



Spokane City/County Historic Landmarks Agenda

Wednesday, May 15, 2019

3:00 PM

City Council Briefing Center
Lower Level, City Hall

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

3:00 PM	Public Hearing:
	<p>A. Spokane Register Nomination (per SMC 17D.100.020):</p> <ol style="list-style-type: none"> 1. Columbia Building – 107 S Howard St 2. Franklin Elementary School – 2627 E 17th Ave <p>B. National Register Nomination (per SMC 04.35.080.B1)</p> <ol style="list-style-type: none"> 1. McMillen-Dyar House – 526 E 12th Ave
4:15 PM	Commission Briefing Session:
	<ol style="list-style-type: none"> 1. Call to Order 2. Approve 4/17/2019 meeting minutes 3. Old Business 4. New Business 5. Chairman's Report 6. HPO Staff Report 7. Other (Announcement and events)
	Adjournment:
	The next SHLC meeting will be held on 6/19/2019

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest Password: r6WpVxQV

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Columbia Building, 107 S Howard

FINDINGS OF FACT

1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."

- Completed in 1907; the Columbia Building meets the age criteria for listing on the Spokane Register of Historic Places.

2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D).

- The Columbia Building is further architecturally significant under Category C as a fine representation of the multi-story commercial office building type embellished with restrained Classical Revival and Italianate-style influence. In excellent condition, the Columbia Building represents the work of Spokane master architects Herman Preusse and Julius Zittel.
- Built in 1907, the Columbia Building was erected for property owner and prominent Spokane pioneer, Judge George Turner. The Columbia Building is historically significant under Category B for its 25-year association with Judge Turner's career as one of Spokane's most celebrated and successful lawyers, and "one of Eastern Washington's most eminent political figures." Judge Turner kept his law offices in the Columbia Building from 1914 until his death in 1932.

3. SMC17D.040.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."

- The six-story Columbia Building is a tall, commercial business block in excellent condition. The building is designed in three parts with a two-story base; a main shaft containing floors three, four, five and six; and an elaborate projecting cornice.
- In 1972, the north and west facades of the ground floor at street-level were refaced with new tan-colored pressed face bricks. Original ground-floor display windows at street-level were replaced at the same time with contemporary storefront designs, featuring dark brown-colored metal-sash and metal-frame tall display windows between tall vertical expanses of brick cladding. Canted entrances were replaced at storefronts with walls and entrances that were flush with the exterior planar wall surface of the building.
- The Columbia Building retains a high degree of integrity in original location, design, setting, materials, workmanship, feeling, and association.

4. Once listed, this property will be eligible to apply for incentives, including:

Special Valuation (property tax abatement), Spokane Register historical marker, and special code considerations.

STAFF RECOMMENDATION

The **Columbia Building** qualifies for eligibility under Spokane Register Categories B & C.

Preservation Officer Review: Megan Duvall
Nominations Committee: Shockley, Rast
Landmarks Commission Review: Pending

Report: 4/17/19
Site Visit: 5/8/19
Hearing: 5/15/19

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	COLUMBIA BUILDING
Common Name	Turner Building, James S. Black Building

2. LOCATION

Street & Number	107 S. Howard Street
City, State, Zip Code	Spokane, WA 99201
Parcel Number	35191.2401

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	Black Enterprises
Street & Number	811 W. Riverside Avenue
City, State, Zip Code	Spokane, WA 99201
Telephone Number/E-mail	daveblack@naiblack.com , 509-623-1000

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 <u>1979</u>
Location of Survey Records	Spokane Historic Preservation Office

**Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING**

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

Railroad Addition, Lots 1-2, Block 13.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

12. FORM PREPARED BY

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

May 15, 2019

**Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING**

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
COLUMBIA BUILDING



The Columbia Building in circa 1910



The Columbia Building in 2019

Second draft submitted April 21, 2019

DESCRIPTION OF PROPERTY

Summary Statement

Built in 1907, the Columbia Building is a six-story commercial office tower sited on the corner of First Avenue and Howard Street, a busy intersection in Spokane, Washington's downtown core. With restrained Classic Revival-style detail, the building is constructed of original steel frame, reinforced masonry/concrete, flat roof, basalt stone foundation, rusticated tan-colored face brick cladding, and symmetrical fenestration patterns featured in original windows. Terra cotta ornamentation includes decorative cartouches, window sills with molded drip lines, egg-and-dart detail, and a front-entrance paneled name plate, which spells COLUMBIA. At the west and north primary facades, the building's flat roof is accentuated with a massive projecting cornice and decorative bracket pairs—a prominent façade focal point. The Columbia Building retains a high degree of integrity in original location, design, setting, materials, workmanship, feeling, and association.

CURRENT APPEARANCE & CONDITION

Site

Sited on nearly level grade with a slight north-facing slope, the Columbia Building is located on Lots 1 and 2, Block 13 in the Railroad Addition to Spokane Falls in southwest downtown. The building occupies the north half of Lots 1 and 2 for a frontage of 77 feet along South Howard Street and 100 feet along West First Avenue.¹ The formal front entrance to the Columbia Building is located at the southern end of the west façade with a postal address of 107 S. Howard Street. The southern half of Lots 1 and 2 was originally occupied by the circa 1906 Columbia Theater, located adjacent to the Columbia Building's rear south face. Owned by the Columbia Building, the theater was demolished in 1933 and replaced by a paved parking lot, which is used by Columbia Building employees. A public alley abuts the south border of the property by the parking lot. A 1963 one-story commercial structure and underground parking garage are located adjacent to the east elevation of the Columbia Building. The area surrounding the Columbia Building is commercial, and includes a directionally correct grid work of paved city streets, unpaved city alleys, and a collection of side-by-side, mostly brick two-to-thirteen-story commercial office and hotel buildings erected from the early 1900s through the 1960s. Contemporary commercial infill constructed after 1970 exists as a few tall, multi-story, high-rise office towers and paved parking areas throughout the downtown neighborhood.

Exterior of the Columbia Building

The six-story Columbia Building is a tall, commercial business block in excellent condition. The building's exterior vertical design reveals three parts with a two-story base; a main shaft containing floors three, four, five and six; and an elaborate projecting cornice. The property's two primary facades are the west and north elevations of the building, which together look northwest from the southeast intersection corner at First Avenue and Howard Street. The building's west and north facades are prominently embellished with a projecting cornice of deeply overhanging eaves, massive scroll-sawn

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

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COLUMBIA BUILDING**

brackets, and modillion and dentil courses. The west façade supports five symmetrically aligned eave bracket pairs, and the north façade supports seven eave bracket pairs. The massive decorative brackets are colored a deep, dark green hue and reveal strong design influence from the Italianate style. Horizontal modillion and dentil courses are located in the space between each massive bracket pair. Floors three, four, and five are clad with tan-colored pressed face bricks laid in stretcher bond with a rusticated pattern, and feature symmetrical fenestration patterns with windows arranged in groups of two and three across the west and north facades of the building. Rather than rusticated brick, floor six is clad in a continuation of tan-colored pressed face bricks designed as inset panels positioned between window groups. Two wide, horizontal stringcourses made of terra cotta function as window sills under windows on the third floor and sixth floor while windows at the fourth and fifth floors reveal individual terra cotta window sills. The terra cotta window sills feature egg-and-dart ornamentation, which are located at the bottom edge of each individual and stringcourse window sill.

In 1972, the north and west facades of the ground floor at street-level were refaced with new tan-colored pressed face bricks that closely match the original 1907 pressed face brick cladding laid in stretcher bond preserved on upper floors two through six. All windows on the third, fourth, fifth and sixth floors remain preserved as original 1/1 units with wood sash and wood frames. Second-floor windows at the west façade and north facade remain preserved as tripartite units with one center picture window flanked by two 1/1 double-hung wood-sash units. All window sashes and frames above street-level are colored dark green to match the building's prominent massive eave brackets. Original ground-floor display windows at street-level were replaced in 1972 with contemporary storefront designs, featuring dark brown-colored metal-sash and metal-frame tall display windows between wide vertical expanses of brick cladding. The Columbia Building's formal front entrance at 107 S. Howard Street was remodeled with contemporary doors and materials made of dark brown-colored glazing, metal sash, and metal frames. Street-level entrances along the north and west facades of the building are flush with the planar wall surface of the property. With a recessed entrance, the northwest corner of the building is recessed at street-level and is supported by a brick post.

The south and east elevations of the Columbia Building are exposed and clad with crème-colored textured stucco. The south rear elevation of the building features a six-story center light well with original 1/1 wood-sash windows, a west wing and an east wing. The east wing features a full-height exterior metal staircase. The roof on the Columbia Building is flat with a brick parapet that encircles the roof's perimeter. The roof's flat surface is covered and protected with layers of built-up tar and a thick vinyl membrane. HVAC appurtenances, vents, chillers, and other structures are anchored to the roof but cannot be seen from a public right-of-way (street, alley).

Interior of the Columbia Building

The interior of the Columbia Building has a total of 51,840 square feet of space from the basement through the sixth (top) floor.² A formal front entrance opens to the building's lobby from street-level at the southern end of the west façade. The interior of the building features a lobby with an original black cast-iron staircase and marble treads. The staircase rises from the first floor, turns and climbs to the second, third, fourth, fifth, and sixth floors (the staircase also descends to the basement). The lobby features a contemporary ceramic tile floor, original five-foot-high marble wainscoting, an antique brass-framed and glass-covered directory building businesses, and a wall-mounted brass-and-glass U.S. Post Office Mail Box with a vertical mail chute that passes through all six floors. Two elevators are located in the southeast corner of the lobby. A glass-and-metal-frame contemporary interior pedestrian door on the north wall opens to a commercial bay (juice bar) north of the lobby.

The Columbia Building reveals contemporary styling in all interior street-level commercial bays and in all interior upper floors in the building (floors two through six). All ceilings are lowered with indirect lighting panels and acoustical tiles. Floors are covered with a mixture of ceramic tile and carpet. Original perimeter walls are covered with painted drywall. Interior partition walls are temporary and are differently positioned throughout each floor as they continually change to serve requirements of various tenants. In addition to the original cast-iron and marble staircase that rises each floor from the building's first-floor lobby, hallways exist in the southeast corners of each floor and lead to original steel vaults and to separate men's and women's restrooms. Restrooms feature original marble walls, marble/wood stalls with painted-wood doors, and lowered ceilings with acoustical tiles and indirect lighting. Located next to the restrooms, antique cast iron and steel vaults remain useable.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Shown in 1910-1955 black-and-white photographs and in an architects' sketch of the building in Raymer's 1906 *Complete Encyclopedic Dictionary of Spokane and the Inland Empire*, the original exterior design of the property remains remarkably intact in 2019 with the exception of street-level storefronts.³ The original exterior design for floors two through six feature original 1/1 working windows, face brick cladding, decorative terra cotta articulation, and the property's massive projecting cornice with Italianate-style roof eave brackets on the west and north facades of the building. As originally built, entrances to the Columbia Building's street-level storefronts were canted and addressed as 101, 103, 105, and 107 S. Howard Street, and 521, 523, 525 and 527 W. First Avenue. The northwest corner of the building was not recessed as it is ~~today~~ in 2019. Large display windows extended across the north and west facades of the building, and featured wood sash and wood frames. Display windows flanked canted entrances, and horizontal rows of multi-paned transom windows capped the entrances and display windows.

² Spokane County Tax Assessor public records. Spokane County Courthouse, Spokane, WA

³ Raymer, 1906

As originally designed, horizontal pressed brick spandrels designed for storefront advertisement signage were located just above storefront transom windows. Preserved on the building, a permanent name plate on a brick spandrel over the building's front entrance at 107 S. Howard Street was constructed in 1906, and reads COLUMBIA in molded terra cotta. Up to the 1950s, tenants who leased street-level storefront bays used the brick space reserved for signage above the transom windows for their respective signs. Modifications began in the 1950s-1960s when transom windows above the canted entrances were covered with metal and/or wood panels, and storefront tenants mounted signage on the metal or wood panels instead of on the brick spandrels designed for signage.

The interior of the Columbia Building was originally finished in 1907 with what was then considered the "newest recommendations for a 'fireproof' building."⁴ "Fireproof" was defined as "non-combustible and fire-protected structural frame" by Spokane structural and architectural engineer Robert B. Hyslop in his 1983 book, *Spokane's Building Blocks*. He described the following fireproof interior of the Columbia Building:

*The windows and frames, and the corridor doors and frames of the many openings to the corridors, were of 'Kalamein' construction (wood covered with sheet metal) although the glass throughout was ordinary plate (the office entrance doors had beveled plate, no less). The one staircase [in the building], a cast-iron stair frame with marble treads, was open to all the floors, and the elevator hatchway had open grillwork in its fronts.*⁵

Ceilings were 10 to 12 feet in height, and floors were covered with a combination of oak and mosaic stone.

In 1906, the east elevation of the Columbia Building was erected adjacent to the west side of an 1890 five-story brick building, which was in 1908 raised to six stories (Hotel Spokane). In 1963, the hotel was demolished and replaced by a four-story motor hotel (motel) and underground garage. In 2018, the 1963 building was reduced to a single story. The east elevation of the Columbia Building was then finished with stucco and crème-colored paint.

In 1933, the 1906 Columbia Theater, which was located adjacent to the south rear face of the Columbia Building, was demolished. The land was redeveloped as a paved parking space for use by employees and tenants of the Columbia Building. When the theater was razed, the south rear face of the Columbia Building was exposed, revealing an original full-story light well. The building's south rear face was finished with stucco and crème-colored paint.

From the time construction of the property was completed in 1907 to 1970, many alterations and modifications were made to the Columbia Building's exterior and interior

⁴ Hyslop, 1983

⁵ Ibid

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COLUMBIA BUILDING

street-level storefronts and commercial bays, and to all of the building's interior spaces on floors one through six. During this time, over 50 permits were issued and recorded by the City of Spokane for various electrical, plumbing/heating/air conditioning, and construction work projects for different professional business owners and tenants who leased space in the Columbia Building at different times.⁶ The only original interior elements retained in the building include the cast iron-and-marble tread staircase from the basement to the sixth floor, and a hallway in the southwest corner of the building from floors two through six that features steel vaults and marble-clad restrooms.

The largest one-time, building-wide remodeling effort to the property was completed in 1972. The local *Spokane Daily Chronicle* newspaper in May 25, 1972 announced “plans for major remodeling of the Columbia Building.” Decisions were made to completely air condition the building, remodel the hallways, and install a new elevator system. “The remodeling also will include a new lobby, new carpeting, drop ceilings with indirect lighting, and all new modern décor” throughout the building.⁷ At the exterior of the building, a contemporary street-level design was developed and included removal of original pressed face bricks and original commercial storefront designs with canted entrances, wood-sash and frame display windows, and multi-paned transom windows. The 1972 contemporary street-level storefront remodel included the installation of new face tan-colored face bricks that were used to clad the new storefronts, a near match to the original bricks. Canted entrances were replaced at storefronts with walls and entrances that were flush with the exterior planar wall surface of the building. Original transom windows and signage spandrels were replaced by tall vertical display windows with metal sash/frames. The northwest corner of the building at street-level was recessed a single large square brick post to support the overhang of the second floor. At the building's south rear, a metal exterior stair tower was installed on the east wing of the light well.

⁶ City of Spokane archive building permits

⁷ *Spokane Daily Chronicle*, 25 May 1972.

SECTION 8: STATEMENT OF SIGNIFICANCE

Summary Statement

<i>Areas of Significance</i>	<i>Architecture, Law</i>
<i>Period of Significance</i>	<i>1907-1932</i>
<i>Built Date</i>	<i>1907</i>
<i>Architect</i>	<i>1906: Preusse & Zittel, Architects</i> <i>1972: Warren Heylman, Architect</i>

STATEMENT OF SIGNIFICANCE

Summary Statement

Built in 1907, the Columbia Building (also called the Turner Building) was erected for the property's original owner and prominent Spokane pioneer, Judge George Turner. The building is eligible for listing on the Spokane Register of Historic Places for its historical and architectural significance, and reflects a period of significance from 1907 to 1932—from completion of the building's construction to the year Turner died. The Columbia Building is historically significant under Category B for its 25-year association with Judge Turner's career as one of Spokane's most celebrated and successful lawyers, and "one of Eastern Washington's most eminent political figures."⁸ As reported in a 1932 obituary in the *Spokesman-Review* newspaper, "sincere tribute" was paid by "bench, bar and laymen to late Judge Turner" at the time of his death at age 81.⁹ More than 50 honorary pallbearers from the ranks of Spokane's pioneer businessmen, lawyers, judges, and legislators attended his funeral service. His law partner, Frank Graves, eulogized Turner as a "distinguished, honest, honorable, patriotic citizen and most loyal friend."¹⁰ A phenomenal jurist and statesman, Turner served as an associate Washington State Supreme Court Justice (1885-1888), a leader in drafting the Washington State Constitution (1889), a United States Senator from 1897 to 1903, a skillful orator with numerous congressional speeches, and an international arbitrator under various federal government appointments associated with United States Presidents Roosevelt, Taft, and Wilson.¹¹ At different times in Spokane, Turner practiced law with various partnerships, including Turner Foster & Turner (his brother), Turner Graves & McKinstry, and in his Columbia Building offices with Turner & Geraghty followed by Turner Nuzum & Nuzum.¹² In recognition of his brilliant career, a *Seattle Times* newspaper article applauded Judge George Turner as "unfailingly helpful to counsel and advice for the welfare of the commonwealth and its people," and exacted that "on all accounts he must hold a foremost place in state history."¹³

The Columbia Building is further architecturally significant under Category C as a fine representation of the multi-story commercial office building type embellished with restrained Classical Revival and Italianate-style influence. In excellent condition, the

⁸ Reynolds, Yeomans, Mandyke, 2003

⁹ *Spokesman-Review*, 21 February 1932

¹⁰ Ibid.

¹¹ *Tacoma Herald*. 28 January 1932

¹² *Spokesman-Review*, 27 January 1932

¹³ *Seattle Times*, 26 January 1932

Columbia Building represents the work of historic Spokane master architects Herman Preusse and Julius Zittel. In an anticipatory article in the February 14, 1906 issue of the *Spokesman-Review* newspaper, the architects shared their opinions of the Columbia Building when they proudly predicted, “This will be the best office building in the city. It will be fireproof construction throughout with metal finish, marble halls, and tile floor. The cost will be \$300,000.”¹⁴ On October 28, 1906, a photograph of the nearly completed six-story Columbia Building was featured on the front page of the real estate section in the *Spokesman-Review* with a descriptive caption that applauded the property as “perhaps the most modern office building in the city” at that time.¹⁵

HISTORIC CONTEXT

In 1872, Spokane was a small Eastern Washington town centered at Spokane Falls, a natural topographic feature and an important source of hydro-electric power. The town grew quickly and became nationally recognized as a distribution center for mining, lumber, agriculture, and railroad transportation in the western United States. As was popular in the late 1880s and 1890s, Spokane’s downtown business district was built with mostly wood-frame commercial business blocks, warehouse buildings, and lodging houses. In 1889, a fire started in the heart of the town’s business core and quickly grew to huge proportions, engulfing the city and destroying more than 30 city blocks in the town’s central business district. After the fire, building codes were changed and fire retardant building materials and practices were mandated to prevent the possibility of damage from future fires. Brick and stone were the fire-retardant construction materials of choice, and one- to five-story brick and stone buildings were erected, some with steel reinforcing.

Fireproof or not, frenetic downtown re-building efforts boomed in Spokane during the 25 years following the 1889 fire. More than 100 single-room-occupancy hotels (SROs) with plain, no-frills brick masonry construction were quickly erected side-by-side along downtown streets to house the influx of people, workers, and immigrants who flocked to Spokane to find jobs. In contrast, other brick and stone buildings were designed and built as prominent high-rise, high-style commercial business blocks with fire-retardant materials and steel/concrete reinforcing.

The first fireproof business block erected in Spokane’s downtown business center is reputed to be the six-story Holley Mason Hardware Building on South Howard Street, built in 1906 of reinforced concrete construction.¹⁶ Other more modern buildings, some quite tall, were erected with steel frames and reinforced concrete construction as fireproof business blocks, including the Realty Building (W. Riverside Avenue in 1910 with eight stories), the Old National Bank Building (W. Riverside Avenue in 1910 with 15 stories), the Sherwood Building (W. Riverside Avenue in 1916 with eight stories), the Symons Building (S. Howard Street in 1917 with four stories), the Paulsen Medical & Dental Building (W. Riverside Avenue in 1928 with 15 stories), and the then-new Rookery

¹⁴ *Spokesman-Review*, 14 February 1906

¹⁵ *Spokesman-Review*, 28 October 1906

¹⁶ Hyslop, R.B. 1983

Building (W. Riverside Avenue in 1933 with three stories). The Columbia Building was erected in 1907 with six stories, and was recognized as one of the first fireproof buildings in Spokane with fire-retardant materials and steel/concrete frame reinforcement.¹⁷

The Columbia Building

In 1904, Judge George Turner purchased Lots 1 and 2, Block 13 in Spokane's Railroad Addition to Spokane Falls for \$6,000.¹⁸ He then commissioned the Spokane architectural team of Herman Preusse & Julius Zittel in 1905, to design a fireproof structure called the Columbia Building on the southwest intersection corner of West First Avenue and South Howard Street. It was originally planned as a four-story building with 63 hotel rooms on the top three floors to be leased by the adjacent next-east Hotel Spokane. In addition to erected the Columbia Building, Judge Turner commissioned the construction of a four-story theater building located next to the south rear elevation of the Columbia Building. The theater was called the Columbia Theater with the molded terra cotta appellation COLUMBIA positioned across the front of the property's fourth floor.¹⁹ The theater was proposed to cost a total of \$50,000 and "be completed and ready for business by January 1, 1906."²⁰

By December 1905, Judge Turner changed his mind for his proposed Columbia Building. He increased the building's height from four stories to five stories, and discontinued plans for an interior corridor connection to the adjacent Hotel Spokane (Hotel Spokane had initially planned to lease upper-story rooms in the Columbia Building).

Less than three months later, another but final change was made to the Columbia Building as reported in the following February 14, 1906 *Spokesman-Review* announcement:

BEGIN WORK ON COLUMBIA

*Work on the Columbia Building, which Senator George Turner will build at Howard Street and First Avenue, is well underway. It has definitely been decided the building will be **six** stories high instead of four as originally contemplated. It will be 75 x 100 feet, fronting on Howard Street. The first floor will contain seven [merchandise bay] storerooms and an entrance, and the upper stories will be converted to offices. Preusse and Zittel are the architects. Mr. Zittel said yesterday, "This will be the best office building in the city. It will be fireproof construction throughout with metal finish, marble halls, and tile floor. The cost will be \$300,000. No office building in the city is fireproof."²¹*

Nine months later when completion of the building's construction was only a few months away, a prominent photograph of the Columbia Building was featured with a descriptive

¹⁷ Ibid

¹⁸ Spokane County Warranty Deed #116866, 10 Nov 1904, Spokane County Courthouse

¹⁹ *Spokesman-Review*, 1 July 1905

²⁰ *Spokesman-Review*, 9 September 1905

²¹ *Spokesman-Review*, 14 February 1906

caption on the front page of the real estate section in the October 28, 1906 edition of the *Spokesman-Review*:

*TURNER BUILDING
FIRST AVENUE AND HOWARD STREET*

Judge George Turner's new building, which is nearing completion at the southeast corner of First Avenue and Howard Street, will be perhaps the most modern office building in the city when it is finished. Constructed of steel frame reinforced concrete and metal, it will be absolutely fireproof. There are six stories and a full basement. The cost of the building will be about \$250,000. The dimensions are 100 feet on First Avenue and 75 feet on Howard Street. The walls are of buff brick and terra cotta trimmings. The [interior] walls will be of native marble, and there will be marble wainscoting in the hallways and all of the floors, and in the toilet rooms. Mosaic tiling will be used in the floors of the hallways. Vault space for each tenant will be reserved, and there will be toilets for men and women on each floor. The interior trim and doors of the building will be metal-covered, no wood being exposed. The...entire building is being wired for electric lights, telephone service, and for messenger call boxes. Gas is also being piped to the different [office] rooms. The building will be completed about the first of the coming year [in 1907].²²

The next month in November 1906, a frustrating stop-work action occurred when the Spokane Structural Building Trades Alliance, consisting of plasterers, electricians, and building laborers, were called off work. The action was “in sympathy with the plumbers’ local, which refused to allow its members to install certain fixtures in the new building.” The local carpenters and structural iron workers, however, “refused to take the stand with the Alliance, and remained at work in the building.”²³ The strike ended, and work quickly resumed.

Columbia Building Tenants

By early 1907, construction of Judge George Turner’s Columbia Building—also known as the Turner Building—was complete. For more than eleven decades from 1907 through 2019 various tenants leased space at different times in first-floor merchandise bays along First Avenue and Howard Street, and in upper-story professional offices on floors two through six. In the upper stories of the building, tenants owned and operated professional businesses involved in law, real estate, land/title work, mining, oil & gas exploration, insurance & loans, physician & health care, and government services. In 1910, Judge George Turner, and his law partner, James Geraghty, practiced law for four years from their offices in Room 512. By 1914, Judge Turner and two associate Spokane attorneys formed the law practice Turner Nuzum & Nuzum. With his new law firm, Judge Turner worked in Room 605 in his building until his death in 1932.

Street-level commercial bays located on the building’s north and west facades and the building’s prominent northwest corner at First Avenue and Howard Street represented a

²² *Spokesman-Review*, 28 October 1906

²³ *Spokane Daily Chronicle*, 7 November 1906

typical kaleidoscope of American businesses and merchants who occupied retail and merchandise space at different times for more than a century from 1907 through 2018. Leasees included the Rogers Company Shoes & Boots, A. Phillips Cigars, Imperial Cafeteria, Billiards, McNab Drug Company, Spokane Paints, Martin Photography Studio, the Curtis Style Shop, Schorn Paints & Wallpaper, C&S Sport Equipment, Associated Loans, Pioneer National Title Company, and currently Fusion Juice of Spokane and the Wave Island Sports Grill & Sushi Bar.

Subsequent Building Owners

In 1937, legal ownership of the Columbia Building was transferred to the Northwestern Mutual Life Insurance Company. In 1950, the property was purchased by Spokane physician Dr. Edgar L. Boone. In 1970, the Columbia Building was sold by the trust department of the Old National Bank of Washington, who represented the Boone Foundation (a charitable institution) to a syndicate of three Spokane businessmen represented by the James S. Black Real Estate Company. The cost of the transaction was \$275,000. Following directions from the Boone Foundation, revenue from the real estate sale was gifted to Volunteers of America, the Salvation Army, and to qualified low-income students of Eastern Washington State College (University) and Deaconess Hospital.²⁴

In December 1970, James S. Black and his wife, Marjorie E. Black, purchased the Columbia Building with two other investors, Michael & Joan Meagher and Mark L. Brown. By 1976, the Meaghers and Mark Brown had sold their interest in the property to the Blacks, and the property became legally known as the Columbia Building Syndicate. Originally called the Columbia Building when it was built in 1907, the property was dedicated in the 1980s as the James S. Black Building in honor of prominent Spokane real estate broker and developer, James S. Black.

HISTORIC SIGNIFICANCE

Criterion B

The Columbia Building is historically significant under Criterion B for its 25-year association from 1907 to 1932 with celebrated Spokane jurist, statesman and patriotic citizen Judge George Turner. George Turner was born on February 25, 1850 in Edina, Knox County, Missouri. His education was brief when Missouri public schools were closed during the Civil War. At age 13, George Turner volunteered for the U.S. Union Army and worked as a military telegraph operator until the end of the war. In 1868, he passed the examination to the bar at Mobile, Alabama, worked to sharpen his legal skills, and was many times called from private practice to public service. From 1876 to 1880, Turner filled the position of United States marshal for the southern and middle districts in Alabama.

In 1884, Turner moved to Yakima, Washington where he was appointed associate justice of the supreme court of the Washington Territory around Yakima, and became known as

²⁴ *Spokane Daily Chronicle*, 25 May 1972

**Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING**

“Judge” George Turner. The next year in 1885, he relocated to Spokane, where he focused on private practice at different times with Turner Foster & Turner (his brother) and Turner Graves & McKinstry. In 1889 he served as chairman of the judiciary committee responsible for writing Washington State’s Constitution. The *Spokesman-Review* reported, “In the constitutional convention, which drew up the state’s constitution, the judge was its outstanding figure and wrote both the constitution and its bill of rights...considered model state documents.”²⁵

In 1897, Judge George Turner was elected to serve a six-year term as a United States Senator to Washington State. He then received at different times several Federal government appointments to national arbitration boards. In 1903, he worked on the Alaska boundary tribunal, and “settled the Alaskan boundary dispute between the United States and England.”²⁶

Just after he built the Columbia Building in 1907, Judge Turner continued his prominent political positions when he was appointed by U.S. President Taft as legal counsel for the United States in the northeastern fisheries arbitration at the Hague, Netherlands in 1910.²⁷ From 1911 to 1914, Judge Turner was a member of the original Canadian-American International Joint Commission created to prevent disputes regarding the use of boundary waters between the United States and Canada. He returned to Spokane in 1914, and settled in his law practice known as Turner & Geraghty, and later Turner Nuzum & Nuzum, with offices in the Columbia Building until his death in 1932.

In June 1878, in Montgomery, Alabama, George Turner married Bertha C. Dreher. They had no children but adored their nieces, nephews, family, and small dogs. In Spokane, they resided in a spectacular Tudor Revival-style and Moorish-influenced mansion designed by prominent Spokane architect Kirtland K. Cutter. Located at 525 W. Seventh Avenue, the property was originally built in 1889 for Frances Sherlock and F. Rockwood Moore, first president of Washington Water Power (Avista). It was sold to Judge George Turner and his wife Bertha Dreher Turner after F. R. Moore’s death in 1895.²⁸

Throughout his lifetime, Judge Turner invested in two North Idaho mines: the Constitution Mine of which he served terms as president, and the LeRoi Mine where he made his fortune selling his interests for \$8 a share (at one time he held 40,000 shares).²⁹

Judge Turner’s social and fraternal allegiances were with the Spokane Masons and Elks, the Spokane Club, Spokane Athletic Club, Spokane Country Club, and the Metropolitan Club of Washington, D.C.

²⁵ *Spokesman-Review*, 9 September 1945

²⁶ Durham, N.W. 1912

²⁷ *Spokane Daily Chronicle*, 18 November 1939

²⁸ Reynolds, Yeomans, Mandyke. 2003

²⁹ *Spokesman-Review*, 27 January 1932

Respected Spokane historian, author and newspaper columnist, N.W. Durham summarized Judge Turner's many accomplishments and brilliant mind:

*He has throughout his life been a close student of men and affairs, and his analytical power has brought him clear understanding of both. This same power has enabled him at all times to see below the surface of things in his consideration of vital state and national questions, and to correctly determine the possible outcome of a critical situation. The judicial trend of his mind has kept him free from personal bias or prejudice in these public acts, and his course at all times sustained the honor of state and country without the sacrifice of the right of other lands. A gracious presence, a charming personality, and profound legal wisdom all combine to make him one of the most distinguished and honored residents of the State of Washington.*³⁰

ARCHITECTURAL SIGNIFICANCE

Criterion C

The Columbia Building is architecturally significant under Criterion C as an example of the commercial building type articulated with restrained Classical Revival and Italianate-style influences, illustrating the transition of architectural design as an important architectural development. The Columbia Building was built during a time in Spokane when "fireproof construction" was gaining popularity inspired by necessity. Spokane architectural and structural engineer, Robert B. Hyslop (Whitehouse & Price Architects), defined fireproof as a "non-combustible and fire-protected structural frame" building.³¹ He explained that "when it was built in 1907," the Columbia Building reflected "an attempt to meet all the newest recommendations for a 'fireproof' building."³² Featured with a prominent photograph and caption in the *Spokesman-Review* newspaper on October 28, 1906 as it neared completion, the Columbia Building was touted as a structure "constructed of steel-frame reinforced concrete and metal," an "absolutely fireproof" building.³³ Influenced by tall commercial, contemporary buildings of usually six or more stories, the rectangular Columbia Building was similar to a classic column with a base consisting of the lower two stories, a main vertical shaft (floors three, four, five, six), and an elaborate and boldly projecting cornice that highlighted a flat roof.³⁴ The cornice with its widely overhanging eaves was articulated with modillion and dentil courses located between massive pairs of decorative scroll-sawn eave brackets inspired by the Italianate style. The north and west facades of the building were designed with symmetrical fenestration patterns that featured 1/1 windows as well as tripartite units with center fixed panes flanked by two 1/1 windows that offered ventilation. Restrained ornamentation on the building includes smooth, tan-colored pressed face brick cladding accented with terra cotta window sills, molded terra cotta cartouches over brick pilasters, and a formal, molded terra cotta name plate over the front entrance of the building. The

³⁰ Ibid

³¹ Hyslop, Robert B, 1983

³² Ibid.

³³ *Spokesman-Review*, 28 October 1906

³⁴ Poppeliers, John et al, 1983

interior of the building was designed with street-level commercial and merchandise bays and upper-story professional offices.

Architect Herman Preusse (1847-1926)

The Columbia Building was designed by the Spokane architectural team, Preusse & Zittel Architects. Born in Germany into a family of architects, Herman Preusse at the young age of thirteen years studied at the prestigious college of architecture at Holzminden, Germany. Preusse returned home and worked in his father's office, followed by a position as the superintendent for construction of the large German Bessemer steel works. In 1870, Preusse came to America and practiced in Chicago, California, and Kansas before arriving in Spokane in 1882. Unfortunately much of his pre-1889 work was destroyed in the devastating 1889 Spokane fire. After the fire, Preusse proved to be a busy, prolific architect responsible for numerous Spokane buildings, including but not limited to the German-American Society Hall, the Fernwell Building, the Ziegler Building, the Blalock Building, Hotel Spokane, the Holland/VanValkenburg Building, the Great Eastern/Peyton Building, and the Bodie/1889 Block.

As told by author Lisa Kalhar Melton in her thesis, *Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings*, Herman Preusse was "the first trained architect to settle in Spokane Falls, Washington Territory" and was actively sought by customers from the moment he arrived. "Soon after his arrival in August 1882, this German immigrant was retained to build a two-story commercial structure...the first of many...Preusse would design throughout his [Spokane] career." He is known to have "designed over one hundred structures, including residences, commercial and public buildings, churches, and schools" from 1882 to 1918.³⁵ Melton summarized Preusse's impact on Spokane through his "extant architecture," and exclaimed, "Spokane benefitted greatly" from his "presence in the city."³⁶

Architect Julius Zittel (1869-1939)

Born in Germany in 1869, Julius Zittel came to America in 1882 when he was 13, and apprenticed to a Chicago architect when he was 18 years of age. He moved to Spokane in 1887 and began work for fellow German architect Herman Preusse. In 1893, Zittel was made a partner of the architectural firm, which he and Preusse named Preusse & Zittel Architects. The partnership lasted until 1910, when Preusse retired. Working together, they were responsible for designing numerous buildings, including the Armory Building, Victoria Hotel, Pacific Hotel, Bump/Carlyle Hotel, Gonzaga University Administration Building, Carnegie Library (downtown branch), St. Aloysius Catholic Church, Holy Names Academy, Our Lady of Lourdes Cathedral, the Columbia Theater, and the Columbia Building. Working solo, Zittel was also responsible for Spokane City Hall (destroyed by fire), Finch School, Cheney Normal School, and St. Joseph's Church among others. Zittel became the Architect for Washington State in 1897, and designed nearly every state job in Eastern Washington after the appointment. In addition, he

³⁵ Melton, Lisa Kalhar, June 2001

³⁶ Ibid

served as president of the Spokane Society of Architects and later as president of the Spokane Hotel.

