16



**410 WEST 3RD AVENUE**  
**1891 SANBORN MAP**





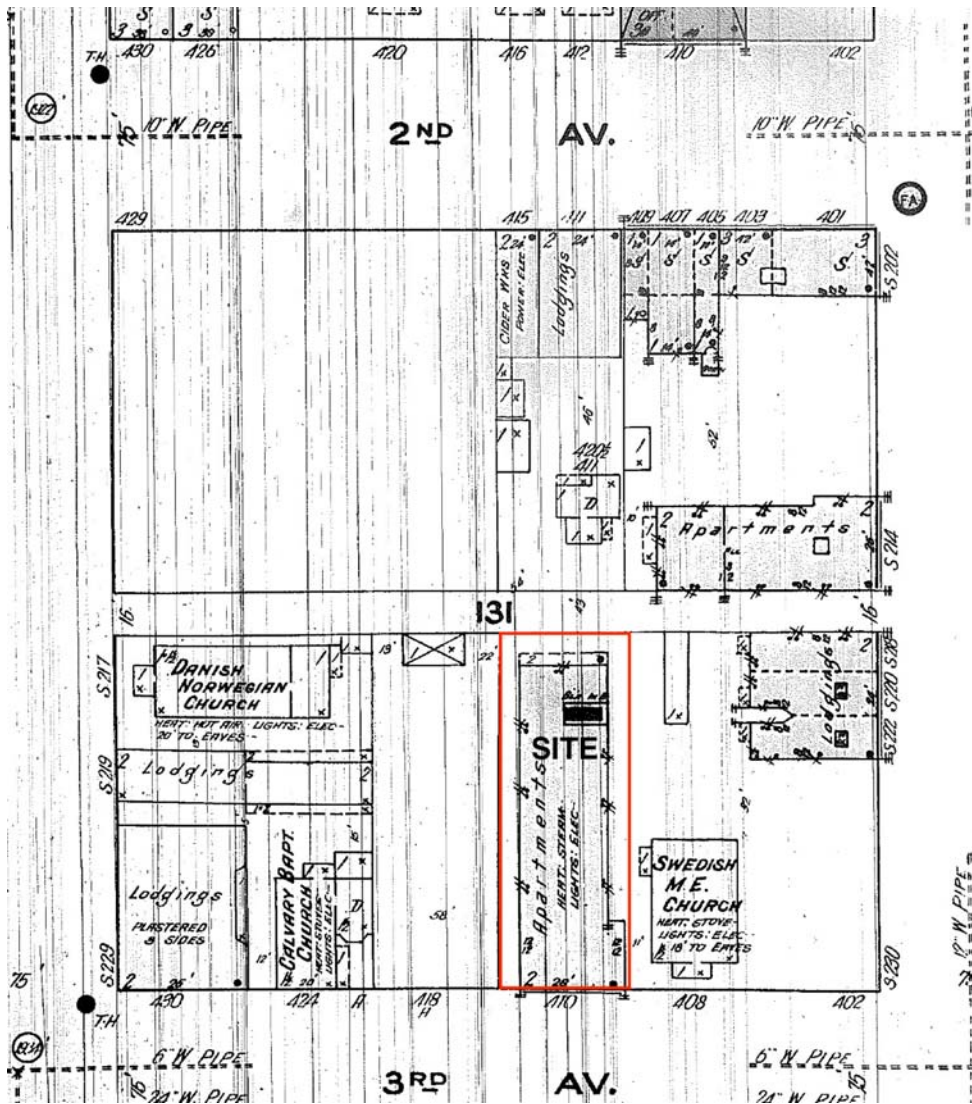


Sanborn Insurance Map – 1902 – page 10

**410 WEST 3RD AVENUE  
1902 SANBORN MAP**

↑  
N  
1' = 100'

