

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **MARY FRANCES APARTMENTS**
Common Name Mary Frances Apartments

2. LOCATION

Street & Number 1907-1909 West 7th Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 25244.4601

3. CLASSIFICATION

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational <input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
Site	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
<input checked="" type="checkbox"/> original		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other
<input type="checkbox"/> moved			

4. OWNER OF PROPERTY

Name Carol Sue Hindley
Street & Number 1495 San Pasqual Street
City, State, Zip Code Pasadena, CA 91106
Telephone Number/E-mail 714-686-8608, silkroute91106@gmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local____
Location of Survey Records Spokane Historic Preservation Office

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check One

☐ unaltered

☒ altered

Check One

☒ original site

☐ moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

Applicable Spokane Register of Historic Places Categories: 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 or 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.
- ☐ E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property

Less than one acre.

Verbal Boundary Description

Cannon's Addition, part of Lots 1-2-3, Block 49 (Spokane County Tax Assessor records).

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

November 18, 2020

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13. SIGNATURE(S) OF OWNER(S)

14. FOR OFFICIAL USE ONLY

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: _____

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

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney



Mary Frances Apartments in 2020

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1910, the Mary Frances Apartments is located at 1907-1909 West 7th Avenue in Spokane, Washington. The apartment building is a fine example of the Craftsman style with influence from the Tudor Revival tradition. The property has a low-to-medium pitched gable-end roof with widely overhanging eaves and exposed rafter tails, a very low-pitched center shed dormer on the roof's north façade, an exposed foundation of basalt rubble mix, a brick-clad first floor, and a false half-timbered/pebbled stucco infill second floor. The building is comprised of four identical apartment units—two on the first floor and two on the second floor. Each apartment unit has a north-facing front door with a covered front porch, and is finished with a living/dining room, bedroom, kitchen, a wood-burning fireplace, and built-in buffets/cabinets/cupboards. After more than a century of use, the Mary Frances Apartments is in particularly fine condition with a high degree of architectural integrity in original location, design, materials, workmanship, and association. The entire property (apartment building/garages/retaining wall) is individually eligible for listing on the Spokane Register of Historic Places.

CURRENT APPEARANCE & CONDITION

Site

The Mary Frances Apartments is sited on the south side of West 7th Avenue between Elm and Cannon Streets on portions of Lots 1-2-3, Block 49, Cannon's Addition in the

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southwest quadrant of Spokane's lower South Hill.¹ The site is irregular and measures approximately 75 feet deep at its eastern border along Elm Street, 142 feet deep at its western border, and about 120 feet wide at its northern border along 7th Avenue. A portion of the property's Lots 1-2-3 was cut into a steep north-facing hillside that runs south uphill from 7th Avenue. An area was cleared in the center of Lot 2, and the Mary Frances Apartments was erected in 1910. A high basalt rock retaining wall was constructed along and over an earthen wall made from the cutout hill behind the apartment building. A series of four adjoined brick and frame single-car garages were built into the hillside next west of the retaining wall on Lots 2-3. Lot 1, adjacent next east of Lot 2, is located on the southwest corner of Elm Street and 7th Avenue, and is maintained as manicured grounds with lawn and mature trees east of the apartment building. The Mary Frances Apartments is surrounded by multi-story apartment buildings east and west of the property along 7th Avenue. The apartment buildings on either side of the Mary Frances Apartments were built in the 1940s-1990s, replacing a combination of historic apartment blocks and single-family homes. Today in 2020, another large apartment complex is under construction on 7th Avenue one block west of the Mary Frances Apartments. In contrast, the north side of 7th Avenue is comprised of historic single-family homes built from 1900 to 1945.

Exterior

The Mary Frances Apartments measures 48 feet wide and 36 feet deep.² The building is two stories high with a full basement and is covered with a low-to-medium-pitched side gable roof. The roof has widely overhanging eaves with exposed rafter tails on all four roof edges, and is covered with composition shingles. Considered a Craftsman-style focal point of the building's north façade, a nearly flat shed dormer is positioned in the center of the principal roof, and is articulated with very wide overhanging eaves and exposed rafter tails that match those featured on the principal roof. Two small and wide narrow windows are located on either side of center on the dormer's north façade.

The apartment building features a basalt rubble mix foundation. The first floor is clad in red brick laid with black mortar while the second floor is clad with false half-timbering and pebbled stucco infill. A centered front pedestrian door has a wood-paneled lower half, and an upper half with 2/2 multi-paned windows. The central front door opens to an interior stairwell that rises to the second floor. Matching wood doors to the two first-floor units flank the central door to the east and west. The east front door opens to Apartment A at the first floor, and the west front door opens to Apartment B. The building is symmetrical with large 10/1 multi-paned windows between each of the apartment unit doors and the respective corners, and 6/1 windows aligned between the central front door and each unit door. Two identical full-height covered front porches cover the east and west front doors at the first floor. Concrete porch floors are located in front of the east and west front doors on the first floor, and concrete steps rise from grade to each porch. Cheek walls made of basalt flank the porch steps. Flat concrete caps protect the porch walls. A group of three square wood posts are anchored to porch walls

¹ Spokane County Tax Assessor public records. Spokane County Courthouse, Spokane, WA.

² Ibid.

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on each of the outside corners of the east and the west front porches. The wood posts support flat roofs/decks on the east porch and on the west porch. The flat roofs are strengthened by horizontal beams with corbelled tails that support the porch decks. Similar to Japanese-inspired screen designs, geometric wood lattice balusters surround and protect the east and west porch decks. Very low-pitched widely overhanging shed roofs with exposed rafter tails cover and shade the second-story porch decks. The roofs are supported by large knee-brace brackets with corbelled ends. Second-story exterior apartment doors open to the two covered porch balconies. Apartments C and D on the second floor are reached from the interior central staircase. A small shed roof supported by knee-brace brackets above the center front door to the interior staircase protects a small concrete porch stoop and steps at grade.