Architect Warren C. Heylman (1923-)

Spokane architect Warren Heylman designed the planned remodel of the Columbia Building in 1971-1972. His designs are visible at street level across the north and west facades, and throughout the entire interior space of the building. Interior offices were redesigned to support 1970s technology and contemporary business practices while street-level storefronts were updated with a modern look.

Born September 12, 1923 in Spokane, Warren Cummings Heylman received formal architectural training at Washington State University and the University of Kansas. After receiving his architectural engineering degree from Kansas in 1945, Heylman served for a number of years in the Navy before opening his own private practice in Spokane in 1952. Heylman produced a plethora of unique, interesting, and sometimes one-of-a-kind designs over the next 40 years, and received many awards and accolades. His forward-thinking and unusual designs were also often controversial among the general public. Despite the controversy, Heylman's playful forms pushed the architectural envelope to its very edge. Over the years, he was awarded six AIA Spokane Chapter honor awards, received a Concrete Institute Award, and was inducted as a fellow of the AIA in 1983. Projects included the Norman Wells House (1954); the Lincoln Garden Apartments (1962); the Parkade Plaza Parking Garage (1967); the Spokane International Airport (1960-1964); Cathedral Plaza Residential Tower; Hangman Valley Golf Course; Riverfalls Tower; Federal Building in Wenatchee; Capitol Lake Towers (1973) in Olympia; and the public library in Colfax (1960). For the Columbia Building, Heyman remodeled the first floor and the entire interior in 1972.

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COLUMBIA BUILDING**

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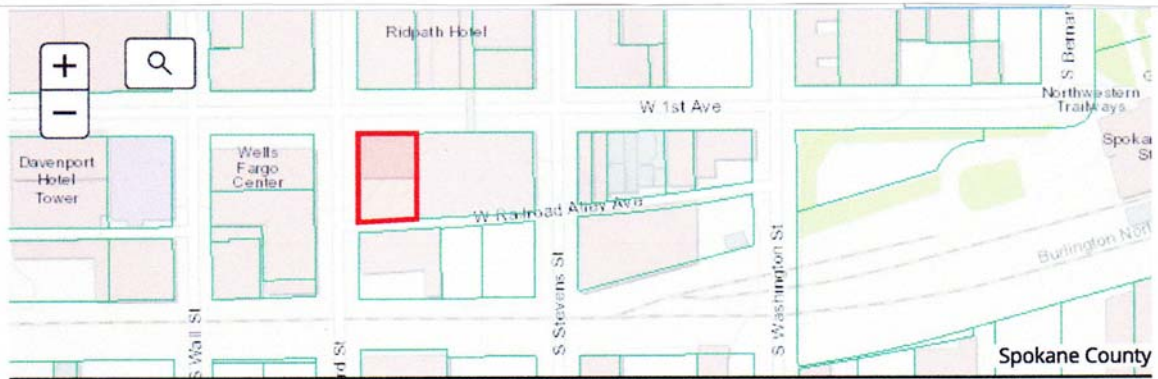
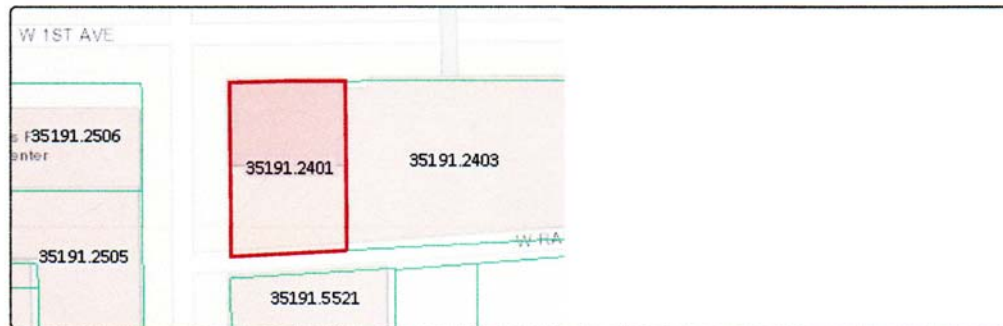
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***Plat Map
of Columbia Building property (outlined in red) in 1919***

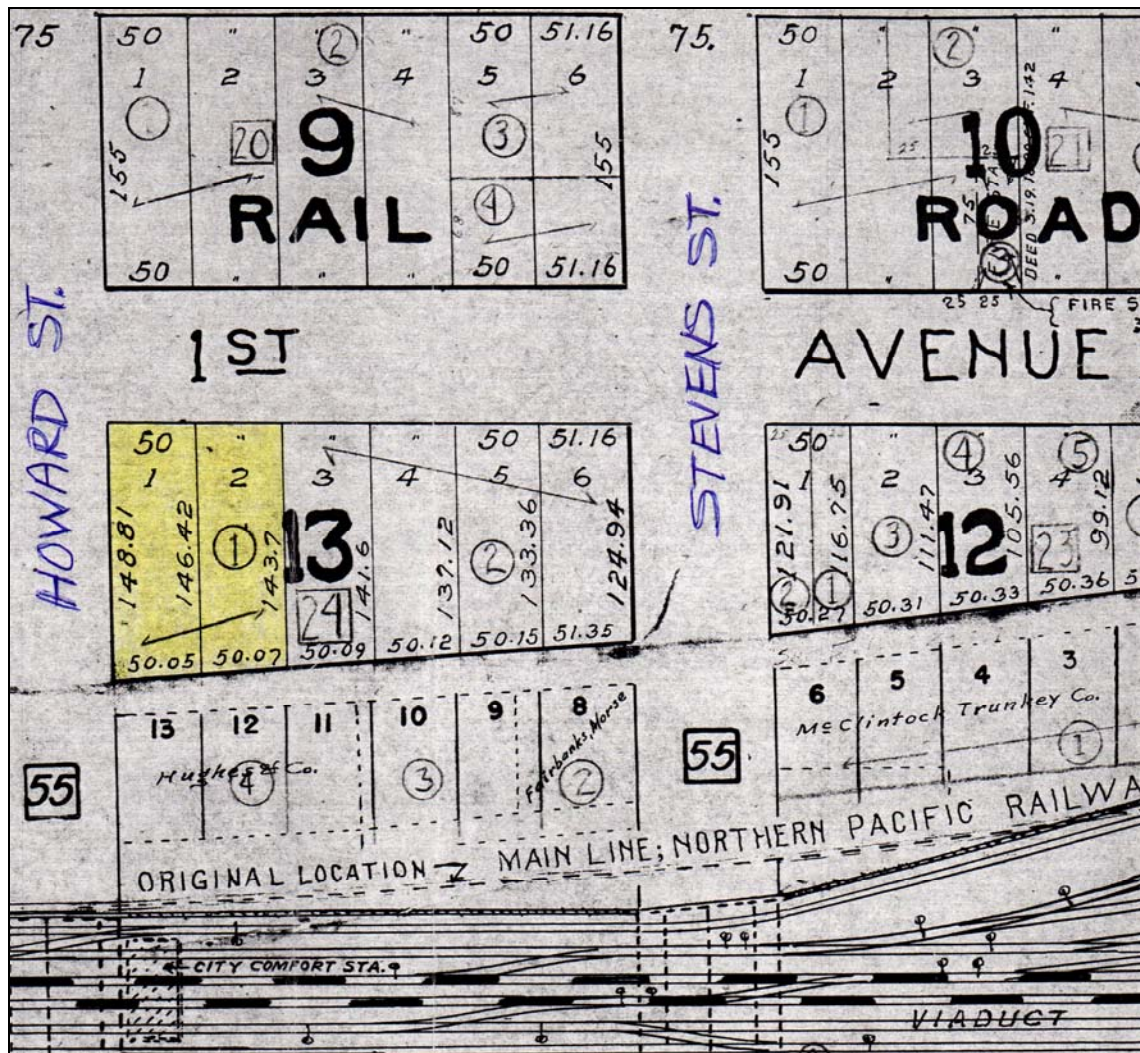
107 S. Howard Street, Spokane, WA

*Tax Parcel Number 35191.2401
Railroad Addition, Block 13, Lots 1 & 2*

Source: Spokane County Assessor

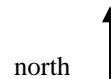


Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING

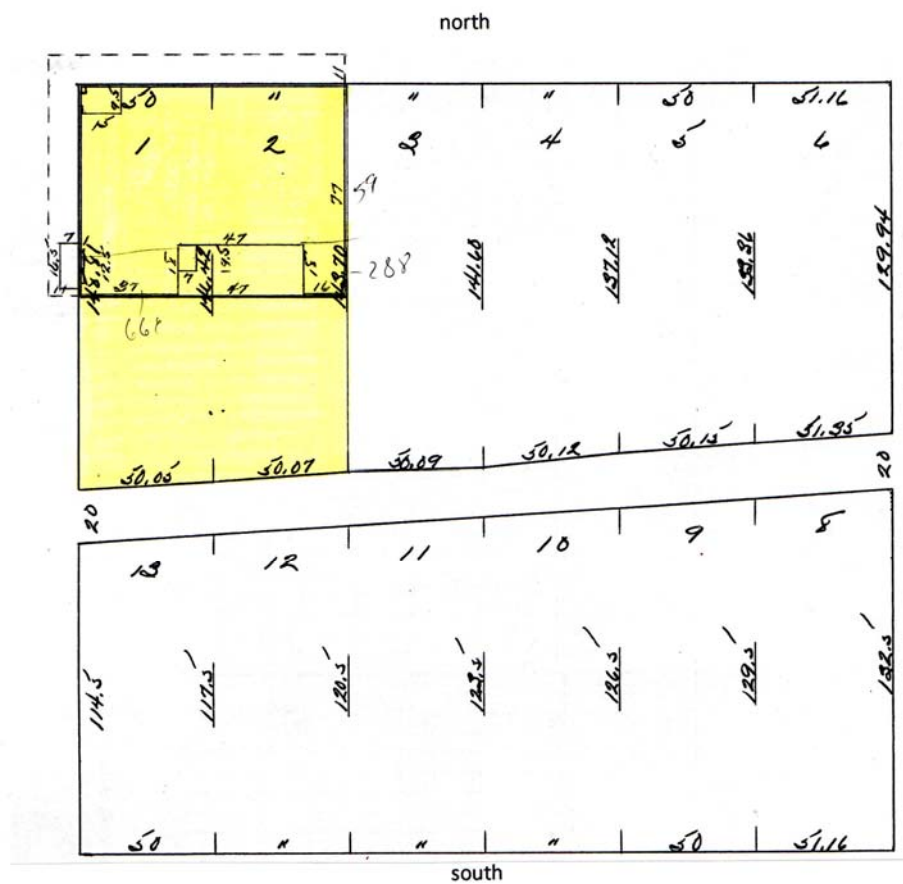


Plat Map
of Columbia Building property (indicated in yellow)
107 S. Howard Street
Railroad Addition, Block 13, Lots 1 and 2

Source: Spokane County Tax Assessor



Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*Site Plan
for Columbia Building (indicated in yellow)*

Railroad Addition, Block 13, Lots 1 and 2

Source: Spokane County Assessor

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COLUMBIA BUILDING



Columbia Building in 2019, northwest corner façade, looking southeast



East face of Columbia Building in 2019, looking west

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



South rear face of Columbia Building in 2019, looking northeast

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



Roof of Columbia Building, looking southwest in 2019



Roof of Columbia Building, looking east in 2019

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



First-floor entrance at northwest corner of Columbia Building in 2019



Commercial bay at 101 S. Howard Street in the Columbia Building in 2019

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



First-floor front entrance at 107 S. Howard Street to Columbia Building in 2019, looking west



*First-floor lobby in Columbia Building in 2019, looking east
(original marble wainscoting, marble staircase, ceiling height, floor plan)*

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COLUMBIA BUILDING



First-floor lobby in Columbia Building, looking east in 2019



*First-floor lobby in Columbia Building, looking northwest in 2019
(interior door opens to café)*

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Representative stairway and elevator lobby on floors two, three, four, five and six in the Columbia Building, looking south in 2019



Representative staircase at floors two, three, four, five and six in 2019.

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Representative staircase and lobby in floors two, three, four, five and six in 2019



Representative office lobby on floors two, three, four, five and six in 2019

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Representative offices and hallways on floors two, three, four, five, and six in the Columbia Building, looking north in 2019



North wall of representative office on floors two, three, four, five and six in 2019 in the Columbia Building



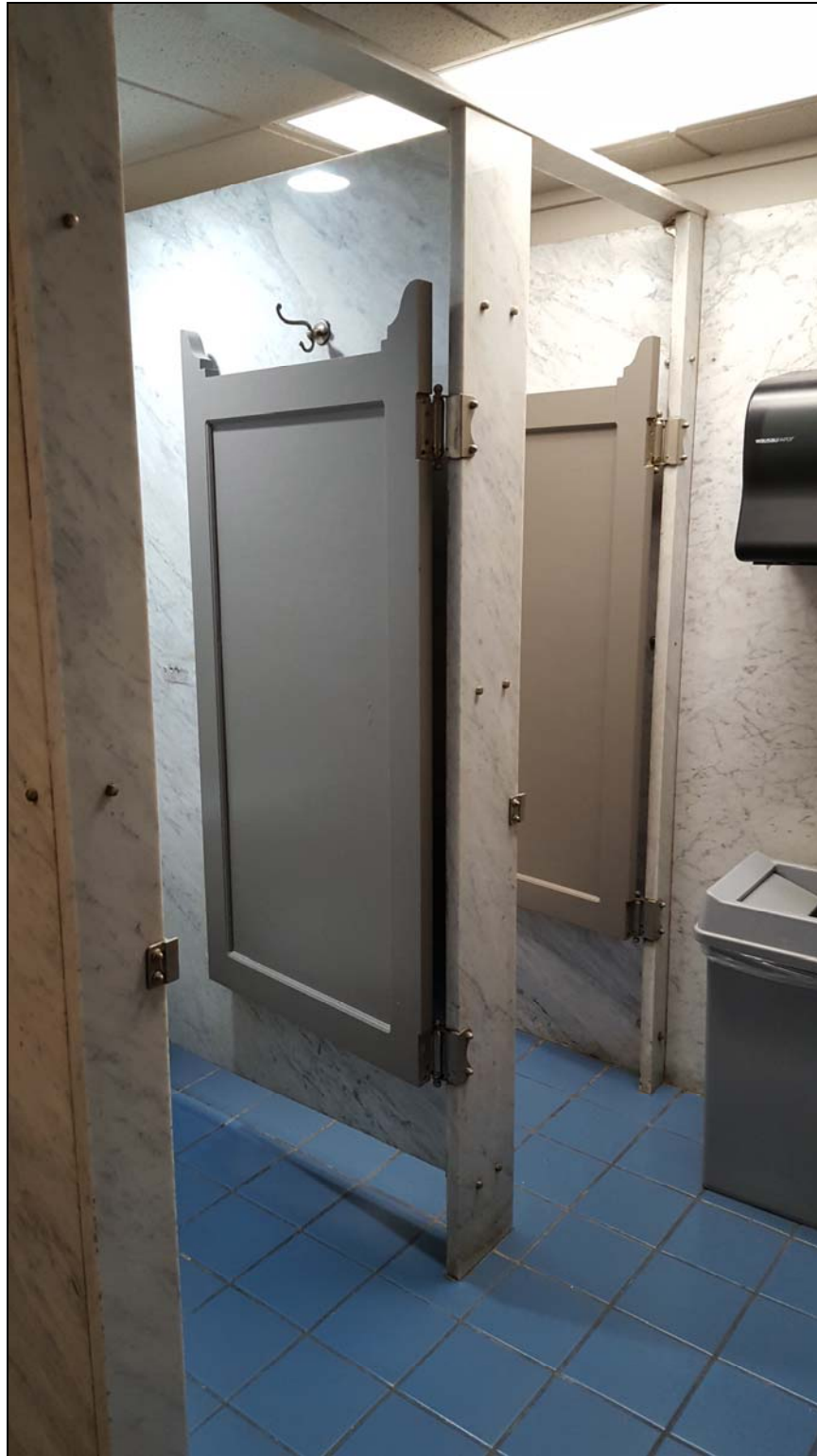
2019 photo representative of all circa 1906 vaults existing in Columbia Building on floors two, three, four, five and six



2019 photo representative of all five circa 1906 vaults existing in Columbia Building on floors two, three, four, five and six



Representative original marble walls and paneled door in mens' and womens' bathrooms on floors two, three, four, five and six in Columbia Building in 2019



Representative original marble walls and stall doors in mens' and womens' bathrooms on floors two, three, four, five and six in Columbia Building in 2019



Representative hallway design on south wall of Columbia Building in 2019



BLACK'S BIG MOVE

Owner mulls apartment conversion as brokerage moves its headquarters

By Samantha Peone
samp@spokanejournal.com

Black Enterprises LP is considering a \$5 million project that would convert the six-story James S. Black Building downtown into a mixed-use building with five floors of apartment units, says principal Dave Black.

Earlier this month, prominent Spokane-based commercial real estate brokerage and property management company NAI Black, of which Black is also CEO and owner, moved its longtime headquarters from that building, at 107 S. Howard, into the Spokane Regional Business Center,



See **BLACK** page 11

—SAMANTHA PEONE

Built in 1907, the James S. Black Building could be converted into apartment units, says real estate developer Dave Black.

**“Black’s Big Move:
Owner Mulls Apartment Conversion as Brokerage Moves Its Headquarters.”**
Spokane Journal of Business, 21 November 2018

BLACK:

Architect looking at 40 living units total

Continued from page 1

at 801 W. Riverside downtown, where it now occupies 16,000 square feet on the third and fourth floors, says Black.

The move frees up 12,500 square feet of space NAI Black had occupied in the 111-year-old James S. Black Building.

"We're looking at all our options for that building right now, including converting it into multifamily rental units," Black says.

Another option would be to continue leasing the building as mostly office space, he says.

However, Mercier Architecture & Planning, of Spokane Valley, is designing floor plans for the potential multifamily space. Mercier owner and architect Shane Mercier says the space is being configured so the building's upper five floors could accommodate a total of 40 living units, with eight on each floor. Floor plans would include one-bedroom and two-bedroom apartments, Mercier says.

No changes would be made to the century-old building's exterior, he says.

Black says construction likely would start during the summer of 2019, and the units would be geared toward young professionals.

The street level would continue to be used as commercial space, he says.

That floor currently is occupied by The Wave Island Sports Grill & Sushi Bar and Fusion Juice of Spokane Inc.

Black says the building has two other tenants, publishing company Bozzi Media and general contracting company Fisher Construction Group. If the building becomes a multifamily complex, those tenants will be moved to another building.

Black says turning the building into multifamily units "makes sense."

"Rents have gotten to the point where they are better than office rents," he asserts. "The multifamily market is really strong right now, and I believe it will continue to be strong."

Another incentive, he says, is that a multifamily project within the Black building could qualify for tax incentives, including a city of Spokane 12-year multifamily tax abatement program and a federal tax credit for historical building rehabilitation.

As evidence of the health of the multifamily market, Black points to the Ridpath Club Apartments redevelopment. NAI Black is handling leasing activity there.

"We're renting units at Ridpath as fast as they become available, which is right next door, and most of the other projects downtown have filled up quickly," he says.

The \$22 million redevelopment of the Ridpath Hotel and the attached four-story east annex involves transforming prior hotel rooms into 206 apartment units on the second through 11th floors and luxury condominiums on the 12th and 13th.

If Black proceeds with his plans, he'll be following what's becoming a trend in the city's core.

Centennial Properties Inc., of Spokane, is renovating the former Macy's department store building, at 608 W. Main, into a mixed-use building with 114 residential units, the first of which became available to rent last May. That building, now called The M Building, is undergoing more than \$33 million in renovation, according to previous Journal reports.

Centennial also converted the Chronicle Building, which is located at 826 W. Sprague and once housed the Spokane Daily Chronicle newspaper, into apartment units, with the overall project creating eight living units a

floor on the third through sixth floors of the seven-story structure.

Centennial Properties is a subsidiary of Cowles Co., which also owns the Journal of Business.

At the James S. Black Building, NAI Black's move marks the end to a 46-year presence there.

"I've been in that building my entire career, so it's a big move for us," he says. "I'll probably be in the (SRBC Building) for the rest of my career."

The SRBC Building will be renamed the Greater Spokane Inc. Building before the end of the year, he says.

GSI CEO Todd Mielke says the organization is currently negotiating its lease renewal. With that, GSI anticipates a "significant remodel of the first floor, and a significant remodel of the second floor as well."

Mielke says GSI works closely with real estate agents to find available space for new and expanding businesses within the Spokane area, so having NAI Black move in above GSI is beneficial.

"It just makes it that much closer, and we're going to continue to forge our relationship with the commercial real estate community," he says.

With NAI Black's move, the SRBC is fully occupied.

First architect left mark on city

When railroad construction allowed the Northern Pacific Railroad to connect Spokane with Chicago and other large cities to the east and west in 1883, Spokane's city founders hired an official architect to help guide the design of new commercial buildings with the goal of perpetuating the image of Spokane as a progressive and prospering city.

That architect was Herman

Preusse, a German immigrant who had settled in Spokane just the year before. He set about designing the Glover Block at what is now Howard and Spokane Falls Boulevard, the Post Office Block, the Frankfort Block at Main and Howard and many others. Sadly, his prodigious work was largely destroyed in the great fire of 1889 which consumed most of downtown Spokane.

But Spokane's first official architect was just beginning his design work – with much of it to be completed in collaboration with Julius Zittel, another architect from Germany, who began work as a draftsman for Preusse in 1887 and became partner in the firm of Preusse and Zittel in 1893; Zittel became state architect in 1897, a title he held concurrent to his partnership with Preusse.



JESSE TINSLEY jesset@spokesman.com

This is the grave of Herman Preusse, Spokane's first official architect. He is buried at Fairmount Memorial Park.

In addition to the commercial and private-home design work he would do in Spokane, Preusse was appointed architect for the

Agricultural College and School of Science at Pullman (now

See **LANDMARKS, 8**

“First Architect Left Mark on City.”
Spokesman-Review
6 June 2014

LANDMARKS

Continued from 1

Washington State University) and retained in 1883 by the Jesuits at what was then Gonzaga College to do all of their architectural design. Two of the Preusse-Zittel designs for Gonzaga included the main administration building (1897-99) with its strong Romanesque influences and St. Aloysius Church (1908-11), a mix of classic and medieval elements in largely Romanesque structure.

Preusse did many designs on his own, especially prior to Zittel's arrival, and Zittel also has some attributed solely to him, but together their designs dominated architecture in Spokane for many decades.

In her master's thesis "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," Lisa Kalhar Melton provides some details of Preusse's early life. He was born in Hanover, Germany, in 1847, and was an infant when his father died. He was 3 when his mother married architect Wilhelm Mehl, and 13 when he began training to become an architect as well, which would include attending the College of Architecture in Holzminden, where classes were held daily from 6 a.m. to 9 p.m.

It isn't known why he emigrated from Germany, but at age 23 he did so, starting work at the North Chicago Rolling Mills. Poor

health drew him to find locations better suited for his condition, and he worked as an engineer, architect and contractor in California, Kansas (where he married first wife Rose) and ultimately Spokane. By 1894 he owned 400 acres of land and an additional four prosperous 160-acre farms. He was known to accept land for payment from the Jesuits for some of the design work he did for Gonzaga.

Rose died in 1897, and in 1910 he married Emma Wilkie in Spokane. As he had received a formal education, he provided the same for his daughters Florence and Olga, who attended universities in the east, but he did not provide a college education for his sons Carl and Arnold, who apprenticed with Preusse and Zittel. When Preusse died in 1926 he was buried at Fairmount Memorial Park next to his first wife and a son who died in childhood.

Preusse's extensive work incorporates a number of styles from medieval to Romanesque and Renaissance Revival. Among his designs are the Fernwell building (1890), Carnegie Library (1905), Columbia Building, the state armory (1908), the 1903 additions to Holy Names Academy, the Huetter house (1897) across the street from Gonzaga, dormitories at WSU, the Peyton Building (1890), the YMCA building (built 1907, demolished 1964) and Mary Queen of Heaven Roman Catholic Church in Sprague,

And for all of Preusse's successes, there were also problems and scandals along the way, one of which involved a project for WSU, outlined in Melton's thesis. In 1882, Preusse submitted a design to the regents for an administration building which the institution's president derisively called "the Castle," with the design bill coming to \$6,830. The regents agreed to pay \$3,000, though Preusse probably only collected one-sixth that amount. Apparently the regents were investigated for mishandling and misuse of funds and a new board appointed in 1883 – at which time Preusse was dismissed as the college's architect and "the Castle" never built.

Although much of his work for religious institutions was for the Jesuits, Herman Preusse holds the distinction of having designed the first Jewish synagogue built in Washington. Temple Emanuel, a frame structure with stone foundation, was dedicated at Third Avenue and Madison Street, just four days before Seattle opened its first synagogue. Temple Emanuel stood until 1934, and a plaque commemorating its significance now stands in place by the wall of the car dealership that now occupies that location.

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



Artist's sketch depicts Columbia Building as it will appear following exterior remodeling of bottom two

stories as planned. Major interior remodeling also is planned. Bricks piers and awnings are exterior features.

"Landmark Remodeling Due."

Spokane Daily Chronicle

25 May 1972

Landmark Remodeling Due

SDC 5-25-72
Plans for major remodeling of the Columbia Building were announced today by owners of the six-story landmark and by Pioneer National Title Insurance Co., which will occupy a large portion of the remodeled structure.

Charles U. Anderson, vice president and Spokane County manager for Pioneer Title, said his firm will remodel the entire ground floor of the Columbia Building, plus the basement and the exterior of the first two stories.

In addition to the basement and ground floor, Pioneer Title will occupy three rooms on the second floor, Anderson said. The building is at First and Howard.

James S. Black, representing investors who purchased the Columbia Building 1½ years ago, said his group will air condition the entire building, completely remodel halls and install a new automatic elevator system.

He said the remodeling also will include a new lobby, new carpeting, drop ceilings with indirect lighting and all-new modern decor.

James S. Black & Co. is property manager of the Columbia Building. Architect is Warren Cummings Heylman & Associates.

General contractor is Sceva Construction Co., Black said.

August Move

Anderson and Black said construction is expected to be completed by mid-August. "We plan to be in by September 1," said Anderson, whose firm has occupied quarters at W821 First in the Crow Building since 1968. Previously, the title company had been located for many years in the old Title Building at Sprague and Wall.

Black said remodeling of the 65-year-old Columbia Building was spurred by Expo '74.

Black and his group reportedly bought the building from the trust department of Old National Bank of Washington and the Dr. Edgar L. Boone Foundation for \$275,000 in November of 1970.

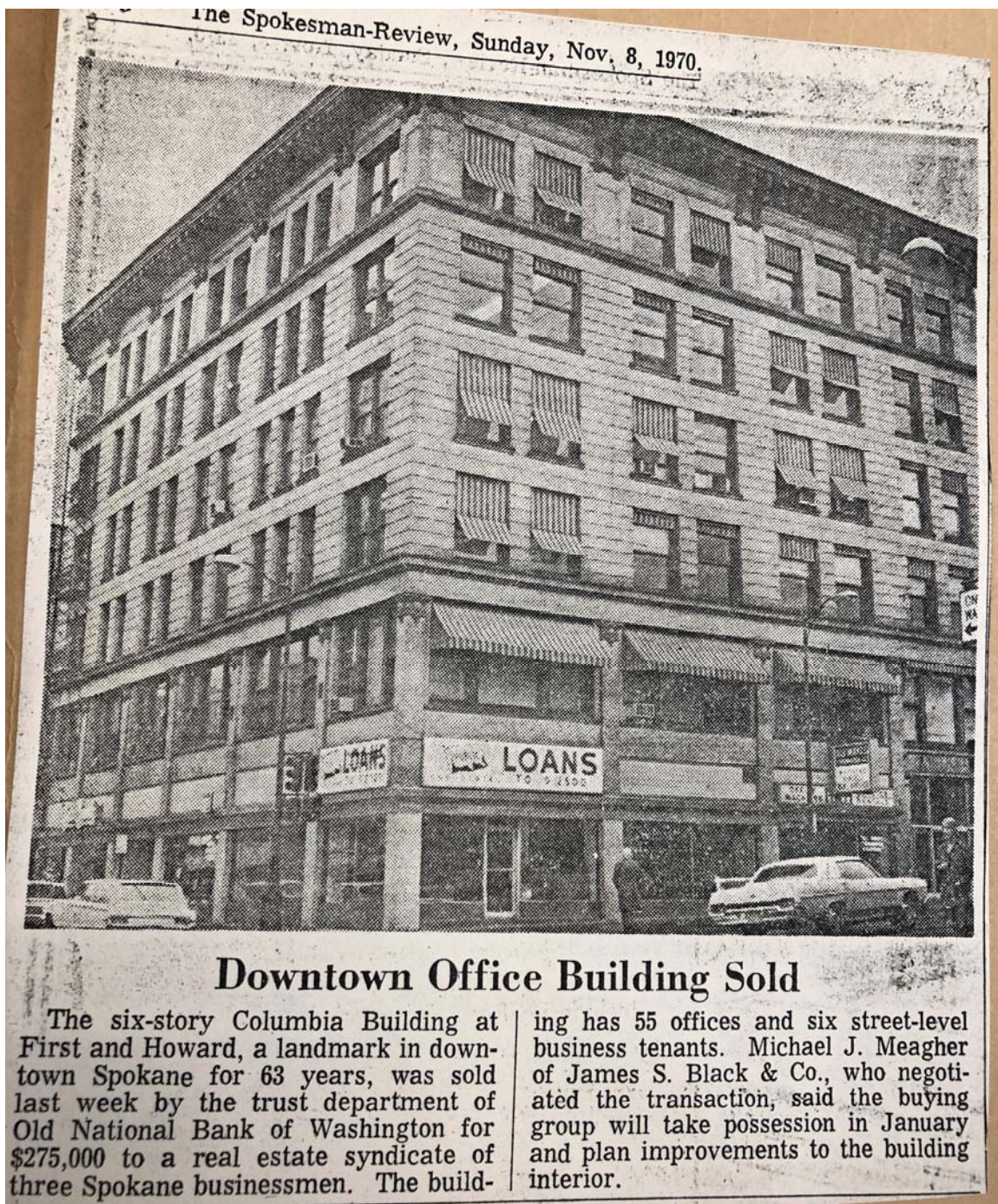
Built in 1907

George W. Kombol, building manager since 1931 and cotrustee of the foundation, a charitable institution, said the building was completed in 1907 for Judge George Turner.

"It was raining money that built it," Kombol said. "Dr. Boone, a Spokane resident, bought it in the early 1940s. He died in 1956 and left the property in a charitable foundation."

Kombol said revenue from the

trust goes to the Volunteers of America, Salvation Army, Eastern Washington State College and Deaconess Hospital. He said the funds received by the latter two institutions are for qualified worthy but needy students.



Downtown Office Building Sold

The six-story Columbia Building at First and Howard, a landmark in downtown Spokane for 63 years, was sold last week by the trust department of Old National Bank of Washington for \$275,000 to a real estate syndicate of three Spokane businessmen. The build-

ing has 55 offices and six street-level business tenants. Michael J. Meagher of James S. Black & Co., who negotiated the transaction, said the buying group will take possession in January and plan improvements to the building interior.

“Downtown Office Building Sold.”

