

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 **AMMANN APARTMENTS**
Common Name

2. LOCATION

Street & Number 1516 West Riverside Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25241.0217

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 checked="" 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 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 Pend Oreille Associates WA, LLC
c/o Sheldon Jackson
Street & Number 1610 W. Riverside Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 509-462-9303, jaye@selkirkdev.com
Jaye Hughes

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

**Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS**

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 1 acre.
Verbal Boundary Description	Browne's Addition Resurvey & Subdivision, Block 2, Lot 17.
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 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	November 20, 2019

**Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS**

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

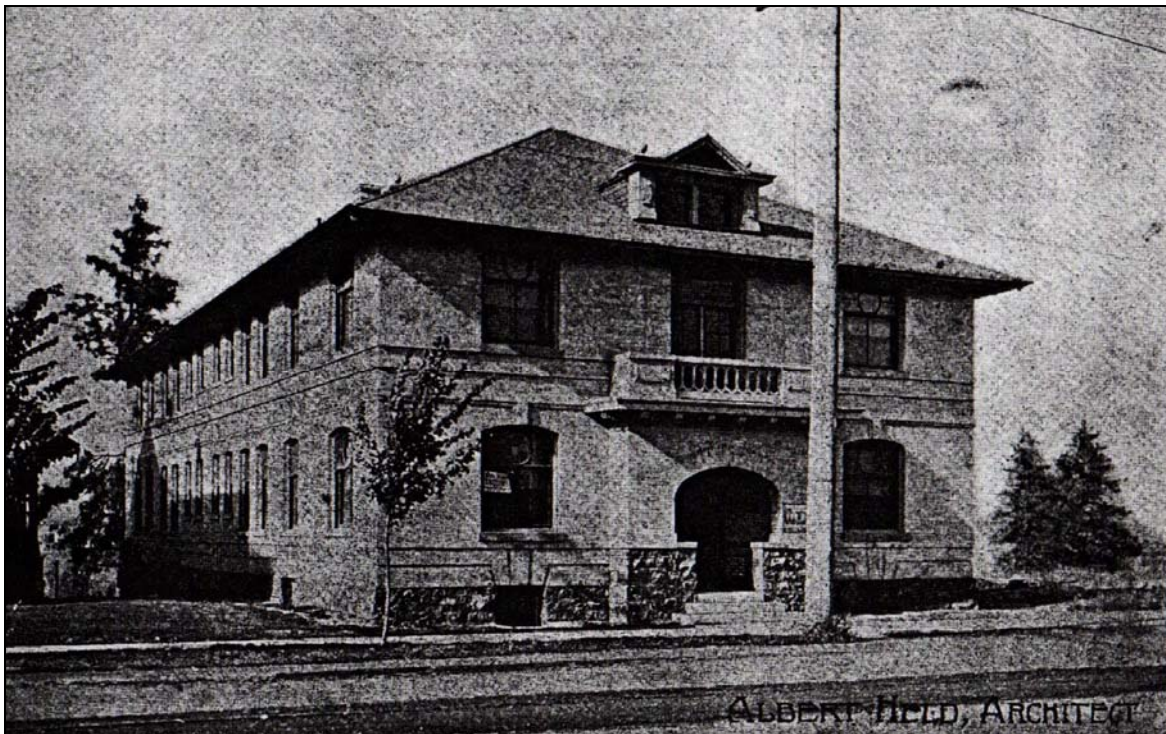
Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Ammann Apartments in 1905



Ammann Apartments in 2019

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Built in 1904, the Ammann Apartments is a multi-story rectangular building clad with crème-colored pressed brick, a low-pitched hip roof with widely overhanging eaves, and classical influences from the beginning of the 20th century in original materials, craftsmanship, and designs. The building's original wide central hallway/lobby area and divided curved staircase are bathed in natural light from attic-high clerestory windows. Well-preserved, the property's exterior retains a high degree of integrity in original location, design, materials, craftsmanship, and association.

CURRENT APPEARANCE & CONDITION

Site

The property is located in Browne's Addition Resurvey & Subdivision on Block 2, Lot 17. The parcel is 50 feet wide and 192 feet deep as it extends north from the north side of 1516 W. Riverside Avenue. The Ammann Apartments is built on the land of Lot 17. It is abutted by a mostly residential neighborhood called Browne's Addition National Register Historic District to the west, and a mixed-used, residential civic center known as the Riverside Avenue National Register Historic District to the east.¹ The façade of the Ammann Apartments faces south along West Riverside Avenue, and the rear of the building faces north with panoramic views of the Spokane River, Peaceful Valley, and the Maple Street Bridge. More than 75% of the buildings and structures to the east and west of the Ammann Apartments are historic and were built from the 1890s to 1950s. The buildings and structures in the remaining 25% include architecturally incompatible contemporary commercial property and paved parking lots built in the 1970s-2000s.

Building Exterior

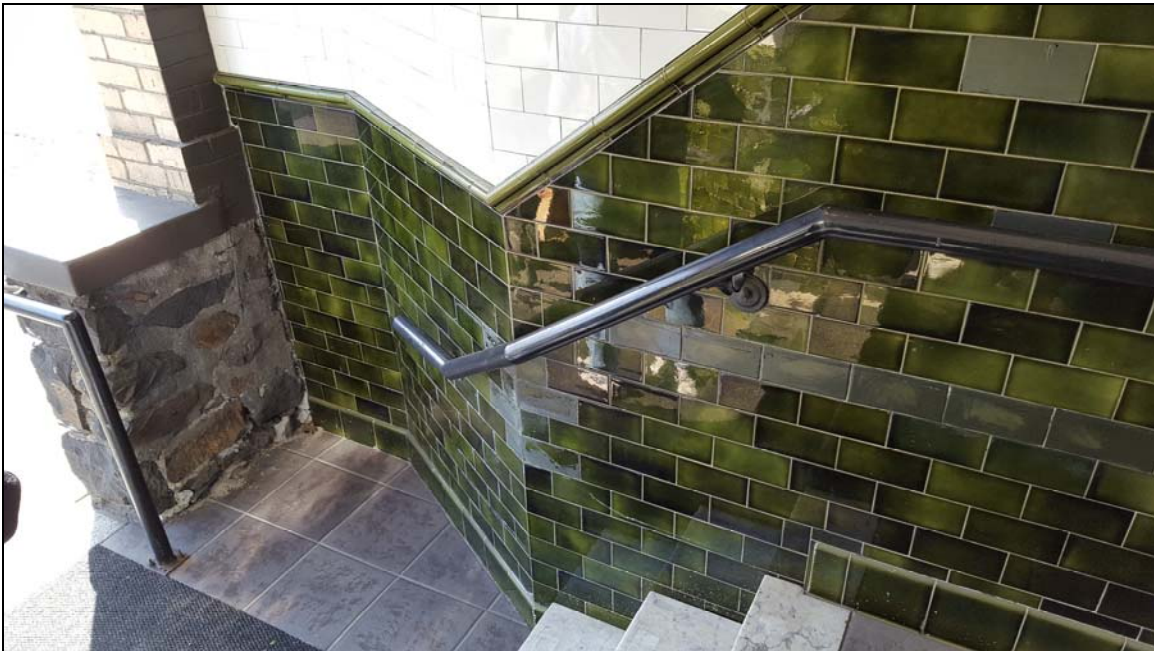
Residential in scale and in good condition, the Ammann Apartments was built in 1904 with two-and-one-half stories, a low-pitched hip roof, and a basalt stone foundation. The roof is widely overhanging with exposed rafter tails, and is protected with composition shingles. A gabled dormer with wood louvers is centered on the roof's south façade. Two wide, inset shed dormers with clerestory windows are centered on the east and west slopes of the hip roof. Two brick chimneys rise from the ridgecrest of the roof at the south and north ends of the building. The building is clad with crème-colored pressed bricks laid in a stretcher bond pattern over interior wood framing. Raised brick horizontal stringcourses are located between the foundation and first floor, and between the first and second floor. Raised-brick voussoirs articulate an arched facade portico and flanking arched windows, and cap rows of arched windows along the east and west sides and north face of the building. Raised keystones highlight the window arches. Basement windows are capped by flat arches with raised keystones. All windows are original and include double-hung wood sash units on the south façade and east and west sides of the building. South façade windows reveal lower sashes divided by center vertical muntins, and upper sashes articulated with center circular muntins. Windows on the east and west sides of the building are 1/1 double-hung windows. An entrance portico projects five feet

¹ Browne's Addition Historic District was listed on the National Register in 1976. The Riverside Avenue Historic District was listed on the National Register in 1976.

**Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS**

from the facade center of the first floor of the building. A flat deck surrounded by a protective cut-out wood balustrade is located on the roof of the projecting portico. An arched opening in the portico opens to a recessed entrance that measures 14 feet wide and five feet deep. The lower half of the walls in the recessed entrance portico are clad with olive green-colored glazed ceramic subway tile while the upper half of the walls are clad with white subway tile. Two small vertical windows flank the front entrance. One window retains its original leaded-glass light; the other window has plain glazing. Marble steps rise from grade to the building's front door within the portico. Basalt stone porch walls flank the steps to the portico.

The north rear of the building is clad in a continuation of the crème-colored pressed brick that clads the building. The north face of the Ammann Apartments supports two balconies on the first floor and two balconies on the second floor with one balcony on each floor on the east half of the north face, and one balcony on each floor on the west half of the north face. Installed in 2018, the balconies are protected by metal balustrades and are supported by metal posts.



The photo pictures the interior of the front entrance portico at the building's south façade in 2019.

Note the original olive green-colored ceramic subway tile from 1904.

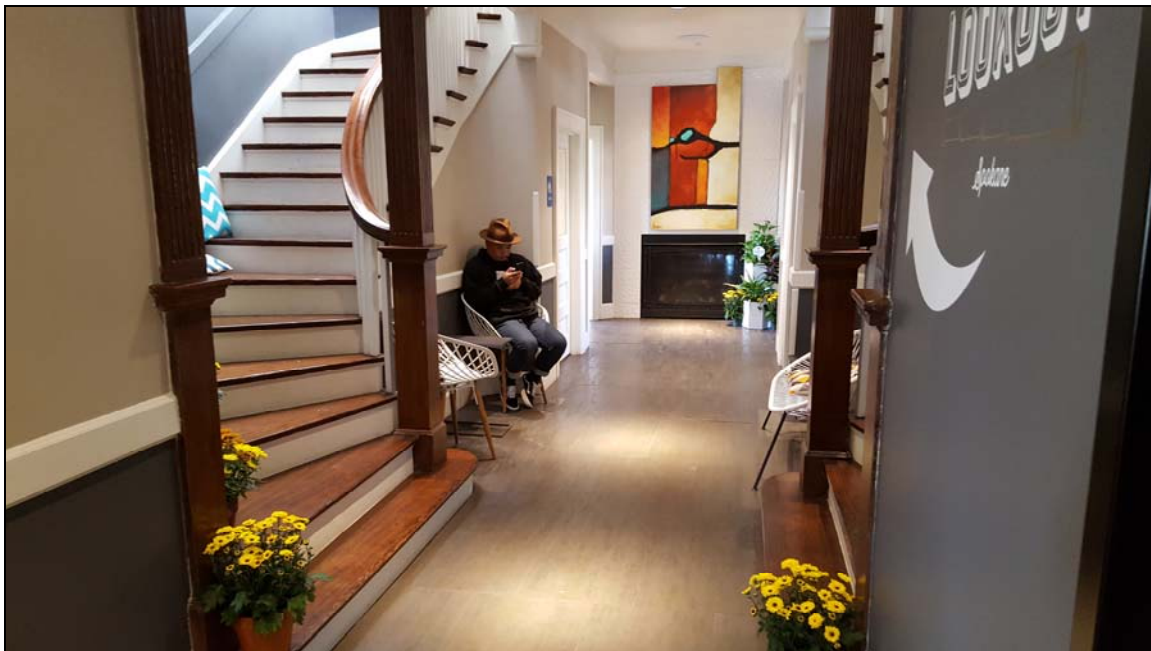
Building Interior

The interior of the Ammann Apartments has 9,621 square feet of finished space on the first floor and 9,621 square feet of finished space on the second floor. The building was built with a total of eight apartments—four apartments on the first floor and four apartments on the second floor. Each apartment had four rooms with a kitchenette and a

**Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS**

private bathroom. At the south façade of the building, a wood and glass front entrance door opened to a long, wide center hallway that led to the north end of the building. Built on the first and second floors, two four-room apartments were located on the west side of the center hall, and two four-room apartments were located on the east side of the center hall.

In 1986, a rehabilitation certified by the National Park Service was undertaken, which resulted in a change of interior use of space from the original apartments to commercial office suites. The front door to the building was replaced with a contemporary metal-framed glazed door. Today, a large area on the west side of the center hall on the first floor serves as one commercial space from the south wall to the north wall of the building. Two commercial spaces are located on the east side of the center hallway. Four office suites are located on the second floor. Interior finish includes a combination of painted lathe-and-plaster and sheetrock walls and ceilings; simple wood trim and doors; and in some areas, original hardwood oak floors complete with an intact perimeter design that delineated the location of apartment rooms. Today, most of the floors in the building are covered with a combination of glazed ceramic tile, laminate, and carpet.



The photograph reveals a center hall and curved staircase on the west wall on the first floor, looking north in 2019.

A duplicate curved staircase is located on the east wall of the center hall.

Two identical original curved, open staircases rise from the first floor to the second floor—one on the west side of the center hall, and the other stairway on the east side of the center hall. Each staircase is four feet wide with fir treads, a curved railing, square newel posts, and a simple balustrade with square balusters. The railing is stained a deep, rich brown like the stair treads. Newel posts and balusters are painted white. The second-

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS

floor center hallway has an attic-high ceiling, which extends up to clerestory windows located east and west of the center hallway.



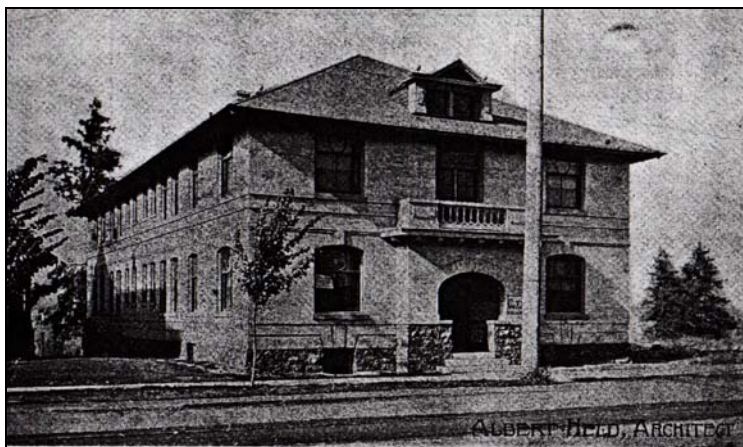
These photographs picture the second floor center hall, looking south, and the hallway's high ceiling and clerestory windows in 2019.

**Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS**

ORIGINAL APPEARANCE & MODIFICATIONS

The original appearance of the Ammann Apartments is revealed in a 1905 photograph included in a book produced by architect Albert Held called *Souvenir* (the book chronicles a sampling of Held's work depicted in photographs). The building's front door and flanking sidelights were replaced in the 1980s-1990s. The north rear face of the building was remodeled when two new metal and wood balconies were installed on the building in 2018. The roof was recovered with composition shingles in the 1980s-1990s.

Repairs, rehabilitation, and remodels to the building are cited on at least 29 building permits from 1904 through 1985. Permits include permission to connect with city water and city sewer, permission to install water meters, installation of electrical systems and appliances, gas pipes, miscellaneous repairs, plumbing appliances, heating system, water heaters, soft water service, baseboard electric heaters, and cleaning. In 1985, the building was rehabilitated from residential apartments to commercial office suites, and the work was certified by the National Park Service. In 2018, the building was repaired and remodeled for commercial tenants who presently lease space at the property. Tenants in 2019 include a bakery, a plant shop, a coffee roasting business and coffee shop, and various offices.



Ammann Apartments in 1905 and 2019

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture/Architect</i>
<i>Period of Significance</i>	<i>1904</i>
<i>Built Date</i>	<i>1904</i>
<i>Architect</i>	<i>Albert Held</i>

SUMMARY STATEMENT

The Ammann Apartments is eligible for listing on the Spokane Register of Historic Places under Category C for its architectural significance in the area of “architecture” as a product of master Spokane architect Albert Held. It is also significant as a fine example of the type of apartment houses designed especially for middle-class tenants. In addition, the Ammann Apartments possess high artistic values in its construction and aesthetic achievement in design in the building’s wide geometric-inspired central hall, which is softened and tempered by the addition of twin staircases that gracefully curve up to the second floor. The property’s period of significance is defined as 1904, the year the apartment building was erected. One of the most prominent and prolific architects in Spokane, Held was responsible for more than 60 documented commissions, including some of the finer residential homes, commercial buildings, warehouses, schools, and apartment blocks in the city and surrounding area. Four of the earliest and finest apartment blocks designed by Held were listed on the National Register of Historic Places in 1986.² Built as multi-story brick buildings between 1904 and 1911, the four apartment buildings include one of the earliest (Ammann), most elaborate (San Marco and Knickerbocker), and largest (Breslin) apartment buildings constructed in Spokane. They altogether reflect apartment construction in the city, and were among the first apartment houses built to attract middle-class residents. When opened, the apartments were hailed for their “innovation and luxury.” Today in 2019, the four apartments “are distinguished by their design and integrity.”³

HISTORIC CONTEXT

Spokane began in the 1870s-1880s with a handful of pioneers who built flour mills and logging operations on the banks of the Spokane River. With natural resources including lumber and agriculture, and the discovery of silver and other ores in the Coeur d’Alene mining region, Spokane grew to over 35,000 people by 1900. In 1910, Spokane’s population had exploded to more than 100,000 people—the largest and fastest population increase in Spokane’s history to date.

