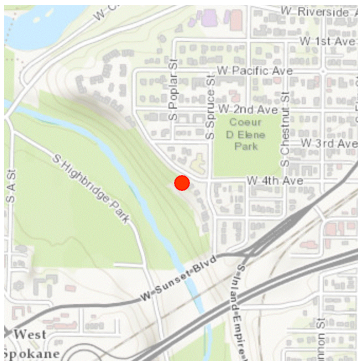


Historic Property Report

Historic Name: Will Apartment House

Property ID: 24809

Location



Address: 358 S Coeur D'Alene St, Spokane, Washington, USA

Tax No/Parcel No: 25242.1402

Plat/Block/Lot: Boulevard Add pt of L11-12

GeographicAreas: Spokane,Spokane County,T25R42E24,SPOKANE NW Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1964	

Number of stories: N/A

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context: Architecture



Historic Property Report

Architect/Engineer:

Category	Name or Company
Builder	KOP Construction Co.
Architect	Richard E Will

Districts

District Name	Contributing
Browne's Addition Historic District	<input type="checkbox"/>

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00088, , Assessors Data Project: Spokane Commercial	6/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	2/11/2017		

Photos



Garage, southeast corner



Garage, northeast corner

Historic Property Report



View of:E, Origination:Inventory Form



Front (east) facade



Window detail, front facade



Main entry, looking west



Balcony detail in entry



Globe pendant light in entry

Historic Property Report



Balcony on north facade



North facade, looking south



West facade



South facade, looking west



Walkway over entry, viewed from below



Garage level, viewed from north

Historic Property Report



Setting - S Coeur d'Alene St looking north



View Apartments Under Construction
 Sweeping views of Latah Creek valley and the Spokane River gorge will be a feature attraction of this three-story steel and concrete apartment building under construction at Fourth and Coeur d'Alene Boulevard. Richard Will, owner, said completion is scheduled for April. The nine-apartment structure is being built by Kop Construction Co. One and two-bedroom units will have fireplaces and balconies.

Newspaper photo - under construction

Inventory Details - 2/11/2017

Common name: Canyon View Apartments
Date recorded: 2/11/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Stucco
Structural System	Metal - Steel
Plan	Square



Historic Property Report

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: History. The Will Apartment House was designed, developed and owned by architect Richard Will. It was constructed in 1964 by Kop Construction Company. The Canyon View Apartments, as it is known today, is one of two excellent examples of a low-rise, International style apartment building in Spokane, the first being the Studio Apartments, which preceded Canyon View by 15 years.

Architectural Context. The International Style of architecture developed between the World Wars in Europe. It was seen as a departure from traditional building and there were high hopes that this rational mode of building would help rebuild Europe after the ravages of World War I. The genesis of the style is most closely associated with the Bauhaus School of Weimar Germany under the leadership of Walter Gropius. The model housing project of Weissenhofsiedlung, created in 1927 as a building exhibition of Deutsche Werkbund and funded by the City of Stuttgart, was also widely influential. Many practitioners emigrated to the United States and other parts of the world to escape Nazi Germany, and the movement became International.

The style's introduction in the United States is widely attributed to the 1932 exhibit at New York's Museum of Modern Art entitled, "The International Style: Architecture since 1922," curated by Henry-Russell Hitchcock and Philip Johnson. In the book that accompanied the show, Philip Johnson explains: "There is, first, a new conception of architecture as volume rather than as mass. Secondly, regularity rather than axial symmetry serves as its chief means of ordering design. These two principles, with a third proscribing arbitrary applied decoration, mark the productions of the International Style" (Pehnt, 1964:153).

While introduced in the United States before World War II, the style did not become widely accepted until building resumed after the war. It was seen in all types of construction, residential to commercial to civic design, but became most closely associated with commercial architecture, particularly as the post-war decades wore on. The style is characterized by an overall horizontal emphasis, particularly in fenestration patterns, a general lack of ornamental detailing, and rational building forms. Functionalism, or a building's expression of its uses or program, is another characteristic. Favored materials were concrete, steel, and glass, and stucco or smooth finishes. By the end of the 1960s, the style had fallen out of favor and commercial and civic development was exploring new, alternative forms.

Historic Property Report

Architect Richard Will. Richard Earl Will was born in New York City in 1932. Following high school in Boston, he attended Hebron Academy, a private college-preparatory boarding school, in Maine. Will earned a Bachelor of Architecture degree from New York's Rensselaer Polytechnic Institute, where he was a member of Rensselaer's 1954 NCAA national hockey championship team, in 1956 – two years ahead of 2010 AIA Gold Medal winner Peter Q. Bohlin. After graduating from Air Force Squadron Officers School, Will served as a captain in the USAF from 1958 to 1960, and afterwards in the Washington Air National Guard. He opened his own architecture practice in Spokane in 1964. In addition to the state of Washington, Will was a licensed architect and a real estate developer in Idaho and Arizona. Principal works include a number of Spokane apartment buildings, as well as the Backlund residence in Spokane and the Tompkins residence on Mercer Island.

Physical description:

Location and Setting. The Canyon View Apartments, located at 358 S Coeur d'Alene Street, is sited at the top of the bluff overlooking the Latah Creek Valley. It is the last building on the west side of the street between about W 4th Avenue and W 2nd Avenue. The nine-unit apartment building is in Brown's Addition, west of downtown Spokane, south of the Spokane River, and north of Interstate 90. To the east is Coeur d'Alene Park, which is the size of four city blocks and surrounded by primarily residential development. To the immediate east are All Saints Lutheran Church and the Southwest Spokane Community Center. To the west is Overlook Park, which occupies a steep hillside above Latah Creek. The view across the creek, looking west, is of High Bridge Park, which parallels the creek that in turn joins the Spokane River in Indian Canyon to the north. To the immediate south is an 1896 mansion with Queen Anne and Colonial details. S Coeur d'Alene Street runs north-south in this location. The apartment building overlooks the street, but is primarily oriented toward the views to the north, west and south.