Spokesman-Review

8 Nov 1970

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in 1971, looking southeast at the property
from First Avenue & Howard Street.
(MAC archive photo L87-1.197)*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in 1955, looking southeast at the building
from First Avenue & Howard Street.
(MAC archive photo L87-1.79926-5)*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in 1948, looking southeast at the building
from First Avenue & Howard Street.
(MAC archive photo L87-1.58179.48)*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building in circa 1915, looking southeast at the building
from First Avenue & Howard Street.*

(MAC archive photo L95-12.56)

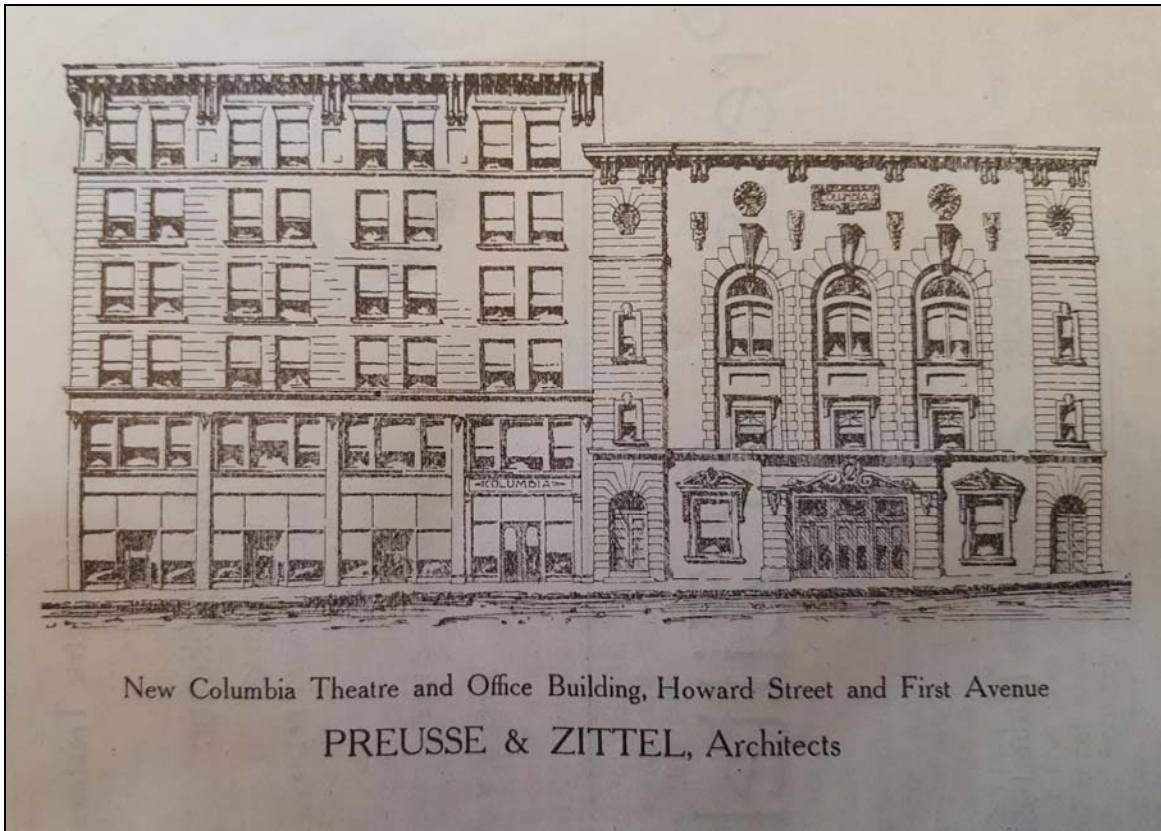
Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



*The Columbia Building and Columbia Theater (called the “Orpheum”) in circa 1910,
looking southeast at the buildings
from the corner of First Avenue & Howard Street.*

(MAC archive photo L94-24.280)

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



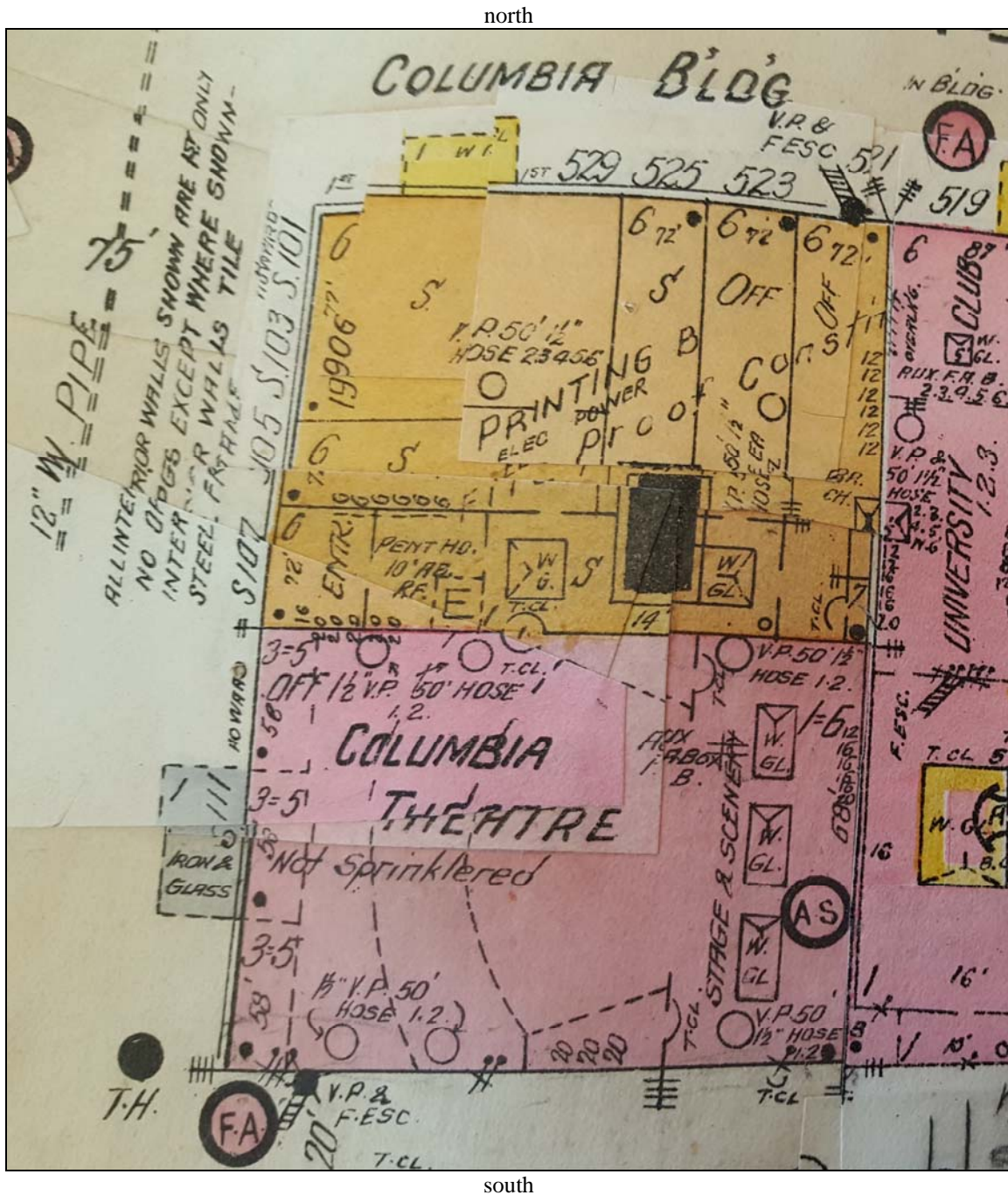
New Columbia Theatre and Office Building, Howard Street and First Avenue
PREUSSE & ZITTEL, Architects

*A 1906 illustration
of the Columbia Building (left side of page)
and the adjoining Columbia Theater (right side of page),
looking east at the buildings.*

*The illustration was drawn by Herman Preusse and Julius Zittel, the professional
architects of the Columbia Building and the Columbia Theater.*

*Raymer's Dictionary of Spokane: A Complete Encyclopedic Dictionary of Spokane and
the Inland Empire. Spokane: Chas. D. Raymer & Company, 1906.*

Spokane City/County Register of Historic Places Nomination
COLUMBIA BUILDING



A 1910 Sanborn Fire Insurance Map of the Columbia Building and south adjoining Columbia Theater, located on the corner of West First Avenue and South Howard Street.

north

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Franklin Elementary, 2627 E. 17th Avenue

FINDINGS OF FACT

1. **SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Completed in 1909 with a wing addition in 1953 (demolished) and a new addition to the north and west of the original building, Franklin Elementary meets the 50-year age criteria established for listing in the Spokane Register of Historic Places.
2. **SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - **Under Category A**, Franklin Elementary School is historically significant under Category A for its direct contribution to the broad pattern of educational development in Spokane. The nominated building represents a second phase of school construction in the city and was one of the structures built as part of a quarter-million dollar effort to modernize the school system just after the turn of the 20th century.
 - A later addition in the early 1950s shows how the district adapted to the post-WWII baby boom and the changing needs of its students, teachers and administrators (wing demolished in 2018 and a new addition constructed).
 - **Under Category C** as a resource that embodies the distinguishing characteristics of its type and period of construction. Stylistically the school represented a shift from the grand Romanesque Revival structures with bell towers of the 1880s, to the more restrained classical traditions of broken cornices, flat roofs and symmetry of the turn-of-the-century.
 - The school is an outstanding example of early public school architecture in Spokane and is one of a few standing elementary school structures from a second wave of school construction in the city.
 - The school also represents the work of noted Spokane architect, Loren L. Rand whose career spanned more than 30 years.
3. The property must also possess integrity of location, design, materials, setting, workmanship, feeling and association (36 CFR 60). *Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity* (National Register Bulletin 15).
 - Franklin Elementary retains good integrity in terms of its location, setting, design, workmanship, materials, feeling and association.

STAFF RECOMMENDATION

Franklin Elementary qualifies for eligibility under Spokane Register Categories A and C.

Preservation Officer Review: Megan Duvall
Nominations Committee: Shockley, Rast, Cebula
Landmarks Commission Review: Pending

Report: 5/9/19
Site Visit: 5/8/19
Hearing: 5/15/19

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: Franklin Elementary School
And/Or Common Name:

2. Location

Street & Number: 2627 E. 17th Avenue
City, State, Zip Code: Spokane, WA 99223
Parcel Number: 35281.0242

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input checked="" type="checkbox"/> public <input type="checkbox"/> both	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure			<input checked="" type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<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: Spokane School District #81
Street & Number: 200 North Bernard Street
City, State, Zip Code: Spokane, WA 99201
Telephone Number/E-mail: Mark Anderson – 509-354-5900 (contact)

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: NRHP Nomination – Franklin Elementary School
Date: 5/1/2017 ☒ Federal ☐ State ☐ County ☐ Local
Depository for Survey Records: NPS, DAHP

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: 5.54 acres (241,200 square feet)

Verbal Boundary Description: RIVER VIEW (AFN# 3100098): E150FT OF S150FT L1 B2 EXC E27FT LYG S OF N42FT OF SAID PLAT; TOG W/ L5 B2 OF SAID PLAT EXC ANY PTN LYG WITHIN MT. VERNON ST; ALSO TOG W E100FT OF L6 B2 OF SAID PLAT; ALSO TOG W/ E125FT OF W150FT OF S1/2 OF S1/2 OF L6 B2 OF SAID PLAT

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jim Kolva

Organization: Jim Kolva Associates LLC

Street, City, State, Zip Code: 115 South Adams Street, Spokane, WA 99201

Telephone Number: 509-458-5517

E-mail Address: jim@jimkolvaassociates.com

Date Final Nomination Heard: 5/15/19

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature 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: _____

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

DESCRIPTION OF PROPERTY

Description -Summary

Franklin Elementary School is in the southeast quadrant of the City of Spokane, within the Altamont Neighborhood, at the northwest corner of 17th Avenue and Mt. Vernon Street. The two-story 1909 red brick building and 2018 addition fronts on the north side of 17th Avenue and is set back behind several large pine trees. The site slopes down to the north and includes a couple of exposed basalt stacks north of the playfield. Single-family houses are adjacent to the west and north, and across the bounding streets. The surrounding single-family neighborhood consists of smaller bungalows and cottages built in the between 1900 and 1980, with the bulk built in the mid-1940s to mid-1950s. Two lots across 17th Avenue, opposite the school are owned by the District and used for parking. The total site size is about 5.54 acres, with about 2.3 acres on which the nominated school building is sited.

The 1909 classroom building is set back from 17th and from Mt. Vernon. The front entry is approached by a semi-circular concrete sidewalk that connects the sidewalk along 17th with the building's main entry. Three mature pine trees are in front of the building. An asphalt parking lot with 35 staff spaces is along the east side, between the building and Mt. Vernon Street. The parking lot extends north of the school building to a concrete curb and pedestrian ramp from Mt. Vernon Street down to the playground, an island, and an asphalt fire access lane. A concrete retaining wall extends west from the parking lot along the 1909 building into the 2018 addition. The two-story addition, which replaces a two-story addition constructed in 1953, attaches to and extends west and north of the 1909 building. The addition's front façade steps slightly forward of the façade plane of the historic building.

Building Description -1909 Building Exterior

The 1909 two-story red brick classroom building is rectangular, symmetrical and fronts along 17th Avenue. The main entry is approached by a semi-circular concrete walkway. The rectangular building is 112 feet long (along 17th Avenue) and 68 feet wide (along Mt. Vernon Street). Three major bays, consisting of the projecting main entry portico and stepped pediment, a four-window bay group that flanks each side, and a double window bay group at each end, rise from the hewn granite basement wall and continue through the first and second floors.

Terminating the elevated granite basement wall is a horizontal band of red brick that includes the voussoired flat arches of the basement windows. Topping this band are two corbeled brick courses, each projecting slightly beyond the other, which run from the portico to the outside building corners. This belt course defines the first floor level.

Extending up from the corbel belt course at the outside edges of the four-bay group of basement windows is a slightly projecting brick panel that rises to the ends of the first floor terra cotta window sills (20-inch sections with ribbed joints). The sills are continuous beneath the four openings and extend 8 inches beyond the outside edges to terminate at the raised brick quoins that frame the first and second floor four-bay sections. The quoin pattern rises to wrap around both the second story window groups and further unites the window ensembles. Above the second floor windows and extending across the façade between the centered terra cotta

FRANKLIN panel and the outside corners is a slightly raised brick course along the top of the window heads.

The smaller paired windows of the end bays (about 3/4 size) are framed by the continuous terra cotta sills, the raised brick quoins along the jambs, and the brick voussoir arches. Unlike the four-bay ensemble, the paired windows are not united vertically by the continuation of the quoin pattern between the first and second floor windows. Also, the brick field between the paired windows is slightly wider, 24 inches rather than 16 inches, and contains three vertically aligned recessed panels. Connecting the four-bay and two-bay window groups across the voussoired window arches is a wide band of slightly projecting brick courses. The brick walls are laid in common bond with Flemish headers every eighth course.

Demarking the top of the second floor is a wide band composed of two raised stretcher courses, a brick dentil course, flush double brick course, and molded terra cotta cornice course (20-inch sections with ribbed joints). Above the cornice is the flat brick parapet wall that is topped by a slightly projecting terra cotta coping course that has the same section lengths as the sills.

The pronounced front entry (no longer used as an entry) is approached by a single granite step to a broad granite platform, with one low step through the double wood and glass panel doors to the interior entry landing. At the corners of the granite platform are square terra cotta bases that support two fluted Tuscan columns at the front, and two square fluted pilasters set against the façade. The columns support a relatively plain architrave and frieze with dentil band and projecting molded cornices. A broken segmental arch pediment completes the portico. Within the apex is a bulbous urn with leaf-clad side orbs and a closed rounded blossom at the top.

A triple-window bay, detailed similarly to the previously described window bays, is centered above the portico. These windows are narrower and slightly shorter than the flanking four-bay ensembles. Above the windows and extending across the top of the flat brick voussoir window arches is a raised terra cotta panel with flat frame extrados, egg and dart intrados, and flat field with the raised letters "FRANKLIN".

A single slightly projecting horizontal brick course extends from the midpoint of the panel, across the window heads of the flanking and end bays to the building corners. Also, extending in alignment with the top of the panel and stepping up and above to frame the panel is the cornice band that extends from corner to corner. The cornice band is composed of two slightly projecting brick courses, a brick dentil course, and projecting molded terra cotta belt course. A flat parapet wall capped with terra cotta coping extends above the cornice. Over the entry bay, the parapet rises one step to a segmental arch shoulder and one more step to the flat-top pediment to terminate the building.

East Façade

The east façade is composed of granite rubble basement wall, and a flat red brick wall extending two stories to the sheet metal flashing topping the parapet. The brick is laid in common bond with Flemish headers every seventh course. The wall is essentially featureless except for a band

of window openings on each of the first and second floors and blind segmental arches (that form shallow niches) topped with brick voussoirs composed of triple vertical header courses. The wall is symmetrical with a large segmental arch niche rising from the basement wall to the top of the second floor in the center of the composition. Within the large niche on each of the first and second floors is an ensemble of three one-over-one metal clad wood sash windows resting atop cast concrete segmented sills. The sills are approximately twenty inches above the bottoms of the niche. Likewise, the single window bays flanking the large niche fill the upper portion of their respective niches leaving a twenty-inch gap at the bottom. This is the case of both the first and second floors.

Flanking on each side, with the second story aligned over the first story, are two different sized window niches, a blank field, and window niches near each of the corners. A corresponding pattern in the basement wall divides the wall into four sections: the corners which wrap around to the front and rear facades are granite, the wall segments beneath the featureless brick field are brick, and the central segment is granite. Within the central granite segment are two imbedded segmental brick arches with no corresponding niches. These arches are aligned between the two smaller bays flanking the central niche.

Prior to the 2018 renovation and addition, only two windows were in the wall, both modern metal sash and glazing. They occupied the first floor niches flanking the large central niche. The 2018 project added the triple window bands within the large niche and flanking second floor windows. It also appears from the color of the grout and bricks that the window niche next to the sash north of center had been filled in. This bay may have provided a connection to the auditorium that was at one time adjacent to the east side of the school building.

North Façade (Rear)

Because the site grade slopes down from front to rear (down to the north) concrete retaining walls are used to form a level terrace on which the school building and east parking lot reside. The building rises from the concrete pedestal formed by an eight-foot high concrete retaining wall that extends from the east parking lot into the 2018 addition. A straight-run of concrete steps climbs to the centered entry bay ascending from an asphalt play area with ten steps to an intermediate landing, then eight steps to the terrace. Steel pipe railings run up the middle and sides of the steps. On the east side of the steps the retaining wall steps up from the asphalt play area in five broad steps (can be used for seating) to a concrete planter, then up to the terrace. Flanking the west side of the stairs is a three-section concrete structure that steps back from the front edge of the bottom step to the retaining wall. The structure is composed of a low concrete platform that can be used for seating, a lower planter box, and an upper planter box. The platform and planters angle back to the vertical retaining wall that forms the face of the broad terrace along the rear of the building. The terrace is approximately 26-feet wide.

The rear façade is nearly identical in configuration to the front façade with the following differences: the entry portico is shallower and less ornate, the single second story window opening over the portico is divided vertically into three columns and horizontally into two rows, and the panel above the window bay is a plain brick field. The center window section cuts down through the sill to the top of the portico roof and replaces the fire door that had been added in the

1950s. The flanking window openings, sash, sills, arches, quoin pattern, belt courses and sash are the same as the front. (The 2018 renovation also included the replacement of fire exit doors in the classrooms adjoining the central bay by double-hung windows to match the classroom window configuration of the second floor.)

The first floor central bay ensemble consists of a double-door entry with sidelights similar to the front. The landing, however, because of the lower site grade, is accessed by a straight run of eleven steps to the rear entry landing. Four stepped square brick buttresses capped with concrete slabs flank the final run of steps. Steel tube railings are along the outside edges and along the center of the stair run.

The steps are broad, the same width as the double doors and sidelights. The portico is supported by two square brick columns, one in each outside corner, and two square brick pilasters, one on each of the inside corners. The columns support a plain wood architrave and frieze with simple molded projecting cornice. Within the center bay are double-wood frame doors with two lower wood panels and upper glass panels. Similarly configured sidelights fill the remainder of the opening, above which is a flat brick field. The upper portion of the entry assembly contains three single-light windows framed by a slightly projecting brick header course sill (vertical), plain brick jambs, and flat vouissoired brick solidier arch.

West Façade

The west façade is a blank brick wall with the same niche configurations as the east façade, but is mostly obscured by the 2018 addition. Portions of the west façade are visible within the new building.

2018 Classroom, Library, Gymnasium Addition

Approved by Spokane School District Voters in 2015, a 27,600 square foot, 22-classroom addition with multi-purpose room, gymnasium, kitchen, stage, and other support spaces was constructed on the west end of the 1909 classroom building. The two-story red brick and glass panel addition extends about 250 feet west from the west wall of the original building. The project included demolition of the 1953 addition, and the rehabilitation of the 1909 building. The 1909 building was converted back to an eight-classroom plan with a new art room in the basement that replaced boy's and girl's restrooms and storage.

Set in slightly from the corner, a two-story dark-glass atrium abuts the west façade of the 1909 building and couples it to the new classroom addition. The southeast corner of the two-story red brick addition projects as an oblique angle forward of the recessed entry, and slightly forward of the front plane of the 1909 building. As the building extends west, the front façade is slightly modulated as it recesses in a shallow bay, returns to the base plane along a single classroom, projects forward along two classrooms, and returns to the base plane for two more classrooms.

The new classroom wing is asymmetrical and divided into five segments as it stretches west: an asymmetrical two-bay wall section, a recessed blank wall, a projecting single bay wall section, a projecting two-bay wall section, and a recessed two-bay wall section. The walls rise from a concrete foundation and terminate in a dark sheet metal cornice/coping to which the second floor

windows extend. The windows are fixed, framed with square anodized aluminum mullions, and are divided vertically into four equal sections. These sections are again divided into three horizontal sections by horizontal mullions, the lower sections equal in height to the upper two panels. The lower outside panels of each ensemble are casement sash and tilt open. The rows of upper panels are dark glass. Flat, slightly projecting cast concrete sills frame the bottoms of the window bays on both floors. On the first floor along the sill line, is a narrow square channel across the red brick field. The flat window arches are articulated by a 24-inch-wide band of vertically-aligned brick stretchers. Additional detailing is created by slightly recessing the brick fields between the concrete foundation wall and first floor sills and the first floor arches and the second floor sills. The brick wall segments between the window bays appear to project slightly as square piers. This detailing quietly alludes to the detailing of the historic 1909 building.

West Façade

The west façade reveals the site's slope down to the north as the concrete foundation wall rises in height relative to the asphalt driveway as it intersects with the north façade. The west façade is divided into three segments that step back to the east. The southwest corner is a blank brick wall that rises from the concrete retaining wall that extends south beyond the west façade. The wall terminates in a black sheet metal cornice. The north wall of the southwest corner steps back into a black glass atrium that highlights the west entry to the central hallway of the addition. The atrium, in turn, steps back into the blank brick wall of the northwest corner.

Interior

First Floor of 1909 Classroom Building (After 2018 Renovation)

Within the portico centered in the front façade, the double front doors open to an entry vestibule (no longer used as an entry), an approach landing, and a straight run of six shiplap linoleum steps to the first floor. The hall and stair configuration forms a cross with classrooms in each of the four quadrants (the reception and administrative offices in the southwest quadrant of the 1953 addition were converted back to a classroom). The central north-south spine includes the main entry vestibule and stairs, central foyer, and at the north end, the open interior staircase. The northerly staircase includes stairs up to the second floor with an intermediate landing and switchback, and stairs down to the rear exit landing, and either straight out the rear exit, or switchback, down to the basement. The perpendicular, east-west- crossing hall provides access to the classrooms, work rooms at the east end, and the 2018 addition on the west end.

The front entry (now locked) opens to a vestibule formed by an interior door and sidelight wall section that duplicates the exterior bay configuration. The exterior doors are wood frame with two-panel lower and one-light glass upper. Square wood mullions frame the doors, separate them from the sidelights, and extend through to divide the transom windows into three sections. The door head extends through the sidelights to frame the bottom of the transoms. The doors are secured by panic bars, which, along with the closers, have replaced the original hardware. Furthermore, the doors are used only for exiting and do not allow entry. The building's main entry is now via a secured doorway in the glass atrium that connects the historic and new buildings.

The interior wall of the entry vestibule is configured identically to the exterior entry bay, with double doors, sidelights and transoms. Additionally, above the three-section transom is an upper section of three glass panels matching the widths of the transom sections. The interior set of double doors that originally matched the exterior doors, has been removed. The vestibule floor is hardwood and the plaster walls rise to the original plaster ceiling.

Wood base moldings and handrail moldings are along the plaster walls flanking the steps. A one-inch round steel tube handrail is set on the wood molding flanking the steps. The steps are covered with black linoleum strips.

The first floor foyer and halls are 2-inch hardwood, the walls are plaster, and the ceiling inboard of the inner vestibule wall is acoustical tile attached to the plaster above. Milk glass schoolhouse globe light fixtures are suspended from the acoustical tile ceilings by a black metal rod. Inset into the tile-clad ceiling are flush fluorescent light panels.

At the top of the main entry stairs is the first floor, an open, square foyer that extends to the open stair well on the north and intersecting hallways to the west and to the east. Engaged compound piers, composed of a square pier and square pilaster articulate the corners of the foyer, and support the square beams that further define the space. Each of the four piers opens with two faces: the piers with plain flat shafts opening to the foyer, and the slightly projecting paneled pilasters opening to the hallways. The piers rest on square bases with plinth, scotia and torus, and terminate with a square Tuscan capital. The pilasters have a flat base, and are divided into two recessed-panel segments, representing the pedestal and the shaft. The base, separating the pedestal and shaft, is essentially a continuation of the chair rail molding. A Tuscan capital completes the pilaster. The ceiling of the foyer is a square grid of acoustical tiles framed by the intersecting beams that form a square. Fire detection and alarm devices and emergency lighting is affixed to the ceiling and four round light cans are recessed into the ceiling.

Adjacent to each of the corner pilasters within the hallways are the doors to the classrooms. The flat wood frames surround both the solid five panel wood door and transom window. The base and chair rail moldings of the pilaster continue to the doorframes and the other side to the wall. The doorframe moldings consist of flat plinths that extend slightly above the base moldings, flat pilasters, and simple entablatures with narrow necking, plain frieze, and narrow cornice moldings. The inside of the wide jambs are detailed by five recessed panels, corresponding to the five panels of the door slabs.

The easterly hallway provides access to Classrooms 139 on the south side and 138 on the north side. Banks of lockers are along both the north and south sides of the walls that terminate in "T" intersection in the breakout room at the east end of the building. A door to a small custodians room is on the north side, and in the north end (northeast corner of the building) is an office. Likewise, an office is at the south end (southeast corner).

The westerly hallway provides access to Classrooms 134 and 135 and to the new addition. Banks of lockers are near the west end on both walls of the hallway. At the west end is a landing that provides access to an elevator on the north side and stairs down straight ahead to the 2018

addition. In the northwest corner of the 1909 building, opposite the elevator is a staff restroom, and on the north is a conference room. In the southwest corner is a staff break room.

Back to the middle of the building, the open staircase at the north side of the entry foyer services both the second floor and basement levels with a landing that provides access to the rear (north) exit doors and stairs. At this landing the stairs switch back and descend to the basement. Above this run and forming a ceiling is the lower run to the second floor. An intermediate landing and switchback continues the run to the second floor classrooms. The steps are clad with shiplap linoleum surfacing the treads. Wood base and rail moldings abut the plaster wall. Simple newel posts, with recessed vertical panels, beveled corners and flat flared tops anchor the balusters at the ends of the runs. Flat sawn board balusters joined to form a simple cutout pattern with trefoils and orbs run on the open sides of the stairs and landings. Bottom and top rails join the balusters to the newel posts.

First Floor Classrooms

The classrooms are rectangular, 34-feet along the east-west axis and 26 feet across. Ceilings are 13 feet from floor to original plaster, but they have been lowered by installation of a grid of acoustical tiles and light panels. The outside walls each contain four double-hung wood sash windows joined by a continuous sill rail. The opposite wall, along the central hallway, has two high glass panel windows. Note that the dropped ceiling is configured to leave an open gap that wraps around the windows leaving them fully exposed. At one end of the room is a centered large white board. A smaller white board is centered in the opposite wall. This board is flanked by a vertical tall wardrobe closet with full length wood doors on one half and the other half divided horizontally into an upper and a lower section. The doors are hinged and open at the center. On the other side of the white board is a base cabinet with sink and a corresponding row of upper cabinets with flat wood panel doors, similar to the wardrobe closet. The white board, and cabinets terminate below the ceiling at the same height. (The original cloak closets and built-in cabinets have been eliminated with the space added to the classrooms.) Original floors are hardwood strip that have been covered with carpet. Walls are plaster as are the original ceilings that are now covered by dropped acoustical tile ceilings and recessed fluorescent light fixtures.

Second Floor Plan and Description

The central stairs run from the first floor north to a broad landing, then switchback to run south to provide access to the second floor hallway and classrooms. The stair run lands in a short alcove that opens to an east-west hallway. Similarly to the first floor, the hall and room arrangement forms a cross with classrooms in each of the quadrants and, at the east end, a breakout room, and west end, a portal to the new addition. Within the stair alcove and adjacent to the east side of the upper run and over the top of the lower stair run is an office for itinerants (original principal's office). Classroom 238 is in the northeast corner, Classroom 234 in the northwest corner, Classroom 235 is in the southwest corner, Classroom 239 in the southeast corner, and the Parent Volunteer room (originally a teacher's room) in the center. Like the first floor, the hallways contain banks of lockers, and at the east end is a breakout room, with a custodian's room, and offices at the north and south ends. The interiors of the classrooms are configured similarly to those of the first floor. At the west end, similarly to the first floor, is an

elevator and stair landing that connects with the new 2018 addition. Flanking the landing are staff restrooms and a girl's restroom on the north side, and boy's restroom on the south site.

Basement Plan and Description

The main interior stair system provides access to the basement from the rear exit landing, with stairs ascending from outside, and stairs descending from the first floor. The run from the landing to the basement descends to the south, landing on the concrete floor. The stairs are in the north alcove, the top of the cross, with a floor plan similar to the first and second levels. A long east-west corridor runs from a door in the west end that provides access to the 2018 addition (cut in during the 1953 addition and remodel).

Flanking the stair well along the north side of the corridor is an unfinished room and a utility room on the east side, and the furnace/boiler room on the west side. The furnace/boiler rooms have granite and brick walls and concrete ceilings, and concrete floors. On the south side of the hall, across from the stair alcove are two doors, both providing access to the art room that includes sinks, cabinets and a kiln room (originally boys' and girls' restrooms). Along the east end of the building, north of the kiln room are mechanical rooms. A long and narrow book room is along the corridor between the mechanical rooms and the end of the central hallway that extends west to connect with the 2018 addition. At the west end of the hallway, just before the juncture with the new addition, are doors on the north and south sides that provide access the mechanical rooms, electrical on the south, and finance on the north.

Alterations to 1909 Building and 1953 Addition- Exterior

As mentioned, an addition was built on the west side of the 1909 building in 1953. The demolished 1953 addition was designed by Spokane architects, Funk, Molander, and Johnson, and William C. James, Associate Architect, and consisted of a two-level structure (classrooms at street grade along 17th Avenue) that attached to the west wall and extended to the west of the original 1909 building. The new building contained four classrooms, a library, music room, and gymnasium/multi-purpose room.

The narrative in the National Register of Historic Places nomination (2017) for Franklin School included a description and photos of the 1953 addition that was subsequently removed and replaced by a new addition in 2018.

The 1909 plans for the rear (north) façade show three fire exits on the second floor, one in the center room over the entry portico, and one in the interior bay of each of the adjacent classrooms. The flat roof of the portico provided a platform for the center fire door and the two classroom fire escapes. Steel pipe rails and chainlink fencing wrapped around the platform and fire escape stairs. The original drawing for the 1906 building shows a single fire exit stair on the east side, but a second emergency stair was added to the west side of the portico, possibly during the 1953 addition and remodel. In the 2018 renovation, the emergency exit doors and fire escapes were removed. The center door was replaced by a horizontally-divided three-section glass panel window. The flanking emergency exits were replaced by double-hung metal clad one-over-over wood sash windows that match the rest of the windows in the façade. The wall sections beneath

the new double-hung sash were filled-in with matching brick; and sills matching the existing were inserted to fill the tops of the gaps.

East Façade - Prior to the 2018 renovation and addition, only two windows were in the wall, both modern metal sash and glazing. They occupied the first floor niches flanking the large central niche. It is assumed that the original sash was double-hung one-over-one wood. A first floor niche next to the northerly window opening was open at one time, but is now filled with brick. No photos or drawings are available that depict this opening, but it was likely a solid brick niche that was opened when the auditorium was added circa 1931, and filled again after removal of the auditorium sometime after 1957. The parking lot now occupies the space once occupied by the auditorium. The 2018 project added the triple window bands within the large niche and flanking second floor windows.

The square brick chimney formerly in the northwest corner and rising about ten feet above the top of the parapet wall was removed in the 2018 remodel and addition.

1909 Classroom Building - Original Floor Plans-ca. 1907-1909

Floor plans and elevations of the original 1909 building reveal alterations in the floor plans resulting from the 1953 addition and the 2018 addition.

Floor plans and elevations of the original 1909 building depict a larger building than was actually constructed. Architect LL Rand had been commissioned by the Spokane School District to draw plans for a group of schools in the first decade of the 1900s. The available plans have a heavy blank line in front of "School Building," with "L.L. Rand, Architect." Thus it is possible that the plans had been drawn and were sitting on the shelf before the Board actually approved the school building. Based on the exterior details, and interior room configurations, the existing building was constructed from a pared down version of these plans. The full plans include wings on both the west and east ends that were not constructed. Within these wings were classrooms, support rooms, stairwells, and centered porticos over entries on the east and west. Landing platforms were outside of the doors and portico roof with a stairway east of the portico. These wings were never constructed, but the placement of the building on the site and the blank west and east facades suggest that they would be built in future years. The front façade is unaltered from its original construction.

The building that was actually constructed included four classrooms on each of the first and second floors, one in each quadrant arranged on a cross hallway configuration. On the first floor, the front entry, vestibule, foyer, stairwell to basement and second floors, and landing to the rear exit were built in the current configuration. Likewise the cross, east-west hallway provided access to the four classrooms. Each classroom had a cloak closet. The wings that were not built contained classrooms with the cloakrooms located in the main building backing to the four extant classrooms.

The same hallway and classroom configuration occupied the second floor; but with the addition of a teacher's room and teacher's toilet placed in the spaces overlying the first floor entry

vestibules and landings. Student restrooms, heating plant and storage were on the basement floor.

The basement exhibits the same cross hallway configuration with a storage room in the south side opposite the stairwell. Boys' and girls' restrooms flanked the storeroom. The boiler and mechanical rooms occupied the northwest corner on the north side of the hallway.

Drawings of the basement, first floor, and second floor are included on a set of the 1953 addition drawings and depict the floor layouts with some alterations to the original plans. The basic layout of the 1909 plans is retained in the reconfigured room arrangements. Reception and administrative offices and support rooms occupied what was originally a classroom in the southwest corner of the school.

Alterations to 1909 Building 1953 Addition – Interior

During the 1953 addition, some remodeling was done to the first and second floors. The configurations of hallways and rooms were modified in two areas. Ceilings throughout were lowered by installation of acoustical tile panels and florescent light fixtures. The wood floors in the classrooms were covered by carpet. The glass in the high windows in the walls between the classrooms and hallway had been replaced with plywood panels. In most cases, green and white boards replaced slate blackboards. Most original base and wall moldings had been retained, with addition of vinyl base moldings in classrooms.

The primary alteration to the first floor was the reconfiguration of the southwest classroom into a reception, secretarial, and principal's office. Additionally, the hallway to the teacher's workroom at the east end was truncated by a new wall and doorway. The doorway and wall were placed just east of the classroom doorways so that the hall was included in the teacher's room. At the west end of the building, a doorway was cut in the west wall to connect the 1909 building and the 1953 addition.

On the second floor, minor changes were made to the second floor hallway configurations, with the classroom and end room layouts remaining about the same. The 1909 plan shows the hallways with open ends and continuing to the stairwells of the west and east wings that were not constructed. In the 1953 addition and remodel, the west end of the west hallway was terminated with a new door that provided access to a library. At the east end, the hall was terminated by a new door at the west end of the hallway, just east of the doors to the northeast and southeast classrooms. Also, the wall of the room to the original teachers toilet room at the north alcove over the stairs was reconfigured to increase the width of that room.

The basement restrooms were updated in the 1953 remodel, and eliminated and replaced by art rooms in the 2018 remodel.

Areas of Significance –

Category A - Broad Patterns of Spokane History, Education

Category C – Architecture

Significant Dates – 1909, 1953 Completion of Construction (period of significance 1889 -1953), replacement of 1953 addition with new addition and remodel of 1909 building, 2018

Architect – Loren L. Rand

Builder: Spokane School District No. 81

Summary

Franklin Elementary School is significant under categories A, Broad Patterns of Spokane Educational History, and C, Architecture.

History of the continuum of education in Spokane

Two Franklin Elementary schools have existed in Spokane. The first, constructed in 1889-1890 at the corner of Front (now Spokane Falls Boulevard) and Oak streets, was demolished in 1910 after its grounds were gobbled up by the neighboring railroads. But before being demolished, a new school was built on the South Hill of Spokane.

Constructed in 1909, the school is one of the few remaining elementary schools in Spokane from the first decade of the Twentieth Century. This represents the second phase of school construction in the city and was one of the structures built as part of a quarter-million dollar effort to modernize the school system just after the turn of the 20th Century. The school is an example of public school layout and the progression of public education in Spokane. An addition in 1953, since demolished and replaced by a 2018 addition, shows how the district adapted to the post-WWII baby boom and recent trends in educational policy and school design.

Architecture

Loren L. Rand was one of Spokane's master architects, and even though most of his schools have been demolished, Rand was the premier architect of Spokane's early elementary schools. Essentially unaltered, the 1909 Franklin School is symmetrical, well balanced, and detailed with elements pulled from the Classical vernacular, an evolution from the grand Romanesque Revival structures of the late 19th Century. A classical portico, brick quoin patterns, terra cotta details and pronounced pediment distinguish the neighborhood school building. The interior floor plan retains good integrity showing entry and stairway details, classroom configuration, and day-lighting concepts. Originally planned to have an additional wing at each end, the east and west facades were essentially blank, awaiting perhaps completion of the plans.

Funk, Molander and Johnson were commissioned to design a classroom and gymnasium wing that was constructed to the west side in 1953. The two-story addition, a one-story classroom section and two-story gymnasium/multipurpose room represented contemporary design for the post WWII period.

This 1953 addition was demolished in 2017 in order to modernize the 1909 classroom building, and expand the school with the design work of ALSC Architecture of Spokane. Approved by Spokane School District voters in 2015, a 27,600 square foot, 22-classroom addition with multi-purpose room, gymnasium, kitchen, stage, and other support spaces was constructed to the west of the 1909 classroom building.

HISTORICAL CONTEXT

The following narrative about the development of the Spokane school system is adapted primarily from three sources: Emerson (2008), HistoryLink.org Essay 8723, "Spokane: Early Education," Pratt (1943); Spokane Public Schools: A Brief History and the Annual Report for 1941-1942. Spokane School District No. 81;" and Spokane Public Schools School District No. 81 (1989), "First Class for 100 Years."