North façade and east end of the Mary Frances Apartments in 2020

The east and west ends of the building feature a gable peak roof. The roof has wide overhanging eaves with exposed rafter tails, and is embellished with exaggerated corner returns. A red brick and black mortar chimney rises on the east and west ends of the building through the gable peak above the roof. The east end of the building features a multi-paned French door south of the chimney on the first floor. A multi-paned window

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is located above the door on the second floor. Another multi-paned window is located north of the chimney on the first floor, and an identical window is located north of the chimney on the second floor. Four wood sash windows are located on the west end of the building. The east and west ends of the building feature basalt rubble mix foundation walls, brick-clad walls at the first floor, and a continuation of wood false half-timbering and pebbled stucco infill at the second floor. Gable peaks in the east and west ends of the building are clad in square-cut wood shingles.

The rear of the building faces south onto a high basalt retaining wall. A small driveway is located between the retaining wall and the south rear face of the building. The rear face of the building features two identical full-height square bays that project out 10 feet from the planar wall surface of the building. Each bay is clad with a continuation of the red brick used at the first floor, and false half-timbering with stucco infill at the second floor. Original windows are located on the first floor and the second floor. Exterior metal pedestrian doors open from the two bays at grade. The building's windows are original wood sash.



A 2020 photo of the east end of the apartment building and the basalt retaining wall behind the building

Interior

The first and second floors of the Mary Frances Apartments hold a total of four apartments—two on the first floor (Apartments A and B with post office addresses of 1907 W. 7th Avenue and 1909 W. 7th Avenue respectively), and two on the second floor (Apartments C and D with post office addresses as 1907 ½ W. 7th Avenue and 1909 ½

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W. 7th Avenue respectively.) The interior of the Mary Frances Apartments has 1,665 finished square feet on the first floor, and 1,665 finished square feet on the second floor. The basement is bare and unfinished with 1,665 unfinished square feet.³ The basement was constructed with concrete walls, a concrete floor, and wood ceiling rafters. The apartments on the first and second floors are finished with hard-rock maple floors, porcelain tiled kitchen and bathroom floors, and a combination of walls and ceilings made of painted lathe-and-plaster and painted drywall.⁴ Nearly all of the four apartments retain their original casework. Examples include floor trim, window/door trim, built in fireplaces with mantels, original interior doors, original built-in buffet/hutch furniture, and original built-in kitchen and pantry cabinets/cupboards/shelving. An original white porcelain-covered kitchen sink with a combination basin/drain board is preserved in one apartment. Interior modifications include replaced light fixtures, plumbing, kitchen sinks, and bathtubs/toilets. At least two original corner bathroom wash basins continue to be used.



Typical original built-in buffet/hutch in all four apartments

³ Spokane County Tax Assessor public records. Spokane County Courthouse, Spokane, WA.

⁴ Ibid.

Garages

Built into the steep hillside behind the apartment building in the southwest corner are four attached single-car garages erected in 1933 for \$100.⁵ The flat driveway that separates the retaining wall and garages from the rear face of the apartment building runs in an east-west direction, and is covered with basalt gravel and flagstone. The driveway turns and leads north from the garage openings down a short hill to West 7th Avenue. Each garage is made of a combination of concrete, brick, and frame construction. The garage floors are dirt. The garage complex is covered with a low-pitched metal shed roof. No garage doors exist.⁶



Rear property retaining wall and garages

Rock Retaining Wall

The rock retaining wall at the rear of the Mary Frances Apartments was constructed in 1909-1910 when the apartment building was erected. The wall is more than six feet high at its highest point and about 20 feet wide as it traverses the south side of the graveled/flagstone driveway located between the apartment building and the walled hillside. The rock retaining wall was originally constructed as dry stack basalt but over the years has been repaired with concrete mortar. The wall was built to help retain the steep hillside on Lots 2-3 behind the building.

⁵ Spokane Building Permits.

⁶ In the above-referenced photograph, the white metal building to the right of the garages is not part of the Mary Frances Apartments but is located on the adjacent property to the west.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

No historic photographs of the property were found but it is surmised that a Spokane County Tax Assessor photograph from circa 1959-1960 may exist in files kept at the Eastern Washington State Regional Archives in Cheney, Washington. The closed archive facility will open after the current Covid-19 pandemic has passed.

Displaying excellent architectural integrity, the apartment building with its basalt retaining wall, garages, and grounds is in very good condition and reflects original location and historic 1910 building designs, materials, and workmanship. The apartment building retains its original front doors, windows, porch designs/materials, brick cladding, false half-timbering/pebbled stucco infill, basalt foundation wall, hard rock maple floors, built-in buffet/hutch combinations with original hardware, wood-burning fireplaces, interior doors and trim, interior casework, and original interior floor plans.

Modifications listed on various Spokane County building permits include electrical and plumbing repairs in 1922, 1924, 1931, 1936, 1940s, and 1950s. The building has been rehabilitated and repaired over the years with necessary repainting, plumbing, HVAC, and electrical repairs. The roof was replaced in the last 15 years. In addition, the basalt rock retaining wall behind the apartment building has been extensively repaired and strengthened.

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1910</i>
<i>Built Date</i>	<i>1910</i>
<i>Architect/Builder</i>	<i>Charles A. Brigham</i>

Summary Statement

The Mary Frances Apartments is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance as a fine example of a small apartment building designed in the Craftsman style with Tudor Revival influence. The property's period of significance is 1910, the year the apartment building was constructed. The building retains excellent historic integrity and is in very good condition after 110 years of use. The property was erected in the southwest quadrant of the city on the lower South Hill in Cannon's Addition where a combination of many architecturally significant apartment buildings and single-family homes were built. Building contractor Charles A. Brigham constructed the Mary Frances Apartments for \$7,000.