Materials. The apartment building is framed in steel and concrete, and clad in stucco-finished panels. The ribbon windows have black metal frames. The foundation is concrete and the roof is built up.

Massing and design. The three-story building has a flat roof with a parapet. It has a square footprint, with nine apartment units within the main portion of the building, and an additional ancillary space at the lower level, in front of the building, and not visible from the street. The lower level, below grade, is occupied by parking and storage and accessed by a concrete driveway on the south side of the building. The building occupies a one-third-acre parcel that is perched on the edge of the bluff, allowing for spectacular views to the north, south and west. Decks on these facades of the building take advantage of this siting. The landscaping is naturalistic, with mature trees. The International Style building was constructed in 1964.

Historic Property Report

Front (east) façade. The front façade of the apartment building is symmetrical, with a tall entry that contains the open stair to the individual apartments. The entry recess rises nearly the full height of the building, and is partially enclosed above the ground level by dark-painted, wood slats. Each floor has two ribbon windows of six ganged, operable, square sash. The entry is accessed via a broad concrete walkway two steps above grade. It bridges the entry to the lower level ancillary unit, and is enclosed with an open metal and wood balustrade. The balustrade within the stairwell exhibits a similar design. Mounted on the ceiling of the stairwell is a hanging globe pendent light made up of five globes. In front of the entry at the sidewalk is a fanciful canvas canopy that is stretched on a curvilinear metal frame. The entrance to the ancillary unit at the lower level is accessed from underneath the bridge that leads to the main building entry, via three concrete steps. Also in this location is an extension of the open stair that is typical of the building, and accesses the grade at this point. The lower level ancillary unit, which faces west, has a simple flush door with a tall transom above. The adjacent window and transom appear to be covered. This unit is constructed of unfinished concrete.

North façade. The north façade of the building, like the other facades, is symmetrical. In the center of this façade, at each level, is a narrow balcony, with three full-height, glazed openings with metal frames, consisting of a sliding glass door and sidelight of the same proportions. The balcony is enclosed with a transparent balustrade in a metal frame. A narrow overhang at the roof level shelters the upper balcony. Visible below, at the ground level, is the parking area. The building is supported by concrete columns or pilotis here. This area is partially enclosed with a concrete retaining wall on the east side that stops short of the parking garage ceiling, and a chain link fence elsewhere. The floor is finished in gravel.

West façade. The west, rear façade features deep, inset balconies at each level that extend nearly the full width of the units. They are enclosed with the same transparent balustrade as the balconies on the north façade. A narrow concrete catwalk extends from the building façade under each deck. Visible underneath are the concrete columns supporting the building, enclosed by a chain link fence.

South façade. The south façade repeats the same design features as the north façade.

Changes over time. No major changes appear to have taken place to this building. The canopy at the front entrance appears to be a newer feature.



Historic Property Report

Bibliography:

The AIA Historic Directory of American Architects,
<http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/What's%20here.aspx>, accessed
January 2017.

Harris, Cyril M., American Architecture, An Illustrated Encyclopedia. New York: W. W.
Norton & Company, 1995.

Pehnt, Wolfgang, editor, Encyclopedia of Modern Architecture. New York: Harry N.
Abrams, Inc., Publishers, 1964.

"Richard Will," (obit.), Spokesman-Review, July 31, 2003.

"View Apartments Under Construction," Spokesman Review, February 16, 1964.

Weissenhofsiedlung, <http://www.weissenhof2002.de/english/weissenhof.html>, accessed
February 2017.

Inventory Details - 6/1/2011

Common name:

Date recorded: 6/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 32BA176

SHPO Determination Not Determined

Detail Information

Characteristics:

Category	Item
Form Type	Multiple Dwelling - Multi-Story Apartment Block

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).



Historic Property Report

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic

Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description:

The building at 358 S Coeur Street, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1964 and is a multiple family house. The multi-story apartment block building is a 3-story structure.

Inventory Details - 4/1/2002

Common name:

Date recorded: 4/1/2002

Field Recorder: Will Apartment House

Field Site number: 32BA176

SHPO Determination Determined Not Eligible



Historic Property Report

Detail Information

Characteristics:

Category	Item
Roof Material	Asphalt/Composition - Rolled
Cladding	Stucco
Plan	Rectangle
Cladding	Concrete
Structural System	Wood - Balloon Frame
Foundation	Concrete - Poured

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Significance narrative: The Will Apartment House was built in 1964 by KOP Construction Company of Spokane. The building's owner, Richard E. Will, a Spokane architect, designed the structure as a 9-unit apartment house. The building cost a reported \$125,000 to build and has five fireplaces.

Physical description: Built in 1964, the Will Apartment House reflects the tastes and construction techniques from the 1960s in Spokane. The building has a rectangular footprint and rises 3 stories with a daylight basement level in the rear on the west elevation due to a slope in grade. The building is clad in stucco and has a symmetrical façade design with a central recessed entrance. Each apartment unit has a balcony with sliding glass doors. The building retains excellent architectural exterior quality.

Bibliography: Polk's City directories, Spokane City/County warranty deeds, building permits, assessor records

Inventory Details - 1/1/1900

Common name:

Date recorded: 1/1/1900

Field Recorder:

Field Site number: 32BA176

SHPO Determination Not Determined