

# The Breslin

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Spokane Register Nomination

7-1-2022

# 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: The Breslin  
And/Or Common Name: Same

## 2. Location

Street & Number: 729 S. Bernard Street  
City, State, Zip Code: Spokane, WA 99204  
Parcel Number: 35194.2506

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<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"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name: Breslin Holdings 2022 LLC  
Street & Number: PO Box 14955  
City, State, Zip Code: Portland, OR 97293  
Telephone Number/E-mail: 503-349-0930; [rudymunzel@gmail.com](mailto:rudymunzel@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 99260
County:	Spokane

## 6. Representation in Existing Surveys

Title:  
Date: ☐ Federal ☐ State ☐ County ☒ Local  
Depository for Survey Records: 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 Categories and Statement of Significance

**Applicable Spokane Register of Historic Places category: 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.
- ☐ 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.

*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: < one acre  
Verbal Boundary Description: Railroad 2<sup>nd</sup> PT of L10T012 898 N31FT of W1/2 of L1  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Diana J. Painter, PhD, Principal Architectural Historian  
Organization: Painter Preservation  
Street, City, State, Zip Code: 3518 N. C Street, Spokane, WA 99205  
Telephone Number: 707-763-6500  
E-mail Address: dianajpainter@gmail.com  
Date Final Nomination Heard:

## 12. Additional Documentation

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

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

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**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: \_\_\_\_\_

**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.**

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**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:

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City Clerk

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Assistant City Attorney

**Summary description**



The Breslin Apartments is a six-story, L-shaped apartment building with a flat roof with a short parapet above a narrow, molded cornice. The penthouse for the elevator is located on the roof near the apex of the “L”. A vehicular entry is located on the north end of the west façade, extending from west to east at the basement level, which is possible because of the slope of the lot. The 55,380 square foot apartment building is located on a .37-acre, slightly L-shaped parcel. It is located behind the public sidewalk on the west and north sides, with an open space to the rear, in the northeast corner of the lot. The open space behind the building is lower than east side of the lot, which is terraced to meet the street level on W. 8<sup>th</sup> Avenue and the lot to the east. Here there is a two-lane access drive to the medical facility’s parking garage to the south that meets the parking garage at the third level. The main entry to the building is located near the southwest corner of the building and faces Bernard Street to the west, with secondary entries on the east side within the north-south wing. The L-shaped configuration of the building allows for two double-loaded corridors on the interior with the main stair being located at the apex of the “L”.

The building is brick masonry construction with red brick cladding and pale glazed terra cotta trim, some of which has been painted white. The foundation is rubble basalt faced with Tenino sandstone blocks on the public sides that step down the slope(s). The roof is built-up. The entry features a classical portico in terra cotta. A wide terra cotta belt course is located between the first and second floors of the building and between the fifth and sixth level. The latter exhibits a double band of terra cotta that functions as a lintel course for the fifth level windows and a sill course for the sixth-floor windows, separated by a dentil course above a composite curved molding. A narrow terra cotta lintel course links the upper-level windows, above which is open brick patterning. Plain medallions and rectangular recessed terra cotta panels with molded frames mark the upper corners of the building on the outer bays on the public (west and north) faces. Recessed brick courses demarcate these same bays and the base of the building, lending a rustic appearance. Windows typically have two-over-two or one-over-one-lights and are double (or single) hung with smaller windows in two vertically aligned bays on the rear west façade and two on the rear north façade. Window frames and sills are the original wood, with inset vinyl sash. Oversized two- or three-part terra cotta sills, depending on the size of the windows, further delineate the base of the windows.

The building has a fairly plain appearance, relying on materials, colors, and textures to enhance its appearance, with the exception of the architectural detailing seen in the Neoclassical entry portico. The 1911 building was referred to as exhibiting a “Restrained Classicism” in the National Register nomination.



*Front (west) and south side facades*

*Photo by Diana Painter*

### **Location and setting**

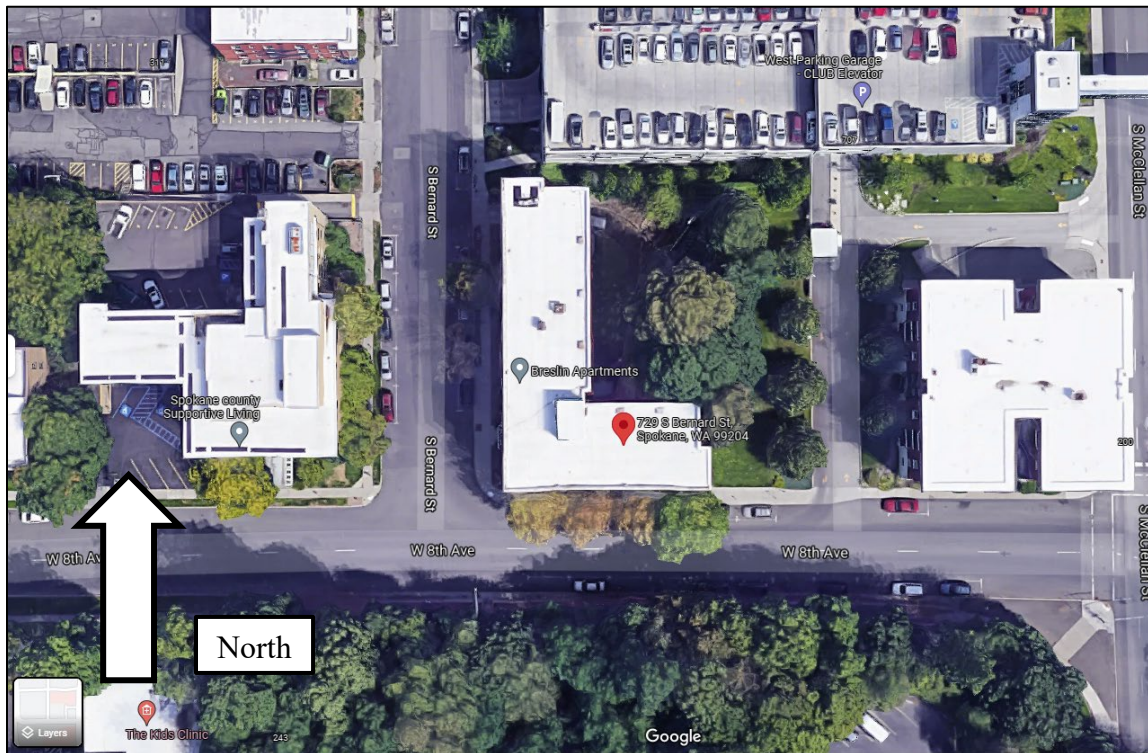
The setting of The Breslin Apartments is varied in its building types and land uses. It's also varied in its topography. The slope of the hill that rises to the south of the apartment begins across W. 8<sup>th</sup> Avenue; the hillside is held by two retaining walls here. It also rises more gently to the east of the apartment building. S. Washington Street rises to the south at about W. 8<sup>th</sup> Avenue as well, and then continues downslope from W. 8<sup>th</sup> Avenue in a more gradual manner toward downtown Spokane.

The immediate neighborhood around The Breslin is made up of medical buildings, including Providence Medical Center and Sacred Heart Hospital, among many other facilities. It also includes several large apartment buildings dating from the second and third decades of the twentieth century, including Culmstock Arms (328 W. 8<sup>th</sup>), The Oxford (702 S. Bernard), and Cambridge Court (206 W. 8<sup>th</sup>). Other buildings include single family residences (some of which are occupied by other uses), including a small bungalow at 7<sup>th</sup> and McClellan that contains Sandra's School of Dance, and Mary's Place, a 1906 Arts and Crafts house adjacent to the hospital.

Several distinctive modern buildings are located in this area as well. Included among these are the 1965 Neo-Expressionist IBM building by Kirk, Wallace, McKinley & Associates (799 S. Stevens St); the former Unitarian Church, a Neo-Expressionistic building designed by architects McClure & Adkison and Moritz Kundig (319 W. 8<sup>th</sup>); the

1962 Medicenter Building by architect Henry Swoboda (521 S. Bernard); the 1958 curtain wall building by architect Don Neraas, formerly a nursing home and now affordable housing (424 W 7<sup>th</sup>); and the 1956 curtain wall building by architect Victor Wulff that houses the Spokane County Community Services and Community Development Department (formerly the Rockwood Clinic). This building has a New Formalist entry, added in 1981 (312 W 8<sup>th</sup>). The venerable 1888 Glover Mansion, an event center today, is just uphill and to the southwest of the subject building.

The Breslin is on the southwest corner of the block bounded by W. 7<sup>th</sup> Avenue on the north; S. McClellan Street on the east; W. 8<sup>th</sup> Avenue on the south; and S. Bernard Street on the west. The southeast corner is taken up by the four-story Cambridge Court apartments. The entire north half of the block is taken up by a four-story parking garage, which is connected to the Providence complex to the east by a skybridge and accessed via W. 8<sup>th</sup> Avenue by a driveway on the east boundary of the subject property. Across the street to the west is the four-story county building. Across the street to the south is a wooded area that is behind the former Unitarian Church.



*The Breslin - Aerial Site Plan*

*Source: Google Maps*

### Exterior description

Front (west) façade. The front façade features the same belt courses mentioned in the overall description of the building. Because of the slopes of the street and parcel in this location, about half of the basement level of the building is visible toward the north end. At the south end is the main entry portico. It features a classical entablature above



engaged fluted columns with capitals with egg and dart molding on simple square sandstone bases that frame the opening. The architrave features a Greek key design below a simple rectilinear molding. The frieze is embellished with the name “The Breslin,” topped by a dentil course. The cornice is composed of a row of egg and dart molding at the top with two lion’s heads above the columns and a row of free-standing antefix above.



*Entry Detail, West Façade*

*Photo by Diana Painter*

Four brick steps lead to an open entry vestibule and the two-leaf entry doors, which feature three-quarter-height glass in a decorative frame. Above are three transom windows. The interior of this entry is clad in brick with matt glazing in a geometric pattern accented with terra cotta tiles in brick and pale green. Above the entry, from the first string course to the sixth floor, is a metal fire escape.

At the north end of the basement level of the building is a garage entry with a (contemporary) overhead door with five lights in the upper portion. This entry is marked by a very shallow arched opening with brick voussoirs and an oversized terra cotta keystone and skewback.<sup>1</sup> Windows on this façade are the typical windows described in the overview. A vertically aligned bay in the center of this façade is marked by blind windows composed of terra cotta panels in molded frames, set within a recessed brick panel. Smaller windows are located at the basement level for about half the width of the building on the north end of this façade. These windows today consist of two-part vinyl replacement sash.