HISTORIC CONTEXT

Spokane Apartment Houses

When Cannon's Addition was platted in 1883, it was a large expanse of undeveloped land located a mile west of the center of Spokane's downtown merchant and business district. The topography was uneven as the land climbed south and uphill from the Spokane River and the Northern Pacific Railroad tracks. Anthony Cannon and J. J. Browne, two prosperous developers and ambitious civic-minded men, purchased the land, and split it in half with the north half from West 3rd Avenue owned by Browne, and the south half from West 3rd Avenue owned by Cannon. The north half was known as Browne's Addition while the south half of the land was called Cannon's Addition. Architecturally prominent homes were built in Browne's Addition for some of Spokane's most wealthy, admired, and successful families. As land in Browne's Addition was quickly purchased, architects and builders turned south to Cannon's Addition. They designed and erected mansions and architecturally prominent homes in Cannon's Addition from West Third Avenue uphill to about West 14th Avenue. A cluster of particularly beautiful and architecturally significant homes were celebrated and preserved when the West Ninth Avenue National Register Historic District was formed and listed on the National Register of Historic Places in Washington DC. A neighborhood landmark, the historic district is located just two blocks south from the Mary Frances Apartments.

On June 27, 1909, the *Spokesman-Review* featured a half-page article with photographs of 19 apartment blocks that were built and being built in Spokane in 1909. The article described the 1909 apartment building boom in Spokane:

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More apartment houses are now being built in Spokane than during any other year. There are now 22 flats under construction or just completed. The flats show a noticeable improvement over most of those built in former years, and a few are being built beyond walking distance [from downtown Spokane], which has not been done before. In older cities the “flats” district follows closely the advance of the best residence district even if it is several miles from the business center, but until this year no Spokane apartment houses have been erected beyond walking distance from the [downtown] retail district.⁷

As an example of this early 20th century multi-family housing development trend, the Mary Frances Apartments was built on a site that was *not* within convenient walking distance to Spokane’s central business district and retail core. The property was part of the apartment building boom when it was erected the following year in 1910.

Mary Frances Apartments

The Mary Frances Apartments was built on West 7th Avenue, a street usually regarded as the most northern boundary in the southwest quadrant of the city’s residential neighborhoods on Spokane’s South Hill. The city’s southwest quadrant includes residential neighborhoods of single-family homes and apartment buildings from West 7th Avenue uphill and south to West 14th Avenue, and with more single-family homes from 14th Avenue south to 29th Avenue. The strategic location of the Mary Frances Apartments benefits the apartment property with its site in the vicinity of the coveted surrounding residential neighborhoods on Spokane’s South Hill.⁸

In 1910, building contractor Charles A. Brigham applied for permission to connect to Spokane city water and to obtain a sewer permit. He was awarded the permits and constructed the Mary Frances Apartments at 1907-1909 West 7th Avenue on Spokane’s lower South Hill. The two-story apartment house was small with just four apartments—two on the first floor and two on the second floor. The building was built on a steep south slope that was cut back to an earthen wall and reinforced with a basalt retaining wall. The cutout area at grade was leveled and the building was erected. The front of the apartment building faced north along West 7th Avenue while the rear of the building faced a graveled flagstone driveway and the high basalt retaining wall.

Charles Dawson & Margaret Desmond Dawson

When Charles H. Dawson moved to Spokane in the 1890s, he was “one of the best known men” in the city.⁹ He worked as a printer and as an advertisement agent for the *Spokane Daily Chronicle* newspaper. By 1900, Dawson owned a partnership with Edward L. Tate, and together they ran Tate & Dawson Company in the Hyde Block in downtown Spokane. They specialized in the stock brokerage business, and in mines and mining operations. Dawson was one of the leaders in the development of the Republic

⁷ *Spokesman-Review*, 27 June 1909, pt 4, p 1.

⁸ Real estate has shown to hold its value in the southwest quadrant of Spokane’s South Hill neighborhoods.

⁹ *The Spokane Press*, 29 May 1906.

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and Rossland mining booms in Canada, and was heavily invested in the Jumbo Mine in British Columbia and in various Nevada mines. Dawson also invested in Spokane real estate, including the city's grand Auditorium Theater. A popular individual, Dawson was "well-known in Spokane" and "had a large circle of friends."¹⁰

On May 15, 1906, Charles Dawson and his fiancée, Margaret Desmond, traveled from Spokane to Los Angeles and were married. Margaret, a trained nurse in Spokane, was 30 years old and Dawson was 39. Sadly, a very short thirteen days after they were married, Charles Dawson died suddenly of heart failure in Los Angeles.¹¹

Margaret Desmond Dawson, widow of Charles Dawson, returned to Spokane. In 1912, two years after construction of the Mary Frances Apartments was completed, Margaret purchased the property for \$10,000 cash from Charles Brigham, the building contractor who bought the land and erected the apartments. At that time, Brigham was residing in the Mary Frances Apartments in Apartment B at 1909 W. 7th Avenue.

After the sale was finalized in 1912, Margaret Dawson moved into Apartment C on the second floor at 1709 ½ W. 7th Avenue. She listed herself as the widow of Charles H. Dawson, and resided in the apartment until 1916. After that year, she was no longer listed as Margaret Desmond Dawson in Spokane city directories or telephone books. Margaret Dawson may have remarried and remained in Spokane, or she moved away from Spokane. Trained and employed in Spokane as a nurse, Margaret Dawson may have been called to military service as the United States prepared for World War I (1917-1919).

Subsequent Property Owners

By 1922, a Spokane agency owned and operated by William McCrae and Walter G. Merriweather leased the Mary Frances Apartments. McCrae & Merriweather specialized in real estate, insurance, loans, surety bonds, rentals, and safe deposit vaults. They also managed the Washington Safe Deposit & Investment Company. The following advertisements to rent the apartments appeared in Spokane newspapers.

MARY FRANCES APARTMENT DESIRABLE

*Four-room apartment, hardwood floors, fireplace, basement,
ideal for couple, no children, available March 1, 1926.*

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West 1907-7th

*Four-room apartment, bath, fireplace, hardwood floors,
excellent condition, all outside doors, brick building, adults, August 1926.*

MARY FRANCES BRICK APARTMENT

Four rooms, clean, hardwood floors, fireplace, first-floor gas range, December 1929.

¹⁰ *Spokane Daily Chronicle*, 29 May 1906.

¹¹ *Spokane Daily Chronicle* and *The Spokane Press*, 29 May 1906.