The first school in Spokane was opened by Spokane Garry, a Spokane Indian, in 1870, near the site of Drumheller Springs, north of the Spokane River. At that time, few people resided in Spokane Falls settled by J.J. Downing and S.R. Scranton in 1871. It was not until the fall of 1874 that a school election was held in Spokane Falls in which Henry T. Cowley, Cyrus F. Yeaton, and L.S. Swift were elected directors. Reverend Cowley was elected as teacher. In January 1875, Cowley began the first public school in Spokane, housed in his home (at current site of Cowley Park on the lower South Hill). Soon thereafter, Mrs. L.S. Swift took over teaching the first students in her home. The first annual school report, prepared by C.F. Yeaton, in 1897 shows eleven children in the district between the ages of 4 and 21 and that there was an average daily attendance of four children. The first dedicated public school building in Spokane, a two-room wood frame structure, located on the former Northern Pacific right of way near Lincoln Street, was built in 1878.

The arrival of Henry T. Cowley in Spokane coincided with the organization of the first Spokane school district in what was then Stevens County. Designated as School District 8 which had organized in 1872 its boundaries included: "Commencing at the mouth of Hangmans Creek, following up the Creek to the Idaho line, thence north along said line to Spokane River, thence down Spokane to place of beginning." (Pratt, 1946). The superintendent of Stevens County schools at the time was James Monaghan, who would later become a prominent Spokane businessman. The school founded by Cowley became a part of the new school district. When Spokane County was formed in 1879, J.J. Browne was appointed superintendent of the newly designated Spokane School District No. 41. Maggie M. Halsell was elected in the first county election held in 1880, to succeed Browne. (Emerson, 2008)

In the year 1889, Spokane schools were reorganized as School District No. 81 and David Bemis was hired as superintendent. Bemis' task was to organize a massive building campaign. At this time six schools were in operation: Central school (high school and grade school), Lincoln school, Bancroft school, Bryant school, Irving school, and Logan school. In July 1890, \$250,000 in bonds were sold with which a new high school building, and four elementary school buildings were erected. The Central building was removed to a new location to provide a site for a new high school, and new buildings were built for Bancroft, Irving, Bryant and Franklin schools. (Pratt, 1946)

The new high school was built in 1891 and rapidly increasing enrollment required the construction of a north side high school, North Central, in 1908. The original high school then became South Central. School bond levies of 1907 and 1909, coinciding with the rapid growth of the city, were approved to continue the building of new schools in Spokane. In 1910, fire again struck and destroyed the South Central High School. Voters approved a bond for a new school, and Lewis and Clark High School was opened in 1912. (Emerson, 2008)

As reported in “First Class for 100 Years,” by 1890, Spokane had constructed six elementary schools (Central [within South Central High School], Bancroft, Lincoln, Irving, Bryant, Franklin [original Franklin was replaced in 1909]), and by 1900, Spokane had constructed eleven more (Whittier, Emerson, Logan, Longfellow, Edison, Washington, Garfield, Hawthorne, Grant, Lowell, and Holmes. Eighteen elementary schools were built between 1900 and 1910, the heyday of school. The next ten years through 1920, saw the construction of Mann, Alcott, Yardley, Rockwood, and Cowley. (Spokane Public Schools 1889-1989, 11/1989) Rockwood’s span though would be quite short, only four years, since it was replaced by Hutton School in 1921. Two existing schools that followed Hutton in the 1920s include Finch (1924) and Wilson (1927).

It is notable that L.L. Rand, in the span between 1907 and 1910, in addition to Franklin, designed Adams (1910), Audubon (1908), Cooper (1909), Jefferson (1910), Roosevelt (1907), and Stevens (1908). Rand also designed McKinley School that was constructed in 1902.

Several of the original buildings in addition to Franklin remain from the early years. They include Adams, Hutton, Finch, Jefferson, and Wilson that continue to serve the children of District 81. While Hutton School was undergoing expansion and rehabilitation (2014-15), Hutton students attended Jefferson Elementary on 37th and Grand Boulevard (which was replaced by a new Jefferson nearby). Hutton’s completion in the fall of 2015, again left the old Jefferson School vacated and awaiting its next chapter, that of housing Franklin students during the expansion and remodel that was completed in 2018. Extant former, but privately-owned, elementary schools include Cowley, Lowell, and McKinley. Cowley (1918) is currently listed on the Spokane Register and has been converted to housing. Lowell (1917) is being redeveloped as a restaurant. McKinley (1902) was listed in the Spokane Register in 2017 and the National Register in 2018, and is also undergoing an adaptive reuse project.

In addition to Franklin, the following schools are listed in the National Register of Historic Places: Lewis and Clark High School (11/30/2001), Rogers High School (12/21/2010), Finch Elementary School (1/8/2014), and Hutton Elementary School (Rockwood District, 2/18/1997), and McKinley School (12/7/2018).

The Approval and Building of Franklin School

The following history is derived from the Record Books of the Spokane School Board meeting minutes, *Spokane Daily Chronicle*, and city of Spokane Building Permits.

Spokane School Board Record Book F – 8/11/1904 – 5/18/1908

Site Proposed for New School

The story of Franklin School continues at an August 24, 1908 meeting of the District 81 Board of Directors. Communication from the F. B. Grinnell Company was received in reference to a site in the Altamont Addition. An appointment would be made to visit the site.

At the September 14, 1908 meeting (P63) Mr. Murphy Addressed the Board in reference to a school site at or near Altamont Addition and communication was received from Altamont Height Improvement Association on the same matter. The subject was referred to Building and Grounds Committee.

On January 16, 1909 (P105) the Board of Directors met at 10 AM in the office of Mr. Stone at the call of President [Dr. Allen] to consider the matter of selling part of the Franklin school grounds. "The Spokane and Inland Railroad Com. presented an offer to purchase 19 feet of north end of said grounds for the sum of \$1900.00." On a motion by Mr. Stone, the board voted to accept the offer. Board members included Dr. H.W. Allen, G. Steward, W.C. Stone, W.S. Gilbert and A.W. Davis.

The February 8, 1909 (P108) meeting concluded with the purchase of a new school site. "On a motion of Mr. Steward it was voted to purchase for school site block 250 x 295 feet situated at the corner of 17th Ave and Mt. Vernon Street as per offer submitted by Mr. Corbaley, for \$3150.00 and the Secretary was authorized to issue warrants for same ..." Motion approved. The Board action was reported by the *Spokane Daily Chronicle* the following day (3:4) Within an article headed: "**NEW SCHOOL IS NOW CROWDED**" ... "The board purchased a school site on the northwest corner of Seventeenth avenue and Mount Vernon street for \$3150." [Note that the reference to "Crowded" was to North Central High School.]

Also at the February 8th meeting (P110), the Inland Empire System accepted the offer of \$1900 for the Franklin site (Lot 7 Block 4 Resurvey of 2nd Add to 3rd Add to RR Add).

On February 25th (P113) the Board discussed putting a \$400,000 bond issue for purchase of sites, erection of buildings, and equipment on the ballot.

In the March 8th meeting (P117) a communication presented from Altamont Heights Improvement Club thanking the Board for action in securing a site in that district was placed in the file. Additionally, an application was received from Inland Empire System to purchase 12 feet additional from Franklin school site (P118). On motion of Mr. Stewart, the Secretary was instructed to reply that the Board does not consider it advisable to sell more of said site at present.

The board in its meeting of April 19th (P130) instructed the Secretary to advertise for bids on the following buildings: eight-room building at Riverview [the Altamont site, which

would later replace the original and become the new Franklin School]; four-room addition to Sheridan; four-room addition to Audubon as per plans and specifications.

On May 10th (P135) bids on proposed new school projects were received as follows: "Building in Riverview, for the General Contract," nine bids ranging from \$33,533 to \$48,260 were received. On a motion of Mr. Gilbert, the Board voted to award the contract to F.E. Peterson as per bid for \$44,533.00; contract to be completed by September 1st 1909. The plumbing contract was awarded to M. Isbister Heating and Plumbing for \$3450.00.

At the same meeting (P 140), Franklin School was slated to be abandoned: "On the motion of Mr. Davis it was voted it is the sense of the Board that the Franklin and Field schools should be abandoned for school purposes and that the question of selling said sites and buildings be submitted to a vote of the electors of the school district as a special election to be called sometime during the summer.

The next day, May 11th, the *Spokane Daily Chronicle* (9:1) would report: **"SELL TWO SCHOOLS" "Field and Franklin Buildings and Grounds to Be Disposed Of."**

At a meeting of the school board last night it was decided that the buildings and grounds of the Franklin and Field schools will be sold by school district No. 81. The question will be submitted to a vote of the people...

The Field school, which includes 10 rooms, is between the Great Northern Railroad tracks and College Avenue west of Madison street. The Franklin school is on Front avenue between the Northern Pacific shops and the Spokane & Inland yards. It is calculated that the sale of both properties will raise a substantial sum which will help towards paying off the \$250,000 worth of bonds which will become due in December." ...

Proposed School at Altamont is Named Franklin School

The board, on May 31st (P155) on a motion of Mr. Stone, voted to discontinue the use of the present Franklin school at the end of the school year and that the name of Franklin be given to the new school building being erected on the S1/2 and E 168 feet of the N1/2 of Lot 5, Block 2, Riverview.

The Spokesman-Review reported that action the next day, June 1, 1909. **"FRANKLIN, NEW SCHOOL"** (p6:1) **"BOARD GIVES NAME TO NEW ALTAMONT BUILDING"**

To retain the name of the Franklin school, which is now borne by the building near Schade's brewery and the Northern Pacific shops, the new building in Altamont Heights will be christened "The Franklin" on its completion this fall.

This was the result of action taken last evening by the school board which passed a resolution last month declaring its intention to abandon the present Franklin school and sell the building and grounds after this school year.

On August 30, 1909 (p15:1) The *Spokane Daily Chronicle* reported: **“THEIR WORK WILL SOON COMMENCE”**

“Supt. Watson Assigns Teachers for the School Year”

Franklin School

M. B. Tower, principal; Caroline Schick, 5; Margaret Guinan, 4; Myrtle Baire, 2-3; Floy Sullivan, 1-2; Lura Green, 1. The article listed Supervisors, Manual Training, two high schools, and thirty [elementary] schools.

The *Spokane Daily Chronicle* revealed on September 4, 1909 (p7:3) that the District: **“HAVE NO POWER TO SELL SITE” “School Board Can Not Sell the Franklin, Says Dr. Allen”**

“If E.D. Sanders or any other man were to offer us \$1,000,000, \$1, or any other sum, we could not accept it for the reason that we are bound in such a manner that we have no power whatsoever to sell the Franklin school property or any other school property.”

In the above words, Dr. H.W. Allen, president of the board of education, replied to the reports that have been circulated charging the school board with incompetency in trying to get rid of this property at the figure of \$100, 000.”

“All this talk looks absolutely foolish when one knows the facts connected with the proposition,” continued Dr. Allen. “If anyone will take the trouble to look up the laws under which this board of education is working, he will find that we have no power to sell any property valued at more than \$2000 unless we first call an election of all the voters in the school district and receive their sanction. We have not called for such election and do not intend to do so.

No Authority to Sell.

We have no more authority to sell the Franklin school property to the Milwaukee railroad than we have to sell Riverside avenue. This board of education nor any member of it has been guilty of any wrong in this Franklin School proposition. The matter will be disposed of in this way and I want the taxpayers to be set straight on it: The Milwaukee railroad, if it wants this property for its right of way will institute condemnation proceedings in the courts. The court will then appoint appraisers to arrive at a just and equitable valuation to place upon the property. ... Article continues.

At the Board meeting of September 13, 1909 (P196): On motion of Mr. Davis, the Finance Committee was instructed to consult attorney C.P. Lund in reference to representing the District in the condemnation suit filed on Franklin school grounds and if satisfactory terms can be agreed upon to employ Mr. Lund.

The Biennial Report of the Public Schools of Spokane, Washington For the Two Years Ending June 30, 1910 summarized the state of Spokane schools. The statistical report for Franklin indicated 6 teachers, 144 registered students, with an average daily attendance of 148 students. The table "General Information Relating to Buildings" showed the following: 2 high schools, 33 grade schools, and 2 other buildings. These buildings were constructed between 1890 and 1910. The following facts were provided for Franklin: erected date – 1909; No. of Stories -2; Size of Grounds – 238 x 300; Valuation of Grounds – \$5,000, and of Building -\$45,000; Number of Rooms – Session - 8, and part of 16-room building. The report also includes a photo of the new Franklin School.

On December 14, 1925 (P343) a request was made to the Board. A "Committee From Franklin" presented a petition for the addition of an auditorium and gymnasium. At the same meeting the board approved the contract for the Franklin sewer connection.

On December 28, 1925 (P379) "Matter of Auditorium" was discussed by the board.

In 1931 a framed multi-purpose auditorium/gym was added to the east side of the campus—Two narrow, arched, brick entries connected it to the main building. The building was removed in the 1950s, and those arches today are filled in with bricks. (First Class for 100 years)

In 1941 the PTA raised money to help purchase a house and land behind it on Mt. Vernon at 16th Avenue. The parents turned the house into a school for kindergarten. This house remained until the late 1960s. (First Class for 100 years)

Post WWII lead to the Baby Boom in the early 1950s that initiated a wave of classroom additions to keep up with the growth of the grade school population.

Don Walter illustrated the growth spurt that would be felt by Spokane Schools for the *Inland Empire Magazine* "**New Life For 6-Year-Olds.**" (*The Spokesman-Review*. 9/9/1950. 2:1.)

... This year's crop of first graders will set a new record in both the public and parochial schools when enrollment statistics are tabulated. Miss Leila Lavin, assistant superintendent of city school in charge of elementary education, said the public school expected between 2400 and 2500 first graders this year. This represents an increase of 300 from last year.

This year, however, is only the beginning of the school housing problem. The peak year for babies in Spokane was 1946 and the birth rate has been

sticking close to that all-time high ever since. School authorities expect the influx of first graders to be at its greatest by next year or the year after. ...

...

The total enrollment in Spokane public and parochial grade and high school probably will reach 27,000 or 700 more than last year. The increase may be greater, though. Last year the schools were ready for an increase enrollment of 500 or 600. Instead, the enrollment in public schools increased by 1200 and in the parochial schools by more than 200.

...

Likewise, new portables this fall are going into use at the Browne, Madison, Columbia, Longfellow, Pratt, Franklin and Jefferson schools. This brings the total number of portables in use at city schools to 76.

The rapid growth of the "Baby Boom" student population provided the impetus for passage of a \$2,000,000 bond issue in September 1950. The expansion of Franklin was one of the projects included in that bond vote.

Addition Built in 1953

The Spokane Daily Chronicle reported on April 21, 1952 (p3:1) that: "**Franklin School Building Job Gets 'Go-Ahead' Sign**"

School officials and contractors today were given the "go-ahead" on construction of the new Franklin school, the last permanent project of the Spokane public schools present bond program.

Superintendent John A. Shaw said he has received final approval from the state department of public instruction for \$61,841 in matching funds on the \$276,116 addition.

He said the general contractor, Hazen & Clark, has been instructed to go ahead with the job of building four classrooms and library on the Seventeenth avenue level.

A multi-purpose unit, kitchen, showers, dressing room and utility room will adjoin on the playground level north of Seventeenth.

Arnold & Jeffers and Country Home Electric will do the plumbing and electrical work on the addition designed by Funk, Molander & Johnson and William James.

The Spokesman-Review would report on March 24, 1953: **“SPOKANE GETS EDUCATOR’S NOD.” “Support Praised by Mrs. Wanamaker at Franklin Rite”**

Spokanites were praised last night by Mrs. Pearl Wanamaker, state superintendent of public instruction, for their support of public education.

Mrs. Wanamaker spoke at dedication ceremonies for Franklin school’s new \$277,000 classroom and multipurpose unit. The new addition includes four classrooms, a library, combination auditorium-gymnasium-lunchroom and utility rooms. A large audience of parents, patrons, and civic officials filled the auditorium.

“Spokane has been one of the communities where people believe in education to the point where you’re willing to put your money on the line,” the superintendent emphasized. “You’ve gone out and voted your levies to prove your point.”

Parents Thanked

“I want to thank you,” she told the Franklin school parents, “for the work you’ve done to make it possible to carry out his kind of educational program for your children. I want, too, to thank John Shaw and his administrative staff, the school board, and your pre-school and PTA members.”

Mrs. Wanamaker emphasized repeatedly that “education is the responsibility of the state.” She commented: “The state of Washington has had one of the finest programs of educational support. When we go back to supporting schools on the local level, we must realize that unequal distribution of educational facilities will result. Rich districts will have good schools, and poor districts will see their children in poor schools.” (Article continues.)

It was not long before the growth in students again outpaced the new classrooms. In 1955 two portable classroom units added.

James Smith would write the “Saga of The Franklin School” in *The Spokesman-Review* edition of March 22, 1953. (The article included photos of the original Franklin School, built sometime around 1889; the 1909 building, and the 1953 addition.) Smith begins his story:

Benjamin Franklin died in 1790, but he is reborn with every generation of Americans that reads his autobiography, ponders Poor Richard’s almanac or marvels at his scientific ingenuity.

Sometimes his memory is preserved in masonry as by a Franklin school

Spokane has two Franklin schools in its history. The first was an investment in educational property that would have pleased the thrifty-minded patriot.

It was built in 1890 during the centennial of the death of its namesake. It went up in the first year of the statehood of Washington during Spokane's vigorous young cityhood.

...

An early report of the superintendent of school issued in the 1890s suggests the situation [a seating capacity of 600, with 2000 students of school age] may have been even worse. It lists Spokane's total population in 1889-90 at 23,602 with 3283 of school age and 2784 enrolled in school. That year Spokane had but 26 teachers.

Faced with such statistics, the pioneers went to work on the problem. Like their descendants 63 years later, they arrive at a solution—they approved a bond issue. It was, however, roughly one-tenth as much as the 1952 bond issue in so far as figures go at any rate. It was for \$250,000.

It would seem that Benjamin Franklin himself handled the building projects, judging by what came out of the quarter-million investment—a central high school building and six ward school buildings, according to Edwards' account. The latter structures were built for \$29,000 each.

One of the six, the Franklin school, went up at a location not found on modern maps of the city. Earliest records list it as being at Front and Oak. Later its address was Front and Grant. ... Spokane's growing ways which produced the school also destroyed it and all absolute evidence of exactly where it was.

...

In September, 1909, for the first time in nearly 20 years the old Franklin school was devoid of whispering children and their teachers. But the name Franklin was not dead in Spokane school circles. It had been born again at Seventeenth and Mount Vernon.

The new structure costing \$45,00 was in a more thinly populated part of the city. It had just 144 pupils whereas the old Franklin even in its declining years listed no fewer than 312.

Perhaps the pioneers thought the new Franklin was large enough for all time. But they knew Spokane and believed in its future. It isn't likely they would be surprised to learn that in the fall of 1952 nearly 500 youngsters were again going to a Franklin school.

It broke into the news columns as the only public school in the city with a double shifting problem.

This time the solution to growing pains was not “tear down the school” but to add to it. Tomorrow night an addition of four classrooms and a library together with a multi-purpose unit will be dedicated at the school. The cost this time may be out of line with its namesake though in tune with the times—about \$280,000.

What the future holds for the name of Franklin in Spokane’s public school system no one can tell in 1953. One thing is certain, some things will ever be the same. The youngsters who enter the portals of the school will be very much the same.

Thirty-five years later, Doug Clark, a columnist for *The Spokesman-Review* would return to his alma mater, Franklin School, and write about school lunches for National School Lunch Week. **“School lunches leave bad taste in kid’s mouths”**

This week in case you forgot to mark it on your calendar, is National School Lunch Week.

What better time for concerned parents and snoop columnists to buy some Tums and sample the cuisine available every single day to young students all across America?

We all know the sad, smelly hot lunch saga. Since 1946, the year the lunch program started, school food has been almost universally badmouthed by those of us who remember it as being, well, bad in your mouth. But all that has supposedly changed. According to Spokane School District 81 officials, school lunch has now become a Harvest of Health, a bona fide “wholesome and nutritious” cornucopia of goodness.

...

Glancing over the menus, I figured Monday for a much better time to learn the gastric truth of school lunch. The offerings on Monday appeared to be what my kids are always complaining about. Yes, I’m talking about “Hot Diggity (burp) Dogs” and the dreaded mystery “Cheese Cubes.”

“If you want a tip, stay away from those cheese cubes,” advised my old pal Nathan Traylor, a first grader who could well become the next Galloping Gourmet.

Actually, I met Nathan for the first time while standing in the lunch line at Franklin Elementary School on Spokane’s South Hill. I chose Franklin as a hot lunch testing site because it is my old alma mater. Many a hot lunch passed through me back when I attended school there more than 25 years ago.

On this day, however, it was my 7-year old daughter, Emily's hand I was holding as we filed into the old brick gymnasium to dine. Déjà vu. Above the noise of chattering kids I could almost make out the familiar voice of one Miss Tully, my fearsome former principal who used to appreciate me like an epidemic of head lice.

Clark's lunch story continues with quotes from students about the food –“Barf, or other derivatives thereof, seem to be favorite words Franklin students use when discussing their school lunches.” In closing it seems like lunches from home also drew complaints. “Yeah,” said the precocious Ficus as he headed for the garbage bin with a sack in hand, “my mom packed me a salami sandwich and it wasn't very good, either.”

Loren L. Rand (1851 – 1935)

Loren Rand was born in Amesbury, MA in 1851, the son of William H. and Mary Ann Bartlet Rand. His father was a manufacturer of carriages, and his mother, a descendant of Josiah Bartlet, a signer of the Declaration of Independence. Educated at MIT, Rand opened an architect's office in Grand Rapids, MI, moved to Minneapolis, and settled in Spokane in 1888. According to Durham (1912), Rand “has been one of the leading architects of the city throughout all the intervening years.” Among some of his earlier residences which he designed were those of former Territorial Judge Nash, E.L. Powell, former Spokane Mayor, Spokane businessman and civic leader, H.F. Belt, and S. Heath, founder of what would become John W. Graham and Company.

Rand, with J.K. Dow, designed the first four-story building erected in Spokane after the fire, known as the Tidball block. Also with J.K. Dow, he designed the Masonic Temple, Bump Block/Carlyle Hotel, and Bennett Block. According to Durham: “...some of the more recent business buildings which stand as monuments to his skill and ability are the Riverside avenue and Main street additions to the Crescent store, all of the buildings for the Spokane Dry Goods Realty Company, the Marble Bank building, now occupied by the Union Trust & Savings Bank, and others.” “He has also erected twelve or fifteen school buildings, including the new Lewis and Clarke [sic] high school, which has but recently been completed and which is the finest school building in the northwest; also the Roosevelt, Longfellow, Stevens, Cooper, New Franklin, Audubon, Frances Willard, Hayes Park, Adams and Jefferson school buildings. He likewise designed the First Presbyterian church, which has been built only a few years and which is perhaps the finest in the Inland Empire.” “He entered a profession in which only merit and ability win advancement and his thorough preliminary training and long experience have qualified him for important duties in this direction.”

In 1926, Lucy Robinson wrote in *The Spokane Woman* about architect Rand:

The architect more than any other man builds his own monuments. In wood or stone he raises memorials to his own personality, his own dream made permanent. The builder of schools leaves an influence that affects the lives of thousands, in his own time and in many years to come.

Loren L. Rand has designed many buildings in Spokane but Lewis and Clark high school is probably his finest achievement. In the desire to pass the credit for his successful piece of work to other people, Mr. Rand says that the cooperation and personal interest of the teachers in his plans made his success possible. He talked over every detail of the building. They knew the results they needed and he translated their ideas into a structure of permanent beauty and usefulness. He has designed many schools. The unit plan used by the Spokane School Board for several fine buildings is his work, adaptable to many conditions and to easy changes as a school grows. The Hawthorne, McKinley and Columbia buildings are also his work. Prominent in the downtown district, the Main Avenue building of the Crescent store is one of the business blocks designed by Mr. Rand.

Rand was known for his prolific work in designing Spokane schools, but most have been razed. His extant buildings, in addition to Franklin, include Lewis and Clark High School, Adams Elementary School, Jefferson Elementary School, Wilson Elementary School, and McKinley School.

Rand's other major buildings include: the Crescent Building #2 (1919), 707 W. Main Avenue; Dry Goods Realty Company Building (1909), 170 South Lincoln; Crescent Service Building (1908), 152 South Lincoln; Hotel Grand Coulee (1910), 106 S. Cedar Street; and Masonic Temple (1905), 1108 West Riverside Avenue.

Rand was a member of the Masonic lodge, the Oriental lodge and the Shrine. Also a member and a past president of the Sons of the American Revolution, his mother being a descendant of Josiah Bartlet, one of the signers of the Declaration of Independence.

Funk, Molander and Johnson, Architects

Albert Harvey Funk, Architect

Albert Funk was born in Spokane in 1904 and died in Spokane in 1986 at the age of 82. Funk was the son of Leonard Funk, Spokane pioneer, city commissioner, and mayor.

According to the death notice in the Spokane Daily Chronicle (9/26/1986), Albert Funk attended the old South Central High School and received his degree in architecture from Washington State College in 1925. He later took graduate studies and was licensed in 1931—one of the first architects in Spokane to be licensed by examination. Funk apprenticed with Whitehouse & Price Architects and then spent 1-1/2 years in Washington, D.C. with the U.S. Treasury Department [The Treasury Department housed the Office of Supervising Architect that designed or supervised the design of all federal buildings.] He was in New York City when the market crashed in 1929 and after the crash returned to Spokane.

In 1935 and 1936, Polk lists Albert H. Funk as a draftsman with the State Highway Department. An October 8, 1936 display ad in the Spokane Daily Chronicle for Monroe Street Lumber Co. advised that if one was "Planning a New Home," that "licensed

architect and specialist in small home design and planning,” Albert H. Funk was providing “home planning services.” In 1937 Funk is listed, with wife Ruby L., as an architect with the Monroe Street Lumber Company.

A Spokane Daily Chronicle article of May 9, 1937 reported that Funk had opened an architecture office in the Columbia Building (a photo was included). Albert H. Funk first listing in Polk as an architect was in the following year, 1938. His office was in the Hutton Building. He maintained a solo practice until 1945 when he co-founded the partnership Funk, Molander & Johnson Architects. The partnership reorganized in 1956 as Funk, Murray & Johnson.

Among his notable projects were St. Charles Roman Catholic Church (4515 N. Alberta, ca. 1959), Mater Cleri Seminary, Immaculate Heart Retreat House (6910 S Ben Burr Rd, ca. 1958), and the Garland Theater (924 W. Garland, 1945). Funk also designed churches in Clarkston (1964), the Senile Ward for Eastern Washington State Hospital (1948), Fire Stations in Spokane (1946), and Rosalia (1946), the Food Service building (Tawanka Hall) at Eastern Washington State College (1963), several campus buildings at Whitworth College (women’s dorm-1952, Student Union Center-1949, and Auditorium/Administrative Building-1951), and the Grinnell Warehouse at 909 East Sprague).

Funk was president of the Spokane AIA in 1947. He also served on the city of Spokane Zoning Board of Adjustment from 1958 to 1970. Mr. Funk passed away on Wednesday 26 September 1986 in Spokane.

Edwin W. Molander was a partner in Funk, Molander and Johnson from 1946 to 1956. He was born on October 27, 1901 in Marinette, Wisconsin, and passed away in July 1983. He held a degree in architecture from University of Minnesota, 1925, and practiced in North Dakota before moving to Spokane. Molander is considered by Whitworth University to be a pivotal figure in building the first impression and providing the space needed for campus growth in the 1950s and 1960s. Molander was hired by President Frank Warren to design six new campus buildings, including Dixon and McEachran halls and Cowles Auditorium

Carl H. Johnson was born in Sheridan, Wyoming on January 24, 1913 and passed away on June 18, 2002 in La Conner, WA. He had a bachelor of science degree in architecture in 1935 from the University of Minnesota. After graduation Johnson worked as a draftsman for several firms including architects J. van Teylingen and Angus Vaughn McIver between 1935 and 1941 in Great Falls, Montana. Moving to Spokane, he worked for Whitehouse and Price in 1943-1944. Johnson was a licensed engineer and used his expertise to design structural forms and construction techniques. He was also a member of the American Institute of Architects, serving as Spokane chapter president from 1957-1958.

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--. "Second Fuel Strike Broken Up Today." 11/29/1909. p8:4-5.

--. "Franklin School Case Up." 12/8/1909. p24:2.

--. "Franklin School Building Job Get 'Go-Ahead' sign." 4/21/1952. p3:1-2.

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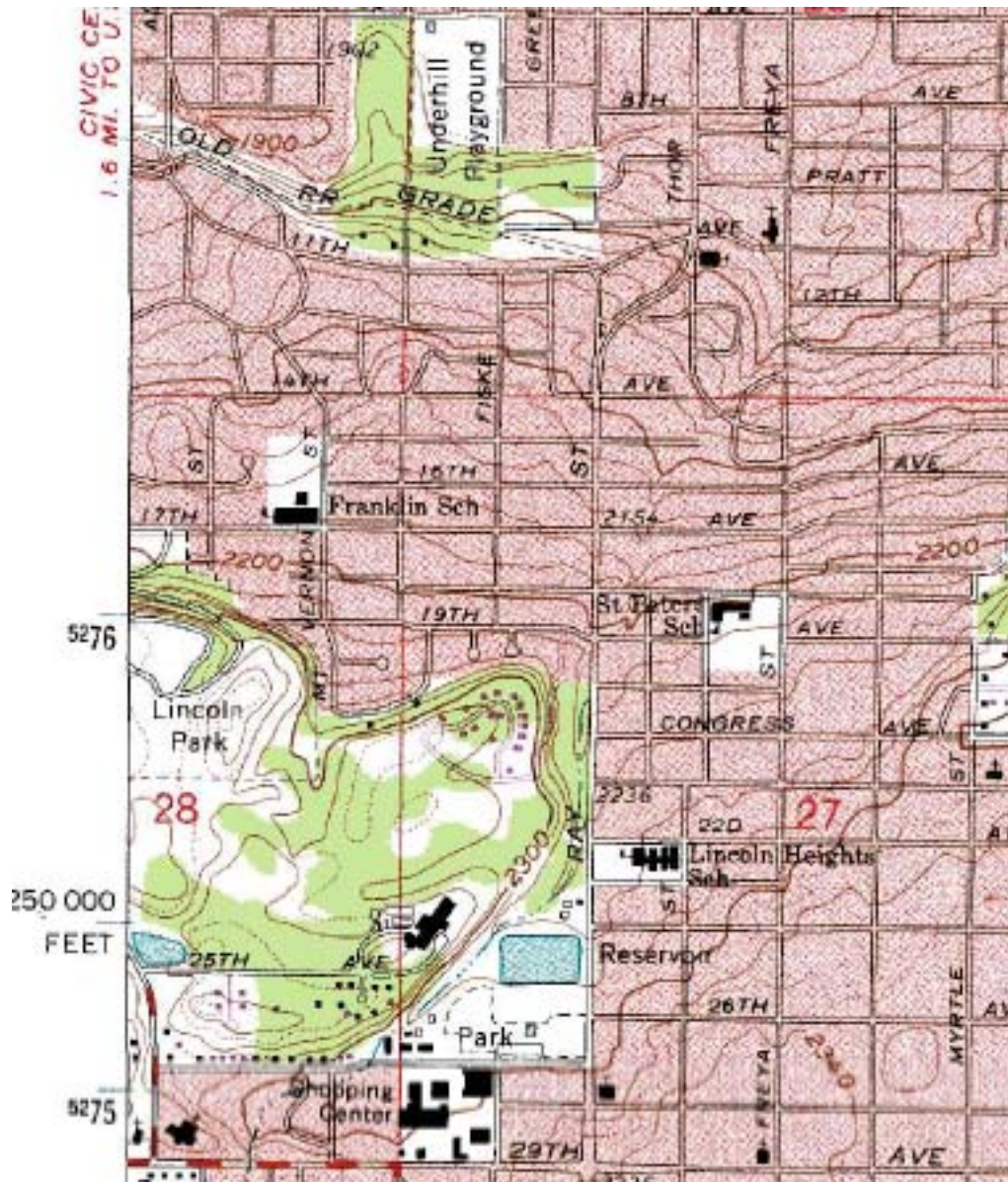
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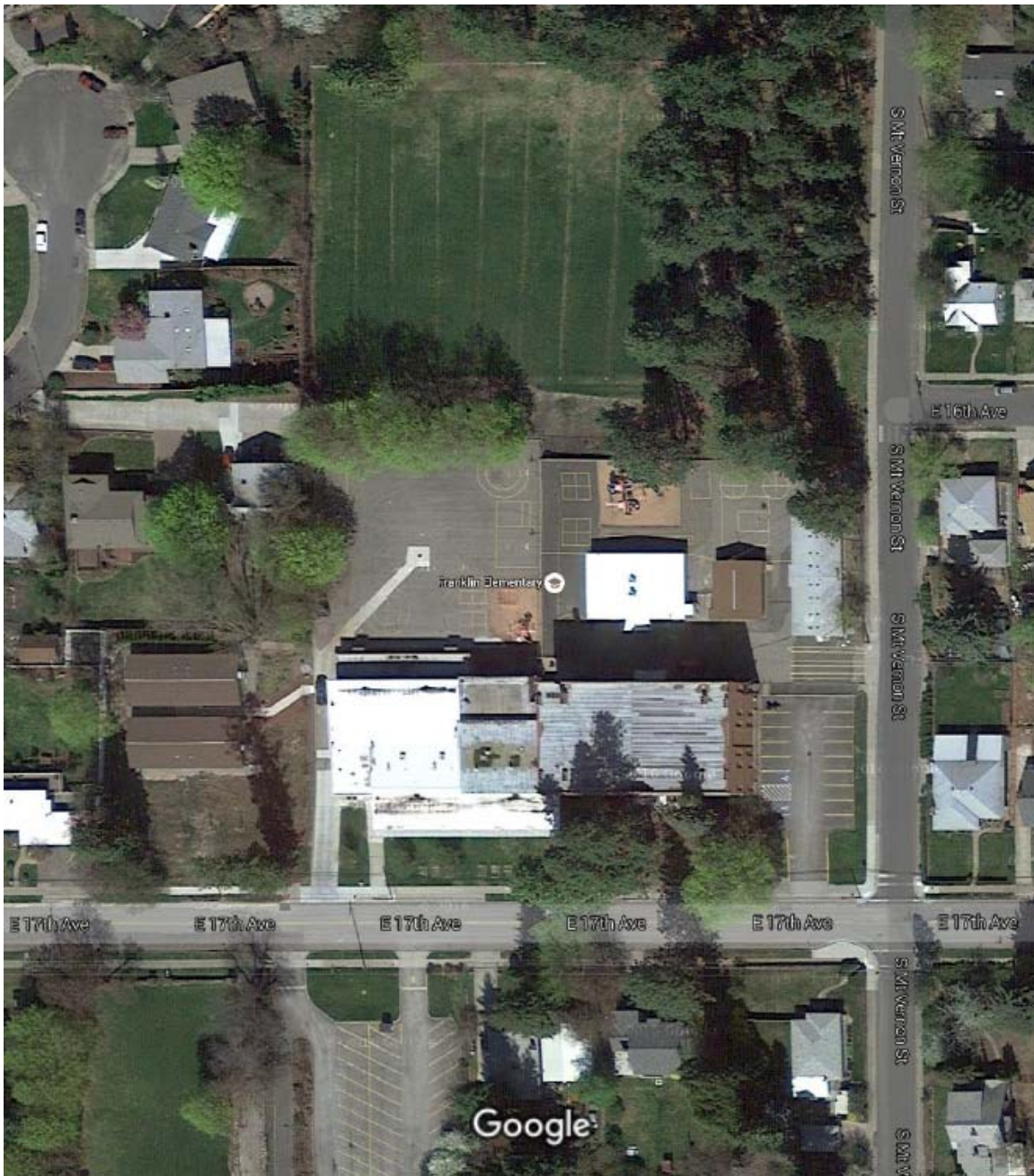
Whitworth University. Edwin Molander. 10/14/2014.