Spokane was booming in 1900 and experienced a housing shortage. Boarding houses, lodging houses, flats, and single room occupancy hotels (SROs) with small hotel rooms (often times crammed with more than ten and twenty men) sheltered the working-class and poor. Middle-class residents, however, either owned or rented single-family homes,

² Compau, Nancy. 1986 National Register Nomination, “*Apartment Buildings By Albert Held Thematic Group*.” Spokane City/County Historic Preservation Office, Spokane City Hall, Spokane, WA.

³ Ibid.

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS

or leased living space in hotels, private clubs and clubhouses, and upper floors in offices and commercial buildings. No multi-room apartment houses were available for lease to middle-class tenants in Spokane because they had not yet been built.

In 1900, one of the first multi-room apartment houses in Spokane was erected and advertised as the Montvale Apartments, located on the upper floors of the Montvale Hotel at First Avenue and Monroe Street in west downtown Spokane.⁴ Connecting hotel rooms were available to rent as multi-room apartments but restroom facilities continued to be located “down the hall” as public bathrooms.

Three years later in 1904, the multi-story Ammann Apartments and San Marco Apartments were specifically designed and built as independent apartment buildings with public lobby areas and multi-room apartment suites with kitchenettes and private bathrooms. Elaborate luxury apartment buildings like the multi-story Knickerbocker Apartments built in 1911 were erected and acclaimed as examples of the finest apartment living quarters for lease. By 1929, the Roosevelt Apartments and the Culmstock Arms Apartments exceeded the Knickerbocker as larger and taller multi-story luxury apartment blocks with the addition of attached garage space for tenant use. The apartment houses were built to the north, south and west of the city’s downtown core in the vicinity of the Spokane County Courthouse, Spokane’s South Hill neighborhoods, Browne’s Addition, and along West Riverside Avenue. One such apartment building and one of the earliest erected was the Ammann Apartments, 1516 W. Riverside Avenue, in Browne’s Addition.

Ammann Family & Ammann Apartments

After her husband Arnold Ammann’s death in 1886 in Springfield, Illinois, Caroline Ammann and her children Henry, Louise, Hermann, and Charles came to Spokane four years later in 1890. Charles worked as a real estate agent with his firm Ammann & Graves, buying, selling, and investing in land in Greenacres and the Spokane Valley. In addition, he worked at different times as a telegraph operator for the Northern Pacific Railroad and owned a mercantile store. He became wealthy and eventually moved to Seattle. His brother Henry was president of the Car Annunciator Company in Spokane, and worked for many years as secretary/treasurer of the Spokane Toilet Supply Company.

In August 1903, Caroline Ammann purchased Lot 17 on Block 2 at 1516 W. Riverside Avenue in Browne’s Addition for \$1,500.⁵ She hired Spokane architect Albert Held to design and build a multi-story apartment building with apartments that offered four rooms, a kitchenette, and a private bathroom. By the time work on the property had begun, Caroline’s sons Henry and Charles, and her daughter Louise and her son-in-law W. J. C. Wakefield, had formed the Equity Investment Company, and in 1904, purchased the Ammann Apartments for \$10,000. The March 25, 1904 edition of the *Spokesman-Review* newspaper made the following announcement:

⁴ Yeomans, Linda. 1997 National Register Nomination, “*Montvale Hotel*.” City/County Historic Preservation Office, Spokane City Hall, Spokane, WA.

⁵ Spokane County Warranty Deed #84231, recorded 17 August 1903.

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS

TO HOLD REAL ESTATE

W. J. C. Wakefield, L. A. Wakefield, H. A. Ammann, and C. E. Ammann have incorporated the Trust Investment Company with a capital stock of \$10,000. The new company will do a real estate business, which will consist principally of holding family property as all the incorporators are related to one another. One of the company's chief holdings will be the new two-story pressed brick apartment house being constructed on Riverside Avenue.⁶

The building was named the Ammann Apartments and was open for business by September. An advertisement in the *Spokesman-Review* on September 6, 1904 reported:

FOR RENT—APARTMENTS

Beautiful, modern four-room apartments.

Rents \$40-\$45.

On leases only at 1516 W. Riverside Avenue.

The Washington Trust Company agents.

One year later, a November 1905 advertisement in the *Spokane Daily Chronicle* newspaper ran a description of an apartment within the property as a “strictly modern four-room apartment, close in, with hot water heat in the Ammann Apartments, 1516 W. Riverside, \$35.”⁷

After 23 years, the up-scale Ammann Apartments were still being actively advertised for lease in the newspaper:

AMMANN APARTMENTS

W. 1516 Riverside Avenue

Four-room apartment with glass-enclosed balcony.

Located near library; outside rooms; papered walls;

enameled woodwork; Elecure-Keid refrigerators;

laundry room and locker space in basement. \$55.

The Ammann family owned and operated the Ammann Apartments for 27 years from 1904 to 1931, renting apartments to hundreds of people over the ensuing decades.

In February 1931, J. W. Burgan, vice president of F. S. Burgan & Son, purchased the Ammann Apartments for \$30,000. At the time of the real estate transaction, the Ammann Apartment building was said to have nine apartment units instead of the original eight apartment units. The building boasted hot water heat, a full basement, and a yearly income of \$4,900 from apartment rentals.⁸

⁶ *Spokesman-Review*, March 1904

⁷ *Spokane Daily Chronicle*, November 1905

⁸ *Spokesman-Review*, March 1931

J. W. & Evelyn Burgan sold the property a few months later in June 1931 to Earl & Emma George. Eight years later, the George family sold the property to Harriet Ida Lundquist, widow of prominent Spokane building contractor Aaron Lundquist. Harriet owned and managed the Ammann Apartments until her retirement and death in the 1960s. The family then sold the property to investors Joseph & Beverly Blumel. Beginning in 1966, the Ammann Apartments changed hands from investor to investor several times until Wells & Company bought the property in 1985. At that time, it was rehabilitated to office suites and was certified as a Federal Historic Tax Credit project by the National Park Service, Department of the Interior, Washington DC. The Ammann Apartments was purchased by Pend Oreille Associates WA, LLC in 2018.

ARCHITECTURAL SIGNIFICANCE

Category C

Adopting criteria from the National Register, the Spokane Register requires a nominated property must meet at least one of the below-stated requirements to be considered eligible for listing on the Spokane Register of Historic Places under Category C:

1. Embody distinctive characteristics of a type, period, or method of construction.
2. Represent the work of a master.
3. Possess high artistic value.⁹

The Ammann Apartments meets all three of the above-listed requirements. The property is architecturally significant under Requirement #1 because it embodies distinctive characteristics of the apartment house type, which is a multi-unit residential facility with suites suitable for middle-class tenants. Distinctive characteristics include a well-built multi-story brick building, an interior reception/lobby area, multiple rooms with a kitchenette and a private bathroom in each apartment unit, and windows for outside fresh air (as opposed to air from an interior light well).

Requirement #2 refers to the technical or aesthetic achievements of an architect or craftsman. Albert Held proved to be one of the most prolific professional architects in Spokane for 35 years. Working as a design-build architect, he designed and built more than 60 documented residential, educational, ecclesiastic, and commercial buildings in Spokane. No documentation has been found for the many buildings and structures he may have also designed and built in addition to the above-noted documented projects. An achievement credited to Albert Held that characterizes his work is as a product of lasting construction. His buildings and structures are sound and do not fail. Held's grasp of building technology integrated with artistic design are hallmarks of his commissions.

Requirement #3 refers to high artistic value expressed in the nominated property. Albert Held's work possesses high artistic value in its solid construction and strength coupled with artistic expression. For example, the symmetrical arched front entry portico, its second-floor flat deck surrounded by a decorative cut-out wood balustrade, and a center

⁹ National Register Bulletin 15, National Park Service, 1995.

gabled roof dormer projecting above the portico and deck anchors the symmetry of the Ammann Apartments and lends an artistic classical influence to the building. Another artistic feature in the apartment building is the wide center hall located between a pair of gracefully curved staircases that rise to the second floor. The curve in the staircases tempers and softens the geometric lines of the long, wide hall. The attic-high clerestory lights above the second floor scatter and shed natural light over the stairs and hallway.