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In 1925, John & Nellie Webster were resident managers of the Mary Frances Apartments and lived in Apartment A with their son, John Junior. John Webster worked at the City of Spokane Crematory while John Jr. worked elsewhere in the city as an appraiser.

By 1930 at the beginning of America's Great Depression, all four units in the Mary Frances Apartments were occupied. J. W. Morrow, a salesman for the Magius Tire Company in Spokane, and his wife Emma, leased Apartment A. USA Air Force serviceman Luther Pace and his wife Rose rented Apartment C on the second floor. Apartment B on the first floor was rented by accountant John Georgeson and his wife Mabel. Second-floor apartment D was leased by Pearl & Loren Haynes, manager of the Cupples Company (human resources) in downtown Spokane.

From the 1930s to the 1950s, the Mary Frances Apartments weathered the county's financial depression and World War II with only a few vacancies. From 1950 through the 1990s, the apartment suites continued to be leased by different people at different times who reported a variety of professional and non-professional employment. Apartment renters included a supervisor with the City of Spokane Asphalt, a manager for auto accessories from Bowes Seal Fast Company, a supervisor at the Spokane Department of Public Works, gas station clerks and salesmen at several filling stations, a claims adjuster for the Traveler's Insurance Company, several servicemen stationed at Fairchild Air Force Base, an engineer, a manager for Armour Meats, a Sonneberg Grocery Market manager, a media and development director for the Pacific National Advertising Agency, a waitress at the Dessert Hotel, Spokane Public School teachers, accountants, an elevator operator in the American Legion Building, a reporter for the *Spokesman-Review* newspaper, a dentist (Dr. Leithe) with offices in the Paulsen Medical & Dental Building, an "electrical worker", a salesman for the Crescent Department Store, a saleswoman for Laneontes Clothing in downtown Spokane, an XRAY technician, several students, and at least three retired widows.

In 1982, Frances Jean Heckman (nee Combs) bought the property, and conveyed it in 2011 to her daughter, Carol Sue Hindley, who in 2017 received a clear and registered title to the property. Carol Hindley, a retired dental hygienist, continues to own the property in 2020.

ARCHITECTURAL SIGNIFICANCE

Category C

Craftsman Style and Tudor Revival-style Influence

The Mary Frances Apartments is architecturally significant as a fine example of the Craftsman style integrated with Tudor Revival influence. Popular from 1900 to 1930, the Craftsman style began in America in Pasadena, California when the Greene Brothers Architects starting building homes with new ideas, designs, and a back-to-nature emphasis. They espoused a variety of usual and unusual materials in different ways. For example, rather than using smooth stucco, pebbles were mixed with stucco for a rough "organic" texture. Bricks were manufactured with a kaleidoscope of colors, textures,

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sizes, and weights to promote an “organic” back-to-nature feel and look. To achieve a more aged and organic appearance, mortar was often tinted black.

Craftsman-style characteristics include:

- 1900-1930 popular building period
- low-pitched roofs with gable ends and/or front gables
- partial or full-width low-pitched covered front porches at the first floor
- widely overhanging eaves that were meant to shade and protect exterior walls
- unenclosed roof eaves
- exposed rafter tails and purloins
- knee-brace brackets
- corbelled and tailed bracket ends and friezes
- wide bargeboards (verge boards)
- shed dormers with very low-pitched roofs or nearly flat roofs
- roof cladding made of irregular materials such as wood shingles or shakes or tile or slate
- deep horizontal stringcourses that break up planar wall surface into horizontal bands
- several siding/cladding materials used in two or three or more horizontal bands
- 1/1 or multi-paned double-hung sash, casement and/or stationary windows
- tripartite windows
- battered (flared) foundation walls to help make the dwelling appear to organically grow or swell from the earth
- materials/designs made of natural ingredients—thrice fired clinker brick, pebbled stucco, rough wall shingles, stone, cobbles, various clay brick designs, black wrought ironware, brass, beveled glass, stained glass, muntins and mullions made of wood, lead or zinc, generous square-cut woodwork and trim, built-in furniture (kitchen cupboards/cabinets, closets, desks, bookcases, buffet/hutch, mantels, thick square pillars and posts, telephone niches, Murphy bed); rock foundation walls; earth-toned colors; covered porches (full-width or partial-width); porch walls wood or stone or brick; balusters and balustrades in square-cut wood or metal; newel posts that embark flowers, leaves, pine cones, acorns from nature; and hardwood floors

The Mary Frances Apartments displays many Craftsman characteristics at the exterior of the building, including a low-pitched side-gable roof; widely overhanging eaves on the principal roof and the gable end roof; exposed rafter tails at roof eaves; full-height front porches; very low-pitched shed roofs over the full-height porches; square-cut porch pillars; basalt porch walls; Japanese-inspired wood lattice-work balusters around the front porches; and three exterior horizontal bands with different designs and materials (basalt foundation wall, red brick cladding at the first floor, wood false half-timbering with pebbled stucco infill at the second floor).

Interior Craftsman-style characteristics include open floor plans for the living and dining rooms, built-in hutch/buffets, built-in wood-burning fireplaces, kitchens with small pantries, generous 3 and 4-inch deep square-cut wood door/window/floor molding, and five-paneled interior doors (closet, bedroom, bathroom, etc).

Tudor Revival-style influence is seen in the cladding for the second floor as wood false half-timbering with pebbled stucco infill—prevalent on British homes and townhouses (example: Chester, England with hundreds of building facades of time-blackened timbers and “wattle and daub” infill). Tudor Revival-style elements and materials were often used with Craftsman architecture and design to help produce the illusion of handmade craftsmanship.