South side façade. The north façade largely reflects the same features as the west façade but has no door. More than half of the basement level windows are visible here due to the slope of the street but vary in size, also due to the slope of the street. None are as tall as the windows on the main body of the building.

Rear (east) façade. The east façade reveals the end wall of the south wing of the building and the rear face of the north wing. The east end wall on the southern portion has a slight notch. The south end is plain, with no openings. The slightly recessed bay adjacent to it has a secondary entry at the first floor, with a concrete stoop and tubular metal rail. Above this door, at every level, is another entry door with a small, one-over-one-light, double-hung window (or single light window, in the case of the ground floor). All are accessed by a metal fire stair that begins just to the right of the ground level entry door, which has a single light above a single panel. On the north end of the north wing, windows are two-over-two-light windows or one-over-one, double-hung (or single hung) with wood frames and vinyl sash set within a shallow, segmental arched opening with brick sills. Windows within the bays at each end are small, with one-over-one-light sash.

Horizontal demarcations on these facades consist of a wide brick sill course underneath projecting brick courses at the parapet; coping material is unknown. Above the windows at the upper level, a narrow lintel course connects the tops of the windows, and a brick course under the building coping. There is no additional texture in the brick or terra cotta trim on these façades. At the north end of the north wing is another secondary entry that accesses the first floor level, with four wood steps to a small wood deck with a vertical wood rail. From this deck rises a metal fire stair to the second level of the building on the north façade of the wing. To the right of this entry, at the basement level, is another access point to the garage with a roll-up door. Visible at the ground level here are small windows to the basement within the basalt foundation. A few original window frames here show that these were casement windows.

North side façade. The north side façade is the end of the north wing of the building. It too is notched, with the westerly bay being plain, with no openings, and the easterly bay

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<sup>1</sup> The masonry course having a sloping face against which the end of a segmental arch rests. Francis D.K. Ching and Cassandra Adams, *Building Construction Illustrated* (Third Edition). New York: John Wiley & Sons, Inc., 2001:5-20.

having an exterior door and a narrow and wide window, all accessed by the fire escape. All are within a shallow segmental-arched opening, as are the other openings on the rear facades. The doors are typically multi-light French doors and the broader windows have one-over-one lights. Visible on the north façade of this east wing are window openings much like the windows on the east side of the north wing. They consist of two-over-two and one-over-one-light double (or single) hung windows in shallow segmental arched openings. A small buttress is located at the corner.

### **Interior description**

The front entry to the L-shaped building is at the southwest corner and faces west, toward S. Bernard Street. It has a double-leaf wood door, which leads to a relatively small room that accommodates the main stairwell. Hallways serving the original apartments extend to the right (east) and left (north). Upon entry, the L-shaped stairway is to the immediate left, beginning its flight toward the east. The stairs are open and have decorative vertical balustrades in an Arts & Crafts pattern. The balustrade curves at the bottom, ending in a square newel post with a square cap. The openings for the broad stairways are framed in boxed beams throughout; all woodwork is stained a dark brown.



*Entry Stair, Detail* Photo by Diana Painter

Hallways are divided into sections by shallow-arched openings. Doors are five-panel doors with what appears to be original door knockers. Tall baseboards and simple moldings, all stained dark brown, characterize the hallways. Flooring is the original hardwood floors. Wood wainscotting is located on the main floor. It appears that overhead lights are replacement fixtures, but are period appropriate. Wall sconces appear to be original.

To the left of the main stair is a door to the basement. To the left of this door is the elevator. Beyond the elevator is the opening to the mail room, which has an exterior door to the courtyard. Wood wainscotting is located along portions of the main floor hallway.

The apartments, which include studios, one-bedroom, and two-bedroom units, have different configurations. The public rooms of the one- and two-bedroom units are separated from the private bedrooms by a narrow hall on the interior side of the units. These halls in turn encircle the kitchen and bathroom. Bathroom and kitchen configurations differ and have differing cabinets and fixtures. Some units have dining rooms or dining areas, depending on their size. The apartments also differ in their window design, depending on their location. The units have tall baseboards, simple door and window frames, and typically have original hardwood floors.

Other facilities within the building are as follows. A vehicular ‘drive-through’ on the north end of the building accesses the rear courtyard. There are wood storage lockers within the basement area and on the main floor. A large laundry is also located in the basement. A small open mailroom is located off the north-south hallway. Also on the main floor are offices within the south wing.

### **Changes over time**

Most of the permits for The Breslin apartments up until 1993 were for the installation of appliances and associated electrical permits and the like. When Washington Trust Bank bought the property about 1973 a number of fire safety measures were taken, including extending the fire escapes to the ground and installing secondary entries and fire doors. Beginning in the 1980s to the present, most of the permitting records are for elevator and boiler inspections.<sup>2</sup> The field survey revealed that the window sashes have been replaced with vinyl windows in the original openings and wood frames. Contemporary roll-up garage doors have been added to the front and back openings of the drive-through to the rear courtyard.

The main wood entry doors to the apartment building as well as the doors to the south hallway are original, with original hardware. The tile and brickwork in the entry vestibule to the main entry are original and display Craftsman-era colors and finishes. Additional features on the building interior that are original include the wood five-panel doors to the

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<sup>2</sup> City of Spokane, “Building Permits – 729 S. Bernard Av,” Pre-1993 Permit Archive, accessed April 2022. City of Spokane, Building,” <https://aca.spokanepermits.org/CitizenAccess/>, accessed April 2022.



apartments and within the units; likely the door knockers on the exterior apartment doors; the main stairs and balustrades; the boxed beams where they occur in the landing areas for the stairs; the baseboards and moldings in the halls and the baseboards and much of the flooring in the apartments; the radiators in the apartment units; and the overall layout and spatial configuration of the halls and apartments. There are several utility boxes in the hallways that are original and contain the original (no longer operational) electrical panels for the building, and original storage rooms. In general, the building has very good integrity. The most apparent change is the addition of new window sashes, which are nonetheless within the original flat arch and segmental arched openings and frames and display the original terra cotta (public sides) and brick (non-public sides) sills.

Planned improvements for The Breslin will get underway in summer of 2022. Most of the improvements on the exterior are maintenance-related, including painting previously painted terra cotta trim. Interior improvements include the following. Eight new studio apartments will be added at the basement and main floor levels and an office and restroom will replace an existing storage area on the main level. Creating new basement level apartments will involve constructing two new window wells on the back (east side) of the building. Remodeling apartments on the main floor will involve the removal of several hallway doors and wainscoting. The existing (newer) garage door on the Bernard Street elevation will be replaced with a new door with four lights and a pedestrian door with a transom. A parking area at the back of the building, in the vicinity of an existing courtyard, will be undertaken under a separate permit.

### **Landscaping**

The parcel is informally landscaped with mature trees and shrubs on the east side of the building, with the exception of the trees along the drive to the neighboring parking garage, which are evenly spaced. On the west and south sides of the building a planting strip is located adjacent to the building and along the street curb, separated by a public sidewalk, except for a stretch in front of the main entry. Street trees are located in the public planting strip; three street trees on the west side of the building on the Bernard Street, and four mature trees on the south side of the building along W. 8<sup>th</sup> Avenue. A newer "Now Leasing" sign is located directly adjacent to the southwest corner of the building. The informally shaped, terraced courtyard, which has some retaining walls, is located to the immediate east of the building; it is not landscaped.

### **Integrity**

The following analysis discusses the integrity of the building. A property must possess integrity of location, design, materials, workmanship and association to be considered eligible for listing in the Spokane Register. The following is a response to these aspects of integrity for The Breslin.

**Location** is the place where the historic property was constructed or the place where the historic event occurred.



*The property is sited in its original location*

**Design** is the combination of elements that create the form, plan, space, structure, and style of a property.

*The property, which has excellent integrity, easily conveys the reasons for its significance. The design of the apartment building is intact.*

**Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*The materials of the building are intact, including the brick cladding and terra cotta trim on the exterior and dark-stained wood trim and detailing on the interior. The materials of the window frames has been altered with the replacement of wood sash with vinyl.*

**Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*The workmanship displayed on the building reflects early 20<sup>th</sup> century workmanship with respect to the above materials. The workmanship is intact, with the exception of the window sashes, which are manufactured.*

**Association** is the direct link between an important historic event or person and a historic property.

*The design of the building is intact and able to convey the association between its initial purpose as middleclass housing and its same purpose today. The building has fulfilled this purpose for 111 years.*

**Area of Significance:** A, Residential apartment development; C, Architecture

**Significant Date:** 1911, year of construction

**Architect:** Albert Held

**Builder:** L.B. Kerrick

### Statement of Significance

The Breslin Apartment building is eligible for listing in the Spokane Register of Historic Places under Category A, as a property that is associated with events that have made a significant contribution to the broad patterns of the history of the city, and Category C, as a property that embodies the distinctive characteristics of a type, period, or method of construction and that represents the work of a master. The Breslin is significant under Category A as part of the wave of in-city multiple family dwellings that were being developed at this time, which changed how Spokaneites might live in the city. It is also significant under Category C as a good example of a type (the new apartment building) and as the work of master architect Albert Held. The Breslin apartment building was one of a handful of purpose-built apartment buildings constructed in the early 20<sup>th</sup> century to house middle and upper-class residents. This housing option was not available earlier, when Spokane residents typically resided in single family housing or “lodgings” or boarding houses. These new apartment buildings were designed to provide an attractive alternative for in-city living. The Breslin’s architect Albert Held was known for perfecting the apartment building as a type, but also for his prolific output and artistry in many other building types and styles. The Breslin is already listed in the National Register of Historic Places as part of the *Apartment Buildings by Albert Held Thematic Group National Register of Historic Places*. It retains excellent integrity.

### Historic Contexts

*Apartment development in Spokane.* The Breslin was among the first self-contained apartments in Spokane that were designed for occupation by the middle classes.<sup>3</sup> Prior to the early twentieth century, those who did not own or rent houses tended to rent accommodations in “lodgings” or boarding houses. Rented spaces were additionally available in hotels and the upper floors of offices and commercial buildings.<sup>4</sup> The tremendous increase in population in the first decade of the twentieth century created a housing shortage in Spokane, and the building of apartment houses was seen as a way to help alleviate that shortage. This type of accommodation was also particularly attractive to bachelors, widows and widowers, and small families.<sup>5</sup> As a result, the apartment

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<sup>3</sup> Self-contained meaning with individual kitchens and bathrooms.