Albert Held (1866-1924)

Associated with the rebuilding of Spokane after the city's devastating 1889 fire, Albert Held was responsible for many of Spokane's finest architectural treasures. Some of the buildings, manufacturing plants, warehouses, railroad depots, churches, schools, and homes that Held designed have been demolished but many examples of his work remain intact in good condition—confirming his reputation for designing strong buildings that last. It is said the “record of a man's work...is always the strongest kind of testimonial.”¹⁰ This is particularly true as evidenced by the high quality and artistry of work accomplished by prominent pioneer architect, Albert Held.

Held was born in 1866 in Minnesota, graduated in architecture from the University of Minnesota, and was registered as a professional architect in the state of Washington. Held worked as a draughtsman in Minnesota until 1889, when a ferocious fire destroyed 30 downtown city blocks in the central business district of Spokane. Answering the call to architects for help re-designing and re-building the city, Albert Held relocated to Spokane. He opened successive offices in the Lindelle Building, the Rookery Block, the Hyde Block, and lastly, the Realty Building—all located on Riverside Avenue in the city's downtown business and merchandise district. In 1909-1910, Held designed the Realty Building and his own personal offices and drafting rooms on the building's two top floors, seven and eight, and maintained his workplace there for fourteen years until his death in 1924.

Albert Held was responsible for fine, well-built commercial business blocks and schools in Spokane, including the Palace Department Store, Holley-Mason Hardware, Home Telephone & Telegraph, Spokane Dry Goods Warehouse, Continental Mill, Galland-Burk Brewery, Inland Brewing, Spokane Bakery, Spokane Amateur Athletic Club, Terminal Station for Spokane Inland Electric Railroad, Ricardo Building, Spokane Brewing & Malting, Centennial Mill, Judge Blake Building, Sacred Heart Hospital, Golden West Hotel, Ondawa Inn, Globe Hotel (Janet Block), Exchange National Bank, Jenkins Building, Tru Blue Biscuit Company, Spokane Carnegie Library on Altamont, St. Luke's Hospital, Washington Hotel, and the Realty Building. Held designed the Parental School (private) and at least five public schools: North Central High School and the Webster, Lowell, Grant, and Lincoln Schools.

Held was responsible for many of the most architecturally prominent homes built in the city for Spokane's social elite. These include the James Clark House, Leo Long House,

¹⁰ *Spokesman-Review*, 1908

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS

Martin Woldson House on Sumner Avenue, Col. James Armstrong House, James Williams House, Robbins House, Page-Ufford House, Thomas Wren House, Wittenburg House, Sander House, Fassett House, Zimmerman House, Phelps House, Mathews House, Kuhn-Reid House, Judge Blake House, and the Weil House.

Finally Albert Held designed some of Spokane's most notable, high-quality apartment houses such as the San Marco Apartments, Breslin Apartments, Bachelor Apartments, Dan Hoch Apartments, the Knickerbocker Apartments, and the Ammann Apartments.

Albert Held came to Spokane as a civic booster and was always interested in positive growth in the city. He was appointed a Spokane Parks Commissioner, was a member of the American Institute of Architects and the Washington State Association of Architects, and served as a prominent member of the Spokane Chamber of Commerce, Spokane City Club, and the Spokane Realty Company. He belonged to the Imperial Oddfellows Lodge, the Spokane Club, Spokane Amateur Athletic Club, and was a director of the Exchange National Bank. Spokane historian, author and newspaper columnist, N. W. Durham, applauded Held in his book, *The History of Spokane and Spokane County, WA, Volume 3*, published in 1912. With the following praise and summary of Albert Held and his professional influence in Spokane, Durham wrote, "Evidences of [Held's] skill and ability are seen on all sides in Spokane and with the upbuilding of the city that has sprung into existence since the time of the [1889] fire." He "occupied a leading position in the [architectural] profession in the Inland Empire."¹¹ Albert Held died in June 1924 after working 35 years in Spokane as one of the city's most accomplished master architects.

¹¹ Durham, N.W. 1912

**Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS**

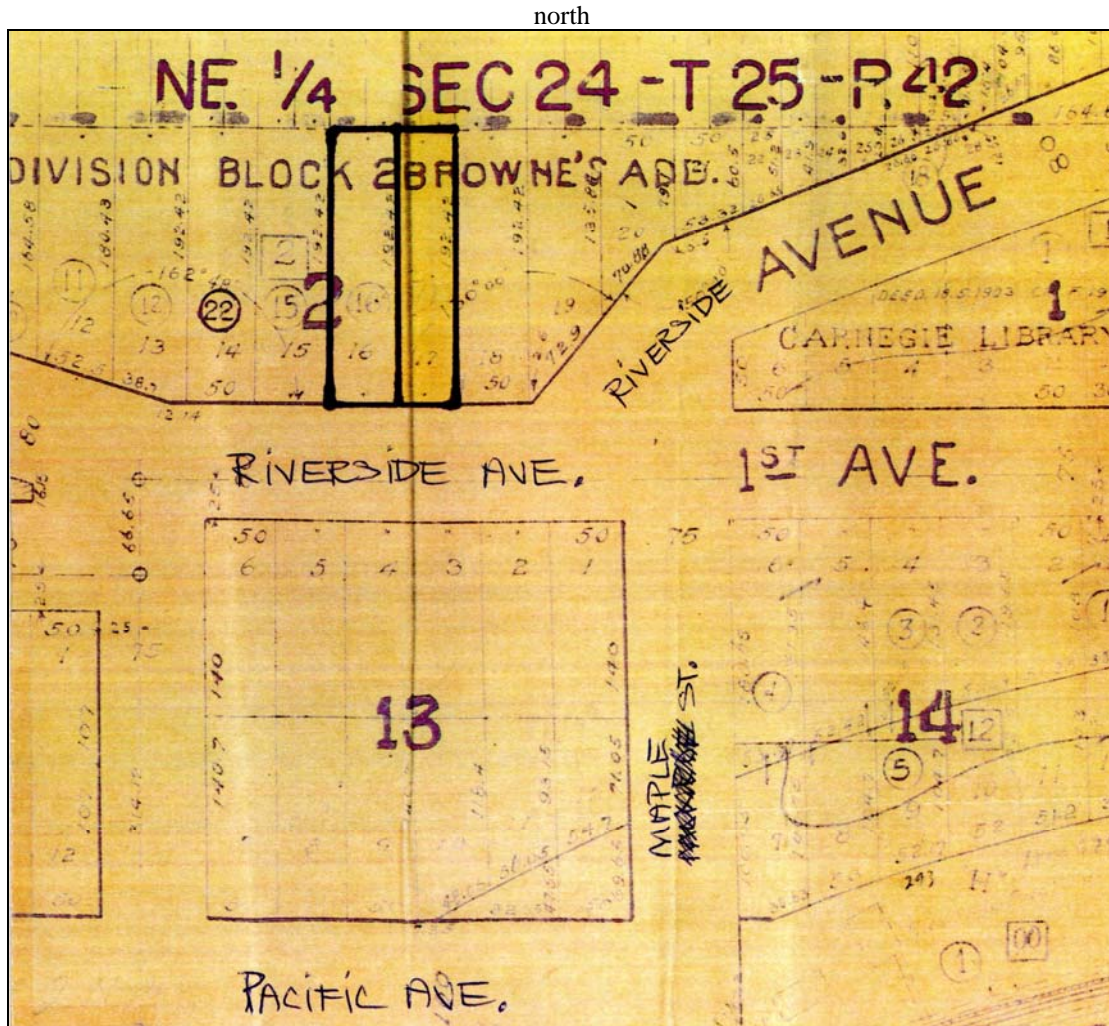
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- _____. "*Bulletin 15*." Washington DC: Preservation Press, 1998.