Builder & Architect Charles A. Brigham

On May 7, 1910, the *Spokane Daily Chronicle* newspaper announced the following:

WORKMEN BUSY ON NEW HOUSES

Work has been started on the construction of a 16-room apartment house at the corner of Seventh and Elm Street that when completed will cost nearly \$7,000. The owner and builder is Charles A. Brigham, who is also an architect.¹² All of the lumber and millwork is being supplied by the West Side Lumber & Manufacturing Company.¹³

Two years later in 1912, Margaret Desmond Dawson, the widow of Charles H. Dawson, a well-known Spokane mining man and real estate investor, purchased the Mary Frances Apartments. A May 25, 1912 *Spokane Spokesman-Review* newspaper described the transaction and property:

PAYS \$10,000 CASH FOR APARTMENTS

***Mrs. Margaret Dawson, New Arrival, Buys Southwest Corner Seventh and Elm
STRUCTURE 2-STORY BRICK***

Rental Value \$125 a Month

C. A. Brigham Former Owner—Deal One of the Best This Week

One of the large cash transactions of the week was consummated yesterday in the purchase by Mrs. Margaret Dawson of the apartment house at the southwest corner of Seventh Avenue and Elm Street for \$10,000 cash from C. A. Brigham. The deal was handled through Arthur D. Jones & Co.

The building is a brick structure two stories high, and occupies a lot 62 feet by 100 feet. The house has six [sic - the building only has 4 units] apartments and is strictly modern in every respect. Mrs. Dawson, who is a recent arrival in the city, purchased the flat as an investment. The house is well-located and has a rental value [per apartment] of \$125 a month.

¹² *Spokane Daily Chronicle*, 7 May 1910.

¹³ *Ibid.*

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Each of the flats is equipped with a fireplace, and the apartment house is regarded as one of the most desirable of the smaller apartment houses of the city. The fact that payment was made in cash is taken as a favorable omen of returning confidence in the future of Spokane real estate.¹⁴

When Brigham built the Mary Frances Apartments in 1910, he listed himself in the alphabetical section of Spokane city directories and in the above-referenced May 7, 1910 *Spokane Daily Chronicle* newspaper article as both a builder and an architect working in Spokane. However, he is *not* listed in the classified sections of city directories under “architects” nor is he listed at any time with the State of Washington’s list of professional registered architects. The Department of Archaeology & Historic Preservation in Olympia, Washington explained that many builders called themselves building contractors and architects during the first 25 years of the 20th century before official Washington State registration of professional architects began.

Whether he was a professional architect or not, Charles Brigham did construct a charming, well-built apartment house called the Mary Frances Apartments in 1910. According to building permits and city directory listings, Brigham lived and worked in Spokane during 1909, 1910, 1911, and 1912. He then disappeared from the Spokane area after he sold the apartment building and property in 1912.

Compare and Contrast

The 1910-built Mary Frances Apartments can be compared to at least two apartment houses erected in Spokane in 1909 and in 1911 when a popular building boom for the construction of apartment buildings *away* from the city’s downtown center became popular. The Spokane Sash & Door Company Flats Apartments was erected in 1909 at 1302-1312 W. Broadway Avenue, and is sited about a mile northwest of the Spokane’s downtown center. Similar to the Spokane Sash & Door Apartments, the Mary Frances Apartments is also located one mile away from Spokane’s downtown center, although in a southwest direction. Another apartment complex that is sited a mile from downtown Spokane is the 1911-built Cedars Apartments at 508 S. Cedar Street, which is located a few blocks northeast of the Mary Frances Apartments.

While the Mary Frances Apartments is small with only four apartment suites, the Spokane Sash & Door Company Apartments and the Cedars Apartments are much larger and contain multiple apartment suites (the Spokane Sash & Door Company Apartments has 17 apartment units and the Cedars Apartments has 15 suites). All three buildings have two stories with basalt foundations. Although the Mary Frances Apartments reflects the Craftsman style, the Spokane Sash & Door Company Apartments and the Cedars Apartments are both excellent examples of the Tudor Revival style. The second floor of the Mary Frances Apartments is clad with strong influence from the Tudor Revival style,

¹⁴ *Spokesman-Review*, 25 May 1912

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and all three apartment buildings feature half-timbering and stucco infill as building focal points.

All three apartment buildings are clad with brick. The Cedars Apartments and the Spokane Sash & Door Company Apartments reveal multi-fired clinker brick while the Mary Frances Apartments is clad with plain red brick. All three apartments retain original double-hung, multi-paned wood-sash windows and many original wood front doors. All three apartments have outside entrances. All three apartments have covered porches. All three apartments have similar interior designs and finishes, including hardwood floors, built-ins, plain oversized woodwork, and open floor plans. The Mary Frances Apartments and the Spokane Sash & Door Apartments feature fireplaces.

Although the Mary Frances Apartments is considerably smaller with only four suites, all three apartment buildings were designed and constructed to be luxury apartments located away from Spokane's city center where the majority of apartment buildings were built as multi-storied brick buildings with multiple single rooms. The buildings being constructed downtown were called single-room occupancy hotels (SROs) with multiple one-room apartment units the size of individual bedrooms. Bathrooms were communal and located "down the hall" on each floor, and private kitchens were not available. Some buildings offered restaurants or cafes open to the public at street level. Living rooms were offered in SROs as large lobbies for all the building's tenants. The Mary Frances Apartments was a departure from the SRO building type offering apartments that were more "home-like" and contained all services within the unit such as a kitchen and bathroom.

Apartment Name

The original of the name given to the Mary Frances Apartments is a mystery. The property first appeared in the 1911 Spokane city directory. No name for the apartment was listed. Many apartment buildings at that time were referred to by their street addresses, and had no formal names. The Mary Frances Apartments may have been called the 7th Avenue Apartments.

The earliest the building was called the Mary Frances Apartments was recorded when rental advertisements appeared in the *Spokane Daily Chronicle* and *Spokesman-Review* newspapers in 1926 and 1929. In all the advertisements, the apartment building was referred to as the Mary Frances Apartments. Similar to the name "Margaret," the building may have been named after Margaret Desmond. Or perhaps it was named for a relative or friend of Margaret's.

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NEWSPAPER ARTICLES

"Chas. Dawson Dies in Los Angeles." *Spokane Daily Chronicle*, 29 May 1906.

"Dawson Is Dead." *The Spokane Press*, 29 May 1906.

"Appraisers of Dawson Estate." *Spokane Daily Chronicle*, 18 July 1906.

"Workmen Busy on New Houses." *Spokane Daily Chronicle*, 7 May 1910.

"Pays \$10,000 Cash for Apartments." *Spokesman-Review*, 25 May 1912.