<sup>4</sup> Nancy Gale Compau and Leonard T. Garfield, *Apartment Buildings by Albert Held Thematic Group National Register of Historic Places Inventory – Nomination Form*, July 20, 1986:Section 7:1.

<sup>5</sup> Compau, 1886:Section 8:2.

building industry was booming in the 1910s. The Breslin is credited with being the largest or one of the largest of the new apartments.<sup>6</sup>

Four early apartment buildings by Alfred Held, including two 1904 apartments, one of which is credited with being the first in Spokane (the Ammann Apartments at 1516 W. Riverside Avenue) are represented in the *Apartment Buildings by Albert Held Thematic Group National Register of Historic Places*.<sup>7</sup> These buildings represented the initial phase of apartment house construction in Spokane.<sup>8</sup> According to Nancy Compau and Leonard Garfield, who wrote the National Register nomination for the apartment buildings, they were “hailed for their innovation and luxury.”<sup>9</sup> The features that were designed to attract middle class residents included their residential settings, proximity to downtown, landscaped courtyards, classical exterior design, spacious interiors, and “commodious” suites.<sup>10</sup> They were also outstanding for their access to the outdoors through numerous operable (double-hung) windows, which yielded views of landscaped courtyards, green spaces, and gardens made possible by the form of the buildings (with the exception of The Ammann).

Architectural detailing, although restrained, in the words of the authors, conveyed their stylistic expression. In the case of The Breslin, the detailing is Neoclassical, conveyed by its classical portico and other terra cotta detailing, whereas the decorative tile in the entry displays its affiliation with the Arts & Crafts Movement. The interior design of the apartments includes layouts where the public and private areas within the apartments are separated by corridors and, in the case of The Breslin, the kitchen and bathroom. The public areas for the apartments as a whole are also well detailed. While the public entry area for The Breslin is not large, it is articulated with dark-stained decorative wood balustrades that display its roots in the Arts and Crafts era, box beams, and wood trim and beadboard wainscoting.

Apartment building continued during this time frame. A June 1910 article in *The Spokesman-Review* stated that, “. . . it seems that the city will make a name for itself as a center of costly-constructed apartment houses.”<sup>11</sup> The article named apartments that were recently completed or under construction including the G.H. Dennis apartment at Fifth and Howard and W.H. Stanley’s The Breslin, which were both referred to as “ultra-fine.” The Sweatt at Second Avenue and Coeur d’Alene, the Seymour Birch on Fifth, the Wilson (The Knickerbocker) apartments at First and Maple, and the Parsons apartment at Fifth and Cedar were all mentioned.<sup>12</sup> Note that the Ammon Apartments by Albert Held

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<sup>6</sup> The thematic nomination for the Held apartments states that The Breslin was believed to be the largest apartment building in Spokane before World War II or alternatively before the Great Depression. Compau, 1986:Section 7:2 and Section 8:4.

<sup>7</sup> Compau, 1986:Section 7:1.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Compau, 1986:Section 8:1.

<sup>11</sup> . . . *The Spokesman-Review*, June 12, 1910:33.

<sup>12</sup> Ibid.

were also being constructed at this time, as well as numerous others profiled in *The Spokesman Review*.

*The Neighborhood.* The Breslin is just to the northeast of the Marycliff-Cliff Park Historic District and Edwidge Woldson (formerly Pioneer) Park, within the Cliff/Cannon neighborhood on Spokane's South Hill. The larger Cliff/Cannon neighborhood is composed of Cannon's Addition, Cliff Park, and Edwidge Woldson Park. The site is on the east side of the neighborhood. The apartment building is close to the lower (in elevation) end of the neighborhood, where the slope lessens as it continues north toward downtown Spokane. The area immediately surrounding the property is known for its apartment buildings and medical facilities.

Cannon's Addition was originally platted by Anthony McCue Cannon in 1883; by the late 1800s was known as an elite residential neighborhood.<sup>13</sup> As stated in the neighborhood profile, "Even apartment dwellings were designed by prominent architects for wealthy tenants."<sup>14</sup> The centerpiece of the neighborhood is a 4.5-acre Cliff Park that was donated by real estate developers Harl Cook and Charles Clarke to the city in 1904. The neighborhood became known for its medical facilities as early as 1907, when the cornerstone was laid for Sacred Heart hospital just east of the subject property.

Edwidge Woldson Park is named for the wife of Martin Woldson, who bought The Breslin in 1935. Centerpieces of the park today are the Moore-Turner Heritage Gardens and the Corbin Art Center, named for the former owners of the properties, D.C. Corbin, Frank Rockwood Moore, and George Turner.<sup>15</sup> In addition to its parks, today the neighborhood also retains its rich mix of residences in various architectural styles, many owned by Spokane's most prominent citizens in the past and preserved in the historic district.

The growth of the neighborhood in the vicinity of The Breslin from the late nineteenth century through to the mid-twentieth century can be traced through the evolution of the Sanborn Fire Insurance maps that document it. In 1891 maps show that the block within which The Breslin is located today was occupied by three residences.<sup>16</sup> The 1902 Sanborn Fire Insurance map shows the same three residences, but a deep cut for an electric streetcar bisected the block in the center, going west to east. This cut traveled another block to the east before turning south on what was called North Avenue. The 1910 Sanborn Fire Insurance map showed just the foundation of the future six-story building. The block, as well as the surrounding areas, were utilized for residences at this time. The central cut for a streetcar was no longer evident.

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<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Bishop, Claire and Sara Patton, *Marycliff/Cliff Park Historic District National Register of Historic Places Inventory – Nomination Form*, October 1978.

<sup>16</sup> Bernard was known as Baxton in 1891. Sanborn Fire Insurance maps, 1891, 1902, 1910 and 1910 updated to 1950.

By the mid-twentieth century the transition to multi-family development and accommodations for the automobile had become complete. The 1950 Sanborn map showed that the subject block was developed with a variety of structures. The Breslin Apartments was called out, with 40 units. It was noted as having steam heat and electric lights. To the north was a multi-unit apartment building with garages and retaining walls. The lot to the east had five individual garages. The lot to the immediate east of The Breslin was a “lodgings” building with seven or more garages. At the southeast corner of the block was the Cambridge Court apartments (still extant) and another six-unit apartment building to its north, along with one garage. The trend toward the multi-family development seen today was clear.

Development of the blocks surrounding The Breslin was very mixed, although the presence of freestanding and attached garages was a constant. Steep topography characterized the whole area, as it does today. To the southwest was (and is) the Glover Mansion, used as the Unitarian church at that time. Other uses surrounding the bordering blocks were apartment buildings, lodging and boarding houses, and rooming houses, particularly to the west. Single family houses also continued to be evident, mixed in with the multi-family developments, including an “auto houses” development. Service stations were also found. To the southeast was the sprawling Sacred Heart Hospital and a nurse’s home and training school. And to the south was the Spokane Medical Center and two apartment buildings. Today the growth of the medical facilities continues, although the stately apartment buildings have been retained.

### **Developmental history**

The Breslin is credited with bringing ‘a new scale’ to apartment buildings in Spokane, according to historians Nancy Compau and Leonard Garfield.<sup>17</sup> It is said to be the largest apartment building constructed in Spokane prior to the Depression.<sup>18</sup> Although not as architecturally ornate as some of Held’s other apartment buildings, it had numerous features that still placed it in the “luxurious” category enjoyed by Held’s other apartments, including separated public and private spaces, simplified classical exterior features, a rear courtyard with gardens and trees, a basement laundry, servants’ rooms, and kitchens with a dumb waiter, electric refrigerators (by 1928), and gas ranges.

Construction began in 1910 and the building was ready for occupancy by the end of the year.<sup>19</sup> The lot was 150’ along Bernard Street and 100’ along Eighth Avenue. The width of the wings are 41’ and the size of the courtyard was to be 49’ wide by 109’ long.<sup>20</sup> The fireproof qualities of the building and the elevator were noted, a result of solid brick walls running from the basement to the roof and heavy asbestos paper between the floors of the apartment. Fire escapes were also provided at the ends of all interior halls.

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<sup>17</sup> Nancy Gale Compau and Leonard T. Garfield, *Apartment Buildings by Albert Held Thematic Group National Register of Historic Places Inventory – Nomination Form*, July 20, 1986:section 8:4.

<sup>18</sup> Some sources say prior to World War II.

<sup>19</sup> Ibid.

<sup>20</sup> “High-Class Apartment House on Eighth and Bernard to Cost \$100,000,” May 15, 1910:1



