

## ***Spokane Register of Historic Places Nomination***

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

### **1. HISTORIC NAME**

Historic Name **WILLIAM & ELLA WARNER HOUSE**  
Common Names Markham House

### **2. LOCATION**

Street & Number 2627 South Manito Boulevard  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35923.1712

### **3. CLASSIFICATION**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<b>Site</b>	<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 Paul L. & D. Suzanne Markham  
Street & Number 2627 South Manito Boulevard  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 509-747-6761, markham@fastmail.com

### **5. LOCATION OF LEGAL DESCRIPTION**

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

### **6. REPRESENTATION OF EXISTING SURVEYS**

Title City of Spokane Historic Landmarks Survey  
Date Federal \_\_\_\_\_ State \_\_\_\_\_ County \_\_\_\_\_ Local \_\_\_\_\_  
Location of Survey Records Spokane Historic Preservation Office

## 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.

## 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

Manito Park Addition, Lot 13, Block 32.

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

Spokane, WA

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

November 28, 2018

Deborah J. Markham Paul Lee Markham

**14. FOR OFFICIAL USE ONLY**

Date nomination application filed: \_\_\_\_\_

Date of Landmarks Commission Hearing: 11/28/18

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 12/17/2018

City Council/Board of County Commissioners' decision: Approved

**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 12/3/18  
Megan Duvall Date  
City/County Historic Preservation Officer  
City/County Historic Preservation Office  
Third Floor—City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

Attest:

Approved as to form:

Chris L. Gates  
City Clerk

Mari Odle  
Assistant City Attorney



*Warner House when it was built in 1916*



*Warner House in 2018*

## ***SECTION 7: DESCRIPTION OF PROPERTY***

### ***Summary Statement***

Built in 1916, the Warner House is a fine example of an Arts & Crafts-era home embellished in the Craftsman style. The property is located in Spokane, Washington in the southwest quadrant of the South Hill, a large area south and uphill from the city's central business district. The Warner House is well-maintained with original designs and architectural elements that define the Craftsman style, including a one-and-one-half-story

house form, low-pitched side gable roof, widely overhanging roof eaves, massive stepped-beam eave brackets, exposed rafter tails, wide bargeboards, narrow-width horizontal wood siding, multi-paned tripartite/casement/double hung windows, and a basalt rock foundation. A favored Craftsman-style feature, a covered and spacious full-width front porch spans a width of more than 29 feet with a depth of nine feet, and is a stylistic out-of-doors extension to the interior living space. The property's interior is distinguished with a spacious living/dining room, prominent built-in furniture (bench seats, bookcases, dining room buffet and hutch, linen closets), and superior quality curly and vertical-grain fir woodwork burnished to a rich, deep brown patina. The Warner House retains a high level of interior and exterior architectural integrity found in original location, design, materials, workmanship, and association.

### ***CURRENT APPEARANCE & CONDITION***

#### ***Site***

The Warner House is sited on Lot 13, Block 32 in the Manito Park Addition. Running east-west, Lot 13 measures 50 feet wide, 142 feet deep, and is located on the northeast corner of South Manito Boulevard and West 27th Avenue.<sup>1</sup> Built on nearly level grade, the Warner House is framed by manicured lawn, various shrubs and bushes, and mature evergreen and deciduous trees (mostly 100-year old maples). Running parallel with a concrete paved sidewalk, a two-foot-high basalt rock retaining wall built in 1987-88 encircles the house at the property's west and south facades. A non-historic double-car garage built in 1993-96 is located behind the house along the property's east border. A wood privacy fence is located along the north border of the property. The neighborhood surrounding the Warner House was developed in the early 1900s to 1950, and is comprised of well-preserved, architecturally prominent residential single-family homes that face Manito Boulevard, a public greenbelt/parking strip that extends south uphill from Manito Park.

#### ***House Exterior***

The Warner House has a rectangular footprint approximately 30 feet wide and 50 feet deep. The home is distinguished with 1.5 stories, a low-pitched side gable roof with composition shingles, and widely overhanging eaves, exposed rafter tails, and wide bargeboards. Original decorative brackets made of stepped-wood beams articulate roof eaves (additional brackets designed as knee braces were installed in the 1950s-1960s to strengthen eave support). Eave soffits are covered with original painted tongue-in-groove wood paneling. The home's exterior walls are clad with original narrow-width horizontal wood clapboard siding. A horizontal wood water table surrounds the house above a basalt stone ashlar foundation. A full-width covered front porch is built on the west facade of the house at the first floor. A large gabled dormer with a low-pitched roof, widely overhanging eaves, exposed rafter tails, and decorative stepped-beam brackets is centered on the principal roof above the front covered porch. A second identical gabled dormer is centered at the east rear roof slope. A combination of original multi-paned tripartite, casement, and double-hung windows punctuate exterior walls around the house in both symmetrical and asymmetrical patterns.