"Mary Frances Apartment Desirable." *Spokane Daily Chronicle*, 6 February 1926.

"Damage of \$1,000 in Roof Blaze." *Spokane Daily Chronicle*, 16 July 1926.

"Mary Frances Apts." *Spokane Daily Chronicle*, 28 August 1926.

"Mary Frances Brick Apartments." *Spokesman-Review*, 22 December 1929.

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Photo 1—North façade pictured in 2020



Photo 2—North façade and east end in 2020

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Photo 3—north façade and west end in 2020



Photo 4—rear face and west end elevation in 2020



Photo 5—second floor, northwest corner of north façade in 2020

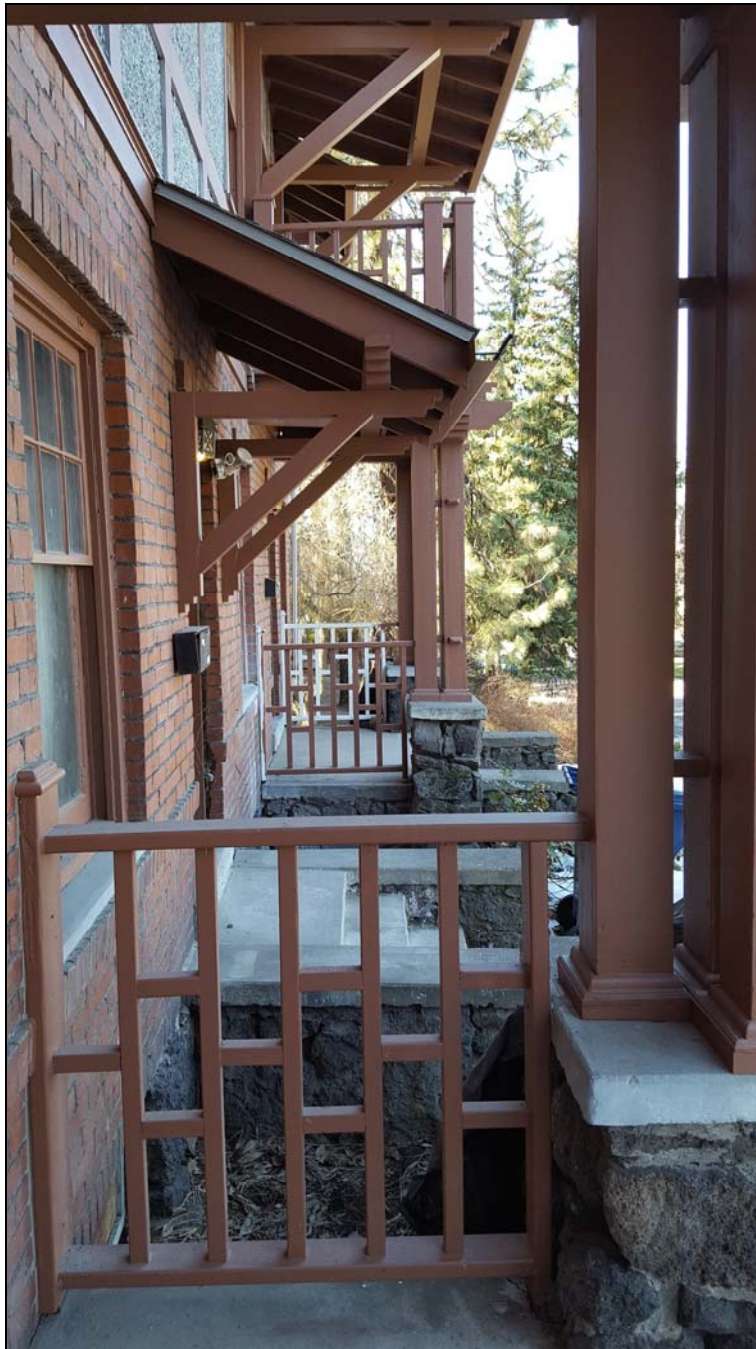


Photo 6—north façade first and second floors, looking west in 2020

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Photo 7—north façade, looking down from second floor in 2020

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Photo 8—backyard with south rock retaining wall and four-car brick garage in 2020