*Announcing the building's progress*

*The Spokesman-Review, August 14, 1910*

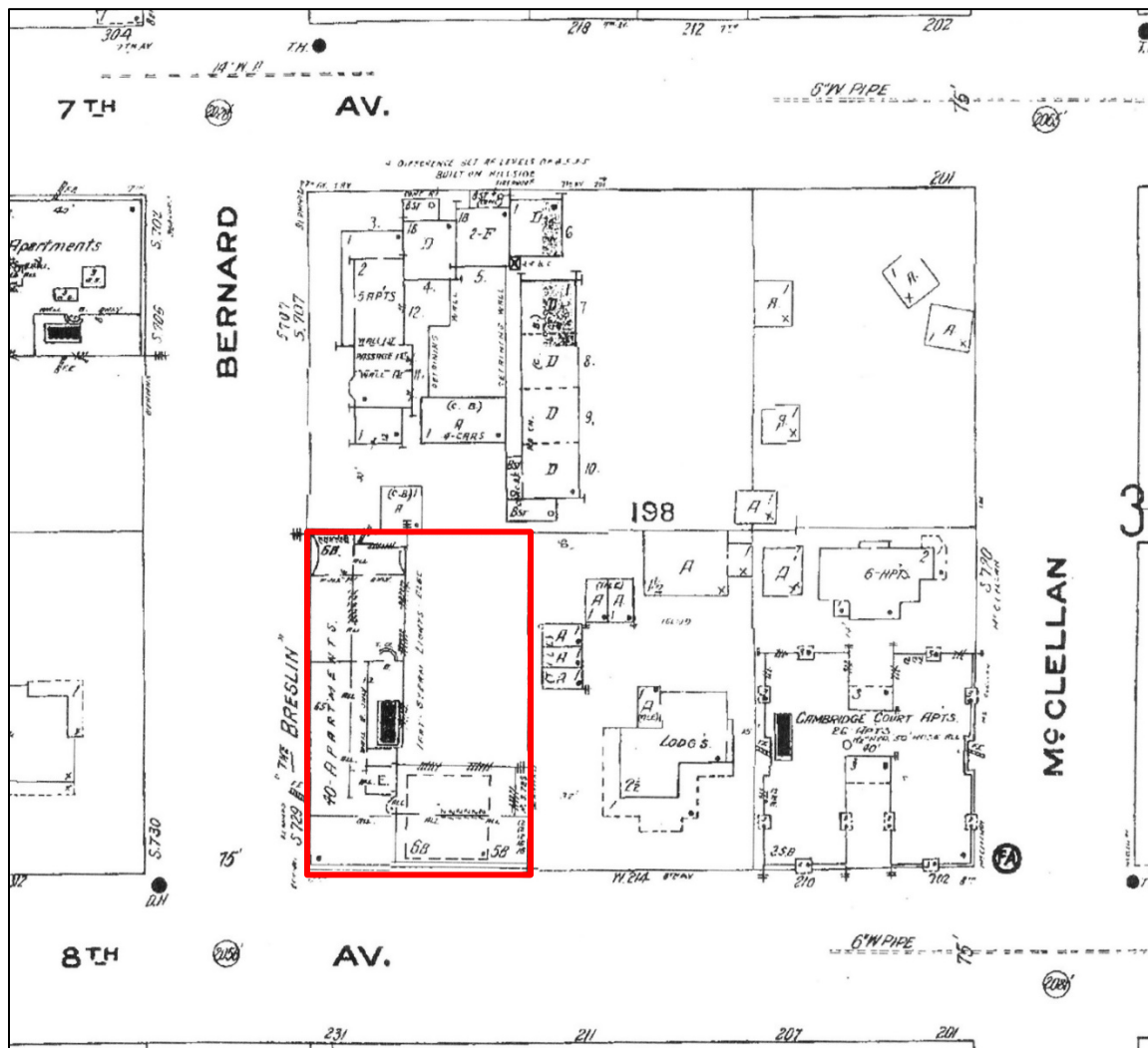
The apartment building was said to cost \$100,000 when construction started in 1910.<sup>21</sup> Thirty-seven apartments of four-to-six rooms were planned at that time. A May 1910 newspaper article profiling the project mentioned the fact that every room was open to the outside through regularly spaced, operable, double-hung windows. The article described the planned features of the large apartment building in detail, including the dark-stained hardwood floors; the light colors of the bedrooms, bathrooms and kitchens; the "vapor" heating system, electric lights, and gas heating. According to the article, a vacuum cleaning plant was installed that each tenant could use in their apartments, although it was not clear whether this was done. The "covered driveway" was considered an asset, as it would enable deliveries and the like to occur in the courtyard by driving through to the back of the building from S. Bernard Street. The article stated that, "When it is completed it will be the first high-class apartment house in the Manito Hill district, and will be in the heart of one of the high-class residence sections of the city."<sup>22</sup> The excellent view of the city from the building was noted as well.<sup>23</sup>

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

By the time the building opened, it was said to be valued at \$125,000.<sup>24</sup> According to a February 5, 1911 article in *The Spokesman-Review*, the building was almost fully rented, “to a substantial and high class of tenants,” within just six weeks of its opening. The article boasted of the quality materials of which the apartment was constructed, the 304 operable windows, and the convenience of the rear court. It also discussed the techniques that W.H. Stanley used to rent the building, including the development of a small booklet on the building that was distributed throughout the city; the “novel” employment of newspaper advertising and news features on the apartment; and the rental agents he used to assist in renting the apartment.<sup>25</sup>



*The apartment and neighborhood in 1950*  
 Sanborn Fire Insurance maps

<sup>24</sup> “Rents New Breslin in Record Time,” *The Spokesman-Review*, February 5, 1911:1.

<sup>25</sup> Ibid.

## Property ownership

The Breslin was developed by W. H. Stanley of Spokane. Stanley came to Spokane in 1903 and, along with L.H. Hamblen, established the Spokane Canning Company at Yardley.<sup>26</sup> He later established the Stanley Investment Company, for which he was president, treasurer, and general manager.<sup>27</sup> Stanley was also a director of Fidelity National Bank in 1911 and the Assistant Manager for the Kelley-Clarke Company, a manufacturer's agent, exporter and importer, and wholesale grocery broker, in 1912.<sup>28</sup> In addition to his many business and real estate ventures, he was active in Spokane's civic life and social institutions. Stanley was elected the Secretary of the Harvard University Club in 1905 and the Spokane University Club in 1908. He sold the property on which The Breslin is located in the early 1920s to Chester W. Chapin of New York.

Chester W. Chapin was the second owner of The Breslin.<sup>29</sup> He was among a small consortium of investors that supported Spokane's Daniel Corbin and his ventures in railroads, including the Spokane Falls and Northern Railroad company, and coal mining in Washington and British Columbia. These included James Monaghan, Arthur Newbery, Horace K. Thurber, J.K.O. Sherwood, and Alfred C. Chapin.<sup>30</sup> Chapin was president of the New York and New Haven Steamship Company and the Central New England Railroad Company, and managed the estate of his father, Chester W. Chapin, Sr., said to be the largest, at \$25 million (in today's dollars), in New England outside of Boston.<sup>31</sup> Chapin died in 1922 at the age of 81. The Breslin was sold by his estate in New York to Martin Woldson of Spokane in 1935.<sup>32</sup> Local leasing agents had installed improvements to the building in 1928, including electric refrigeration.<sup>33</sup>

The third owner of The Breslin was Martin Woldson, who bought the building in 1935 as an investment.<sup>34</sup> At the time of its sale, it was valued at \$200,000.<sup>35</sup> *The Spokesman-Review* published an article entitled, "Decades Biggest Apartment Deal," on the occasion,

<sup>26</sup> "To Begin Work on Cannery," March 26, 1906:3.

<sup>27</sup> Compau, 1986:Section 8:4.

<sup>28</sup> "Rents New Breslin in Record Time," *The Spokesman-Review*, February 5, 1911:1.

<sup>29</sup> A 1928 article credited the purchase of the building to Alfred Chapin of England when he was in America in 1922-1923, but most sources identify Chester W. Chapin as the purchaser.

<sup>30</sup> John Fahey, "Daniel Corbin and the Spokane Falls & Northern Railway," *HistoryLink.org*. <https://historylink.org/File/7528>, accessed April 2022.

<sup>31</sup> "Chester W. Chapin Was Noted Business Man and Yachtsman," *The Tampa Tribune*, November 17, 1922:9.

<sup>32</sup> "Martin Woldson is Breslin Owner," *Spokane Chronicle*, February 22, 1935:9. "Bargain and Sale Deed," by Trustee for Julie Chapin Hodges under the will of Chester W. Chapin to Martin Woldson, February 23, 1935.

<sup>33</sup> "Improve Breslin Building," *The Spokesman Review*, December 8, 1928:6.

<sup>34</sup> "Martin Woldson is Breslin Owner," *Spokane Chronicle*, February 22, 1935:9.

<sup>35</sup> "Decades Biggest Apartment Deal," *The Spokesman Review*, January 30, 1935:1. Martin Woldson also re-developed the Edwidge Apartments on Riverside in 1912, which were named after his wife, and developed the rear half of the Myrtle Apartments on W. Sprague Avenue in 1913, which were named after his daughter. Jim Kolva, *Myrtle Apartments Spokane Register of Historic Places Nomination*, April 13, 2020 (listing date).



stating that the sale of the building was the first for an apartment of its size and class since 1925, indicating an upturn in the market.<sup>36</sup>

Woldson, who immigrated from Norway in 1882, began his career as a contractor in the railroad industry, working in Montana in 1900 and in Spokane by 1910.<sup>37</sup> In 1920 he called himself a contractor for roads and highways.<sup>38</sup> In 1930, when he was 65, he referred to himself as retired. In 1940 he listed his profession as a manager in manufacturing.<sup>39</sup>

Over the course of his career he was president of the General Construction Company, owned the Golden Age Brewery, and had interests in mines in Idaho and Alaska and railroads in Montana and Canada.<sup>40</sup> He also owned a collieries (coal mine and associated buildings) in British Columbia, an enterprise that Chester W. Chapin also had an interest in. He was also a purchasing agent for the Kelley-Clarke Company, a national company that acted as manufacturers' agents, exporters and importers, and wholesale grocery brokers.<sup>41</sup> Woldson died in 1958 at the age of 94. Management of his business affairs was inherited by his daughter Myrtle Woldson.

Woldson married Edwidge Louise Woldson of Montana in 1909 and had two children, Myrtle Edwidge, who was born in 1910, and Francis M., who was born in 1913. He and his family lived at 903 S. Adams in the 1920s through at least 1940, in a Tudor Revival house that was valued at \$10,000 in 1930.<sup>42</sup> Beginning in the late 1940s he lived at 526 W. Sumner Avenue in a house designed in 1915 by Albert Held. His daughter Myrtle continued to live in this house after her father's death.

Woldson's daughter Francis married Kenneth W. Howser in 1940. Myrtle did not marry and followed in her father's footsteps as a businesswoman, specializing in real estate investments. She was known for her philanthropy. Ms. Woldson contributed to the renovation of the Martin Woldson Theater at The Fox and the Moore-Turner Heritage Gardens in the name of her parents.<sup>43</sup> Edwidge Woldson Park (formerly Pioneer Park), which is below her former home on Cliff Drive in the Marycliff/Cliff Park Historic District, was re-named by the Spokane Park Board in recognition of Myrtle Woldson's donation to the Moore-Turner Heritage Garden.<sup>44</sup> Upon her death in 2014 she left money to design and build the Myrtle Woldson Performing Arts Center on the Gonzaga

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<sup>36</sup> Ibid.

<sup>37</sup> U.S. Census, 1900, 1910.

<sup>38</sup> U.S. Census, 1920.

<sup>39</sup> U.S. Census, 1940.

<sup>40</sup> Compau, 1986:Section 8:4.

<sup>41</sup> "Kelley-Clarke Co., Spokane, Wn." (Ad), *The Spokesman-Review*, September 11, 1921:41.

<sup>42</sup> U.S. Census, 1930. He had previously lived at 1620 9<sup>th</sup> Avenue.

<sup>43</sup> "Woldson, Myrtle, 1910-2014" (obit.), *The Spokesman-Review*, April 20, 2014.