Newspapers

- "Albert Held, Architect." *Spokesman-Review*, 1 January 1903.
- "Albert Held, Architect." *Spokesman-Review*, 17 June 1909
- "Albert Held Answers Call." *Spokesman-Review*, 30 June 1924
- "Albert Held Is Taken By Death." *Spokesman-Review*, June 1924
- "Albert Held Weds Mrs. Logan." *Spokesman-Review*, 15 October 1903
- "Ammann Apartments." *Spokane Daily Chronicle*, 20 April 1928
- "Apartment House Changes Hands." *Spokesman-Review*, 23 April 1939
- "Apartment Owner Sues for \$87,832." *Spokesman-Review*, 4 July 1961
- "Arnold Ammann." Find-a-Grave Memorial No. 24236463. 1845-1886.
- "For Rent—Apartments." *Spokesman-Review*, 6 September 1904
- "For Rent—Apartments." *Spokane Daily Chronicle*, 4 Nov 1905
- "Henry A. Ammann." *Spokane Daily Chronicle*, 17 May 1948
- "Henry A. Ammann." *Arizona Daily Star*, 18 May 1948
- "Ammann Estate Set at \$316,559." *Spokesman-Review*, 24 Feb 1949
- "Henry Ammann Taken By Death." *Spokesman-Review*, 17 May 1948
- "Mrs. Caroline Ammann Taken By Death." *Spokesman-Review*, 16 Dec 1941
- "To Hold Real Estate." *Spokesman-Review*, 25 March 1904
- "30,000 Building to J.W. Burgan." *Spokesman-Review*, 4 March 1931

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS

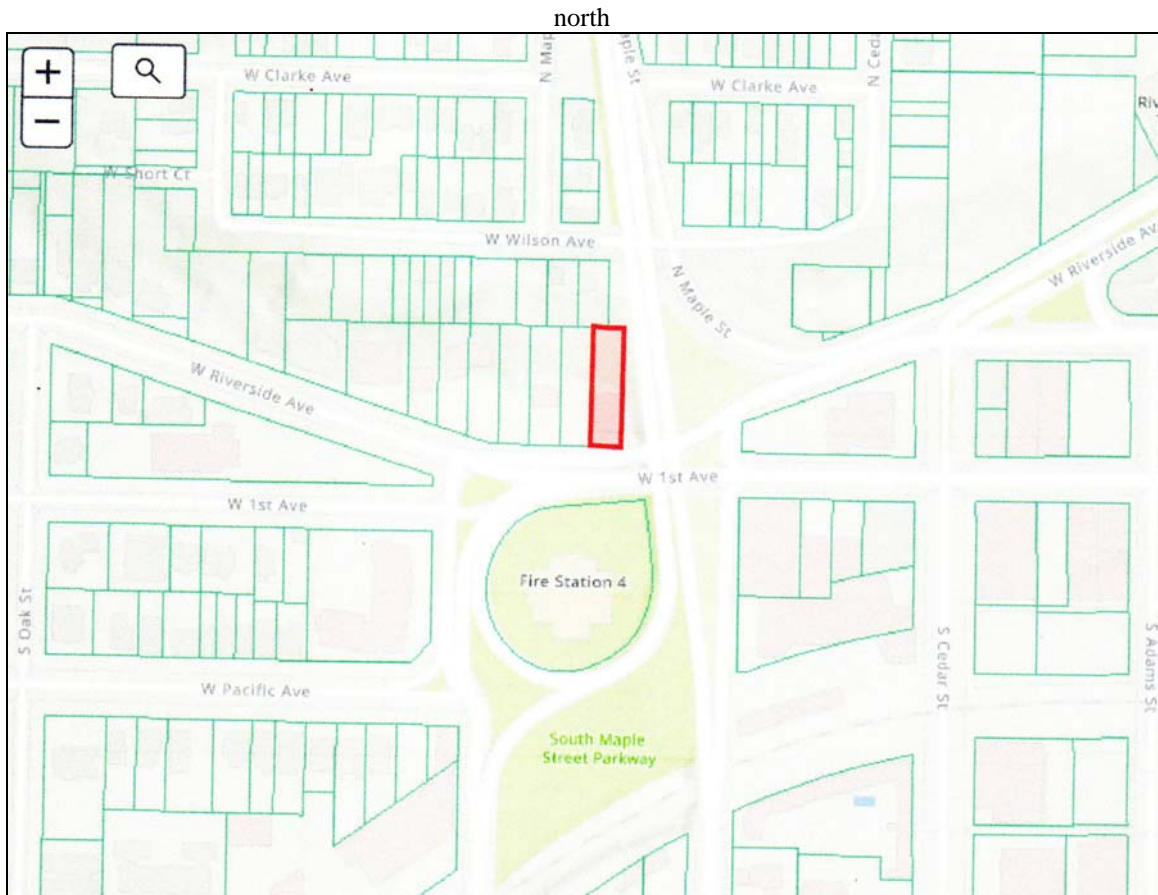


*Spokane County Plat Map
1516 W. Riverside Avenue
Browne's Addition Resurvey & Subdivision, Block 2, Lot 17*

Note: Lot 17 is highlighted with yellow ink

Source: Spokane County Assessor

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Spokane County Plat Map 2019

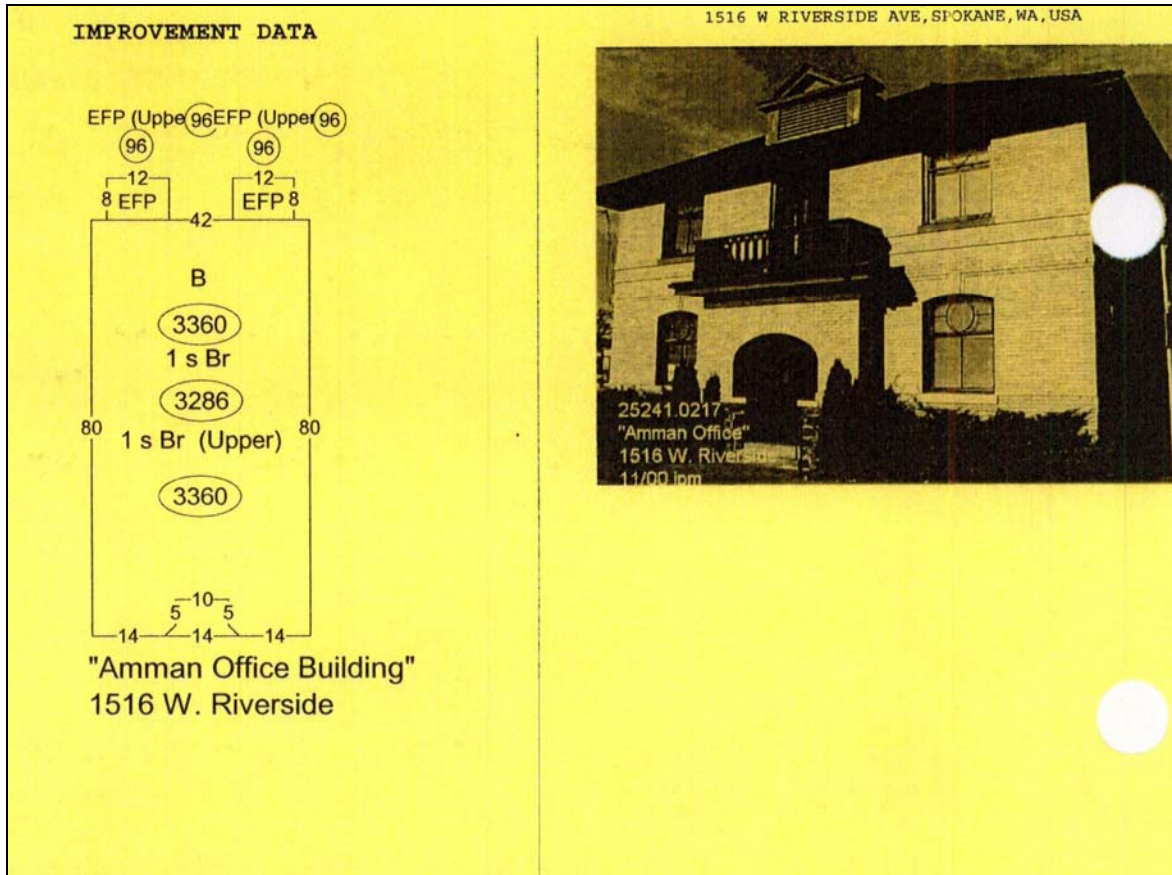
*1516 W. Riverside Avenue
Browne's Addition Resurvey & Subdivision, Block 2, Lot 17*

Note: Lot 17 is highlighted in red ink

Source: Spokane County Assessor

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS

north



Building Plan
1516 W. Riverside Avenue

Source: Spokane County Assessor

Spokesman-Review, March 25, 1904

To Hold Real Estate.

W. J. C. Wakefield, L. A. Wakefield, H. A. Ammann and C. E. Ammann have incorporated the Trust Investment company, with a capital stock of \$10,000. The new company will do a real estate business, which will consist principally of holding family property, as all the incorporators are related to one another. One of the company's chief holdings will be the new two story pressed brick apartment house being constructed on Riverside avenue, opposite the Newbery site.