Photo 9—Property grounds, looking west in 2020

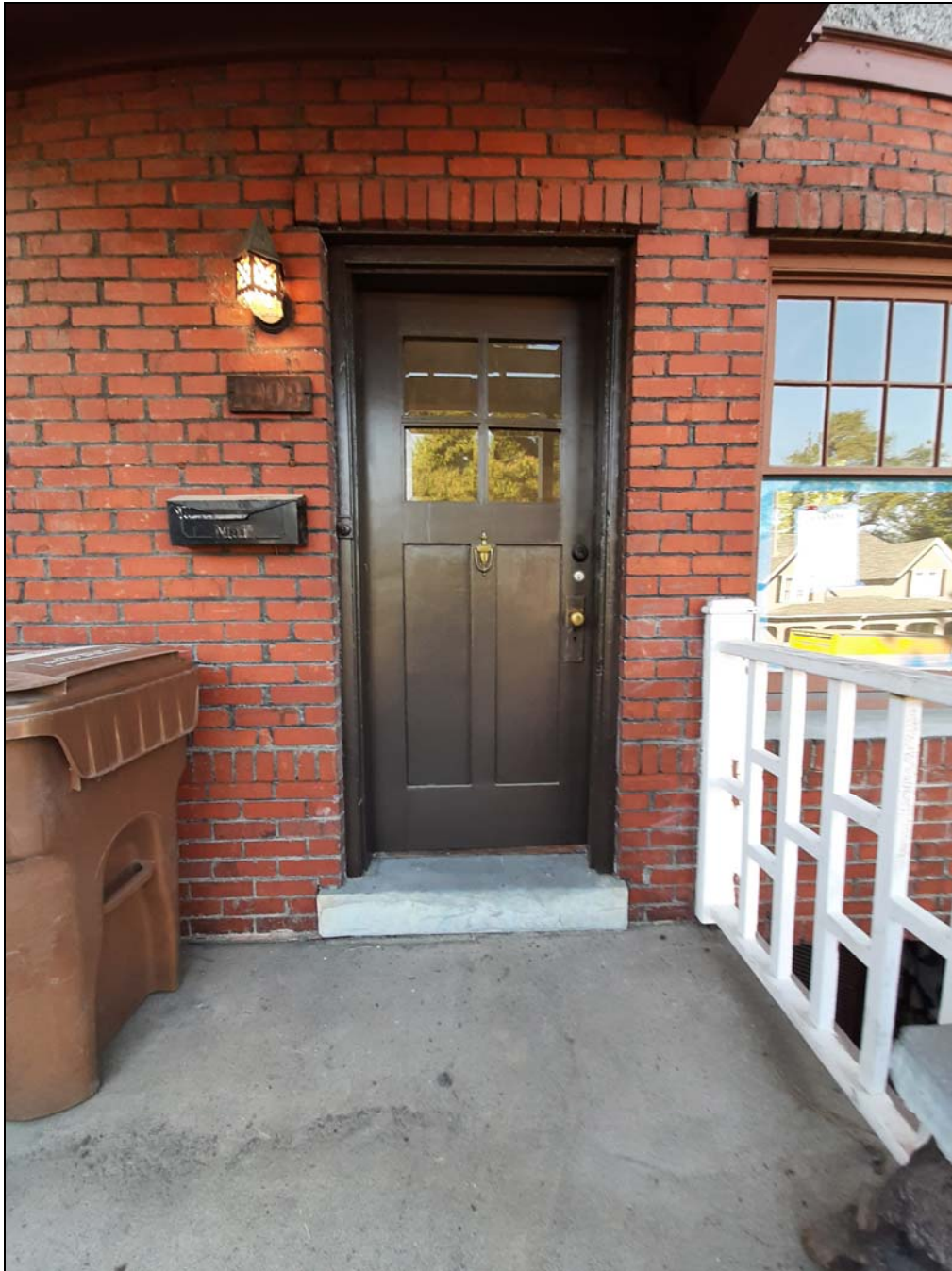


Photo 10—First floor, north façade, 1909 West 9th Avenue Apartment B in 2020.

Apartment B is representative of all four apartments in the building. Apartment B has been rehabilitated in contrast to the other three apartment units which are in various stages of rehabilitation. The apartment units are identical in floor plan. Each apartment has a north-facing front door and a covered front porch. Each unit has a living room with a built-in fireplace, dining room with a built-in buffet/hutch, interior hallway, bedroom, kitchen/pantry, and rear entrance.

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Photo 11—First floor living and dining room in Apartment B, looking south in 2020



Photo 12—First floor dining room in Apartment B, looking southeast in 2020



Photo 13—original built-in buffet and hutch in Apt B dining room in 2020



Photo 14—original built-in wood-burning fireplace in living room in 2020

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Photo 15—Apt B dining room and living room, looking north out the front door in 2020



Photo 16—interior hallway, leading to dining room, bedroom and kitchen in 2020

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Photo 17—Apartment B kitchen, looking south in 2020



Photo 18—Apartment B pantry in kitchen, looking southwest in 2020

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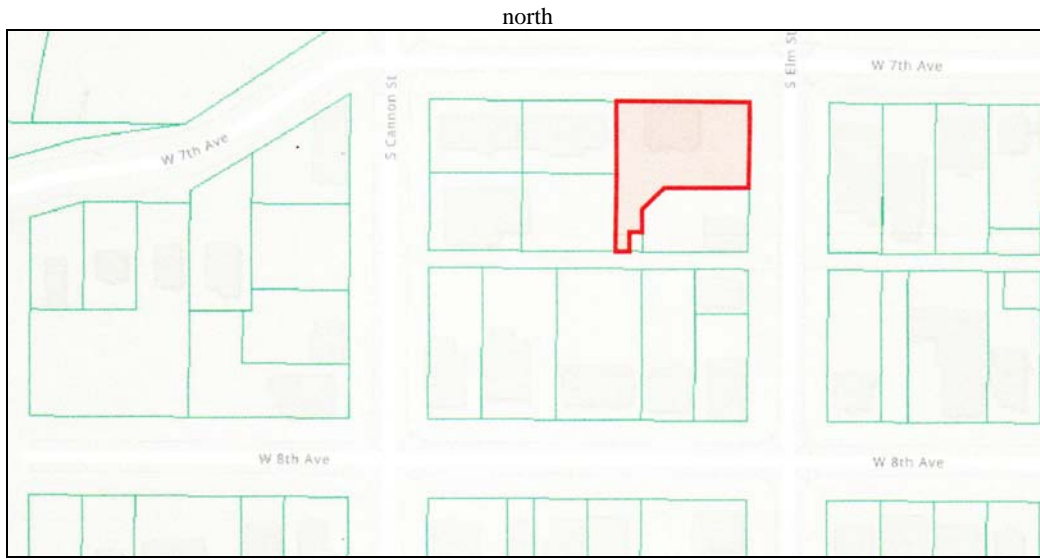