<sup>44</sup> Jim Kolva, *Myrtle Apartments Spokane Register of Historic Places Nomination*, April 13, 2020:Section 8, page 14.

University campus, which she had also supported over the years.<sup>45</sup> Ms. Woldson died in 2014 at the age of 104.

Later building owners were as follows, according to building permit records,<sup>46</sup> The Breslin was owned by Anthony, Baker & Burns, an insurance company, in the 1950s, up until at least 1960. It was owned from about 1961 to 1973 by the Jenkins Agency, another insurance company. Washington Trust Bank bought the building about 1973 and was listed as its owner through the mid-1990s, with the possible exception of the mid-1980s, when it was owned by Fred S. James Company, an insurance broker.<sup>47</sup> According to Assessor records, ownership of the building turned over again in 2007 or 2008, 2014 and 2019. The present owners bought the building in 2021.<sup>48</sup>

### Architect Albert Held

The architect for The Breslin was Albert Held and the builder/contractor was L.B. Kerrick. Held was highly regarded in the 23 years that he worked as an architect in Spokane, in which he, “Planned and superintended erection of many of Spokane’s best residences, school buildings, apartment houses, business buildings and industrial plants.”<sup>49</sup> He became especially well known for his apartment buildings, which was a new building type in early twentieth century Spokane.

Albert Held was born in 1866 in New Ulm, Minnesota to Albert, Sr., a carpenter and joiner, who had immigrated from Germany in 1853, and his wife Christine H., who immigrated in 1857.<sup>50</sup> At the time of the 1880 census, young Albert was 14 and living at home with six brothers and sisters. He was listed as an apprentice mechanic.<sup>51</sup>

Albert pursued a technical course at the State University at Minnesota. He also studied architecture in St. Paul, according to the 1906 *Sketches of Washingtonians*.<sup>52</sup> He worked as a draftsman in Minnesota before relocating to Spokane after the fire of 1889.<sup>53</sup> Once in Spokane, he briefly worked for Herman Preusse as a draftsman. In 1890 he formed a

<sup>45</sup> McCulloh, Dr. Thayne M., With Appreciation and Deep Gratitude for Miss Myrtle E. Woldson,” (ad) *The Spokesman-Review*, May 6, 2014:A7.

<sup>46</sup> City of Spokane, “Building Permits – 729 S. Bernard Av,” Pre-1993 Permit Archive, accessed April 2022.

<sup>47</sup> According to a 2003 survey of The Breslin and the 1986 nomination of the property, it continued to be owned by the Woldson family. This is inconsistent with building permit records.

<sup>48</sup> Spokane County Assessor records.

<sup>49</sup> “Who’s Who on the Pacific Coast, 1913,” *Ancestry*,

[https://www.ancestry.com/search/collections/2227/?name=Albert\\_Held&birth=1866-3-25](https://www.ancestry.com/search/collections/2227/?name=Albert_Held&birth=1866-3-25), accessed April 2022.

<sup>50</sup> U.S. Census, 1900.

<sup>51</sup> U.S. Census, 1880.

<sup>52</sup> “Albert Held (Architect),” *Pacific Coast Architecture Database*, <https://pcad.lib.washington.edu/person/3810/>, accessed April 2022.

<sup>53</sup> Nelson W. Durham, *History of the City of Spokane and Spokane County, Washington: from its earliest settlement to the present time*. Chicago, IL: S.J. Clarke Pub. Co., 1912:200.

partnership with Johann Zittel, which they called Held and Zittel.<sup>54</sup> He opened his own office about 1902.<sup>55</sup>

One of Held's most impressive early buildings is the Renaissance Revival Holley-Mason Building (S. 157 Howard Street), Spokane's first reinforced concrete building, which was extensively documented in *The Spokesman-Review*, and touted for its progressive design and fireproof qualities.<sup>56</sup> Additional early buildings include the Palace department store (no longer extant),<sup>57</sup> the Home Telephone building of reinforced concrete, the North Central high school (no longer extant), the Marshall-Wells Company storehouse, the Realty building, the Terminal Station, and all the work on the Inland Empire system.<sup>58</sup> According to historian Nelson W. Durham, writing in 1912, he was also the architect of the new gas works, Centennial Mills, St. Luke's Hospital, the State Veterinary Hospital, the interior of the Sacred Heart Hospital above the third floor, the Spokane Athletic Club, and the Webster and Lincoln schools. Apartment buildings for which he was responsible in these early years were the new Knickerbocker apartments ("the finest ever erected in the far west") and the San Marco and The Breslin apartments. Held's Bachelor Apartments on Howard between Sixth and Seventh Avenues was underway by 1909. He also designed residences for James Clark, C. H. Reeves, E.D. Sanders, and William F. Zimmerman, among others. He was additionally a director of the Exchange National Bank.<sup>59</sup>

Held designed warehouses for the following companies by 1909: the Kelley-Clarke Company, the Benhan & Griffith Company, the E.L. Gordon Company, and the John W. Graham and Company. In addition to Centennial Mill, he designed the following manufacturing plants: the Inland Brewing Company, Spokane Brewing and Malting Company, and the Spokane Bakery Company. He also designed numerous railroad facilities in Spokane, Rathdrum, and Newport.<sup>60</sup>

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<sup>54</sup> Zittel would later form a partnership with Preusse called Preusse and Zittel, Architects, which was in effect from 1893 to 1910. "Julius Albert Johann Zittel (Architect)," Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3449/>, accessed April 2022.

<sup>55</sup> "Albert Held (Architect)," Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3810/>, accessed April 2022.

<sup>56</sup> "Spokane's First Reinforced Concrete Building," February 17, 1907:13. Linda Yeomans, *Holley-Mason Building Spokane Register of Historic Places Nomination Form*, October 10, 1998.

<sup>57</sup> Tinsley, Jesse, "Then and Now: The Palace and J.C. Penney," Mon., Dec. 31, 2018.

<sup>58</sup> Durham, 1912:201.

<sup>59</sup> Nelson W. Durham, *History of the City of Spokane and Spokane County, Washington: from its earliest settlement to the present time*. Chicago, IL: S.J. Clarke Pub. Co., 1912:200-201. Numerous buildings by Albert Held are named and referenced in maps and photographs in the *Pacific Coast Architecture Database*: <https://pcad.lib.washington.edu/person/3810/>. Additional buildings are named in the article, "Albert Held, Architect," in *The Spokesman-Review*, June 17, 1909:90. See also the Spokane Register nomination for the Ammann Apartments: Linda Yeomans, *Ammann Apartments Spokane Register of Historic Places Nomination*, November 20, 2019.

<sup>60</sup> "Albert Held, Architect," *The Spokesman Review*, June 17, 1909:90.

One of Held's early honors was to have three of his buildings featured, with photographs, in the 1908 issue of *Western Architect*, a publication of the American Institute of Architects.

The work of Albert Held was the topic of the 1986 *Apartment Buildings by Albert Held Thematic Group*, by which four apartments by Held were listed in the National Register of Historic Places.<sup>61</sup> The nomination recognized the quality and diversity of Held's multi-family apartment buildings, from the two-and-one-half story Ammann Apartments on Riverside Avenue, between the Riverside Avenue and Browne's Addition historic districts; to the three-story San Marco apartments at Riverside and Sprague, within the Riverside Avenue Historic District; to the three-story Knickerbocker apartment building at W. Fifth Avenue and S. Howard Street; to the six-story Breslin. They were constructed between 1904 to 1911, from perhaps the first apartment building in the city (The Ammann) to the largest before World War II (The Breslin).<sup>62</sup> While Held designed many building types and was considered one of Spokane's most distinguished architects, he "was a master of apartment house design and was among the first in Spokane to . . . devote his talents to the new building type," according to the National Register nomination.<sup>63</sup>

He married Kate C. Logan Held, who was from Michigan, in 1903. Between 1910 and 1920 Held's mother-in-law, Melinda Benharn, also lived with them. In 1910, when they lived at 416 River Road, they had two servants, a maid and a gardener, and in 1920 they had a housekeeper.<sup>64</sup> They lived at 364 S. Coeur d'Alene Street between 1913 and 1920.<sup>65</sup> In the late 1930s they lived at W. 2306 Pacific Avenue.

In addition to his architectural practice, Held was on the Board of Directors for the Exchange National Bank beginning about 1913 and served as a member of the Board of Park Commissioners beginning about 1913. He became a member of the Architectural Association of Spokane about 1906 and enrolled in the Washington Chapter of the American Institute of Architects in 1913.<sup>66</sup> Held also belonged to many clubs and organizations, including the Spokane Club, the Spokane Amateur Athletic Club, and the Chamber of Commerce.<sup>67</sup> Held died in Portland, Oregon, where he was being treated for bladder cancer, on June 28, 1924, at the age of 48.<sup>68</sup>

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<sup>61</sup> Nancy Gale Compau and Leonard T. Garfield, *Apartment Buildings by Albert Held Thematic Group National Register of Historic Places Inventory – Nomination Form*, July 20, 1986.

<sup>62</sup> Compau, 1986:Section 1:1-6. Note that the construction date of The Breslin is seen as 1910 in this document.

<sup>63</sup> Compau, 1986:Section 8:1.

<sup>64</sup> U.S. Census, 1910, 1920.

<sup>65</sup> "Albert Held (Architect)," *Pacific Coast Architecture Database*, <https://pcad.lib.washington.edu/person/3810/>, accessed April 2022.

<sup>66</sup> "Albert Held (Architect)," *Pacific Coast Architecture Database*, <https://pcad.lib.washington.edu/person/3810/>, accessed April 2022.

<sup>67</sup> Ibid.

<sup>68</sup> "Albert Held is Taken by Death," *The Spokesman-Review*, June 29, 1924:5.

### **Contractor L.B. Kerrick**

The contractor for The Breslin was L.B. Kerrick. Kerrick was a Spokane area builder who is credited with building commercial, institutional and residential buildings in the first two decades of the twentieth centuries. He also was involved in some single-family residential real estate speculation. Among the projects that he built are Holy Trinity Church (1912); a new wing for St. Luke's Hospital (1912); a remodel for the Sherman Clay building in downtown Spokane in reinforced concrete, for which he managed a crew of 20 laborers (1914); the state bank building in Moscow (1920); and various residences. He also built the 1915 residence for Martin Woldson at 526 W. Summit, which was designed by Albert Held in the "Old English" style.<sup>69</sup>

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<sup>69</sup> *The Spokesman-Review*, various issues.