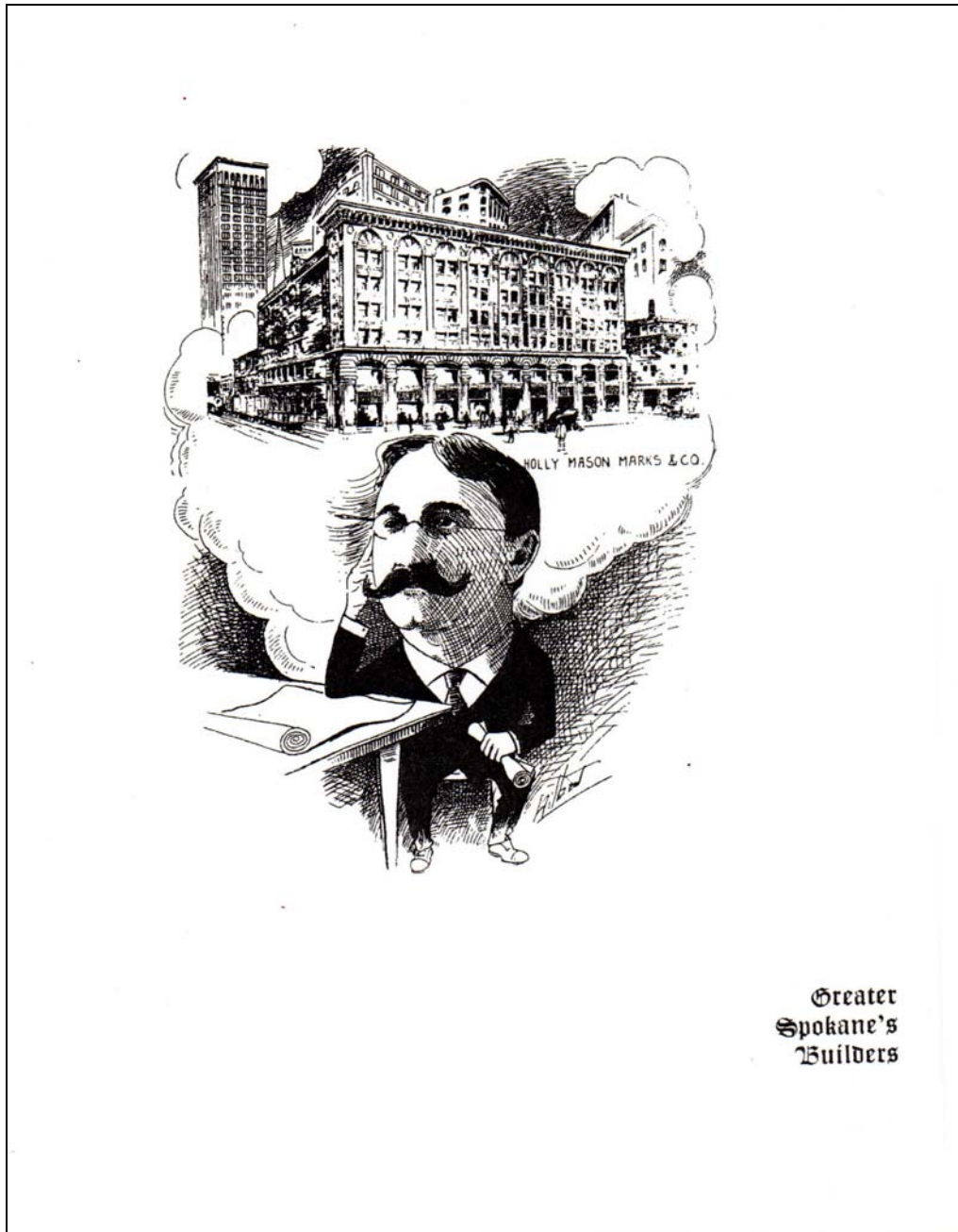
Spokesman-Review, September 6, 1904

"Beautiful, modern four room apartments; rents \$40-\$45;
on leases only; at 1516 W. Riverside Avenue.
The Washington Trust Company agents."

Spokane Daily Chronicle, November 4, 1905

A STRICTLY MODERN 4 ROOM APART-
ment, close in, with hot water heat, in Am-
mann apartments, No. 1516 Riverside, \$35.00.
The Washington Trust Co., No. 115 Mill st.

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Spokesman-Review, 1906

ALBERT HELD IS TAKEN BY DEATH

Pioneer Architect Had Been Ill
More Than Two
Years.

WAS WIDELY KNOWN

Designed Many Fine Buildings—
Belonged to Clubs and Civic
Organizations.

Albert Held, age 48, pioneer architect of Spokane, died in Portland, Ore., yesterday afternoon at 5 o'clock. He had been suffering from carcinoma of the bladder for two years and a half and went to Portland in January in hopes of regaining his health.

Mr. Held came to Spokane in 1889 from New Ulm, Minn., his birthplace. He designed the Realty building and North Central high school. He was architect for the Sacred Heart hospital, the Centennial mill, Holley-Mason building, the Knickerbocker, Breslin, and San Marco apartment houses and drew the plans for a number of the public schools of Spokane. He designed the depot and several substations for the Inland railroad system.

For a number of years Mr. Held was a director of the Exchange National bank and at the time of his death was a stockholder of the Exchange bank, the Lincoln Investment company and the Spokane Realty Building association. He was a life member of the Chamber of Commerce, the S. A. A. C. and belonged to the Spokane City club and the Odd Fellows.

Mr. Held was a member of the American Institute of Architects and Washington State Association of Architects. He studied architecture in St. Paul and attended the University of Minnesota.

Besides his wife Mr. Held is survived by three brothers, Otto Held of Spokane and Henry and Herman Held of Minnesota, and two sisters, Mrs. James Dougher, St. Paul, and Mrs. H. H. Gebhardt, Black River Falls, Wis.

The body will arrive from Portland Tuesday. Funeral arrangements have not been made yet.

Spokesman-Review, June 1924

\$30,000 BUILDING TO J. W. BURGAN

**Merchant Gets Ammann Apart-
ments on Riverside—Got
Avenida in July.**

BUYS AS INVESTMENT

**Income From Nine-Suite Build-
ing Is \$4900 Gross Rental
Yearly.**

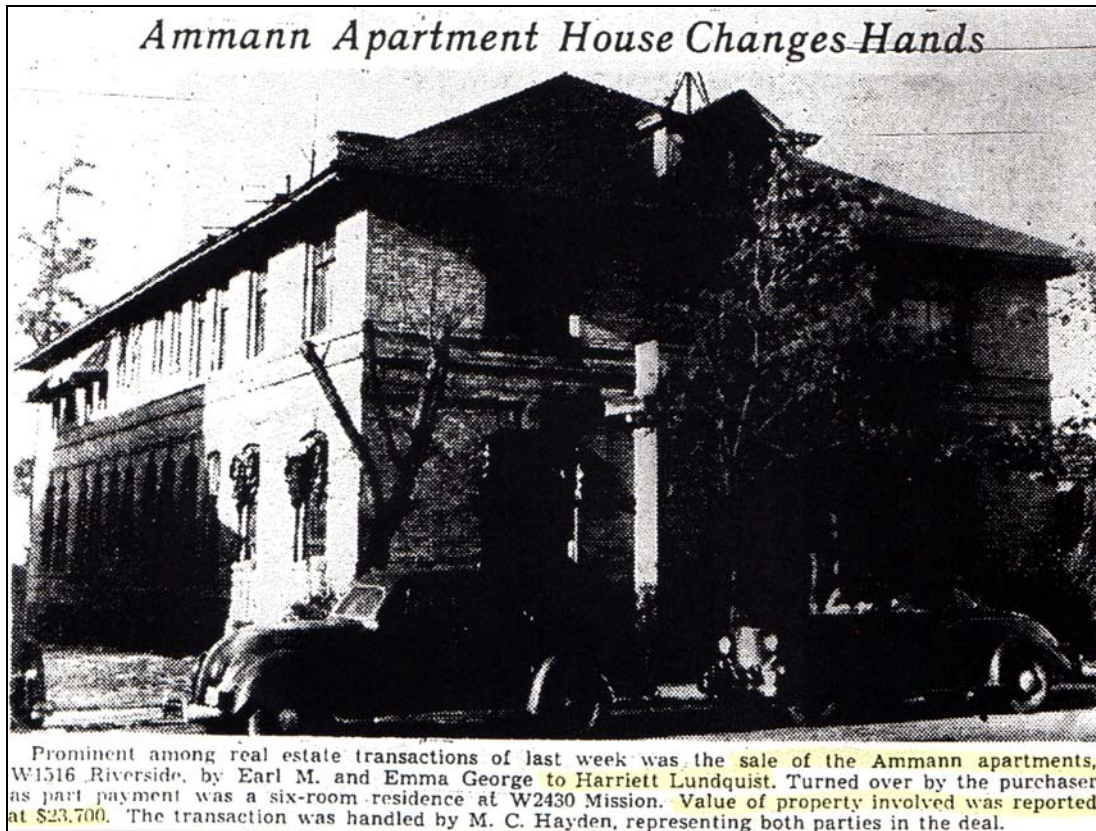
J. W. Burgan, vice president of E. S. Burgan & Son, yesterday concluded a deal for the purchase of the Ammann apartments at W1510 Riverside from Mr. and Mrs. H. A. Ammann on the basis of a valuation of \$30,000. In the deal, negotiated by S. E. Hege of the Hege & Watkins company, Hyde building, Mr. Burgan turned in an eight-room modern house at W2324 Third and two lots in Lidgerwood.