Photo 19—Apartment B bathroom, looking east in 2020



Photo 20—Apartment B bedroom, looking north in 2020

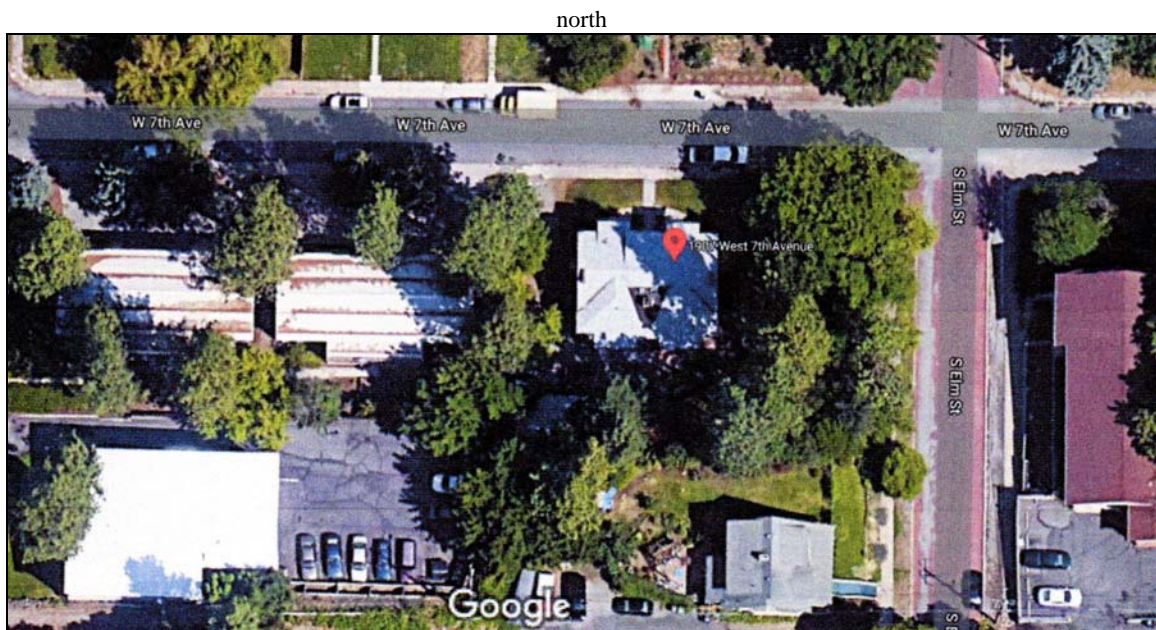
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2020

SPOKANE COUNTY PLAT MAP

The property at 1907-1909 W. 7th Avenue is outlined in red on the plat map.



2020 AERIAL MAP

*The red arrow shown on the map is located over the roof of the subject property
at 1907-1909 W. 7th Avenue.*

CHAS. DAWSON DIES IN LOS ANGELES

Charles H. Dawson, a well known mining man of Spokane, died suddenly in Los Angeles yesterday morning. Heart failure is believed to have been the cause of his death.

Mr. Dawson had a large circle of friends in Spokane, where he has lived for years. He was formerly an advertising man for the Spokane Chronicle. Afterwards he went into the mining business and was one of the leaders in the development of the Republic camp. He was heavily interested in the Jumbo in British Columbia and in Nevada mines. He was interested in farming lands in the Big Bend and was a man of moderate wealth. He was born near Peoria, Ill., and was 39 years old at the time of his death.

On May 15 Mr. Dawson was married to Miss Margaret Desmond, a trained nurse of Spokane. The wedding took place in Los Angeles and the death of Mr. Dawson is made the more pathetic for that reason. Miss Desmond was also well known in Spokane and both have many friends here.

Spokane Daily Chronicle, 29 May 1906

DAWSON IS DEAD

Charles H. Dawson, one of the best known men in Spokane, died suddenly in his apartments in the Hotel Judd at Los Angeles yesterday morning short after midnight. Rheumatism of the heart is supposed to have caused death, but an inquest will be held.

Mr. Dawson was married in Los Angeles on May 15th to Miss Margaret Desmond, whom he met in Spokane two years ago. Mr. Dawson was 39 years old and came to Spokane in the early nineties. He was an advertising man and later connected with the Auditorium theatre.

In 1899 he formed a partnership with E. L. Tate and entered the mining and stock brokerage business. He was prominently connected with the booms at Republic and Rossland. Of late years he has been interested at Searchlight, Nev.

Spokane Press, 29 May 1906

<p>WORKMEN BUSY ON NEW HOUSES</p> <p>Various Structures Show Good Progress in Build- ing Operations.</p>	<p>low for Dallas, Dodd. This is being erected by Contractor R. B. Morrison, following plans from the Ballard plan- nery. The house will cost \$3500.</p> <p>All the lumber and the mill work for these two places is being supplied by the West Side Lumber & Manufactur- ing company.</p>
<p>Work has been started on the con- struction of a 16-room apartment house at the corner of Seventh and Elm street, that when completed will cost nearly \$7000. The owner and builder is C. A. Brigham, who is also an ar- chitect.</p> <p>Work has also been started in the same vicinity on a seven-room bunga-</p>	

Spokane Daily Chronicle, 7 May 1910

<h2>PAYS \$10,000 CASH FOR APARTMENTS</h2> <hr/> <p>Mrs. Margaret Dawson, New Arrival, Buys Southwest Corner Sev- enth and Elm.</p> <hr/> <h3>STRUCTURE 2-STORY BRICK</h3> <hr/> <p>Rental Value \$125 the Month—C. A. Brigham Former Owner—Deal One of Best This Week.</p> <hr/> <p>One of the large cash transactions of the week was consummated yesterday in the purchase by Mrs. Margaret Dawson of the apartment house at the southwest corner of Seventh avenue and Elm street for \$10,000 cash from C. A. Brigham. The deal was handled through Arthur D. Jones & Co.</p> <p>The building is a brick structure, two stories high, and occupies a lot 62 feet by 100 feet. The house has six apartments and is strictly modern in every respect. Mrs. Dawson, who is a recent arrival in the city, purchased the flat as an investment. The house is well located and has a rental value of \$125 a month.</p> <p>Each of the flats is equipped with a fireplace and the apartment house is</p>	<p>regarded as one of the most desirable of the smaller apartment houses of the city. The fact that payment was made in cash is taken as a favorable omen of returning confidence in the future of Spokane real estate.</p>
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Spokesman-Review, 25 May 1912

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MARY FRANCES APT., DESIRABLE
4-rm. apt.; hardwood floors; fireplace;
basement; ideal for couple; no children;
available March 1. Riv. 1659.

MARY FRANCES APTS., W1907 7TH.
4-room apt., bath, fireplace, hardwood
floors, excellent condition, all outside rms.,
brick building, adults. Riv. 1659.

MARY FRANCES BRICK APT.
4 rms., clean, hardwood floors, fire-
place; 1st floor; gas range. Riv. 1659.

Spokane Daily Chronicle, 6 February 1926

Spokane Daily Chronicle, 28 August 1926

Spokesman-Review, 22 December 1929