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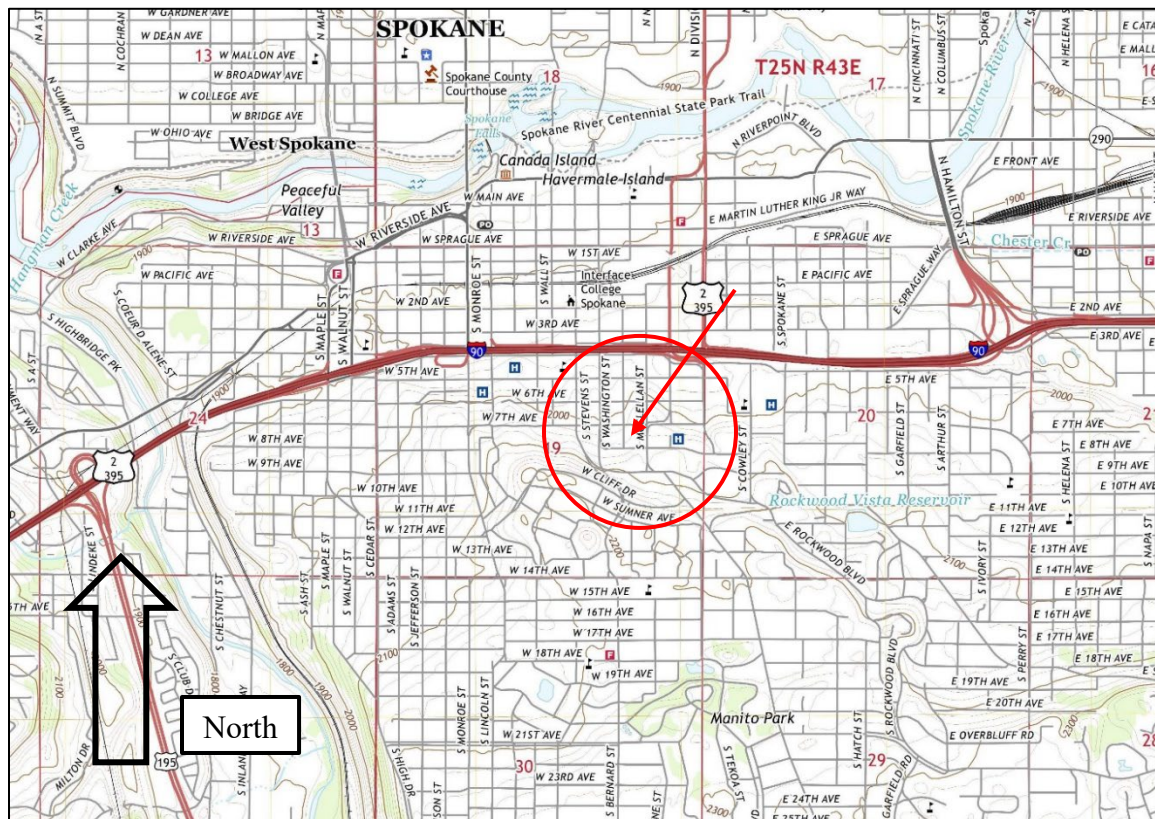
“Who’s Who on the Pacific Coast, 1913,” *Ancestry*,  
[https://www.ancestry.com/search/collections/2227/?name=Albert\\_Held&birth=1866-3-25](https://www.ancestry.com/search/collections/2227/?name=Albert_Held&birth=1866-3-25), accessed April 2022.

Yeomans, Linda, *Ammann Apartments Spokane Register of Historic Places Nomination*, November 20, 2019.

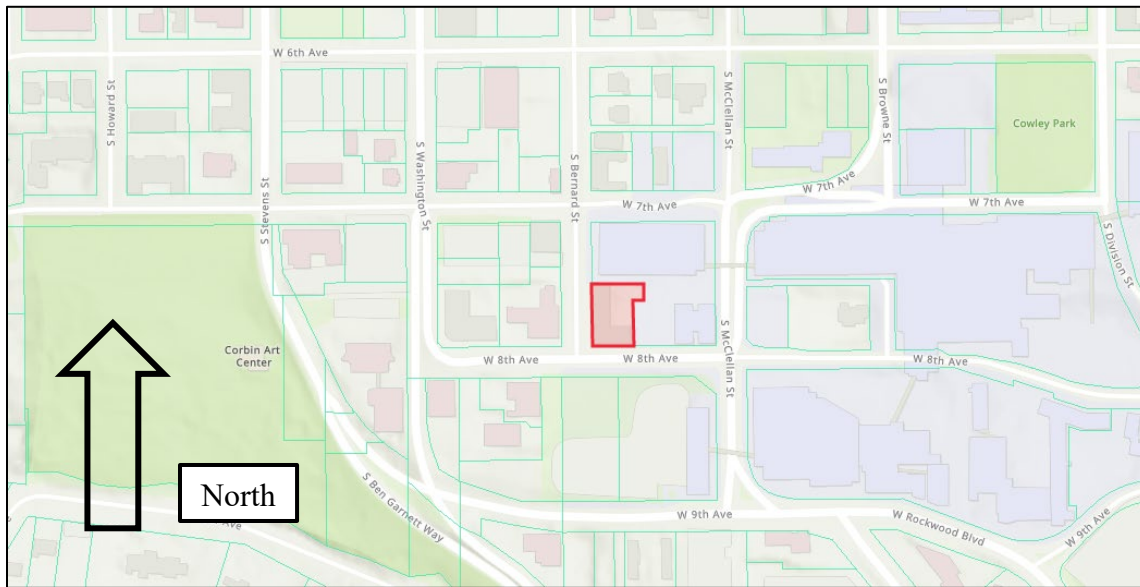
\_\_\_\_\_, *Holley-Mason Building Spokane Register of Historic Places Nomination Form*, October 10, 1998.