MAPS, PHOTOS, DRAWINGS



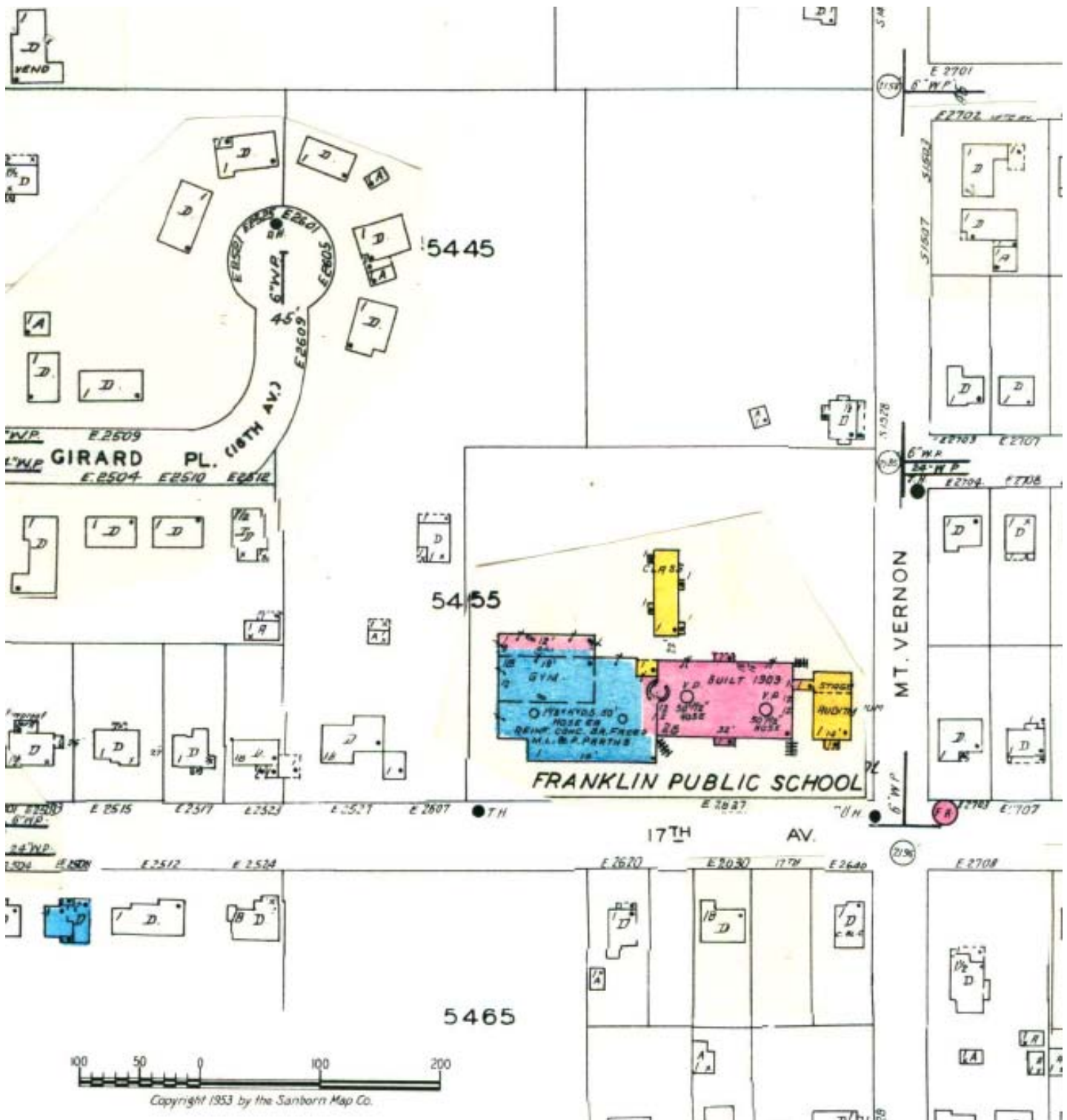
USGS 7.5 Minute Quadrangle. Spokane NE, Wash. 1974. Photorevised 1986

FRANKLIN ELEMENTARY SCHOOL SITE LOCATION

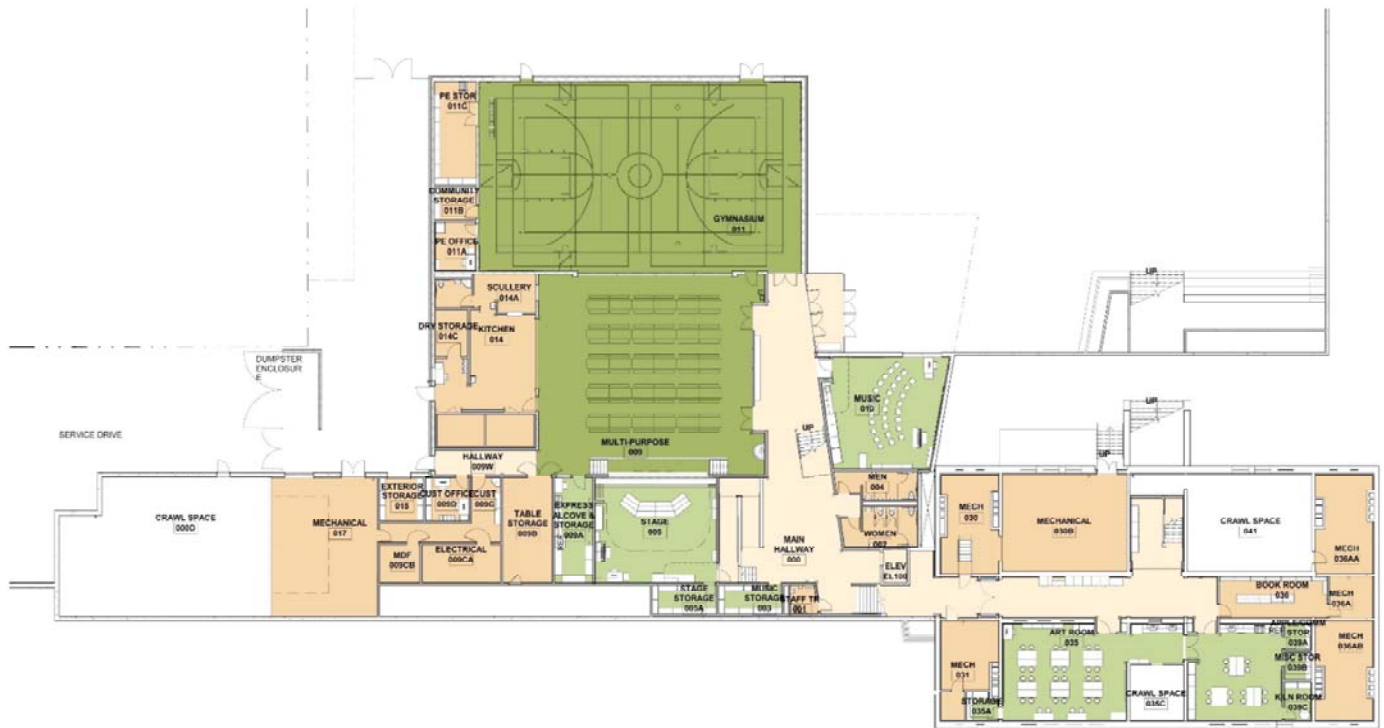


**FRANKLIN ELEMENTARY SCHOOL
AERIAL PHOTO**

↑
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no scale



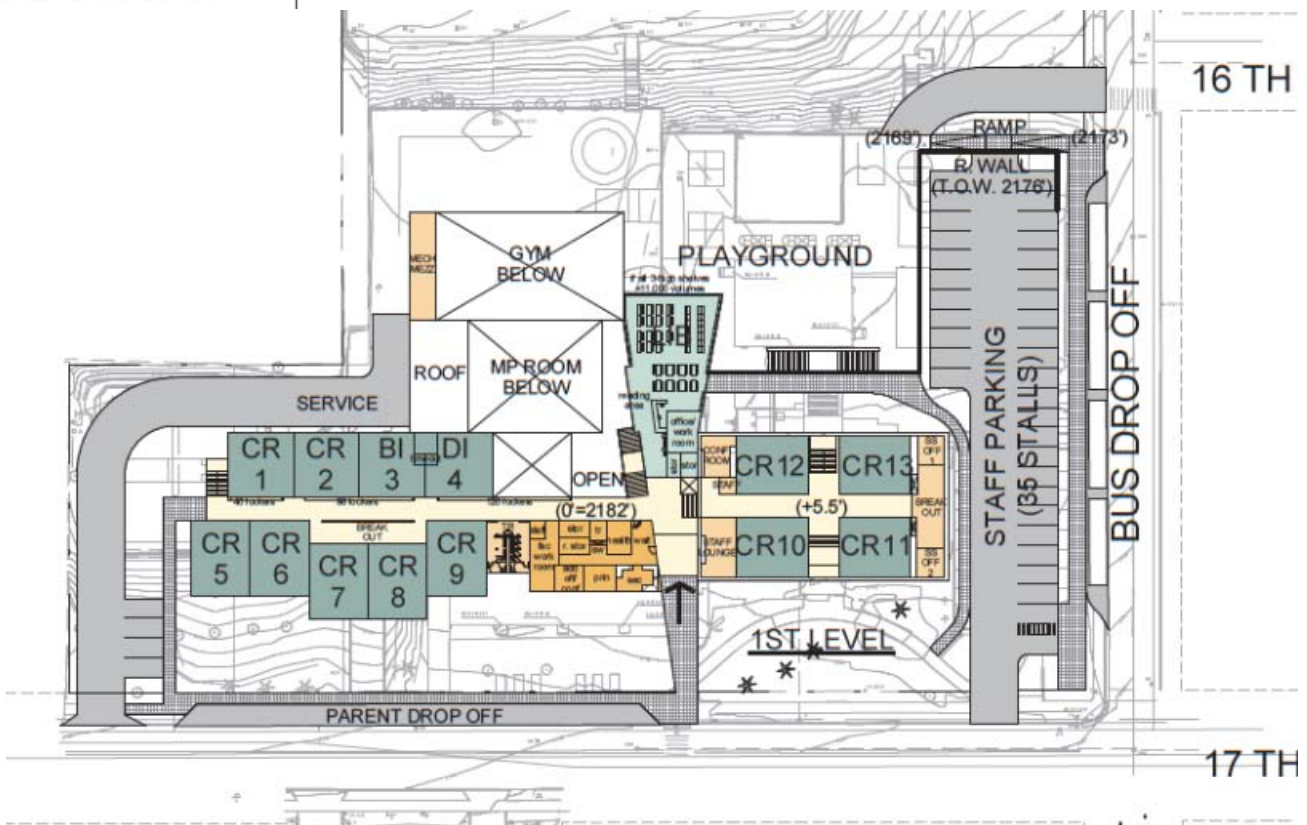
Sanborn Insurance Rate Map
 1957, Volume 4, Page 810



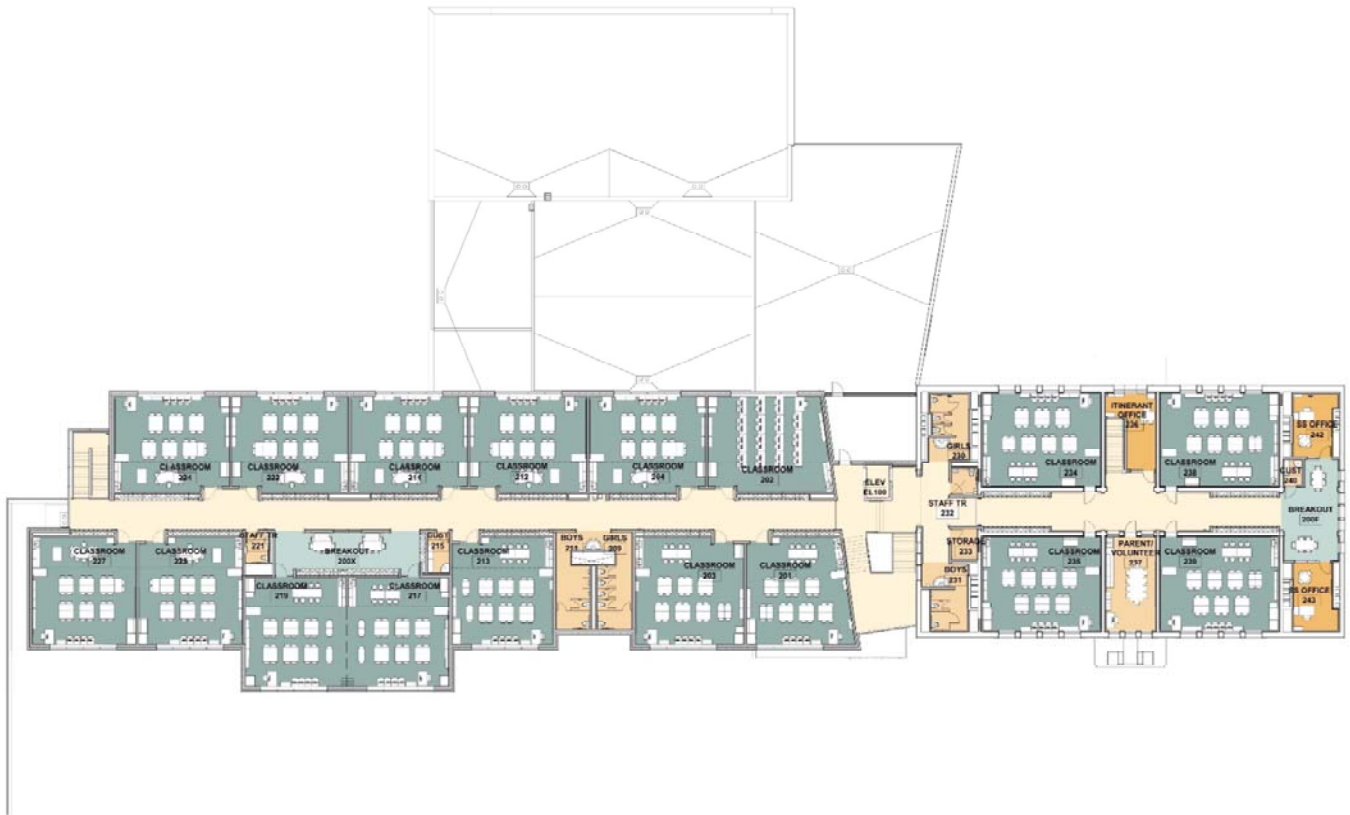
SPOKANE PUBLIC SCHOOLS
FRANKLIN ELEMENTARY SCHOOL
MODERNIZATION AND ADDITION

BASEMENT LEVEL PLAN

ALSC
ARCHITECTS



ALSC
ARCHITECTS



SPOKANE PUBLIC SCHOOLS
FRANKLIN ELEMENTARY SCHOOL
MODERNIZATION AND ADDITION

2ND LEVEL PLAN

AISC
ARCHITECTS



Northwest corner, looking east along North Side of Classrooms toward West Side of Gymnasium



Juncture of 2018 Addition and 1909 classroom building, looking northeast



Front Facade of 1909 classroom building, looking north



Southeast corner of 1909 classroom building with 2018 addition to west, looking northwest



East Facade of 1909 classroom building, looking west



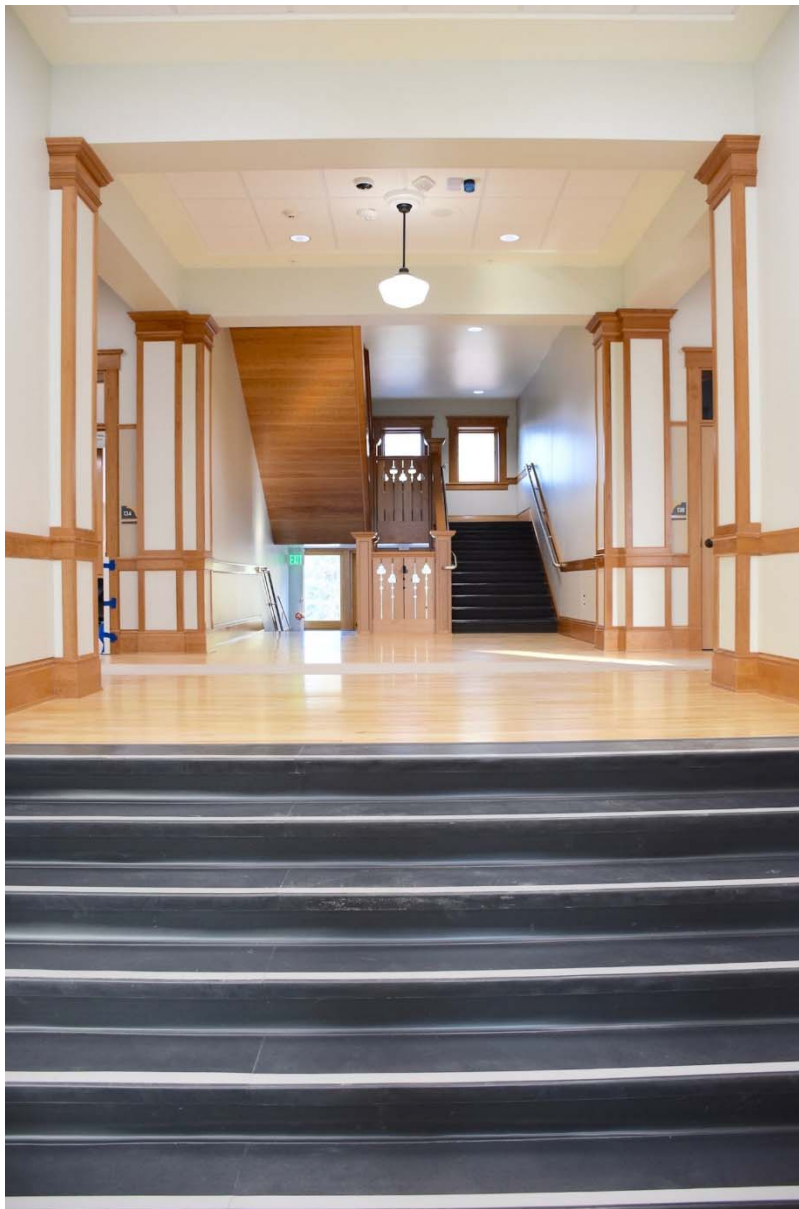
Northeast corner of 1909 classroom building and east facade of 2018 addition, looking southwest



Rear Facade of 1909 classroom building, 2018 addition (library) to west, looking south



Front entry to 1909 classroom building, looking north



Original main entry stairs in 1909 building, entry landing looking north



Original main entry vestibule looking south toward front



Entry foyer of 1909 building, looking northwest toward stairs and classroom



Central east-west hallway, from foyer looking west toward addition



Central east-west hallway, from foyer looking east



Breakout room at east end of building, looking east



Breakout room, looking north toward custodian room and office



East end of central hall, looking west toward addition



Classroom 135 in southwest quadrant of 1909 building, looking south



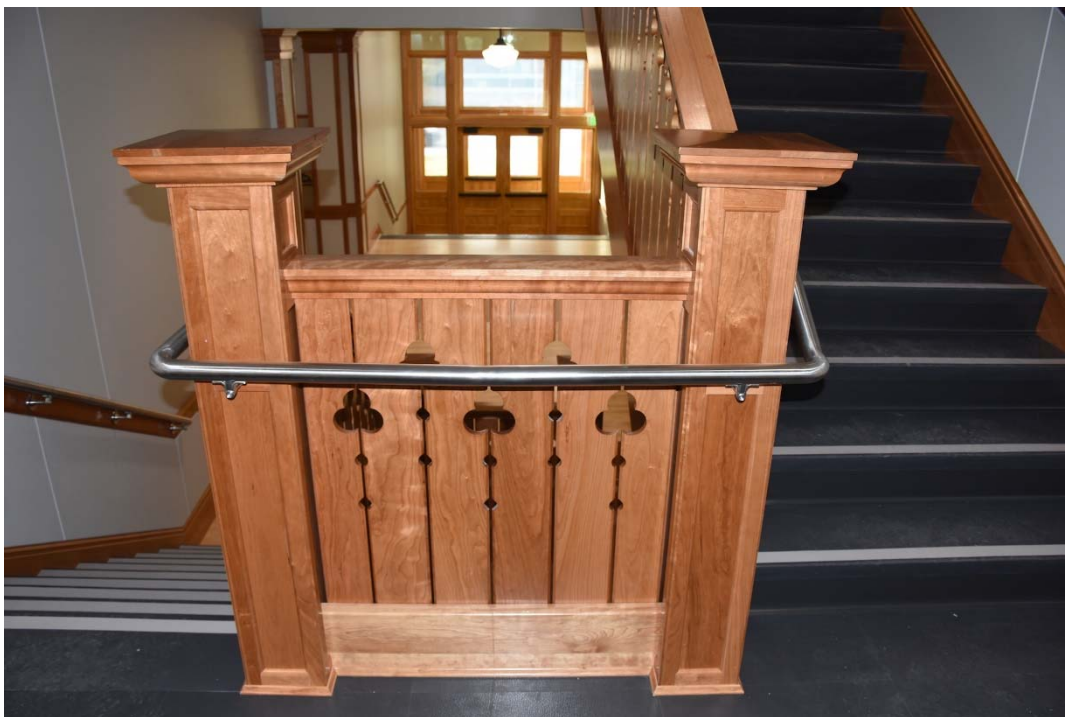
Classroom 135 (typical), looking southwest



Classroom 134 (typical), looking southwest toward hallway



First Floor foyer looking north at stairs to second floor, north exit, and basement



Central stairwell 1909 building, detail looking south from intermediate landing



Stairs to second floor from intermediate landing, looking south



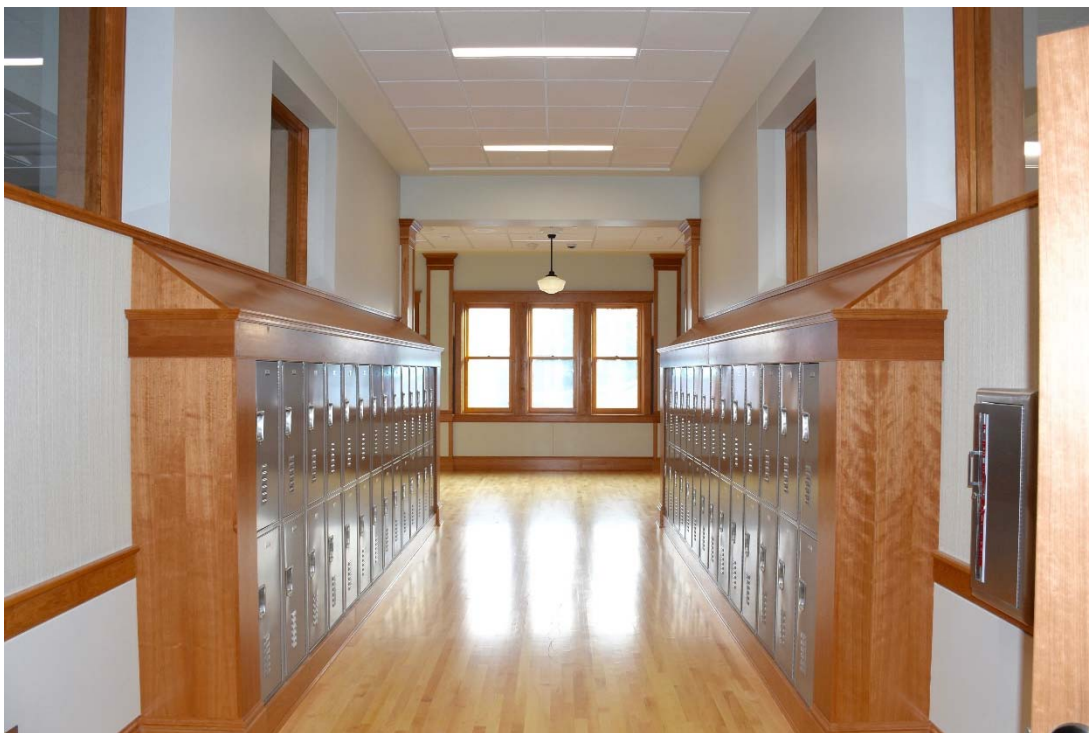
Second floor - parent/volunteer room, looking south



Looking north at itinerant office and stairs down to first floor



Second floor hallway, looking west toward addition from stair landing



Second floor hallway, looking east toward east end of 1909 building



Second floor breakout room at east end, looking south toward office



Second floor central hallway looking west from breakroom



Second floor classroom 234 (typical), looking east



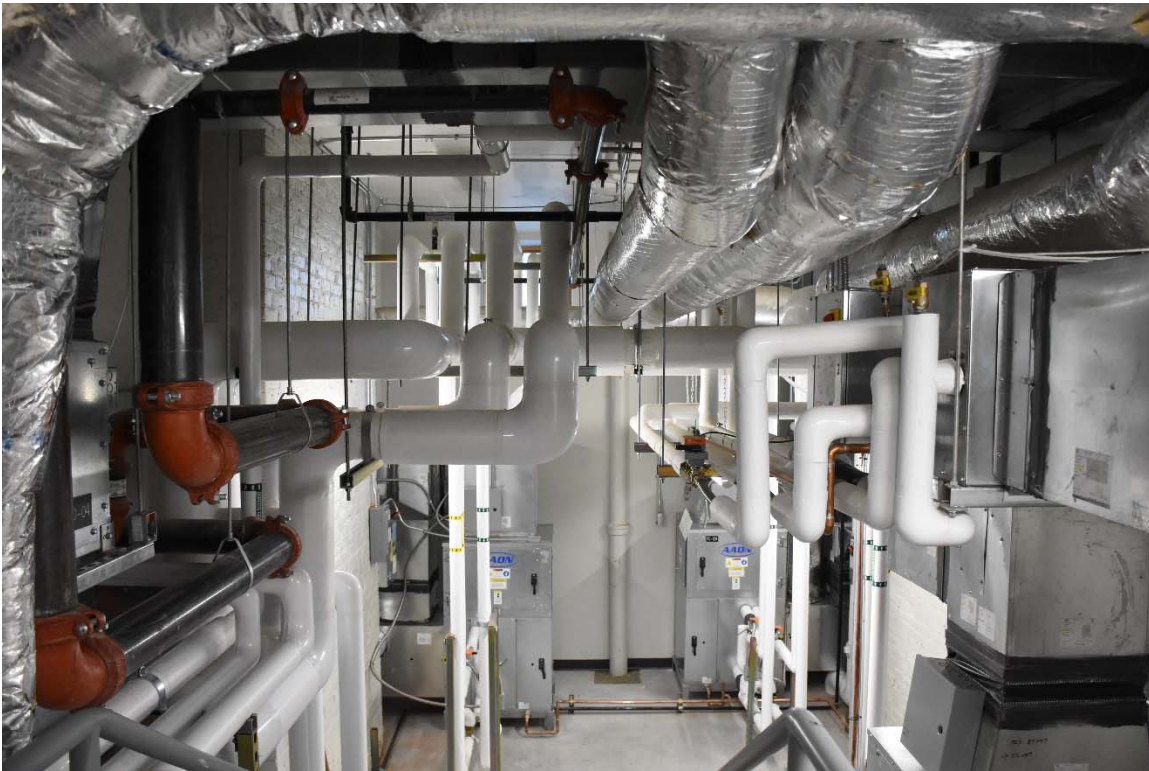
Second floor classroom 234 (typical), looking west



Second floor classroom 234 (typical), looking north



Second floor classroom 234 (typical), looking south toward wall along central hallway



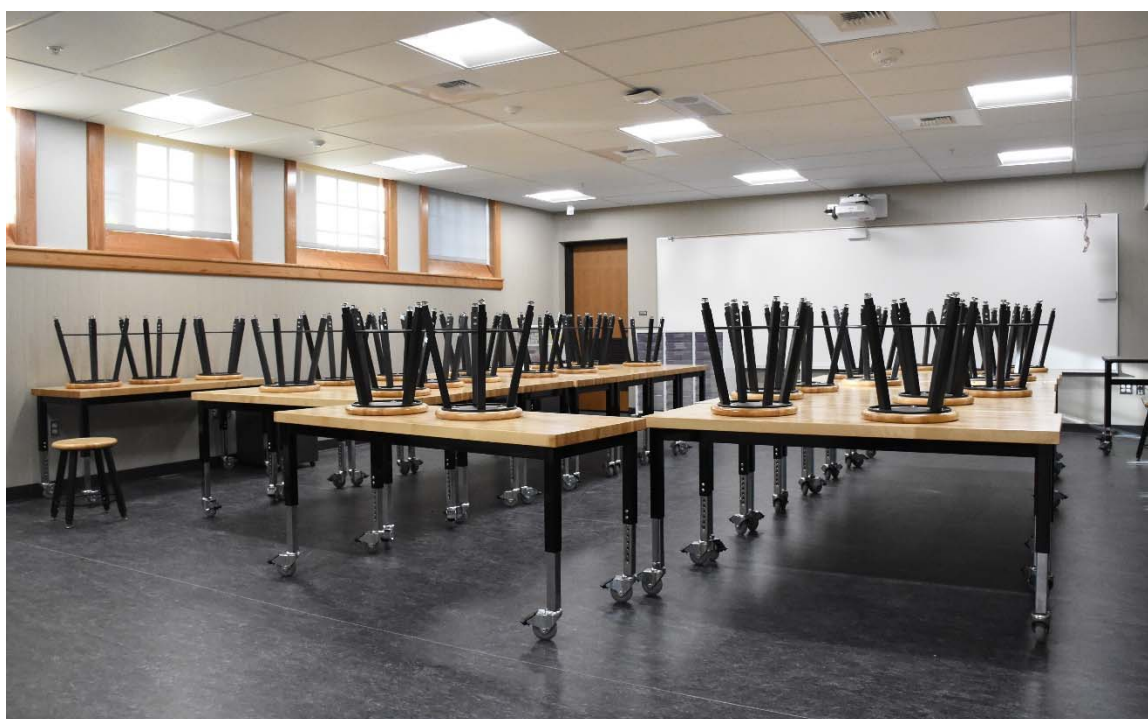
Basement - furnace room in 1909 building



Basement - bookroom, looking west



Basement, looking south at entry to art room from central hallway

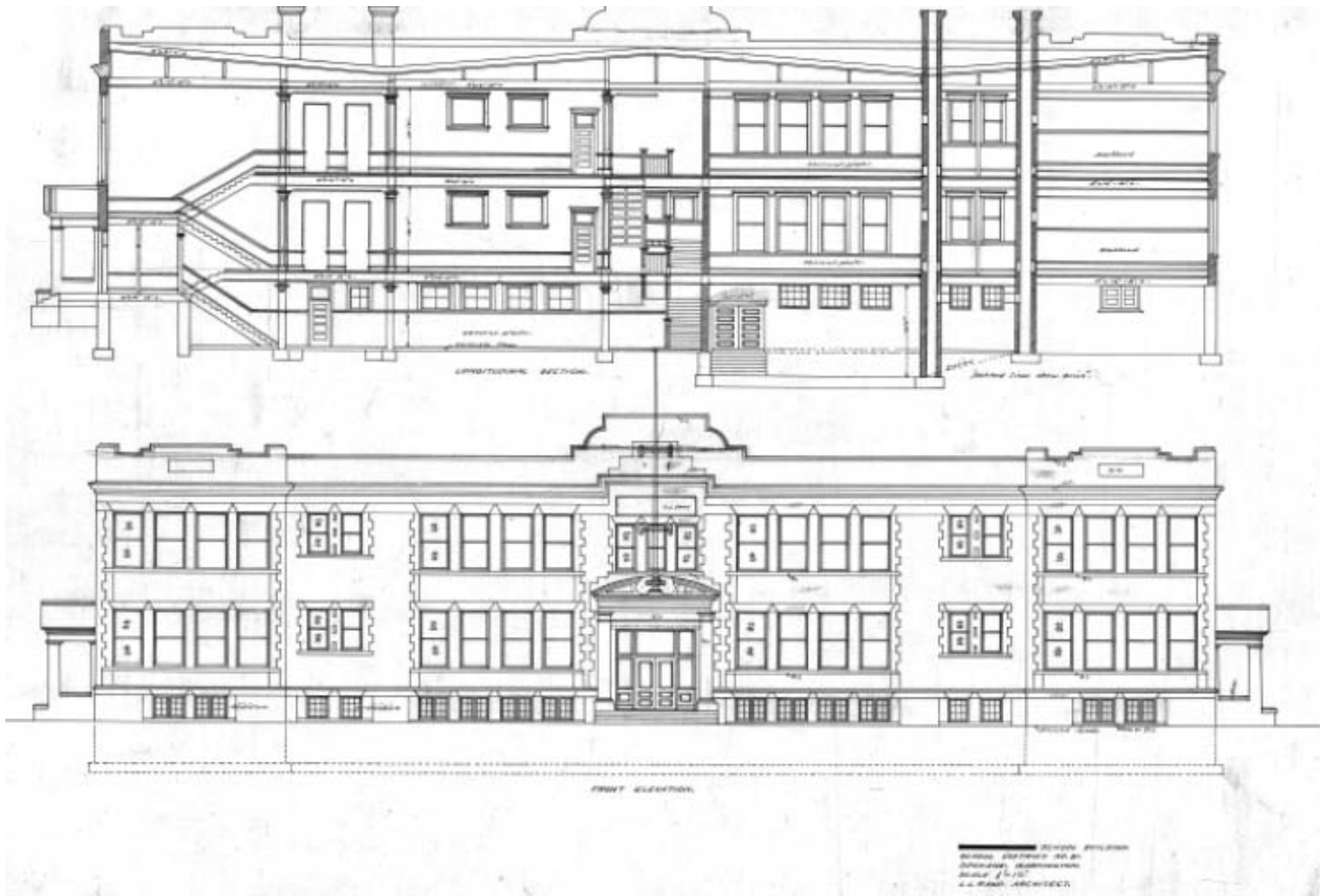


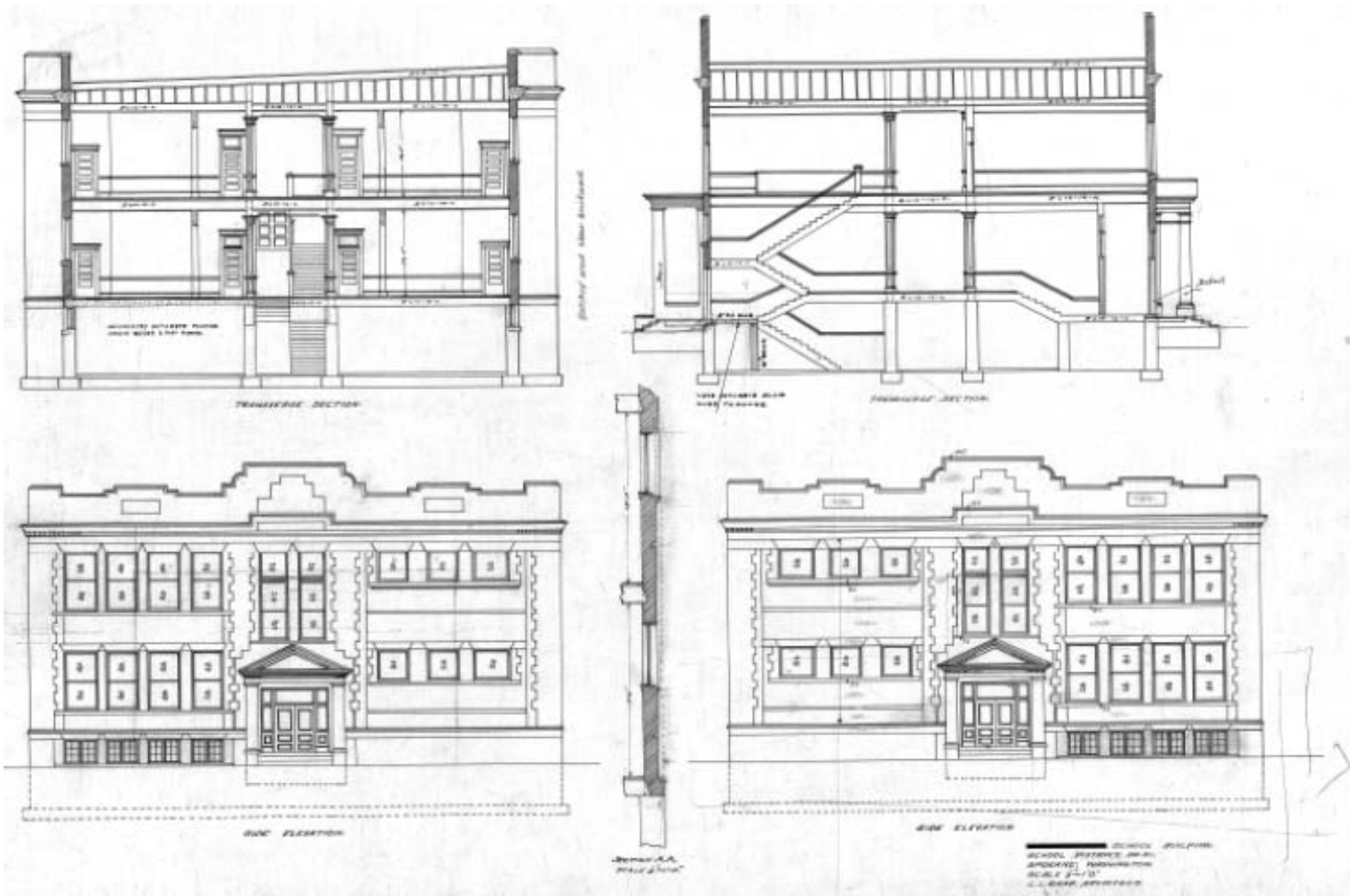
Basement, looking south at entry to art room from central hallway