The Ammann apartments is a two-and-a-half story brick building, 44x78 feet, with nine modern apartments, having a full basement and a hot water heating system. The apartments are occupied and bring a gross rental of \$4900 a year.

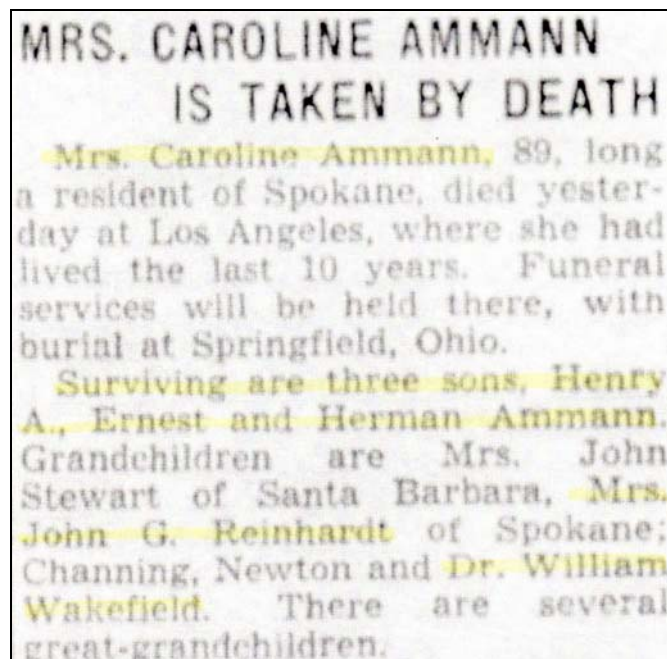
Mr. Burgan made the purchase as an investment. He was already the owner of another large modern apartment house, the Avenida, purchased last July for \$65,000.

Spokesman-Review, March 4, 1931

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Spokesman-Review, April 23, 1939



Spokesman-Review, December 16, 1941

Apartment Owner Sues for \$87,832

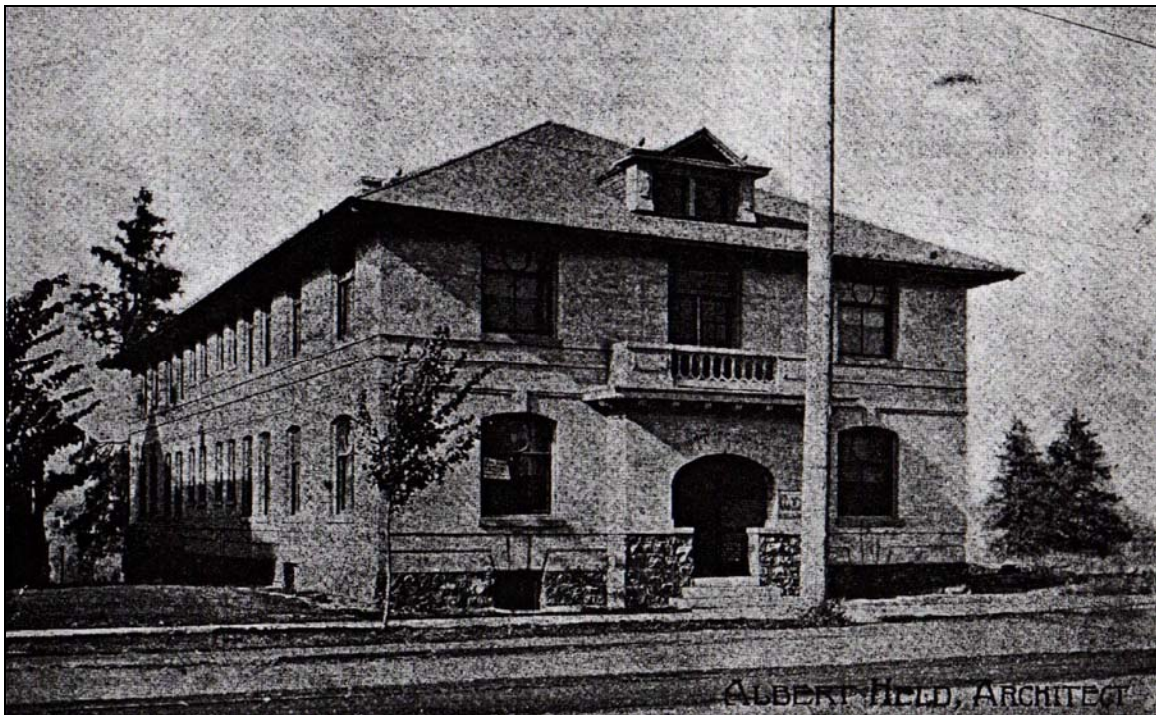
A Spokane apartment building owner asks \$87,832 from the Washington Toll Bridge Authority, claiming his property was damaged and tenants left because of conditions resulting from construction of the Maple Street Bridge and approach and exit.

Harold Lundquist, owner of the Amann Apartments, 1516 Riverside, states in a Superior Court complaint filed Monday that the apartment building was on property which for more than 40 years was firm and sound. The structure was worth \$82,800 and was grossing \$6,830 a year in rentals he said, but in Feb., 1957, the Toll Bridge Authority had the property to the east excavated at least 25 feet below its natural level and a slide occurred, throwing dishes off tables and moving furniture about.

The complaint states that this "man-made avalanche" tore off part of a sidewalk on the east side of the apartment building and the southeast corner of the building foundation dropped away.

Spokesman-Review, July 4, 1961

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 1—1905 photograph of south façade of Ammann Apartments, looking north



Number 2—2019 photograph of south façade of Ammann Apartments, looking north

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 3—west façade of Ammann Apartments, looking east in 2019

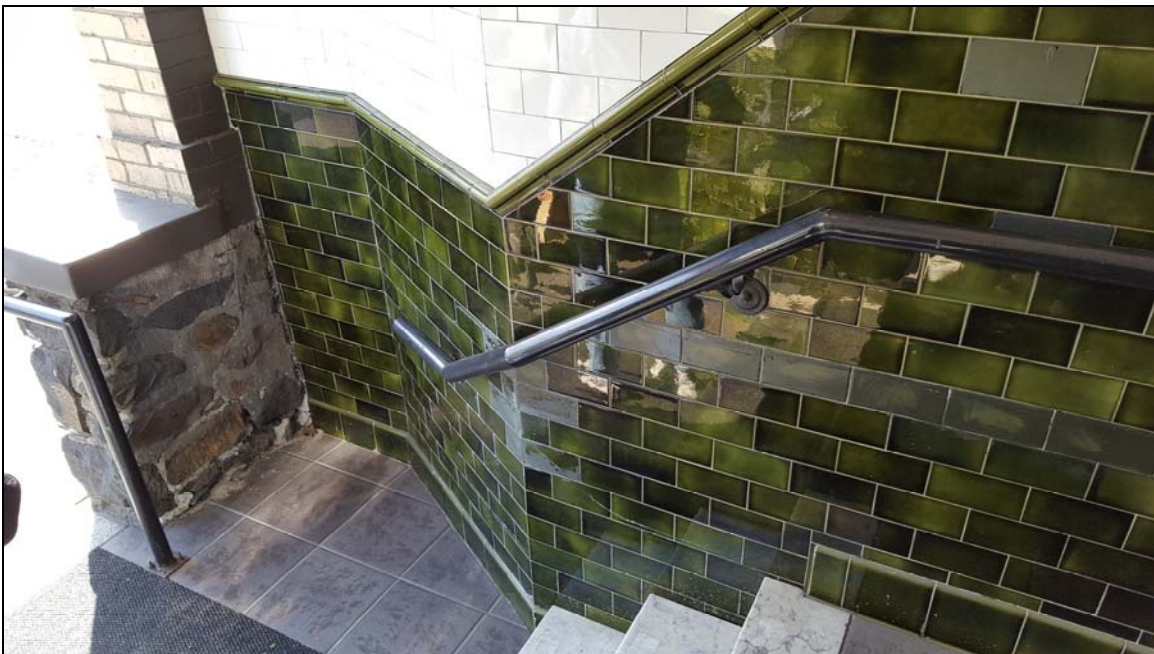


Number 4—East façade of Ammann Apartments, looking west in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 5—Front entrance at south façade, looking north in 2019



Number 6—South façade front entrance west wall in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 7—south façade front entrance, looking west in 2019