**Figure 1:** Site location map, Spokane NW 7.5 minute quadrangle

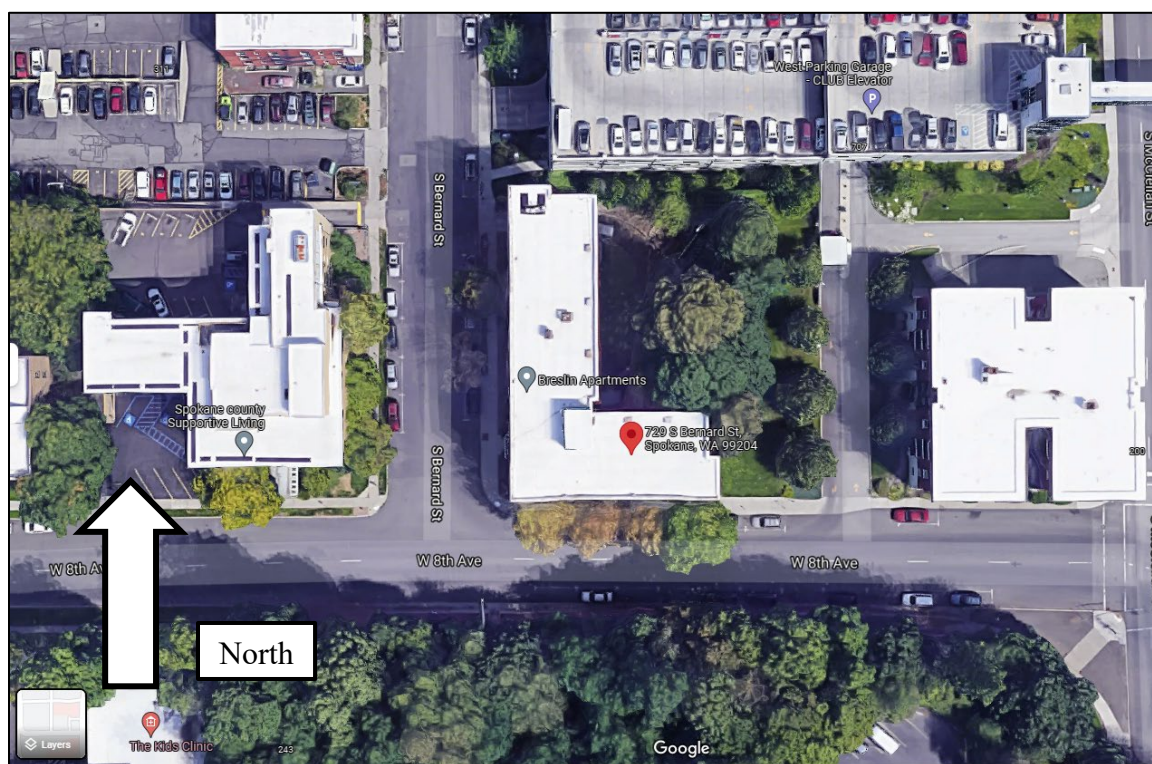


**Figure 2:** Site parcel map



*Source: Spokane County Assessor*

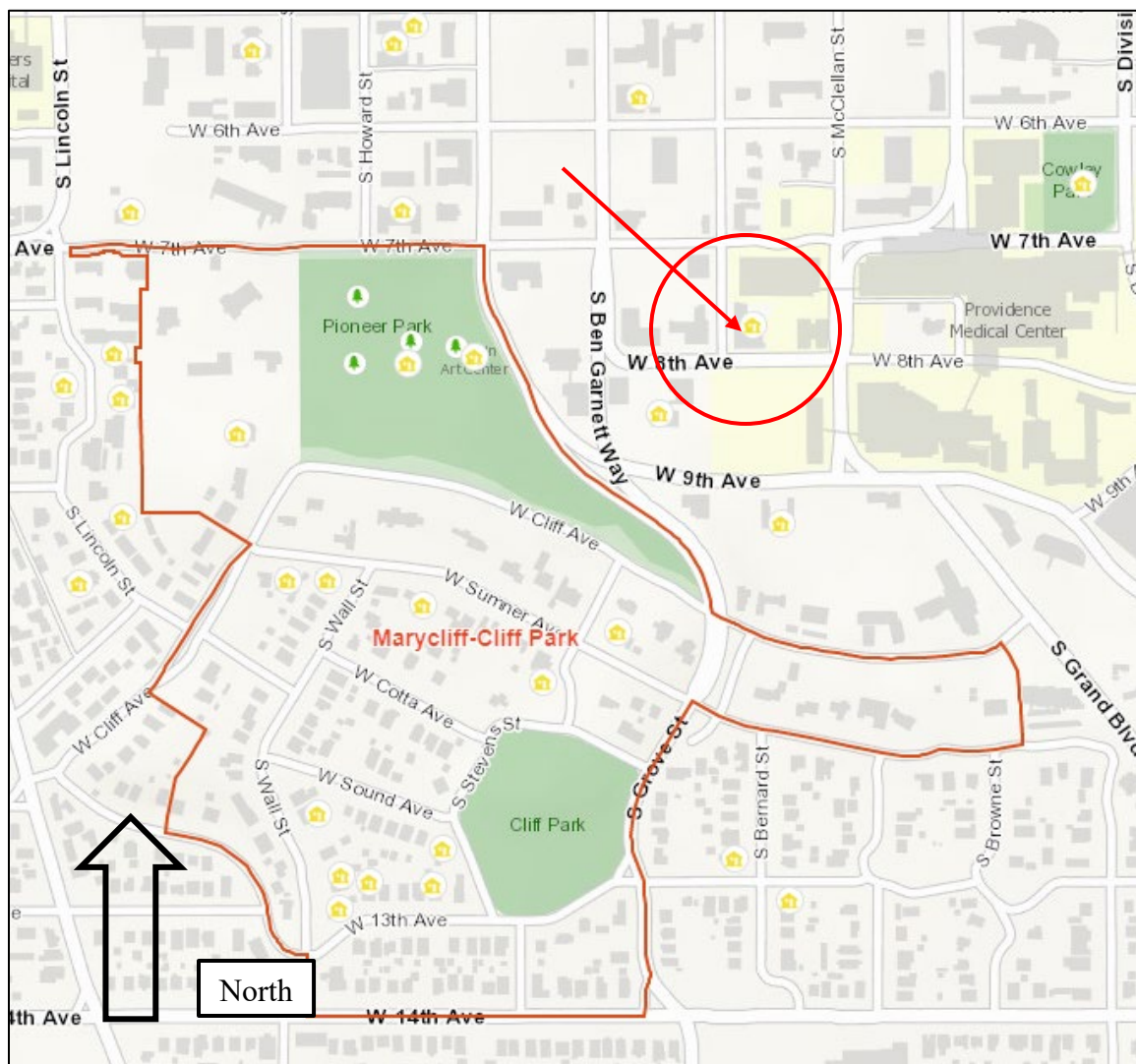
**Figure 3:** Aerial site plan



Source: Google Maps

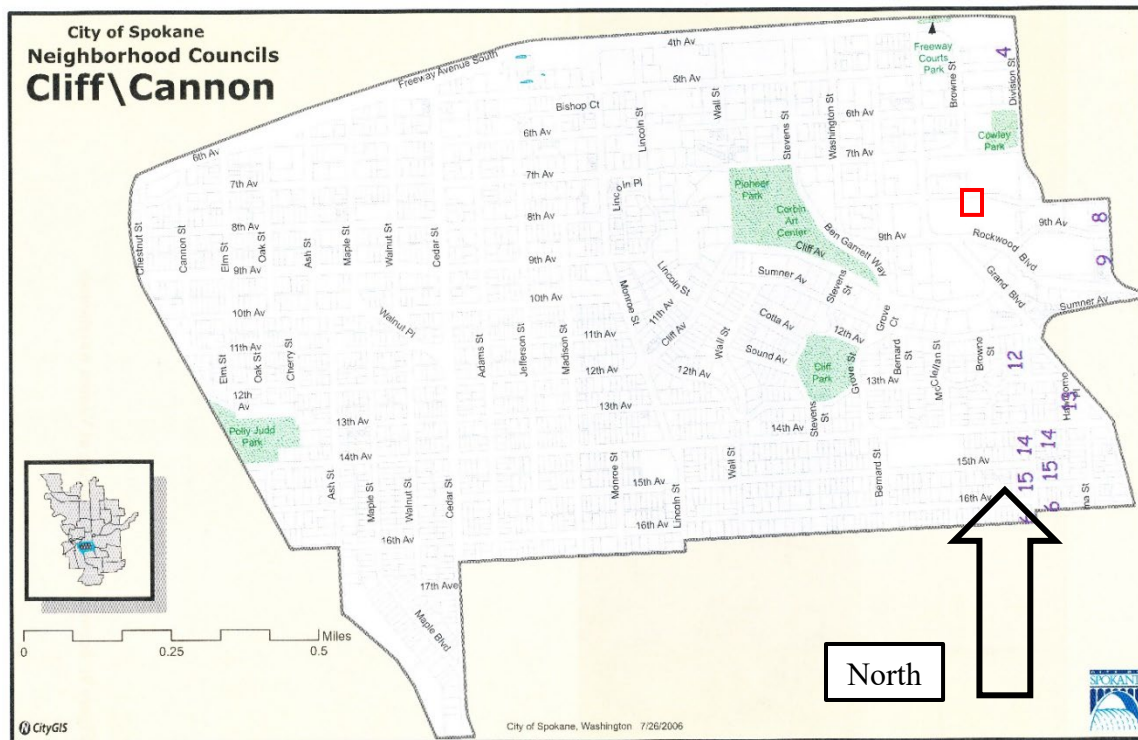


**Figure 4:** Property's relationship to Marycliff-Cliff Park Historic District



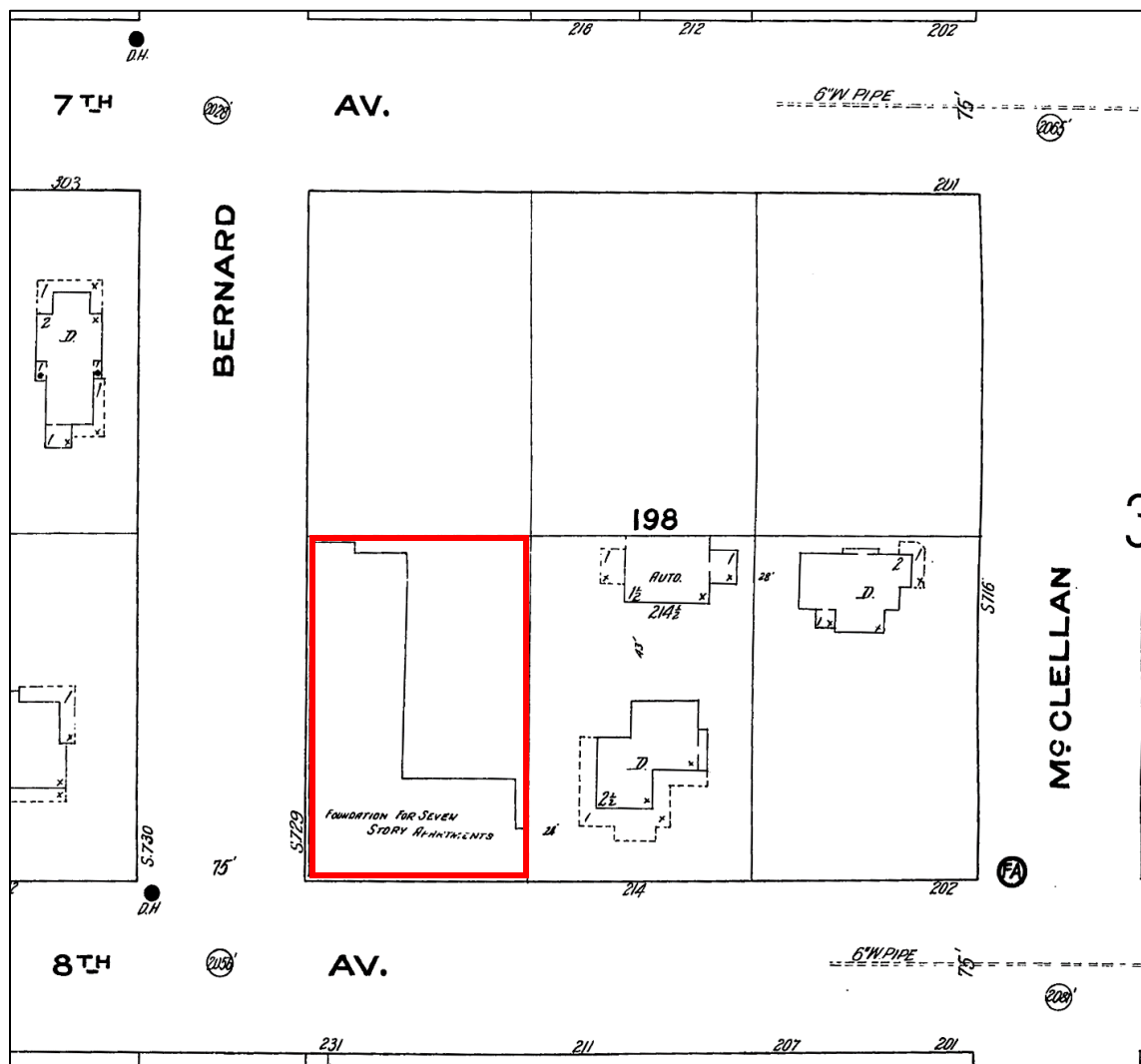
Source: Spokane City/County Historic Preservation Office