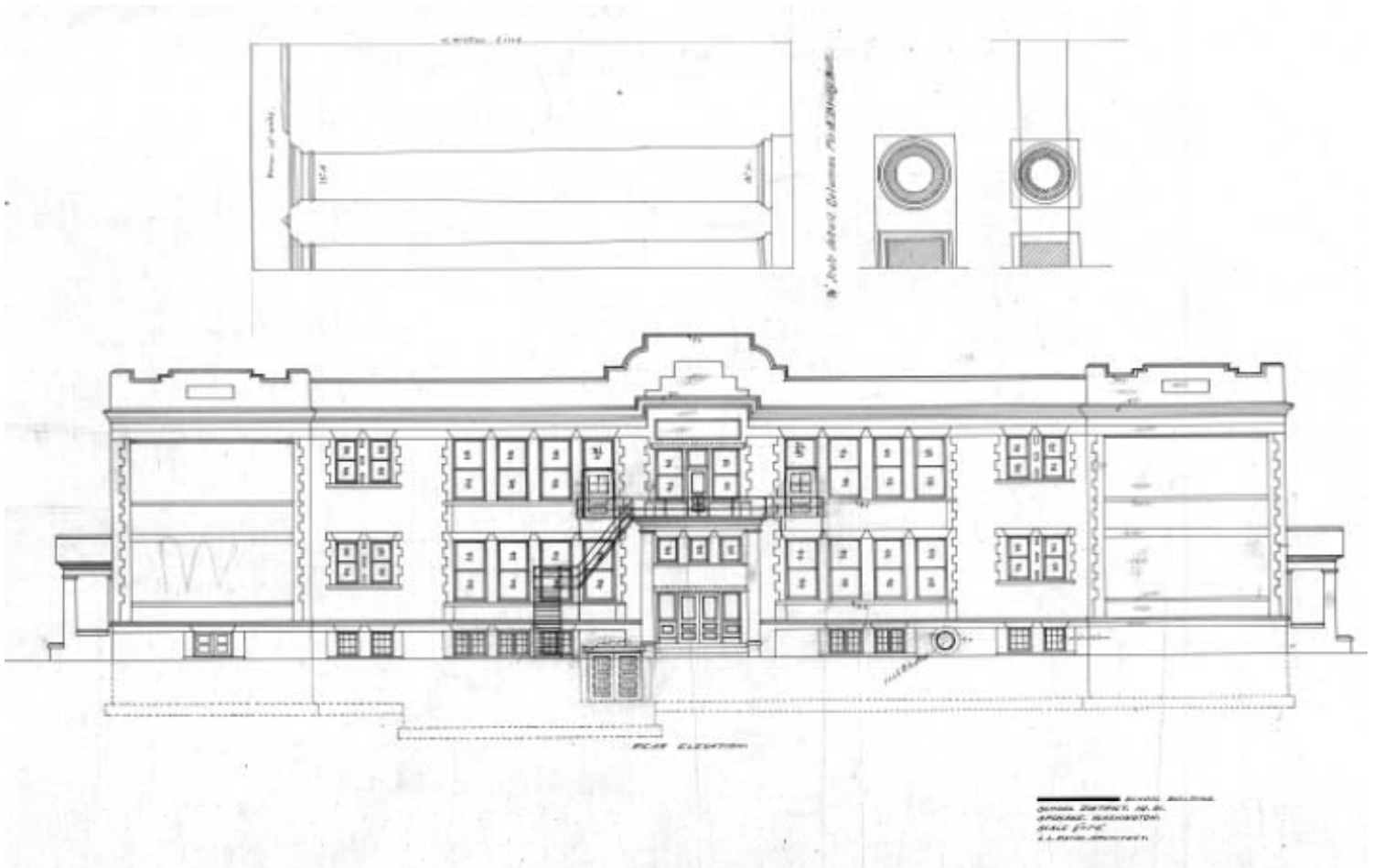


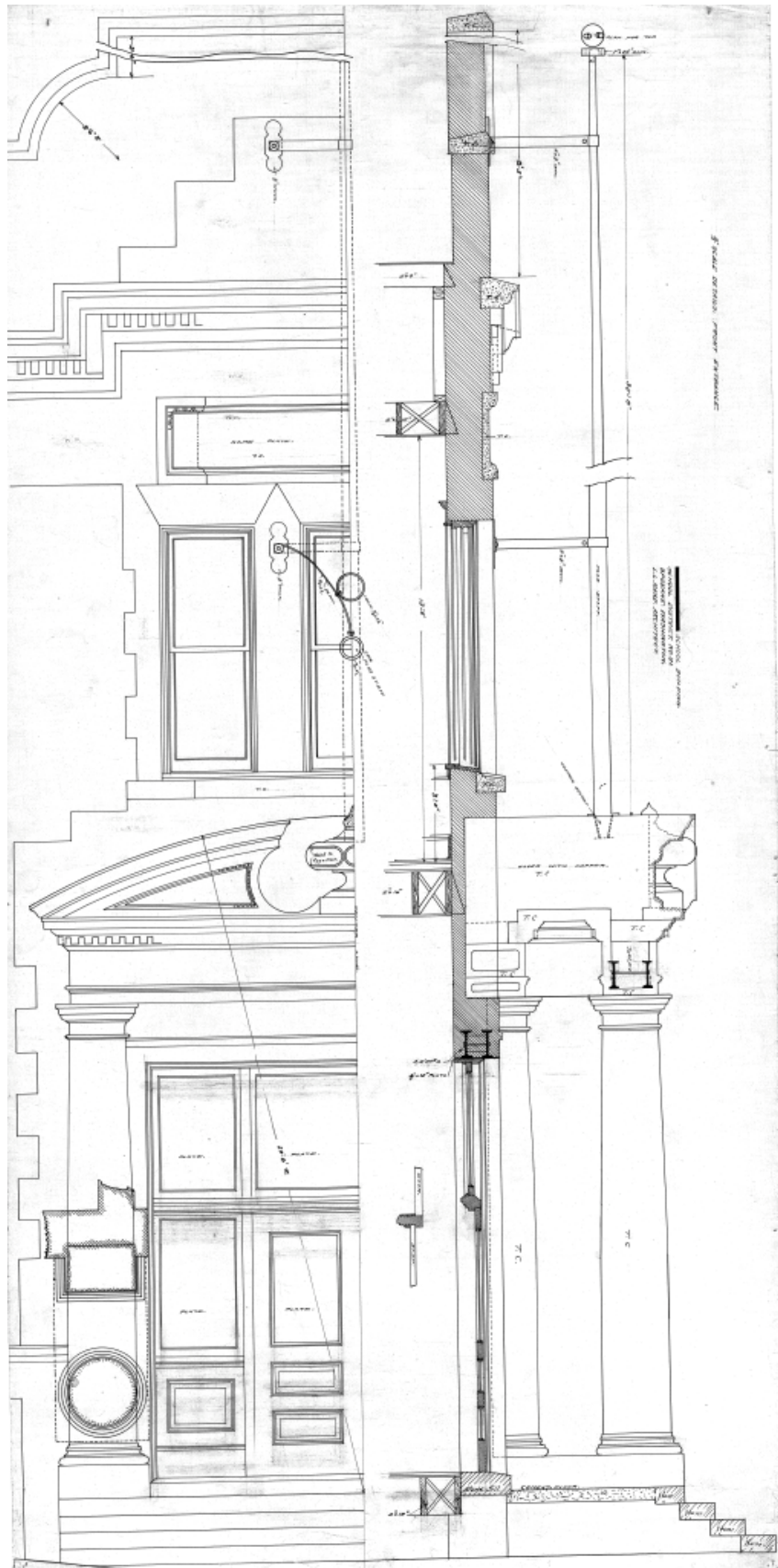
Basement, looking south at entry to art room from central hallway

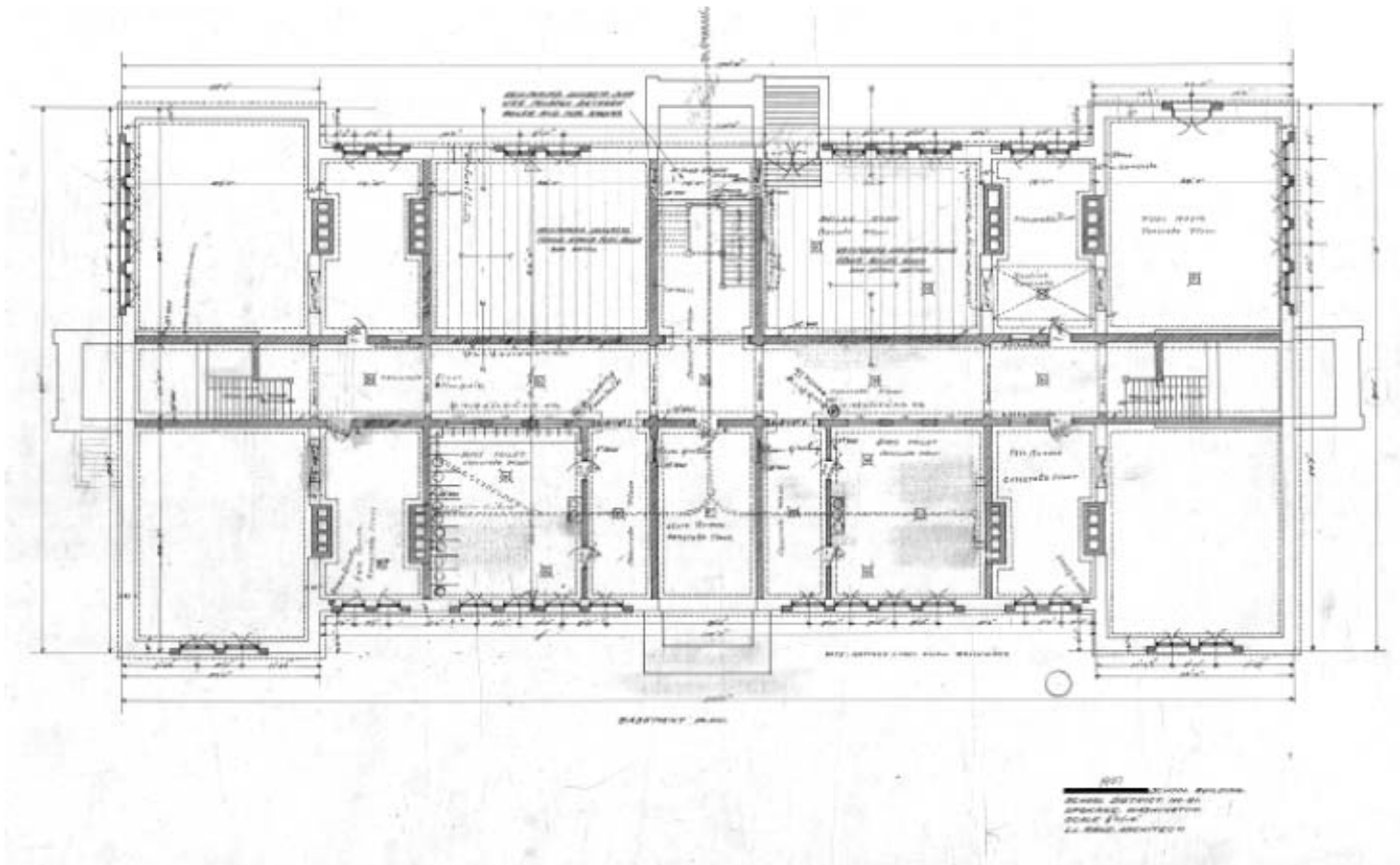
1909 BUILDING - ELEVATIONS AND FLOOR PLANS

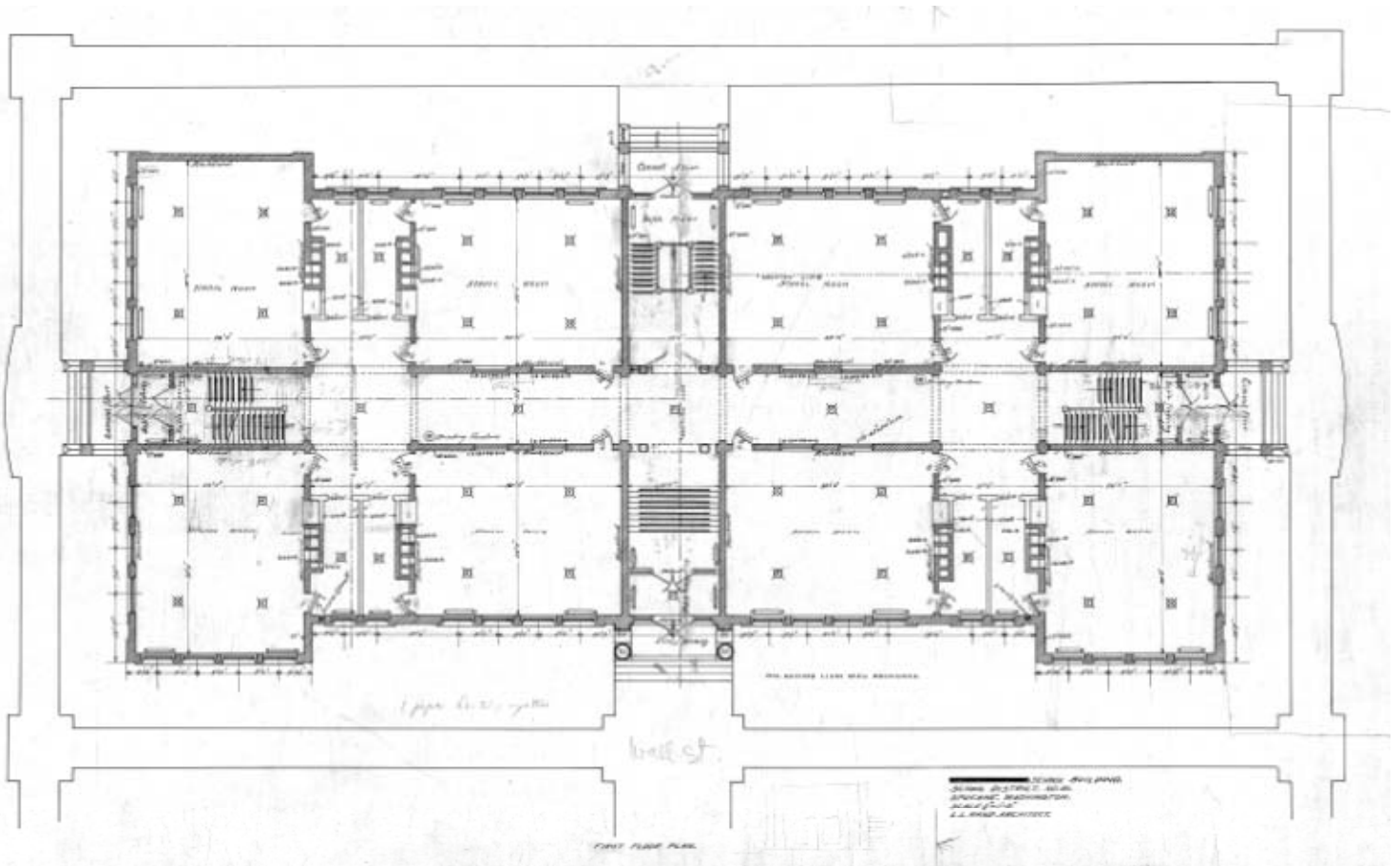












**FRANKLIN ELEMENTARY SCHOOL
2018 ADDITION
PHOTOS**



2018 Addition, south facade, looking north



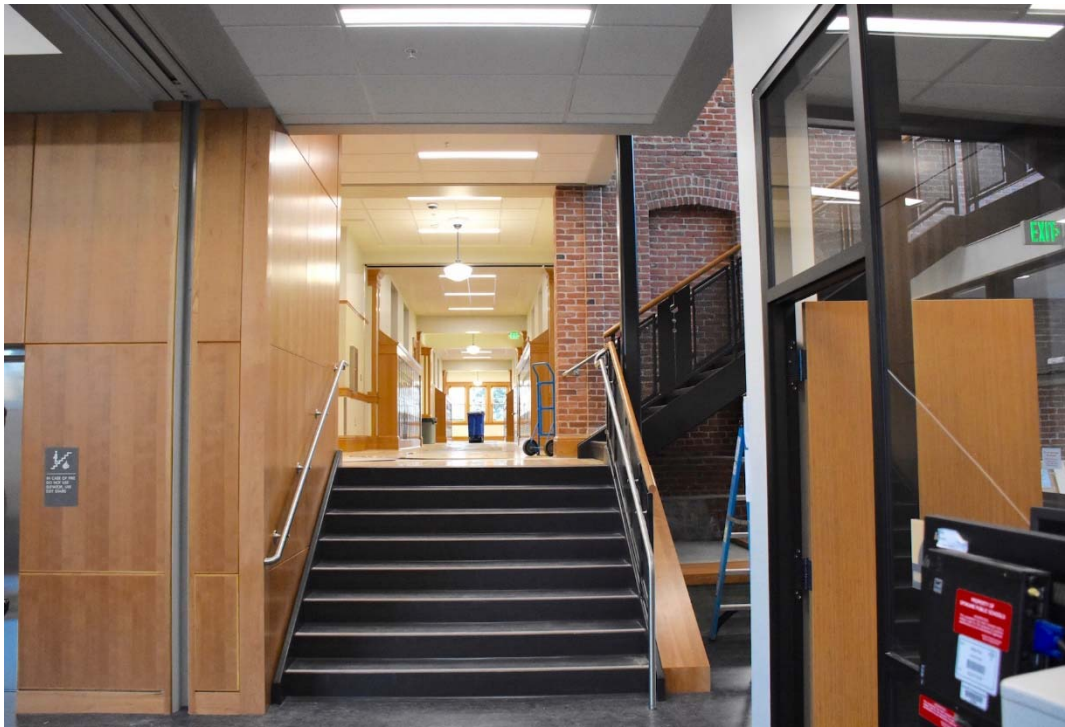
2018 addition and 1909 building, looking northeast along 17th Avenue at south facade



Franklin Elementary School 2018 addition, northwest corner, looking southeast



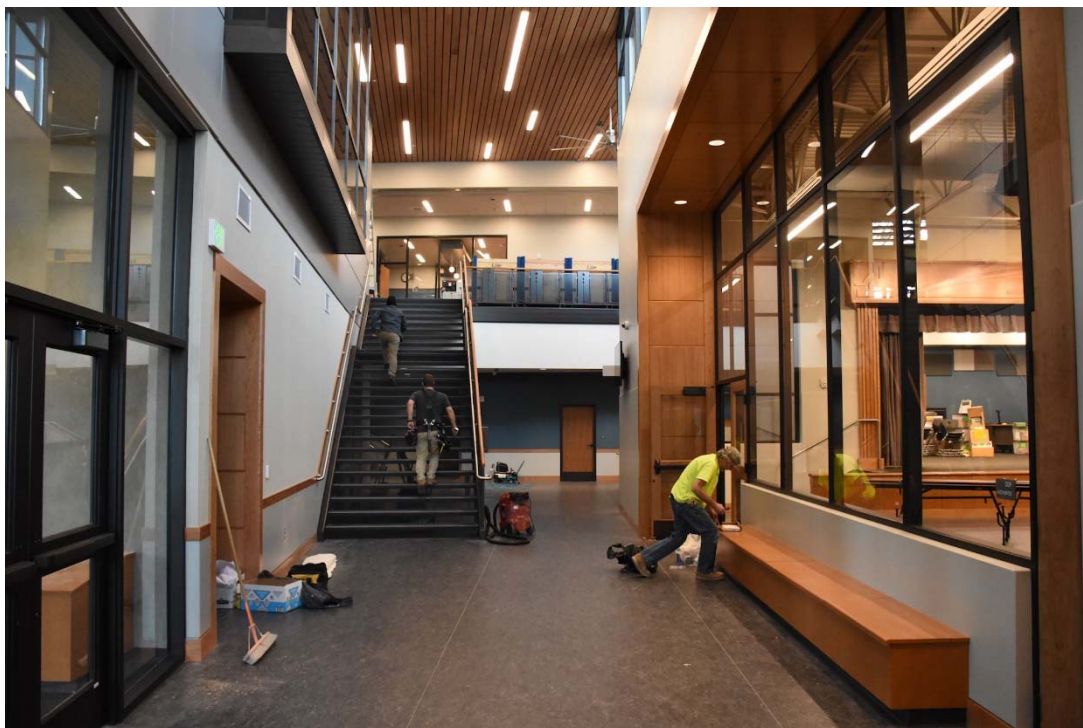
First Floor Administrative Offices, looking south



Entry Lobby looking east at stairs to 1909 building



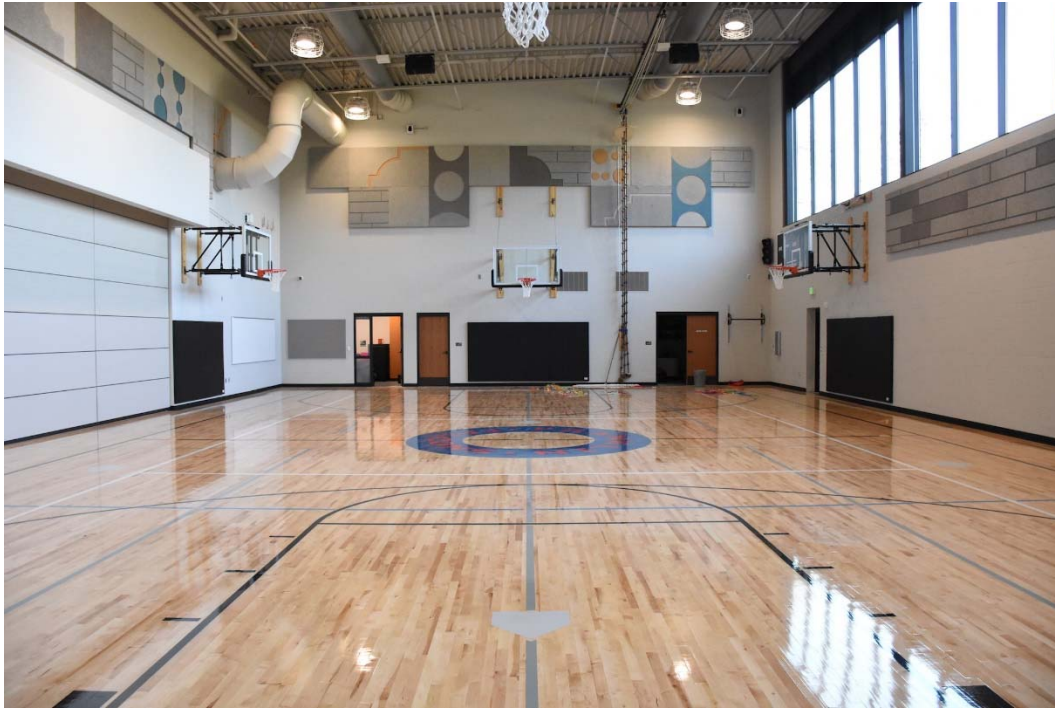
Atrium Stairway from first floor to basement level, looking north



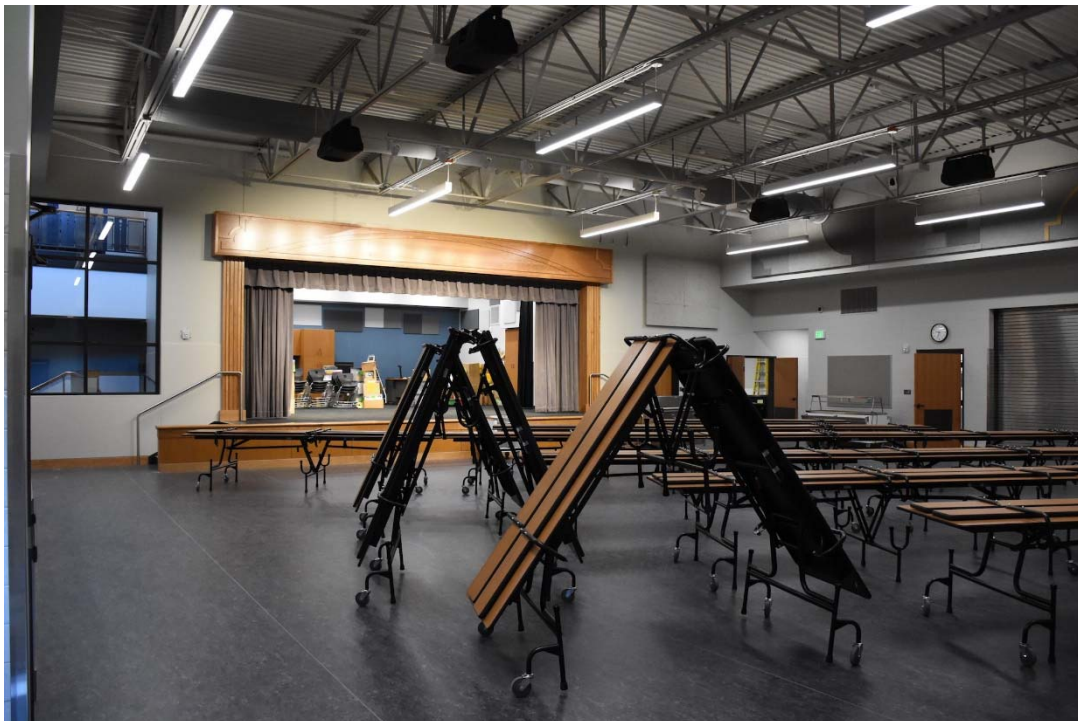
Atrium Stairs - basement to first floor, looking south - multi-purpose room to west, music room to east



Basement Level - kitchen



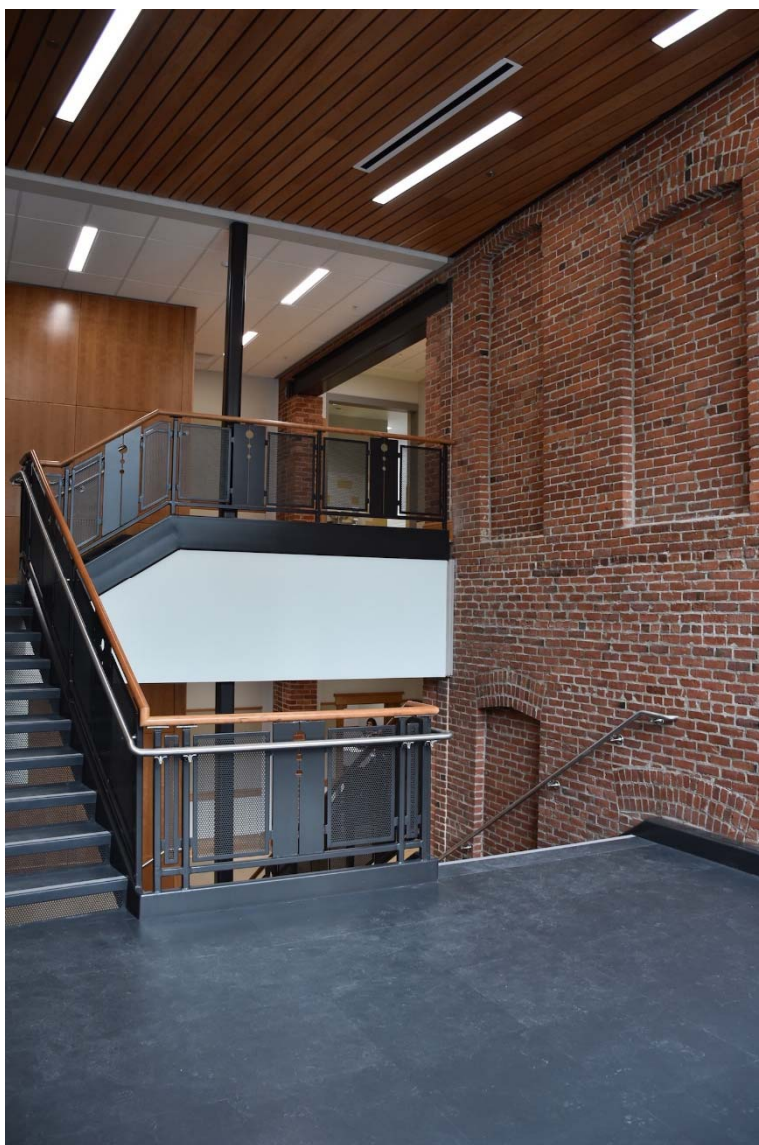
Basement Level - gymnasium, looking west



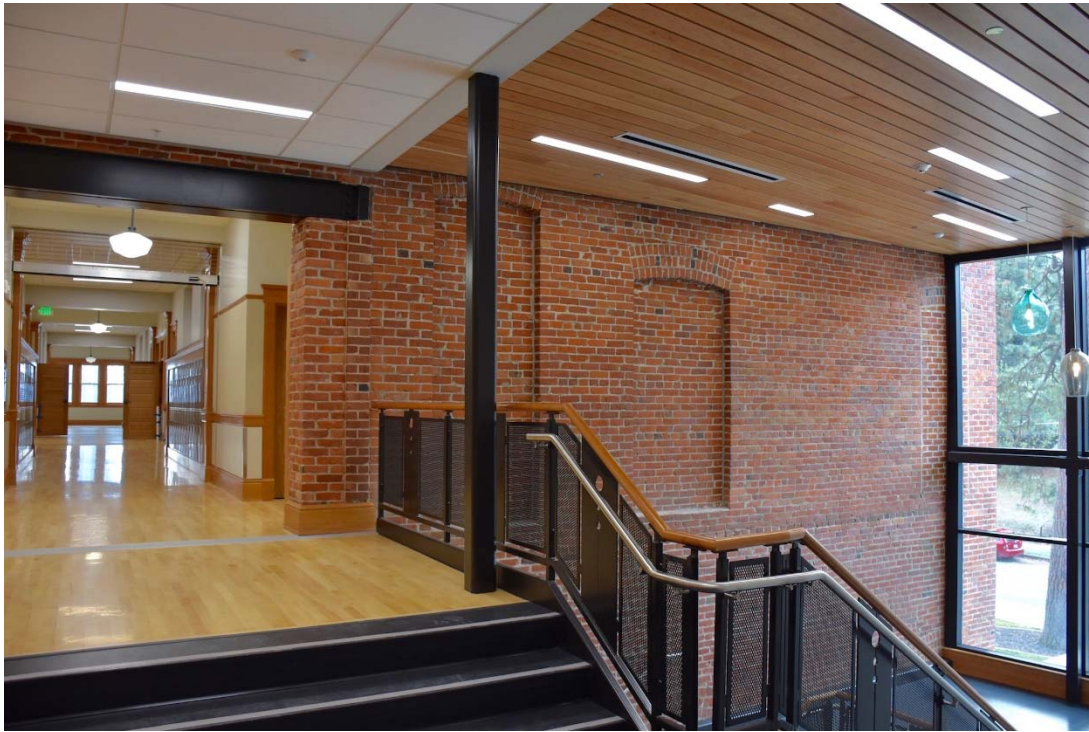
Basement Level - multi-purpose room/stage, looking south



First Floor - 2018 library, looking north



Intermediate Landing between first and second floors - looking northeast at 1909 building



Second Floor Entry/Stair Lobby at juncture of 1909 and 2018 buildings, looking southeast



Second Floor Central Hall and Classrooms, looking southwest



Second Floor Hall and Breakout Alcove, looking southwest



Alcove to Girls and Boys Restrooms, looking southwest



Second Floor, looking west at new addition, elevator and stairs down to central corridor



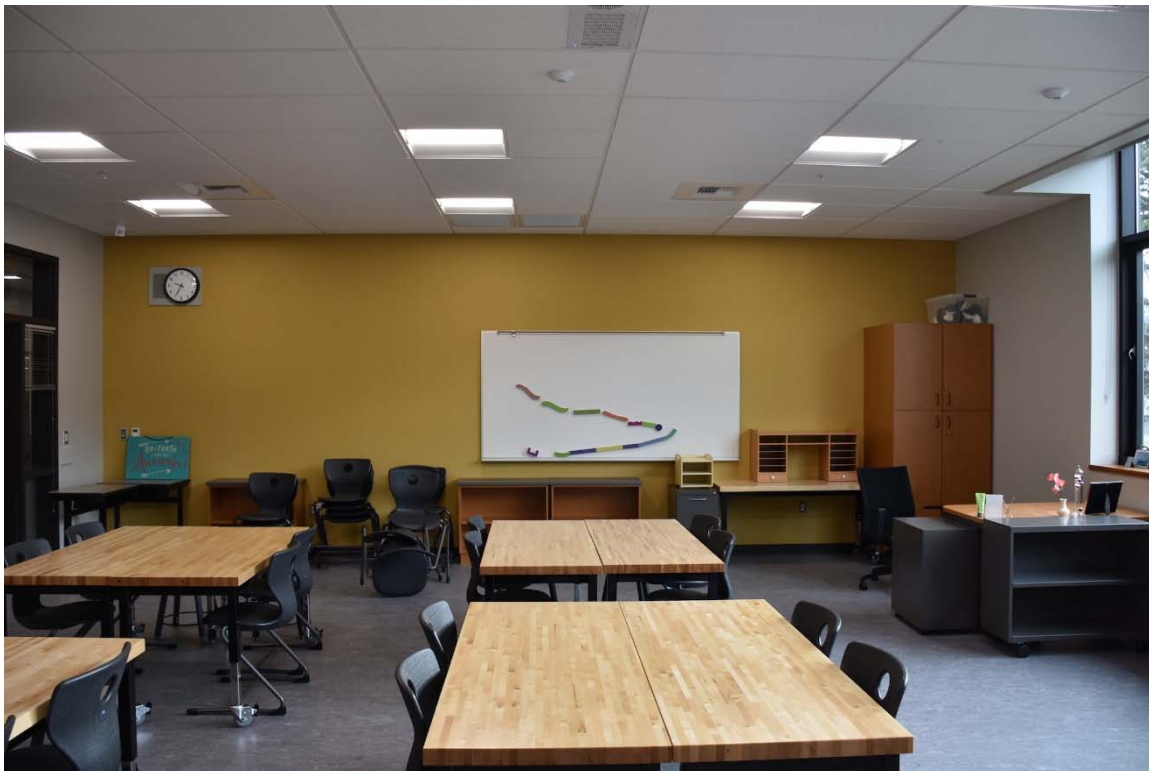
Second Floor Classroom, looking north toward central hall



Second Floor Classroom - typical, looking southwest



Second Floor Classroom - typical, looking southwest



Second Floor Classroom, looking west

Staff Report of Findings

Spokane City/County CLG Recommendation

National Register Eligibility – McMillen-Dyar House

Applicant/Owner: Vern L. Arneson, Jr.
Consultant/Nomination Author: Vern L. Arneson, Jr.
Hearing Date: May 15, 2019
Property Address: 526 E 12th Avenue
Property Name: McMillen-Dyar House

FINDINGS OF FACT

1. Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation (36 CFR 60).