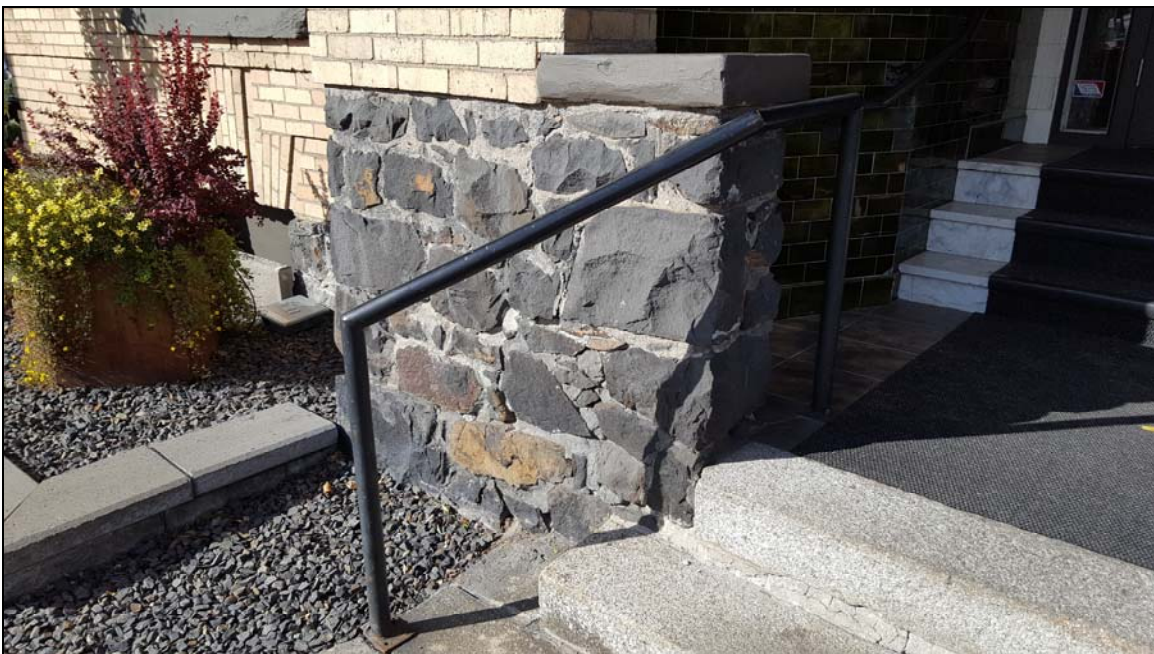


Number 8—south façade front entrance in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 9—south façade brick detail in 2019



Number 10—south façade front entrance steps in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 11—north rear face second-floor balcony in 2019



Number 12—north rear face first and second-floor balconies in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 13—north rear face first-floor balcony and basement level in 2019



Number 14—south façade front entrance at first floor, looking north in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 15—first floor center hall looking north in 2019, and looking northeast into commercial space located in southeast corner of building



Number 16—looking south in 2019 at commercial space on first floor in southeast corner of building

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 17—looking north at commercial space on first floor on east wall of building in 2019



Number 18—commercial space on first floor on west wall, looking northwest in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 19—first floor commercial space, looking southwest in 2019

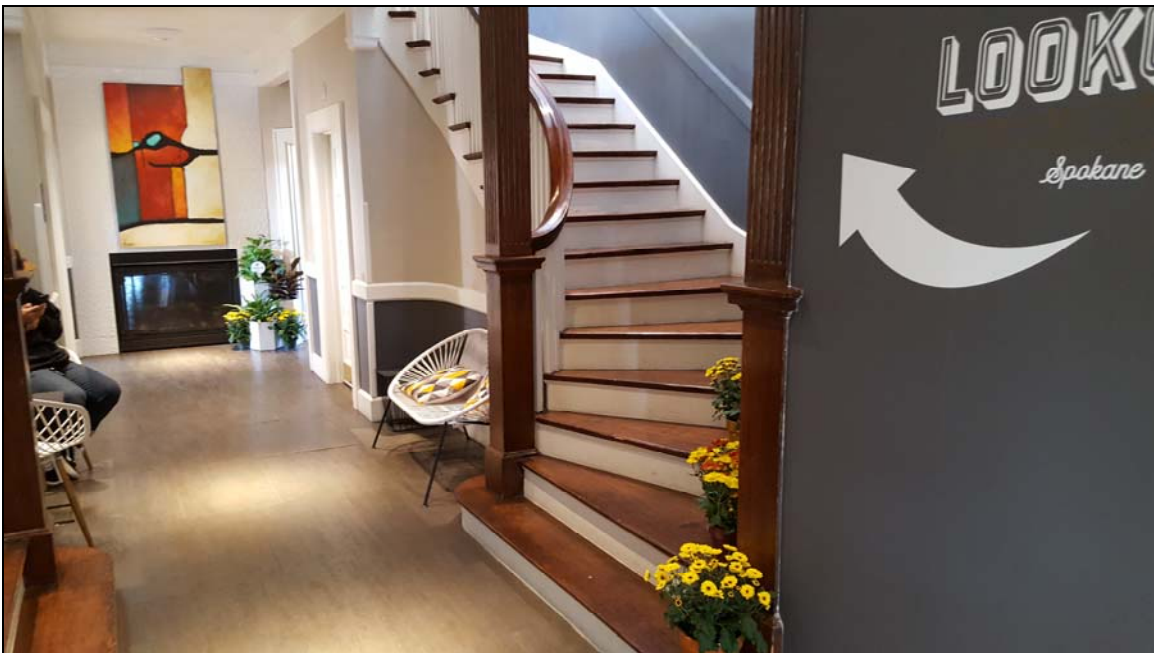


Number 20—first floor commercial space, looking south in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 21—first floor center hall, looking north in 2019—staircase rises to second floor



Number 22—first floor center hall, looking north in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 23—stair treads on staircase that rises from first to second floor



Number 24—hallway on first floor

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 25—hallway on first floor

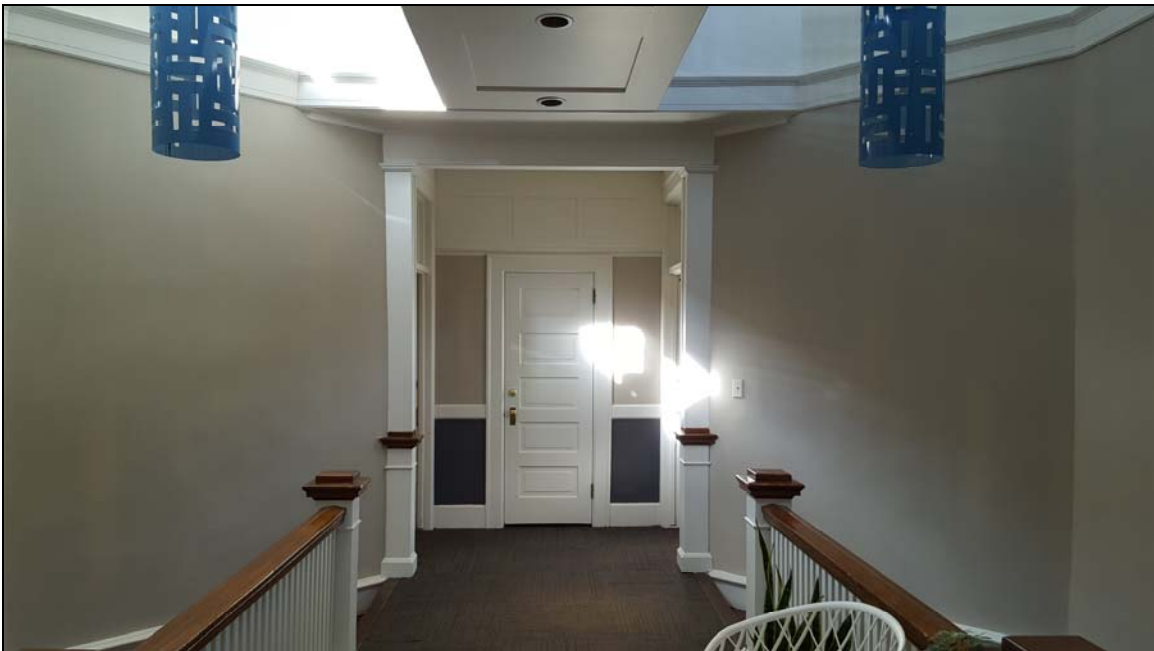


Number 26—center hall on second floor, looking south in 2019

Spokane City/County Register of Historic Places Nomination
AMMANN APARTMENTS



Number 27—second floor, looking south at clerestory windows in 2019



Number 28—looking north at center hallway on second floor in 2019