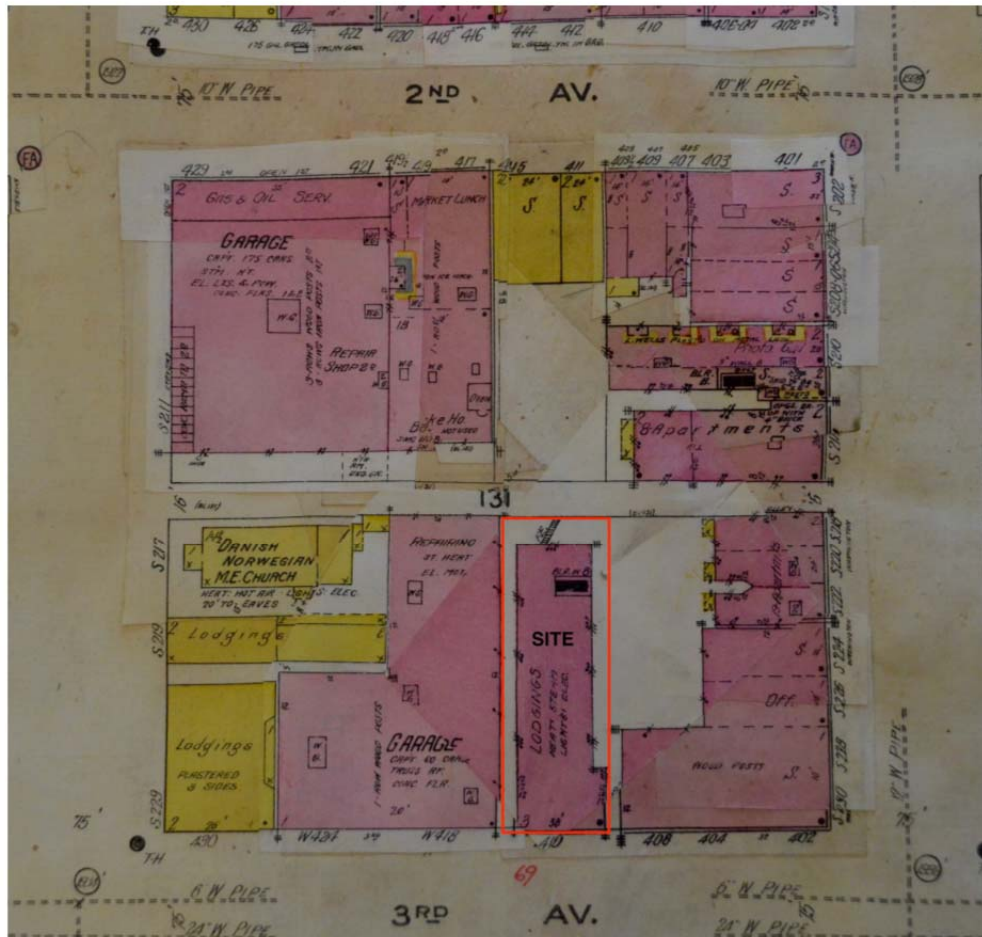




Sanborn Insurance Map – 1910 – page 450

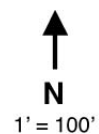
**410 WEST 3RD AVENUE**  
**1910 SANBORN MAP**

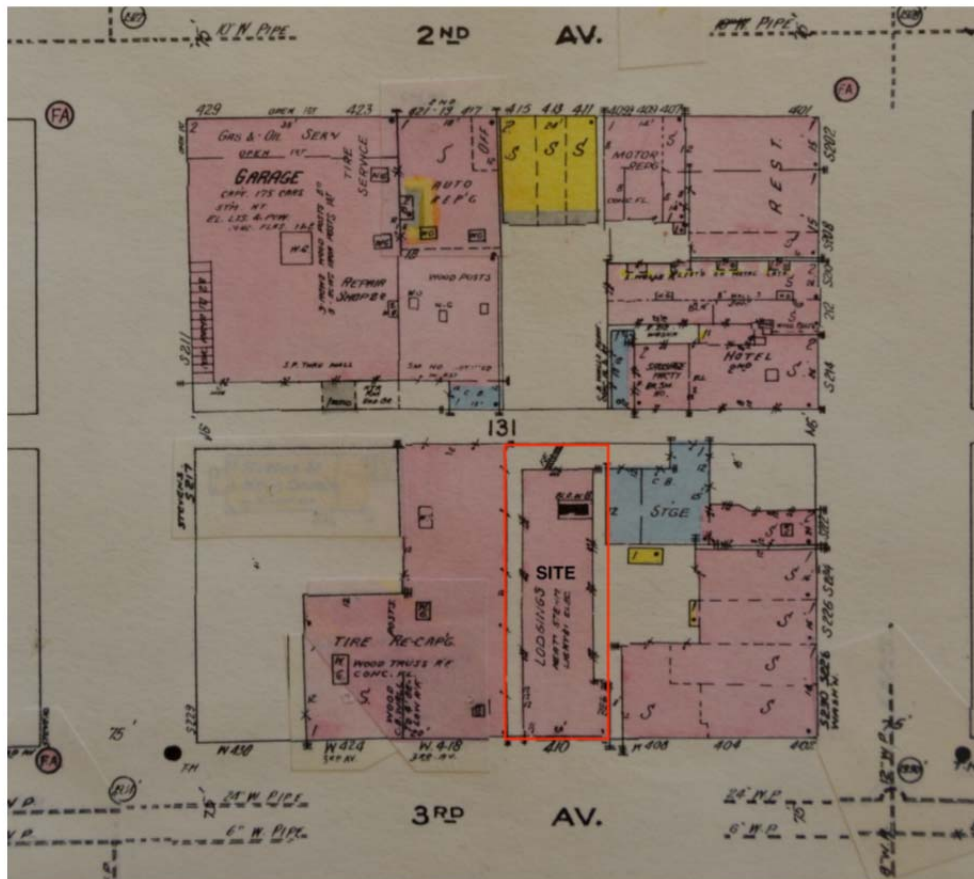
↑  
N  
1' = 100'



Sanborn Insurance Map – 1910 updated to 1928– page 450

**410 WEST 3RD AVENUE**  
**1910 SANBORN TO 1928**





Sanborn Insurance Map –1958– page 449

**410 WEST 3RD AVENUE**  
**1958 SANBORN MAP**