- Completed in 1912, the McMillen-Dyar House meets the 50-year age criteria established for listing in the National Register.

2. The property must qualify under one or more criteria for National Register eligibility (36 CFR 60):

The McMillen-Dyar House is being nominated under Criteria B & C, at the local level.

- The McMillen-Dyar House on the south hill of Spokane, is historically significant under Criteria B for its direct connection to nationally-known author, playwright, historian, film-writer and newspaperman, Ralph E. Dyar. The 1912 home was purchased by Dyar in 1927 and remained in the family for 40 years.
- Additionally, under Criteria C, the home is eligible as a property that represents the work of noted local architect, Franklin P. Manz. The McMillen-Dyar House is a two-story American Foursquare design with a low-pitched hipped roof; broad, open eaves with exposed rafters; coursed cedar shingles; a full-width front porch; and a basalt foundation.

3. The property must also possess integrity of location, design, materials, setting, workmanship, feeling and association (36 CFR 60). *Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity* (National Register Bulletin 15).

- The McMillen-Dyar House retains excellent integrity in terms of its location, setting, design, workmanship, materials, feeling and association.

STAFF RECOMMENDATION

The McMillen-Dyar House appears eligible for the National Register of Historic Places under Criteria B & C.

Preservation Officer Review: Megan Duvall
Nominations Committee: Shockley, Rast, Cebula, West
*Committee members were to visit the site on their own
Landmarks Commission Review: Pending

Report: 5/9/19
Site Visit: NA
Hearing: 5/15/19

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **McMillen – Dyar House**

other names/site number

2. Location

street & number **526 E 12th Avenue**

☐

not for publication

city or town **Spokane**

☐

vicinity

state **Washington**

code **WA**

county **Spokane**

code **063**

zip code **99202**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria

___ A ___ **X** B ___ **X** C ___ D

Signature of certifying official/Title

Date

WASHINGTON STATE SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

McMILLEN – DYAR HOUSE

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
		buildings
		district
		site
	1	structure
		object
	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

One

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENT: Craftsman

Materials

(Enter categories from instructions.)

foundation: STONE: Basalt

walls: WOODL Shingle

roof: ASPHALT

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Site:

The McMillen-Dyar House is located on the northern edge of Spokane's Rockwood Historic District. Constructed in 1912, the home is situated on the city's lower south hill between Sherman and Sheridan Streets on the edge of the previously listed Rockwood Historic District. The house was listed as a contributing resource. The house is on the south side of E 12th Avenue and faces north and encompasses 1 and a 1/2 lots. Original to the site, a rock retaining wall constructed of native basalt, elevates the property above street level approximately five feet. Landscaping on the site consists of mature vegetation and a variety of large pine and cedar trees. The house is positioned on the east edge of the lot and shares a driveway with the adjacent home. The neighborhood contains numerous distinctive homes built shortly after the turn of the century.

House – Exterior:

The McMillen-Dyar House is a two-story American Foursquare design with a low-pitched hipped roof covered in asphalt shingles. The dwelling has broad, open eaves with exposed rafters whose ends are covered with fascia board. The house is clad with coursed cedar shingles, which are laid out in a regular pattern of alternating rows of small and large exposure. A large brick chimney is located on the south elevation. The home rests on a raised basalt foundation with a full finished basement. The house has a full-width front veranda defined by solid basalt stone walls (which extend up from the foundation) capped with concrete. Only the central portion of the verandah is covered by a porch roof. This porch is symmetrically placed and is supported by two large wooden columns set at an angle on either side. These short columns rest on raised basalt piers with arched openings. Wide entry steps at ground level become progressively narrower as they lead up to the centrally placed doorway. On the lower elevation, large fixed pane wood windows, flanked by smaller twelve-paned wooden casement windows, adorn the front and east facades. All other windows, except the basement windows, are wood casement windows. A prominent feature of the house, are large balconette-like window boxes arranged below two windows on the upper story. Entry to the home is via a large ½ lite oak door with eight glass panes. The door is flanked by short eight-paned sidelights. At the southeast corner of the home is a one-story extension which accommodates the kitchen. In 2001, a new basalt stone stairway (matching the design details of the front porch) replaced an wood stair at the rear of the home off the kitchen wing.

House – Interior:

The dark exterior is contrasted by warm, amber stained white quarter sawn oak finishes. Here, a variety of built-ins embellish the first-floor. A staircase leads from the entrance to the second floor. A central hall, running parallel to the stairs, also extends from the foyer to the home's back hallway. Wide arched openings separate the foyer from the living room to the right and dining room to the left. The side of each arch rests on square oaken pilasters built into the ends of the walls. Directly across from the front door a fifth column, set at a 45-degree angle, supports two smaller arches that meet in the middle. This center column also supports the staircase balustrade and handrail attached to it. Quarter sawn white oak-flooring was used throughout the main floor.

The spacious living room features large box beams. Illumination is provided by a period light fixture with five shades hanging from brass chains. In the living room, but separated by a colonnade of oak paneling with four columns, is a raised inglenook with bench seats on either side of a massive brick fireplace with a cantilevered oak mantel in the Mission style. Built-in bookcases with wooden and beveled glass doors flank the fireplace. Oak wainscoting is located above the benches. Smaller versions of the living room lighting fixture, each with two shades, hang in the inglenook area, one on each side. The inglenook's raised floor and lowered ceiling reflect the Craftsman ethos of the hearth being the heart of the home and have brick tile floors.

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The dining room has decorative plate rails and a built-in sideboard with beveled and leaded glass doors. Brass scones are located above the sideboard on either side. The room has a wide band of crown molding that is cut flat but placed at an angle between the wall and ceiling. A Craftsman style lighting fixture with brass shades, inset with green glass, hang from hollow brass tubes that carry the wiring.

In 2017 a custom period-appropriate kitchen was installed. New shaker style cabinets, honed black granite countertops replaced a 1970s kitchen. New upper cabinets extend to the ceiling and a field jade-green Stellar line subway tiles handcrafted by Sonoma Tilemakers, California form the backsplash. The poppy mural tile above the stove was made by Pratt & Larson, Portland, Oregon. The dishwasher, refrigerator, and freezer are hidden behind paneled doors. Kitchen alterations by previous homeowners include the removal of an interior entrance porch/vestibule that initially separated the kitchen from the back door; replacement of three original windows, and additions of a skylight and bay window.

The staircase leading to the upper floor has flat balustrades with a cutout pattern of elongated "I's" and alternating flat balustrades without the cutouts. Newel posts at the landing and in the upper hall are tapered and feature stylized milled designs of arches and circles. Ascending the stairs, one is greeted by a generous second-floor central hall. The millwork on the second floor is painted. Four-bedroom doors open off this box-shaped hallway, a pair on either side. At its center, located towards the front side of the home, is an alcove with built-in bookcases installed in 2018. A full bathroom with a period medicine cabinet, claw foot tub, antique sink, and pillbox toilet, all later additions, are situated between the smaller two bedrooms. Back stairs meet up with the formal staircase at the landing area. Straight-grained fir flooring was used throughout the upper floor, except for the bathroom which has hexagonal ceramic tile.

The homes lower/basement level, trimmed in dark fir, contains a billiard room with daylight double-hung windows and a brick fireplace with a six foot mantle; a center hall; a half-bath, the old coal room (furnace relocated here); a laundry/washroom; the old furnace room (now a media room); a pantry; and a lower entrance door. The room that used to hold the furnace now is trimmed in straight grain fir, wainscoting, and Bradbury & Bradbury wallpaper. A small section of Arts & Crafts style wallpaper frieze discovered in the billiard room was preserved in place. This wallpaper frieze was reproduced by Bradbury & Bradbury who named it Newbury. At one time, the billiard room had narrow-width white oak flooring, but today the floors are carpeted.

Garage: (non-contributing, structure)

The garage, situated at the rear of the lot by a shared driveway, is large one-story rectangular structure with a hipped roof. Per Sanborn maps, originally a one car garage was on site. This has been replaced by a modern two bay (one single, one-double) garage. Clad in coursed cedar shingles, the garage matches the architectural detailing of the main house and has a Craftsman inspired single man door.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

LITERATURE

PERFORMING ARTS

Period of Significance

1912 - 1955

Significant Dates

1912

1927

Significant Person

(Complete only if Criterion B is marked above.)

Dyar, Ralph E.

Cultural Affiliation

Architect/Builder

Manz, Franklin P. (Architect)

Lansdowne, Carl Aubra (Builder)

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The McMillen-Dyar House on the south hill of Spokane, Washington is historically significant under criteria B for its direct connection to nationally-known author, playwright, historian, film writer and newspaperman, Ralph E. Dyar. The 1912 home was purchased by Dyar in 1927 and remained in the family for 40 years. As such it is the best property that is associated with the productive life and career of Ralph E. Dyer. Additionally, under criteria C, the home is eligible as a property that represents the work of noted local architect, Franklin P. Manz. The period of significance begins in 1912, the date of construction of the home, and ends in 1955, the year of Ralph Dyar's death. The current owners purchased the home in 1989.

Spokane – Rockwood Addition

The nominated house is located within, but on the edge, of Spokane's National Register listed Rockwood Addition. The addition was the residential area choice of many of the city's most prominent citizens and has been home to a variety of civic and business leaders of local, regional and national importance. It contains a unique collection of architecturally significant and architect-designed homes which span from the early twentieth century through the nineteen forties. The nominated house is one such property.

At the turn of the century Spokane provided an enticing atmosphere for a second wave of civic and business leaders seeking investment opportunities. Many of them were well-educated young men from established eastern families. One such individual was Jay P. Graves who arrived in Spokane in 1887 at the age of twenty-eight. Within two decades had risen to prominence as a mining and railroad developer. He built and managed the Granby Mine, the largest mining enterprise in British Columbia, and established the rail lines to serve it. With his profits in the Spokane area, he bought up various rail lines, eventually consolidating them into the Spokane & Inland Empire Railroad Company.

Flush from the success of his mining ventures in British Columbia, Graves also recognized the potential real estate bargains available in Spokane for those who had money to invest. Early in 1903 he formed the Spokane-Washington Improvement Company with associates Aaron Kuhn of the Traders National Bank, D. T. Ham of the Palouse Land Company, and Fred B. Grinnell, a real estate operator. For an investment of \$250,000, they purchased almost 800 acres on the top of Cook's Hill (Spokane's South Hill). At the time the area was mostly undeveloped; land that Francis Cook had lost in the panic of 1893. Promising to add improvements and take full advantage of its scenic possibilities, Graves and his team transformed the area into several distinct residential tracts such as the Manito Park Addition and the Rockwood Addition.

Plans for the Rockwood Addition began in April 1907, when the Spokane-Washington Improvement Company, joined with David Brown, president of the Hazelwood Dairy, and announced the purchase of various land holdings east of the Improvement Company's successful Manito Park Addition. The new area was to be developed "with features not to be found elsewhere in the city." The purchase represented an investment of \$100,000 for the Spokane-Washington Improvement Company.

Graves, who, according to historian John Fahey, "never built anything cheaply" amassed every resource to ensure success. He hired the world-renowned landscape architecture firm, the Olmsted Brothers of Brookline, Massachusetts, to design his subdivision. Every possible improvement was incorporated into the development, from paved roads and water and sewer, to even to an "automatic" sprinkler system along Rockwood and Highland Boulevards, complete with an employee to oversee maintenance. Over \$200,000 was invested in improvements. Fred B. Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent. By the end of 1909, Rockwood home sites were being actively marketed.

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A crucial amenity to successfully marketing residential lots away from downtown was the availability of street car service. Graves had already acquired the Spokane & Montrose Motor Railroad Company which allowed him to easily extend a trolley line into the Rockwood subdivision. The streetcar line was planned for the center of Rockwood Boulevard, the main arterial which ran through the center of the addition. By 1909 trolley cars ran at thirty minute intervals, with the promise of fifteen-minute service within a year.

Advertisements announcing contracts for paving, water and sewer, the planting of trees and landscaping alternated with news of the latest purchases and potential homes in local real estate sections. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for single lots ranging in price from \$1,250 to as high as \$8,000 for large double lots with exceptional vantage points. Sales of lots were brisk, with many purchases done for speculative investment purposes. Sixteen homes, many architect-designed, were completed in 1911, more than twice the figure of 1910. In 1912, over twenty more were finished. Even expensive homes built on speculation by courageous contractors sold quickly. One such house was the nominated property, built on speculation by builder Carl A. Lansdowne.

Lansdowne was born in Mound City, Missouri on October 14, 1881. He had come to Spokane via Kansas around 1907 and stayed in the city for about ten years before moving on to Pendleton, Oregon by 1916. While there he built grandstands for the now famous Pendleton Round-up. After a short stint in Parsons, Kansas, Lansdowne then moved to Santa Anna, California where he opened a new contracting business in 1928. By then he was advertising himself as a structural engineer and architect. He remained in Santa Anna until his death on December 1, 1943. While he is referred to in some Spokane newspaper articles as a “well-known local builder” his known projects to date are limited to a handful of properties. They include the nominated house; the house next store (532 e 12th, 1912); the Hugo Oswald House (1004 w 17th, 1913); a Fire Department workshop for Station No 3 (1912); a remodel at the Westminster Apartments (1912); a garage at 2325 1st Ave (1912); the first home in Spokane’s Terrace Addition; and the Utopia Lodge No. 36 in Bonners Ferry, Idaho (1915).

Architect - Franklin Manz

To design the home, Lansdowne hired the newly established local architect Franklin P. Manz. Just 24 years old at the time, Manz developed a distinguished, albeit short, career as an important Spokane architect. Most of the homes he designed were executed as Craftsman style Bungalows or American Foursquares. He also played around with the Swiss Chalet style and the Prairie style.

Manz was born on February 20, 1888, in Lyons, Iowa. He suffered losses an early age and was only four when his father died. By the time he was twelve Manz was living with his widowed grandmother, Anna Majer. She provided a good life for him and upon graduation from Lyons High School in 1906 he enrolled in the Armour Institute in Chicago, studying structural engineering. For reasons unknown, he left the Institute and transferred to the University of Iowa, reportedly graduating with a bachelor’s degree in architecture around 1908. While there he was a member of the Sigma Chi fraternity. During his studies, his widowed aunt, Fannie Majer and her son Ernest, had moved to Spokane. Manz followed them to the city, spending the summers between his studies there. He arrived permanently in Spokane sometime around 1909. In fact records indicate that he was married in Spokane to Mae Neil on Sept 4, 1909. Manz had meet Mae while enrolled at the University of Iowa.

Initially he took a job as a draftsman for the Ballard Plannery Company. With valuable work experience at hand, by 1912 he was ready to open his own architectural firm, which he called “The Plan Shop”. His first years were busy and he garnered numerous commissions across the city. Known residential designs include the nominated house; a house at 532 E 12th (1912); the G.E. Lovell House (911 E 20th, 1913); a house at (442 W 21st Ave, 1913); the Harry & Dorothy Alvis House (448 W 21st Ave, 1913), the John & Agnes Pritz House (438 W 21st, 1913); the Durkin House garage (930 S Lincoln, 1915); the S.D. Weaver House (720 W 23rd, 1912); the Hugo Oswald House (1004 W 17th Ave, 1913); the Howard & Fie Harrison House (438 W Shoshone Pl, 1913); a spec home at 716 W 23rd Ave (1913); the Cunningham House (1220 S Division, 1913); the Alex J. Lindsay House (532 e 12th Ave, 1912); and the Robert J. Hart House (1624 S Tacoma St, 1913).

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His commercial projects included the Apple Show Building (1916); a large boarding house for the Milwaukee Lumber Co. (1913) in St. Joe, ID; Fire Station No.13 (1913, 1123 W Wabash) in Spokane; and a 10-story building (design only) for the Spokane Ad Club (1912).

Manz was heavily influenced by the Arts & Crafts aesthetic, as evidenced by the homes he designed. He favored certain design elements that he often repeated. For instance, the unique octagonal-like porch roofs are found at 911 E 20th Ave, 1624 S Tacoma Street and the nominated house. Window boxes are also prevalent and on the inside many have an extensive use of built-ins and include bench seating, sideboards, bookcases, desks, and closet dressers. Some even have inglenook fireplaces.

The nominated house is most similar to Manz's Robert J. Hart House (1624 S Tacoma St, 1913); and the G.E. Lovell House (911 E 20th, 1913). Like the nominated house, both all foursquare designed homes have octagonal-like porches. Other homes in the foursquare vein include the Cunningham House (1220 S Division, 1913); the Alex J. Lindsay House (532 e 12th Ave, 1912), which exhibit Prairie style detailing with second floor banding of faux timber-frame, casement windows and boxed eaves.

During WWI Manz was drafted in 1917, and he left Spokane. As a college graduate, he was commissioned as a 1st Lieutenant, serving in the U.S. Air Service, assigned to the 682nd Signal Corps Squadron which was based in Huston, Texas. He left the service in 1919 without being deployed overseas and following his discharge, he and his wife Mae lived briefly with other family members in Savanna, Illinois. They returned to Spokane in 1920 but for reasons unknown by 1924 they had moved to San Gabriel, California settling into a home at 2231 South San Gabriel Boulevard. While there, Manz took a job as a civil engineer with the US Army Corp- Los Angeles District (1938-1955). By 1956 he was working as a construction engineer for Holmes & Navers. During his later years, he lived in Pasadena with his son, Franklin A. Manz, his wife Marjorie, and their two daughters Connie and Catherine. He passed away in Pasadena, California on May 11, 1962.

Ralph E. Dyar

Ralph and Else Dyar purchased the nominated house in 1927. They were the third owners of the home and retained ownership until 1967. Ralph E. Dyar was head of The *Spokesman-Review* promotion and research department, was also a national known historian, author and playwright.

He was born in Dover, Minnesota on Jan 4, 1884. After graduating from Winona High School in 1902, Dyar enrolled in the University of Minnesota. While there he quickly started to hone his skills as a writer. Reportedly while in school he contributed to *The Minnesota Daily* and acted as the Arts Editor of the Junior Class annual, *The Gopher*. He was also literary editor of the *Minnesota Magazine*, and became a member of the Senior Play Committee. It was during this time that he co-wrote his first play "Hicks at College." Written with two fellow students, Sarah Preston and Amy Oliver the play was later published by the Dramatic Publishing Company, Chicago, and acted by many amateur groups throughout the country. Other of his writings were finding acceptance by a variety of national periodicals including the original *Life Magazine*, then a humorous magazine with limited publication.

In 1907 Dyar was awarded a Bachelor of Arts degree from the University of Minnesota, and was also elected to Phi Beta Kappa, whose gold key he always wore on his watch chain. Upon graduation he took a job as principal of a four-room school in Plains, Montana. Then in 1908, after declining an offer to become superintendent of schools in Potlatch, Idaho, he moved to Spokane where he opened a small advertising agency. Within a few months he joined the business department of the large daily newspaper, the *Spokesman-Review*.

From this time on, Dyar's home, business and recreational activities centered on the Inland Empire area of eastern Washington and northern Idaho. Initially he lived with his brother Louis in a bachelor enclave among the farms, orchards and pine-wooded hills of Kiesling, a small community twelve miles southeast of Spokane.

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While living there he met his future wife, Else Josephine Kiesling (1887-1981). They were married on June 30, 1909. Else was also from Minnesota, but was primarily raised in Spokane. She moved there with her family in 1890 and graduated from Spokane High School. Afterward she became a teacher.

After they were married the young couple built a small two-story home on ten acres of rolling garden, pasture, apple orchards and woodland just north of the Kielsing Family home. Many of their neighbors were relatives. In fact Ralph, brother Louis, married Else's sister Ellen. Together Ralph and Else had five children; Conrad (1910-1965); Ruth (1912-1989); Joan (1915-1992); Alice (1917-1996); and Margaret (1920-2001).

Dyar commuted to Spokane for his job at the *Spokesman-Review* by electric train. When he started, his job as "publicity man" was a comparatively new profession. By 1915 he was also put in charge of the promotion of a group of influential farm magazines which covered Washington, Oregon and Idaho. In 1935 he was appointed promotion and research director of the *Spokesman-Review*, the *Spokane Daily Chronicle*, and the *Pacific-Northwest Farm Trio*, a position he held for many years, along with countless special research and promotional jobs, in connection with which he and his department received many awards.

Despite the heavy demands of office and country life, Dyar continued to write in his upstairs study at home. In 1918 he wrote his drama, "A Voice in the Dark," which he sold by mail to a prominent Broadway producer within a month after its completion. The play had a long run at the Republic Theater in New York and received highly favorable reviews in newspapers, magazines and the theatrical trade press. It was described by various New York critics as "a real novelty, clever, ingenious, highly original" and "the most absorbing entertainment of this season." In January 1920, it began another long run at the Woods Theater in Chicago. Reportedly the stage version of the play was given more than 800 performances by stock companies throughout the United States and Canada. The play was also turned into a black-and-white silent film produced by Samuel Goldwyn. Released to the U.S. public on March 26, 1921, the film starring Ramsey Wallace, Irene Rich and Alec B Francis, was directed by noted filmmaker Frank Lloyd.

Life in the country afforded the Dyar family much pleasure, but it was complicated by the tasks connected with living on a farm, increasingly poorer transportation to Spokane, and the effort afforded to educate five children, who were taught at home for several years before traveling by train to a district school. As such the family decided to move into Spokane in 1927.

They bought the nominated house from Robert D. and Lillie H. Muir. Robert Muir was a longtime broker/salesman with the Chester H. Harvey Company and they lived in the home for a short 7 years. The Muir's had purchased the home from the original owners Ray C. and Harriet McMillen. Ray was involved in the lumber business, having first worked as an estimator for the Washington Mill Company (1913-1916), then salesman for the W.P. Manufacturing Company (1917), and finally as a salesman for the Buswell Lumber Company (1919-1920).

Once they moved to town, thereafter Dyar walked two miles to downtown Spokane each morning to his newspaper office, always refusing rides because he enjoyed the walk. There may have been some aspects of country living which he missed — but reportedly he always claimed he did not miss rising early to milk the cow!

He continued to write at home. And various other plays written by him made their bow before the public. His mystery play, "The Real Thing," was presented in November 1928, at the New Rochelle Theater, New Rochelle, New York, and at the Bronx Opera House in the Bronx, New York. In the same year, his 3-act comedy, "Horseshoe Luck," won a \$500 prize in a national playwriting contest, and was published by the Penn Publishing company, Philadelphia, later appearing in the volume, Prize Plays of 1928. The two characters in "Horseshoe Luck" were his old friends, Lib and May Ingham of Dover, Minnesota. In 1930, his one-act play, "Three Soldiers of the Land," won a contest in which famed actress Ethel Barrymore was a judge. It was published by the Home & Community Department of the American Farm Bureau Federation, Chicago and was widely acted in rural communities across the country. For instance the Woodside Community Club of Sagamon County, Illinois, staged the play and presented it in Springfield before an audience of 10,000. That

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same year, the Penn Publishing Company issued Dyar's play, "Toby is Hired." In 1932, Walter H. Baker & Company of Boston, published "An R.F.D. Heiress."

Other plays included "Girl Wants Glamour" which was produced in 1936 by the Tacoma unit of the Federal Theater Project; "So Very Western," a one-act play performed by the Spokane Advertising Club in 1927; the four act comedy "Money Missing" (1918); and "Out of the Night" (1920).

Drawing on his theatrical experience, Dyar also wrote the commentary for three sound-color documentary films, sponsored by the Spokane newspapers. The first of these films, "Spokane and Its Inland Empire," was presented in January 1941 at the Waldorf-Astoria Hotel in New York City, and then toured the United States, South America, Australia, Queensland and Canada. Other films included "Readership Study of the Washington Farmer" in 1947, and "Flying Farmers of the Pacific Northwest" in 1948.

A prolific writer, Ralph Dyar also wrote numerous articles for publications including *Country Life in America* and *Life Magazine*. He also wrote the first book ever issued in hard cover on the subject of how newspapers publicize themselves, published in 1942 by Harper and Brothers, New York, under the title, Newspaper Promotion and Research. Distributed in Canada and the United States, it was described by the *Montreal Daily Star* as "without a doubt the most penetrating X-ray that had ever been made of what is behind a newspaper as far as reader interest is concerned." Many schools and departments of journalism adopted the book as their college text and reference book. Five years after the appearance of this book, W. H. Cowles, publisher of the *Spokesman-Review*, gave Dyar the assignment to write the history of their newspaper. Preliminary work was started at once, and in January 1948 Dyar retired from his other newspaper duties to devote full time to the project. The resulting book, News for an Empire: The Story of the Spokesman-Review of Spokane, Washington and the Field it Serves, containing 500 pages and more than 200 illustrations, many in color, and was printed and bound by The Country Life Press, New York, and published January 4, 1952, under the imprint of the Caxton Printers, Ltd. Caldwell, Idaho.

Sparked by these activities, numerous invitations were extended to Dyar for speaking engagements and platform appearances over the course of his career. He was heard on the radio with Burns Mantle of the "Best Plays" series; was interviewed on Station KYA, San Francisco, and KXLT, Spokane; he was a featured speaker on the "Books and Authors" program, San Francisco; he delivered a series of addresses as "professional lecturer" at the State University of Montana School of Journalism; and he often addressed numerous other journalism, civic and service club groups.

His special interests also were reflected in his affiliations with various organizations. After "A Voice in the Dark" had run for several months on Broadway, he was invited to join the Society of American Dramatists and Composers, the invitation being extended over the signatures of George M. Cohan, Victor Herbert, John L. Golden and Arthur Hopkins. He was a member of the Dramatists Guild of the Authors League of America, and an honorary member of the International Mark Twain Society, having been tapped for that honor by Cyril Clemens, cousin of the noted humorist. He was also a member of the General Society of Mayflower Descendants, and was a member of the board of the Society of Mayflower Descendants in the State of Washington. Other affiliations included membership in the Spokane University Club, the Spokane Knife & Fork Club, and the Mountaineers.

After "News for an Empire" was published in 1952, Dyar retired from the *Spokesman Review*. He then enjoyed the extra time for his many interests, which included chess, woodworking, fishing, backpacking and driving on country roads. He died unexpectedly of a heart attack at the family home on December 20, 1955, shortly before his 72nd birthday. Inspired by a near-dozen assorted grandchildren, he had started after the age of 70 to write and illustrate books for children.

After his wife Else, remained active in civic circles and was much loved by her wide circle of friends. She retained ownership of the house until health problems forced her to sell the beloved family home in 1967. She passed away in Spokane on Nov 10, 1981.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Dyar, Ralph E. Newspaper Promotion and Research, Harper & Brothers Publishers, 1942

Dyar, Ralph E. Prize Plays of 1928: Horseshoe Luck The Penn Publishing Company, 1928.

Edwards, Jonathan. An Illustrated History of Spokane County, W.H. Lever, Publisher, 1900. Page 634.

Cohen, Valerie Mendenhall, The Mountaineering Letters of Ruth Dyar Mendenhall, Woman of the Rocks, Spotted Dog Press, 2006, Page 16.

Mendenhall, Ruth and John. Introduction to Rock and Mountain Climbing, Stackpole Books, 1969

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Duchscherer, Paul and Linda Svendsen. Beyond the Bungalow, Grand Homes in the Arts & Crafts Tradition, Gibbs Smith Publisher, 2005

Morgan, William. The Abrams Guide to American House Styles, Harry Abrams, Inc. Publisher, 2004s

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Cornell EDU: The Arts & Crafts Movement <http://char.txa.cornell.edu/art/decart/artcraft/artcraft.htm>

Letter dated 3/21/1996 from Margaret Ashworth, daughter of Ralph and Else Dyar, 2105 Sylvan Way, Bremerton, WA 98310, 360-377-1507.

Letter dated 4/10/1996 from Margaret Ashworth, daughter of Ralph and Else Dyar, 2105 Sylvan Way, Bremerton, WA 98310, 360-377-1507.

Letter dated 1/21/1997 from Margaret Ashworth, daughter of Ralph and Else Dyar, 2105 Sylvan Way, Bremerton, WA 98310, 360-377-1507.

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Workbook, "Spokane Postal Workbook, M," 1918. Spokane Public Library, Genealogy Section

Building Permit, City of Spokane, issued 11/15/1912 for 526 E 12th.

"Author Called." The Spokesman-Review, 12/21/1955

"Book's Pages Span 46 Years of Inland Empire History." The Spokesman-Review, 9/23/1951

"News for an Empire Author Honored," The Spokesman-Review, May 1952, page 1

"Promotion Man Retires." The Spokesman-Review, Sept 1949

"Spokane Man's Play in Talkies." The Spokesman-Review, 9/19/1928, page 5

"Spokane Man's Play to Reopen." The Spokesman-Review, 12/23/1928

"Rockwood Homes Will Cost \$103,000." The Spokesman-Review, 3/9/1913, page 14

"Fine Residence Just Completed." The Spokane Chronicle, 4/28/1913, page 19

"Fourteen New Rockwood Homes Built." The Spokesman-Review, 1/19/1913, page D9.

"Many Citizens Buy and Build Homes in Rockwood." The Spokesman-Review, 11/3/1912, page D3.

"Builds Home in Rockwood." The Spokesman-Review, 10/27/1912, page D3.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State

OTHER HOMES/BUILDINGS WITH FRANKLIN P. MANZ ASSOCIATION

Building Permit, City of Spokane, issued 11/15/1912 for 532 E 12th. Lists Franklin Manz as the architect
Building Permit, City of Spokane, issued 2/14/1913 for 911 E 20th. Lists Franklin Manz as the architect
Building Permit, City of Spokane, issued 7/23/1913 for 442 W 21st. Lists Franklin Manz as the architect
Building Permit, City of Spokane, issued 9/10/1912 for 448 W 21st. Lists Franklin Manz as the architect
Building Permit, City of Spokane, issued 6/27/1912 for 438 W Shoshone. Lists Franklin Manz as the architect
Building Permit, City of Spokane, issued 6/4/1912 for 720 W 23rd. Lists Franklin Manz as the architect
Building Permit, City of Spokane, issued 5/12/1913 for 1004 W 17th. List Franklin Manz as the architect
Building Permit, City of Spokane, issued 3/14/1912 for 716 W 23rd. Lists Franklin Manz as the architect
"Rockwood Homes in 1913." The Spokesman-Review, 12/28/1913, page D9. References builder of Manz designed house at 911 E 20th, George Gutschow
"Complete \$18,000 Rockwood Residence." The Spokesman-Review, 9/7/1913, page D5. References builders of Franklin Manz home, Gutschow brothers. Includes a photo of the home
"Montfort Sells Home to Harrison," Spokane Chronicle, 6/6/1913, page 23. References Franklin Manz as the architect
"Harrison Builds Bungalow." The Spokesman-Review, 12/21/1913, page D8. Helpful in detailing the location of known Manz designed home
"Thomas Builds Home on South Hill." Spokane Chronicle, 9/13/1912, pg 27. References architect, Franklin Manz. Includes drawing of the home
"Pritz will Have Seven-Room House." Spokane Chronicle, 5/15/1912, page 18. References Manz as the architect
"Weaver Buyer of South Hill Home." Spokane Chronicle, 10/22/1912, page 17. References Manz as the architect
"Typical California Bungalow." Spokane Chronicle, 5/15/1912, page 18. References Manz as the architect
"Hugo Oswald Builds House." Spokane Chronicle, 6/18/1913, page 19. References Manz as the architect
"Attractive Residences Near Completion." Spokane Chronicle, 8/10/1913, page 7
"Will Sell Lumber to Highest Bidder." Spokane Chronicle, 11/23/1916, page 22. References architect, Franklin Manz
"Apple Packing Plant Planned." Spokane Chronicle, 6/4/1913, page 17. References architect, Franklin Manz
"Idaho Town Will Have New Hotel." Spokane Chronicle, 6/4/1913, page 17. References architect, Franklin Manz
"Spokane Sixty Years Ago." Spokane Chronicle, 2/13/1973, page 4. References architect, Franklin Manz
"Starts Work on Colonial House." Spokane Chronicle, 4/22/1912, page 18. References architect, Franklin Manz

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State

10. Geographical Data

Acreage of Property Less than one acre

(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

1 Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1 47.643954° -117.403010°
Latitude Longitude

3 Latitude Longitude

2 Latitude Longitude

4 Latitude Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The property area is located in the Section 20 of Township 25, Range 43 east, east of the Willamette Meridian, in Spokane County, Washington and is legally described as Lot 5 and 1/2 of Lot 6 in the Manito Park 3rd Addition. It is otherwise known as Parcel No. 35203.3503.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the McMillen-Dyar House.

11. Form Prepared By

name/title Vern L. Arneson, Jr.