**Figure 5:** Property's relationship to the Cliff/Cannon neighborhood



Source: City of Spokane

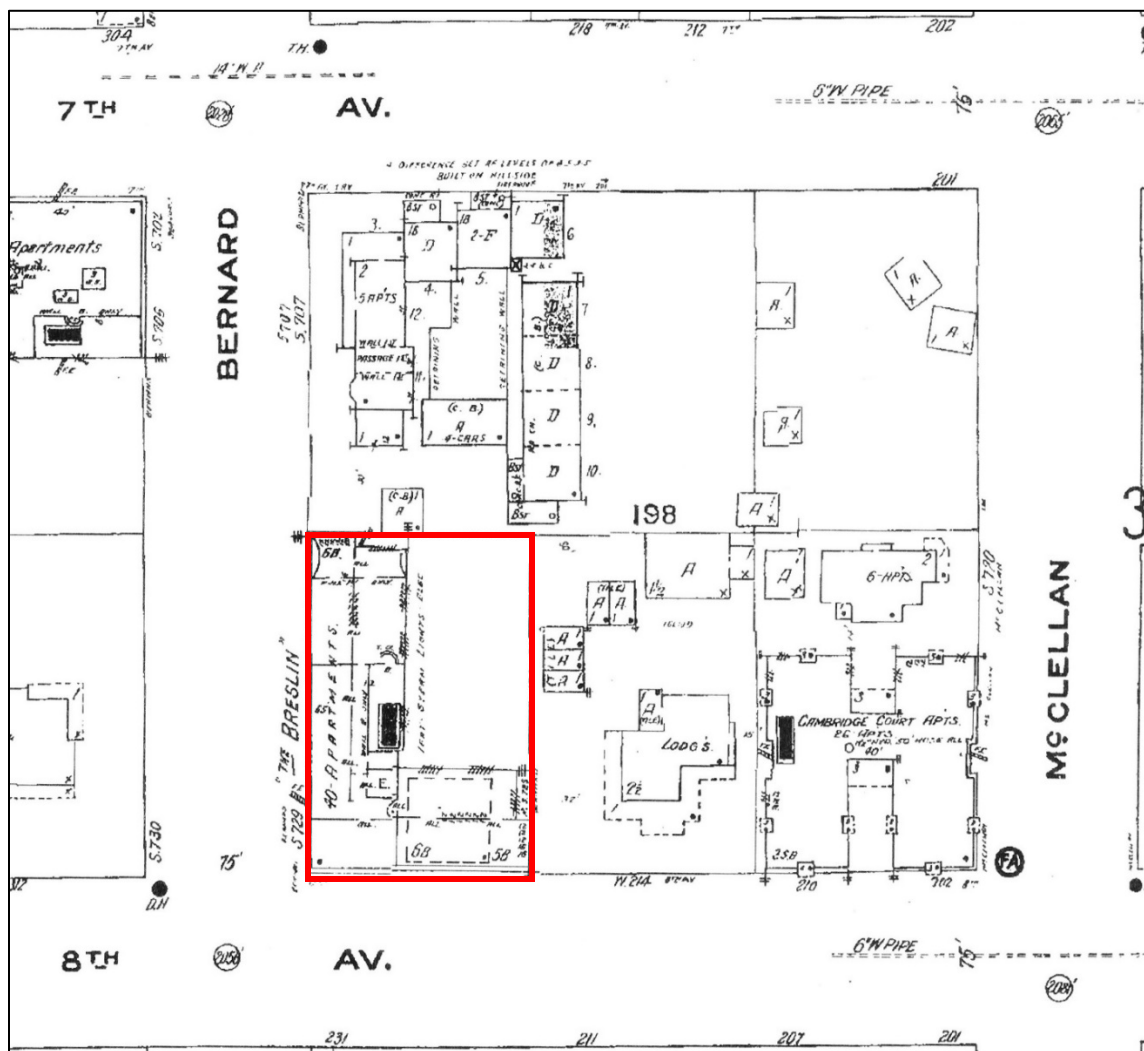
**Figure 6:** Sanborn Fire Insurance map, 1910, shows foundation in place



Source: Sanborn Fire Insurance maps



**Figure 7:** Sanborn Fire Insurance map, 1910 updated to 1950



Source: Sanborn Fire Insurance maps

**Figure 8:** Announcement for the construction of The Breslin



*Source: The Spokesman-Review, May 15, 1910*

**Figure 9:** Article announcing the building's progress



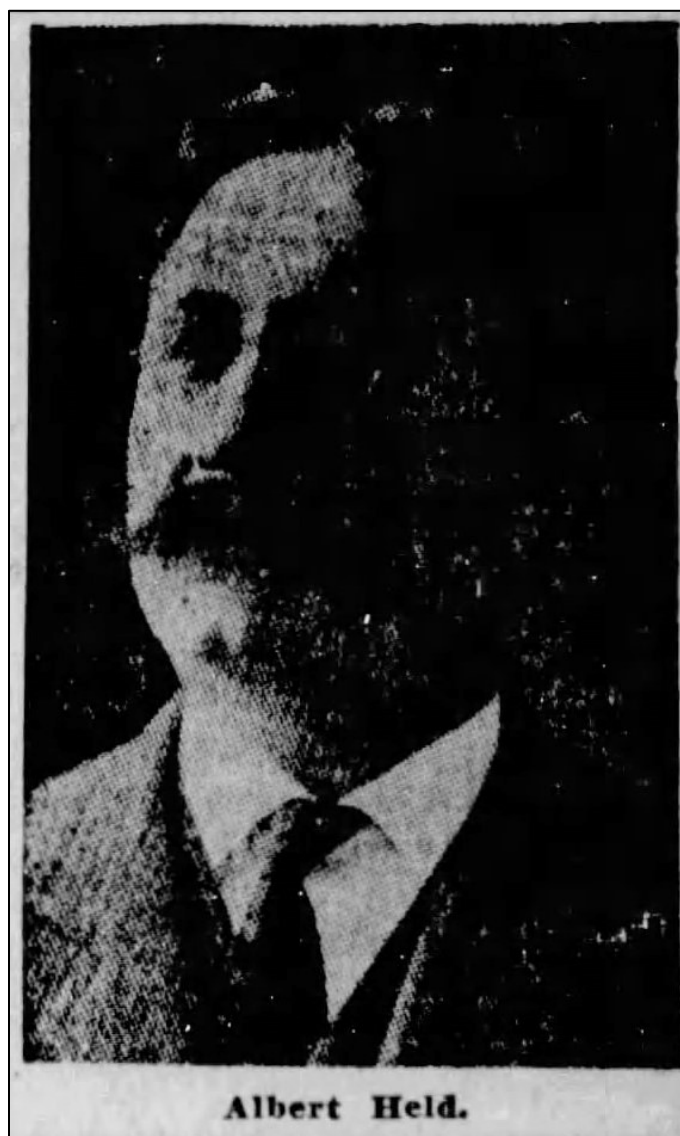
*Source: The Spokesman-Review, August 14, 1910*

**Figure 10:** The Breslin rents in record time



*Source: The Spokesman-Review, February 5, 1911*

**Figure 11:** Albert Held in 1910



*Source: The Spokesman Review, August 14, 1910*

Figure 12: Advertisement for The Breslin, 1912

*The Beautiful Breslin*

**A Home in the Breslin**

**All the Pleasure and Comfort Without the Inconvenience—and at Reduced Rentals**

The elaborate 6-room suites may now be had for \$50; prices thence down as low as \$35.

Suites are separated by sound-proof partitions; all rooms are outside; open sanitary plumbing; awnings, shades and screens. Every apartment has dumb waiter, gas range, refrigerator, etc. Electric day and night elevator. Servants' rooms in basement. Large, airy rooms. Vacuum heating plant. Perfect janitor service. It's the PERFECTION of apartment construction and maintenance. For reservations, floor plans and guide through building apply to

**Elmendorf & Elmendorf**  
*Agents*

**S5 HOWARD**      **Bell M. 35   Home A1537**

Source: *The Spokesman-Review*, July 7, 1912



**Figure 13:** The Breslin, ca 1940 (note covered roof garden)

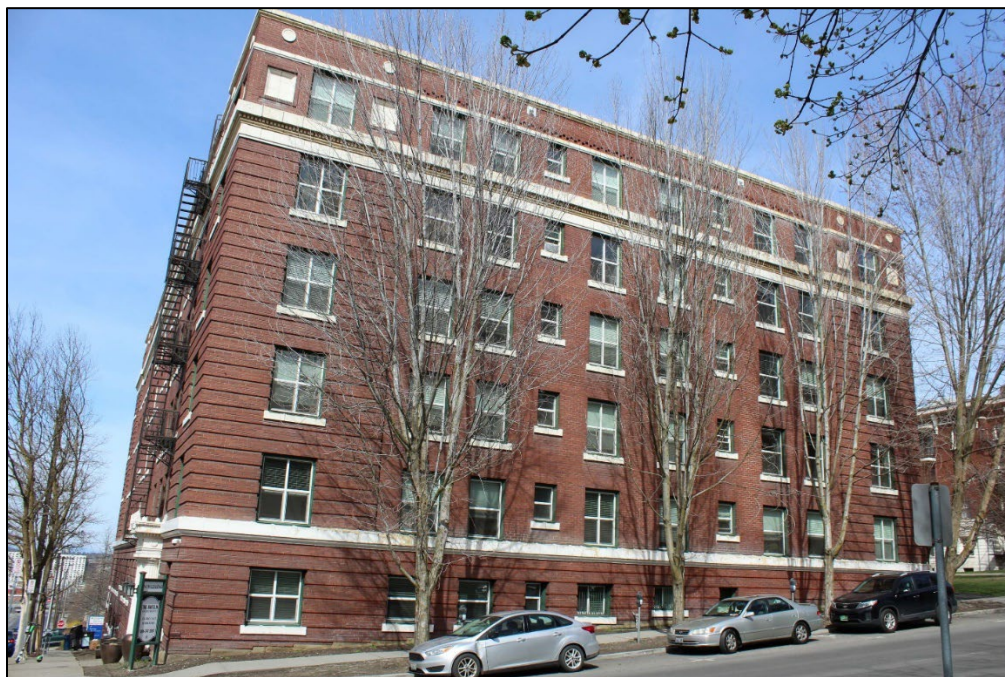


*Source: The Northwest Museum of Arts & Culture*

**Photo 1:** Front (west) and south side facades, looking northeast



**Photo 2:** South side façade, looking north





**Photo 3:** Rear (east) façade, looking west



**Photo 4:** Rear (east) façade (partial), looking west





**Photo 5:** Rear (east side) yard



**Photo 6:** North side façade, looking south



**Photo 7:** Entry detail, west facade





**Photo 8:** Entry detail, west façade, looking southeast



**Photo 9:** Front (west) façade showing garage door and typical windows





**Photo 10:** Entry vestibule with tile detail



**Photo 11:** Entry stair



**Photo 12:** Public hallway, typical





**Photo 13:** Mail room, looking east





**Photo 14:** Public hallway, typical



**Photo 15:** Exterior wall, basement





**Photo 16:** Apartment room, typical



**Photo 17:** Dining room, looking toward living room



**Photo 18:** Interior apartment hallway, typical



**Photo 19:** Kitchen (not typical)



**Photo 20:** Culmstock Arms, looking east toward The Breslin (on right)





**Photo 21:** The Breslin (on left), looking east



**Photo 22:** Spokane County Community Services (Breslin on right)





**Photo 23:** The Culmstock Arms at W. 8<sup>th</sup> and Washington, looking north



**Photo 24:** Looking west from Culmstock Arms



**Photo 25:** View southwest of The Breslin, Glover Mansion in the center



**Photo 26:** View south up W. 8<sup>th</sup> Avenue towards The Breslin (on left)





**Photo 27:** Hospital parking garage north of The Breslin, looking southeast



**Photo 28:** View north on S. Bernard, The Breslin on right



**Photo 29:** Apartment building northwest of The Breslin, looking northwest