(Edited by DAHP Staff)

organization

date April 2019

street & number 526 E 12th Ave

telephone (509) 389-3218

city or town Spokane

state WA

zip code 99202

e-mail

McMILLEN – DYAR HOUSE

Name of Property

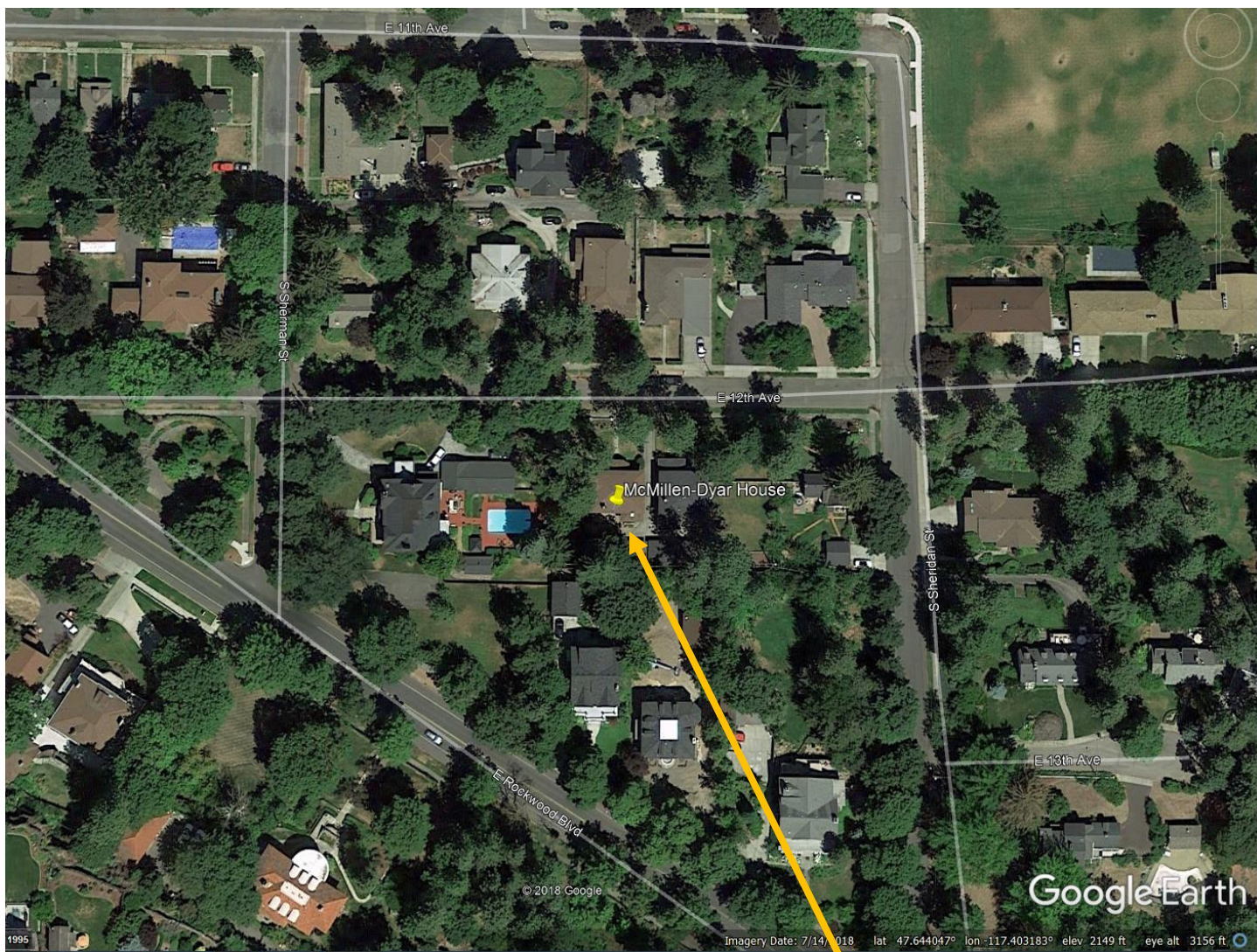
SPOKANE CO, WA

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



Google Earth Map
McMillen-Dyar House

Google Earth - Edit Placemark

Name:

Latitude:

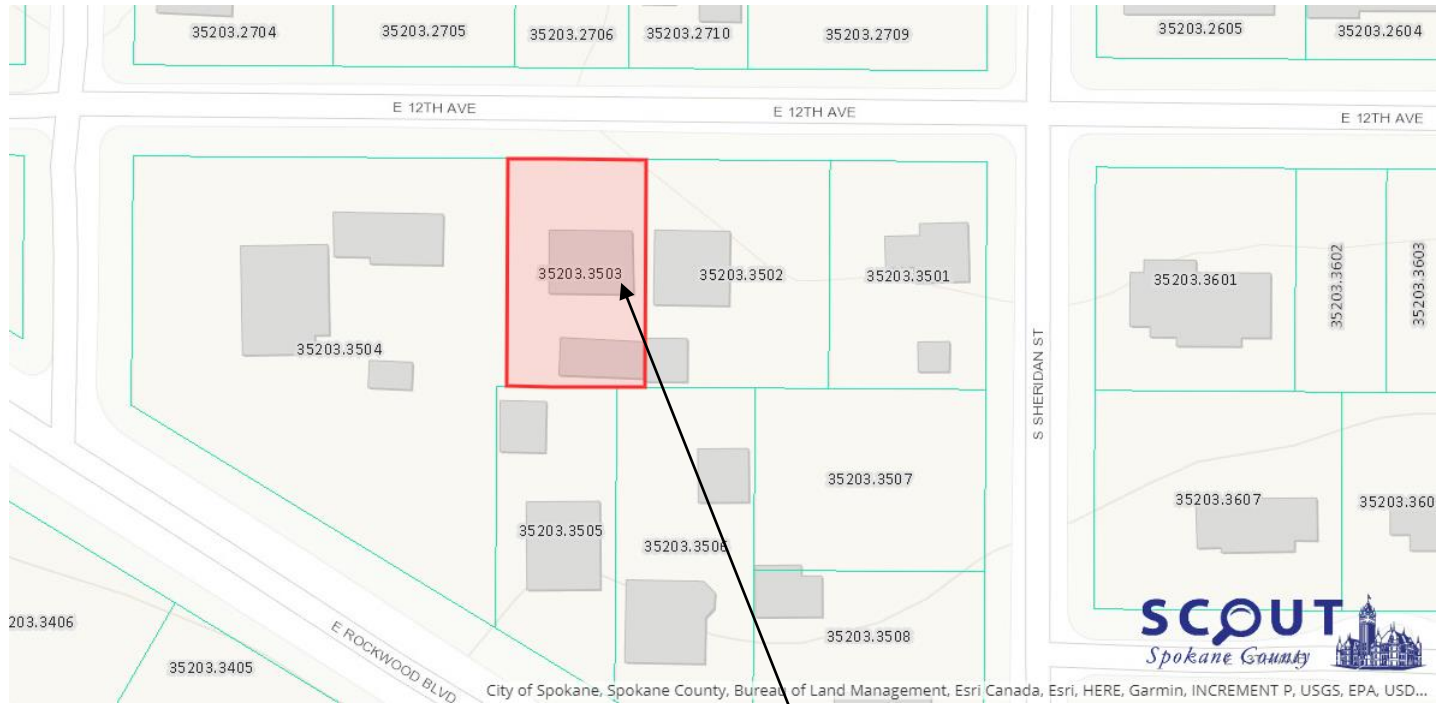
Longitude:

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



Spokane County Assessor Map

Parcel No – 35203.3503

McMillen-Dyar House

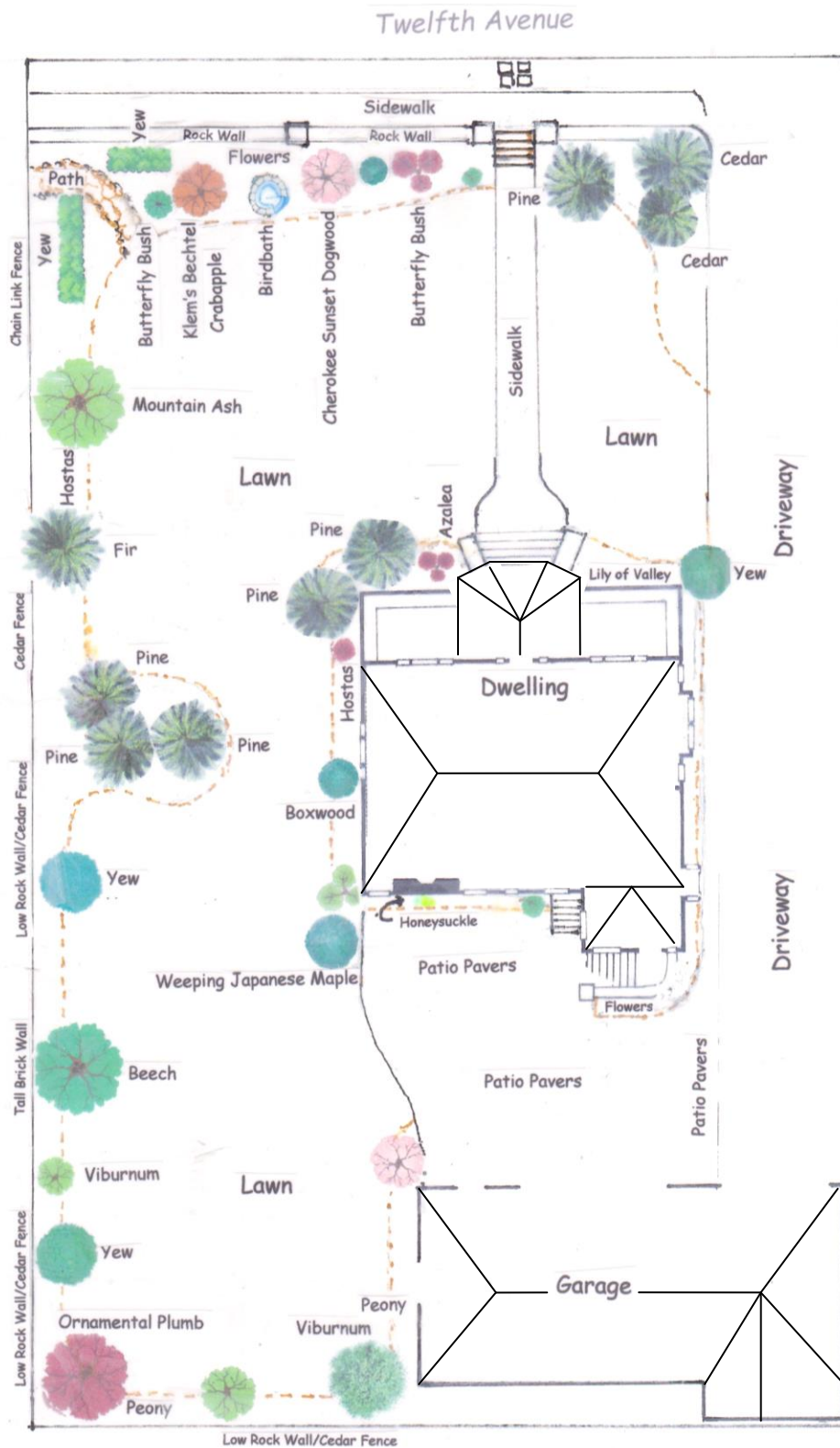
Nomination Boundaries

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



526 E 12th Avenue
Spokane, WA

Site Plan



Site Plan

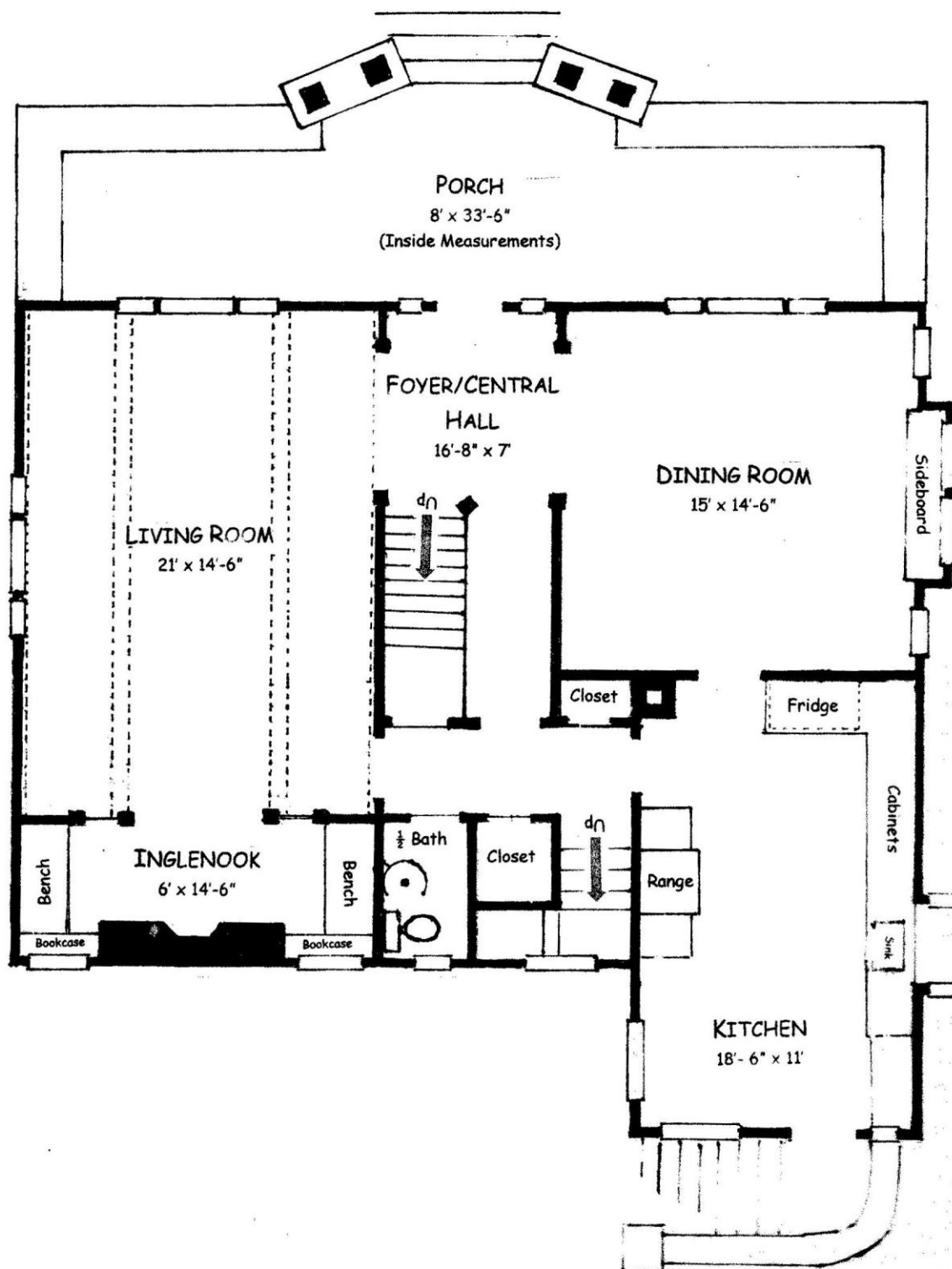
McMillen-Dyar House

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

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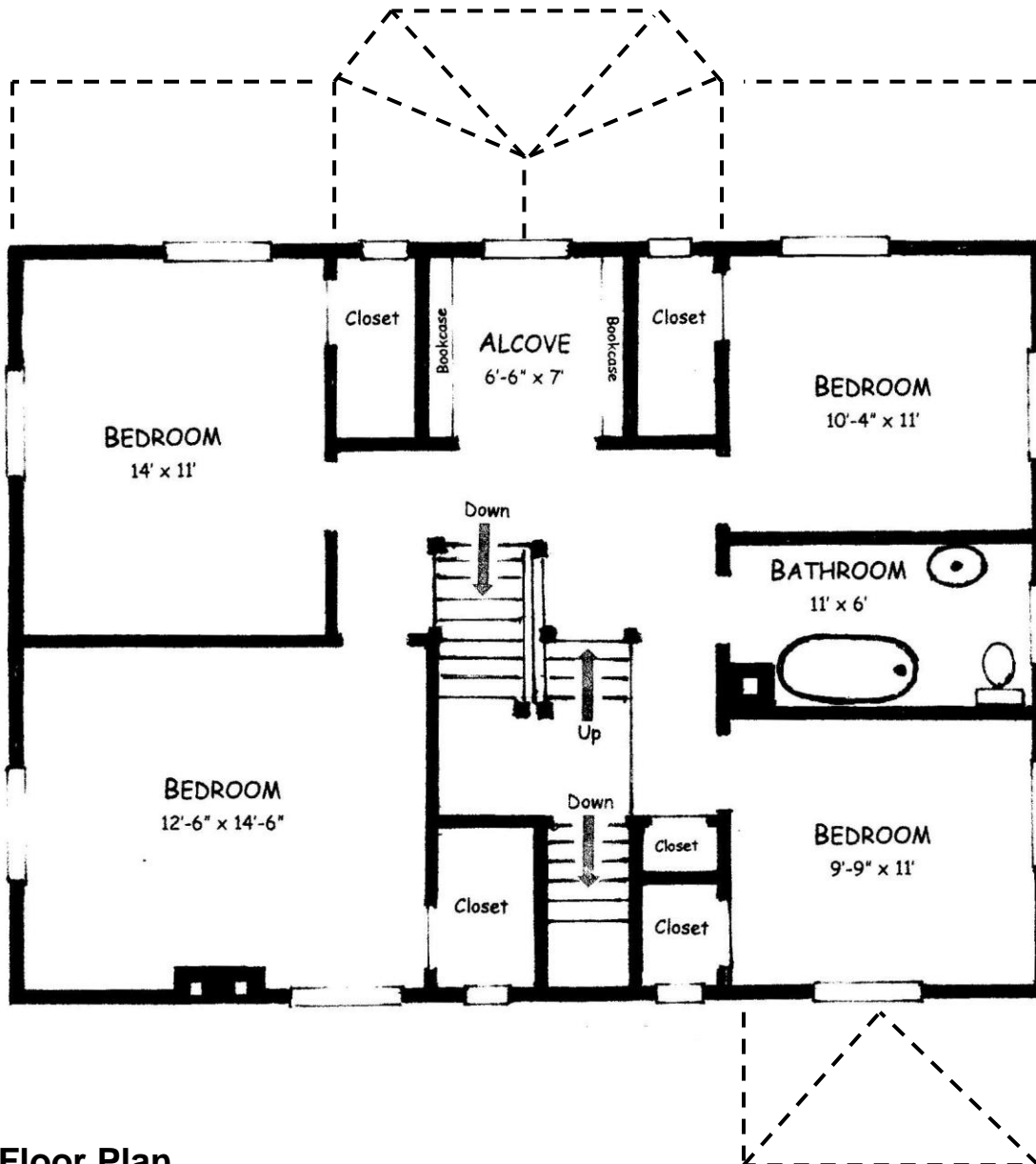
1st Floor Plan
McMillen-Dyar House

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



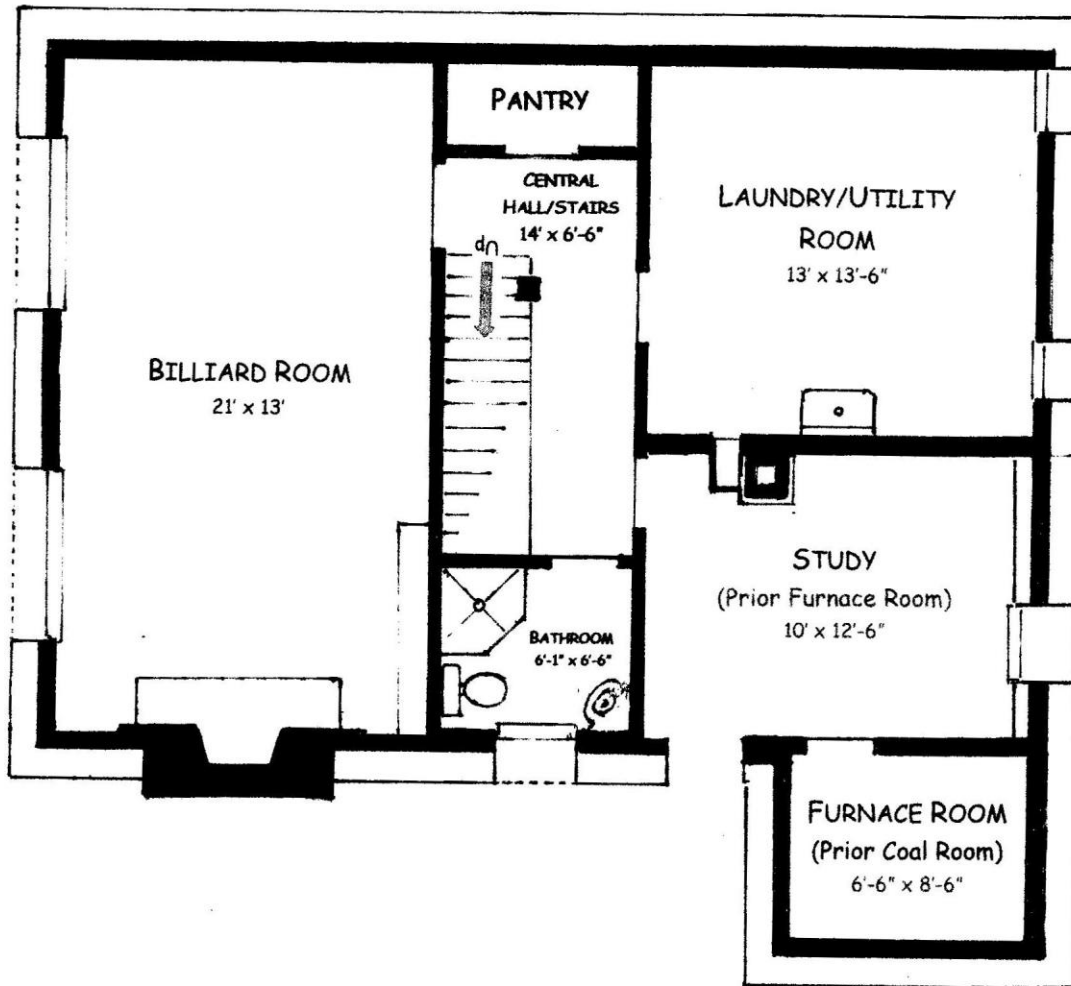
2nd Floor Plan
McMillen-Dyar House

McMILLEN – DYAR HOUSE

Name of Property

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Basement Floor Plan
McMillen-Dyar House

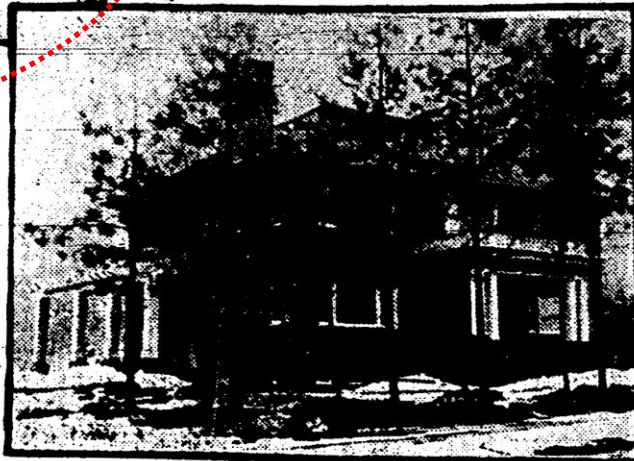
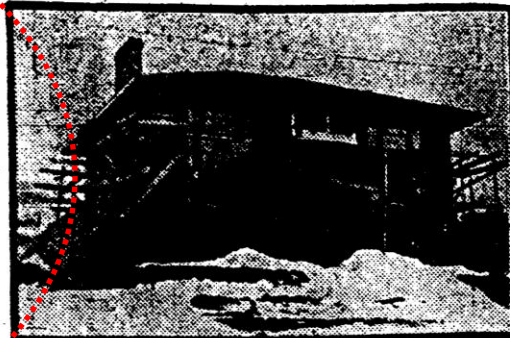
McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State

Rockwood Homes Will Cost \$103,000



Investments aggregating \$103,000 are represented in the five residences shown in the accompanying picture. All are homes under construction in the Rockwood residential district, and are located within a few blocks of one another. They are a small part of the extensive improvements under way in the form of artistic and substantial homes for prominent citizens.

The two houses in the upper left are being built by C. A. Lansdowne on Gladstone avenue, between Sherman and Sheridan streets. The larger

New Residences Artistic.

will have 9 rooms and will cost \$15,000, while the smaller, with the same number of rooms, will cost approximately \$13,500. Both will be handsomely finished in oak.

At the upper right is shown the residence being built by Henry Lydell on Rockwood boulevard between Sheridan and Sherman streets. It will have

11 rooms and will cost \$27,500.

At the lower right is the home which W. H. Plummer is building at Overbluff road and Rockwood boulevard. It will have 11 rooms and will cost, when completed, \$27,000.

The house shown at the lower left is the residence of Karl Berggren at the intersection of Rockwood and Highland boulevards. It is to have 10 rooms and will cost \$20,000.

Spokesman Review – March 9, 1912

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State

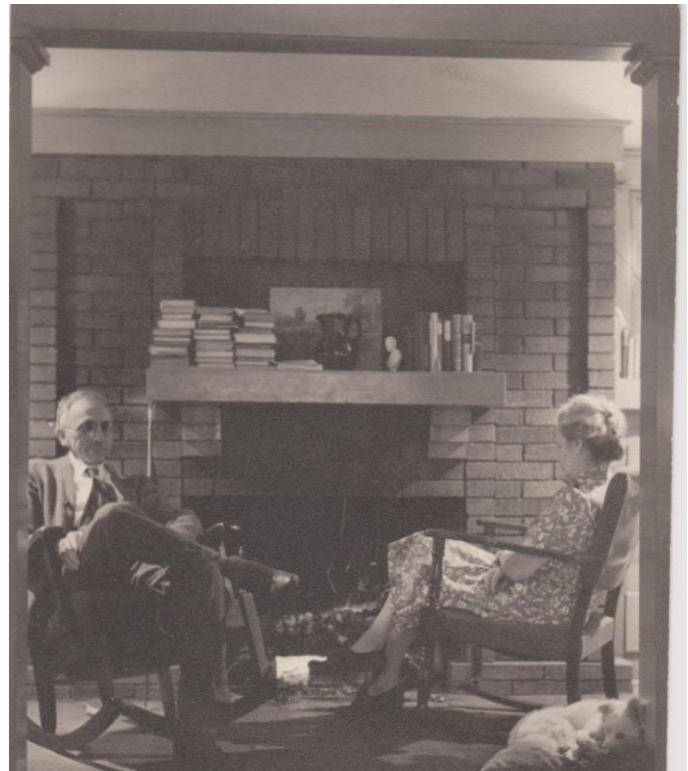
**FINE RESIDENCE
JUST COMPLETED**

**Lansdowne Invests Fifteen
Thousand Dollars on
Twelfth Avenue.**

C. A. Lansdowne, well-known local builder, has just completed a beautiful new eight-room colonial residence in Rockwood, E326 Twelfth avenue. The place is replete with the latest modern conveniences and represents an investment of \$15,000.

Three floors are completely finished, the basement being fitted out with a large billiard room, which has an especially large mat finish brick fireplace. The first floor is finished in Tennessee white oak and the second in white enamel. The house has a complete electric vacuum cleaner system.

Built-in features abound throughout the house and it is decorated with fancy imported papers. The garage has already been built and the landscape gardening completed. Franklin Manz of the Paulsen building is the architect.



Ralph and Else Dyar in Inglenook at nominated home.- c.1950

Spokane Daily Chronicle – April 28, 1913. pg 19.



Dyar Family Portrait – c. 1950

Front Row: Else Dyar, Margaret Dyar, Alice Dyar & Ralph Dyar

Middle Row: Ruth Dyar & Joan Dyar

Back Row: Conrad Dyar



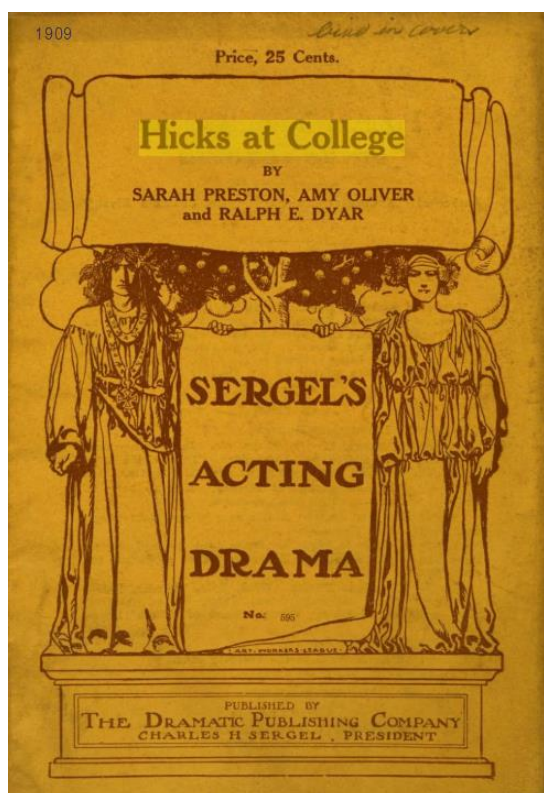
Margaret Dyar on roof of nominated house with telescope.
– c.1925

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

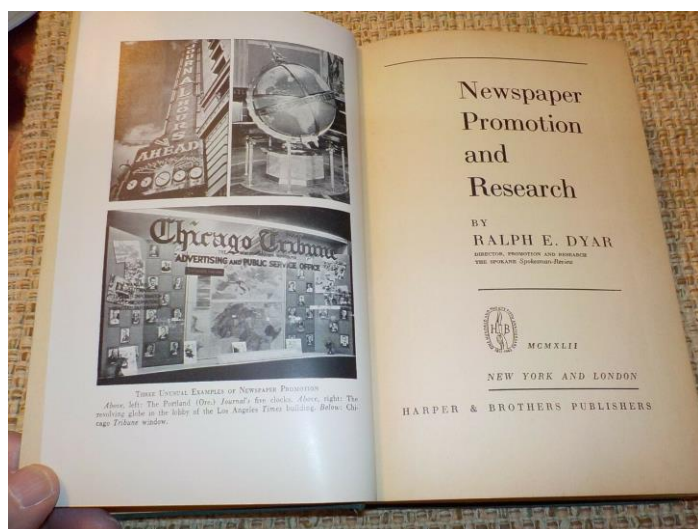
County and State



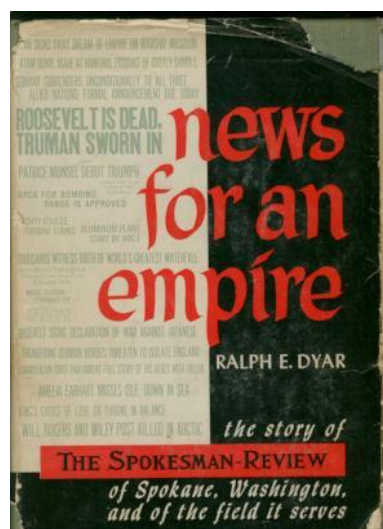
Script – “Hicks at College”, sold by the Dramatic Publishing Co., 1909.



Newspaper ad for the American mystery film *A Voice in the Dark* (1920), July 22, 1922 *Duluth Herald*, pg 3.



Book: **Newspaper Promotion and Research**
Harper & Brothers Publishers, New York 1942



Book: **News for an Empire: The story of The Spokesman Review, of Spokane Washington and the field it serves**
The Caxton Printers Ltd, Caldwell, ID 1952

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: McMillen – Dyar House

City or Vicinity: Spokane

County: Spokane **State:** WA

Photographer: Vern Arneson

Date Photographed:

Description of Photograph(s) and number:



1 of 24. Main façade of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



2 of 24. Northwest corner of McMullen-Dyar House showing verandah.



3 of 24. Southeast corner of McMullen-Dyar House showing rear kitchen wing.

McMILLEN – DYAR HOUSE

Name of Property

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4 of 24. South facade of McMillen-Dyar House.



5 of 24. Garage of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

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6 of 24. Living room of McMillen-Dyar House, view to the north.



7 of 24. Living room of McMillen-Dyar House, view to the south.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



8 of 24. Detail of living room inglenook of McMillen-Dyar House.



9 of 24. Dining room of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

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10 of 24. Entry hall looking into dining room of McMillen-Dyar House.



11 of 24. Entry hall looking south towards main stair of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



12 of 24. Kitchen of McMillen-Dyar House.



13 of 24. Kitchen of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



14 of 24. Kitchen cabinet detail of McMillen-Dyar House.



15 of 24. First floor bathroom of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



16 of 24. Second floor landing of McMullen-Dyar House.



17 of 24. Second floor landing library area of McMullen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



18 of 24. Second floor bathroom of McMullen-Dyar House.



19 of 24. Second floor landing of McMullen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



20 of 24. Basement billiard room of McMillen-Dyar House.



21 of 24. Basement study room of McMillen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



22 of 24. Basement door of McMullen-Dyar House.



23 of 24. Basement bathroom of McMullen-Dyar House.

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



24 of 24. Basement bathroom of McMillen-Dyar House.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Vern & Janine Arneson

street & number 526 E 12th Ave

telephone (509) 389-3218

city or town Spokane

state WA

zip code 99202

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



SPOKANE HISTORIC LANDMARKS COMMISSION

Wednesday, April 17, 2019

Meeting Minutes:

Meeting called to order at 3:00 pm by Dave Shockley

Attendance

- Board Members Present: Betsy Bradley, Amanda Paulson, Carl Durkoop, Jodi Kittel, Austin Dickey, Ernie Robeson, Sylvia Tarman, David Shockley, Jacque West, Ray Rast, Larry Cebula
- Board Members Not Present:
- Staff Present: Megan Duvall, Logan Camporeale, Stephanie Bishop

Hearings

1. Review for Spokane Register Application: Leland Hotel - 221 W Riverside Ave:

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Jacque West
- Applicant Report: Chris Batten
- Questions asked and answered

Public Testimony: None

Jacque West moved, based on Findings of Fact, that the Leland Hotel at 221 W Riverside Avenue is eligible under Categories A and C, and recommended for approval by the City Council to be placed on the Spokane Register of Historic Places. Larry Cebula seconded; motion carried.

2. Certificate of Appropriateness: Wilson Elementary Gymnasium - 911 W 25th Ave

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Amanda Paulson
- Applicant Report: Greg Forsyth and Martin Sweet
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, the application for a Certificate of Appropriateness for the Wilson Elementary Gymnasium at 911 W 25th Avenue be approved. Austin Dickey seconded; motion carried.

3. Certificate of Appropriateness: National Hotel - 201 W Riverside Ave

- Staff Report: Megan Duvall, *Historic Preservation*
- Committee Report: Jodi Kittel
- Applicant Report: None
- Questions asked and answered.

Public Testimony: None

Ernie Robeson moved, based on the Findings of Fact, the Spokane Historic Register Management Agreement, and the Secretary of the Interior Standards for Rehabilitation, the application for a Certificate of Appropriateness for the National Hotel at 201 W Riverside Avenue be approved, with the following modifications; the final design for the new door and opening will be reviewed by the Historic Preservation Officer, Megan Duvall, and be approved administratively. Jodi Kittel seconded; motion carried.

Public Hearing adjourned at 3:49 pm.

Briefing Session: Meeting called to order at 3:50 pm by Dave Shockley

March 20, 2019 Meeting Minutes approved unanimously.

1. Old Business:
 - Megan Duvall gave an update on the Browne's Addition Historic District process.
2. New Business:
 - Megan has received one nomination for the Columbia Building (NAI Black Building) at 107 S Howard, and we are still waiting on the German American Society nomination to be completed.
3. Chairman's Report:
 - None
4. HPO Staff Report:
 - Megan advised they are submitting an application for the Cliff-Cannon Neighborhood to become an historic district
 - Megan discussed the possibility of the commission having an educational retreat, with the time and date to be determined.
 - Megan and Logan told the commission about their trip to present on a possible inter-local agreement with Spokane County to make HP available to the citizens of Spangle
 - Logan discussed this year's Preservation Month, which will include:
 - An architectural scavenger hunt for which information should be on the website by May 1st
 - Preservation Happy Hour held Tuesday, May 21st at the Iron Goat Brewery, with presentations on historic Spokane and the announcement of the recipients of façade improvement awards. Commissioners were asked to review the applications found on the briefing page of the website. Applicants may be eligible for a reimbursement of up to 50% of their façade improvement costs, not to exceed \$5,000.
 - A bicycle tour through Browne's Addition at the end of the month.
5. Other Announcements:
 - Megan received a call from Vince Dressel, who wants to turn the grain silos on Division Street into apartments as a legacy project.
6. The next Hearing is tentatively scheduled for Wednesday, May 15, 2019.

Briefing Session adjourned at 4:28 pm.