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<sup>1</sup> Public Records. Spokane County Courthouse.

*The west facade* of the Warner House faces the boulevard's greenbelt/parking strip and the public street located between the greenbelt/parking strip and the Warner property. The north-south public street is called South Manito Boulevard. The west façade of the Warner House features a nearly symmetrical design with a low-pitched side gable roof, large center gabled dormer, a center balcony, and a full-width covered front porch at the first floor. The façade's symmetry is interrupted by a 40-inch-wide front door, which is located at the north end of the west façade, and is protected by the covered porch. The front door is made of vertical-grain fir veneer finished in a rich, dark brown color. The door is articulated with three narrow vertical lights spaced a few inches apart in a symmetrical pattern. Each of the three vertical lights resembles a narrow "T" shape, and are located in the door's upper leaf. Two decorative polished solid-brass strap hinges are anchored to the upper and lower ends of the door at the door's north edge. Although not true working hinges, the strap hinges are a decorative element on the front door. The hardware is made of three narrow horizontal "T" shapes that simulate the three narrow vertical "T"-shaped window lights in the door's upper leaf. A unique polished solid-brass escutcheon plate, door handle, and door knob similar to the design of the strap hinges are located on the south edge of the door, and unlike the strap hinges, constitute a true working fixture. The front door's polished brass hardware elicits strong influence from Prairie School designs (1900-1920s), which are in keeping with the Craftsman tradition. The covered porch roof is an extension of the home's principal roof, the porch deck is made of painted fir planks, and the porch ceiling is covered with tongue-in-groove wood paneling. Square wood porch pillars are anchored to a three-foot-high basalt stone porch wall capped with concrete coping. The porch pillars and porch wall support the roof over the front porch. The square pillars are arranged in two clusters of three-pillars-each at the two outside porch corners. A single pair of pillars is anchored to the stone porch wall between the corner pillars. An arched stone scupper is centered in the west face of the basalt stone porch wall.

A wide tripartite window is located south of the front door, and features a large fixed center glass pane flanked by two multi-paned sidelights, and is capped by a multi-paned transom light. An 18-foot-wide gabled dormer is centered above the front porch. The dormer has a low-pitched gable-front roof, widely overhanging eaves, exposed rafter tails, and large decorative stepped eave brackets. The gable field in the dormer features vertical board-and-batten cladding while the remainder of the dormer is clad with horizontal narrow-width clapboard cladding that matches the cladding used on the exterior faces of the home. An inset balcony is located at the lower edge of the dormer, and is surrounded by a plain wood balustrade. A narrow door is located in the center of the dormer. Four identical original casement windows flank the door to the north and south with two windows on each side of the door.

*The south face* of the home is highly visible as it fronts west 27th Avenue, and is considered a secondary façade of the property. The south facade is dominated by the property's low-pitched side gable roof, a side-view of the front porch, a continuation of the home's narrow-width horizontal clapboard siding, a horizontal water table above the foundation, and a horizontal stringcourse located between the first and second floors, and another horizontal stringcourse located between the second floor and gable peak. Like



the gable peak in the home's west façade dormer, the gable peak at the south façade's side gable roof is clad with original vertical board-and-batten. A prominent tapered brick chimney rises from grade through the roof eave just west of center at the south façade. The roof eaves measure 3.6 feet deep.<sup>2</sup> Decorative stepped-beam brackets are located under roof eaves. Soffits are original painted tongue-in-groove wood paneling. Wide plain bargeboards with pointed ends distinguish the roof's edge. The foundation of the house is constructed of random range ashlar blocks made of basalt stone.<sup>3</sup> Mortar joints are made of concrete and reveal "rope" mortar designs.<sup>4</sup> Windows are a combination of original multi-pane double-hung, casement, and tripartite designs installed in an asymmetrical pattern.

*The north face* of the house is also dominated by a low-pitched side gable roof, widely overhanging eaves, decorative stepped-beam eave brackets (with supporting knee brace brackets), wide painted wood bargeboards with pointed ends, tongue-in-groove wood soffits, horizontal stringcourses and water table, basalt stone foundation, and a continuation of the home's horizontal narrow-width clapboard siding. A box bay protrudes from the center of the north face at the first floor. Two original 1916 screened ice-storage "cooler" vents are located on the west end of the box bay (the cooler is accessible from the kitchen). North face windows are original multi-paned combinations of double-hung and casement units installed in an asymmetrical pattern. The north face of the house cannot be easily seen from the public right-of-way due to the home's close proximity to the next adjacent north single-family house.

*The east rear face* of the Warner House is dominated by a gabled dormer in the center of the roof. The rear dormer matches the dormer at the front west façade of the house, and features a row of three multi-paned casement windows. The gable peak in the dormer is clad in vertical wood board-and-batten, and is separated from the windows by a horizontal stringcourse. Dormer eaves are widely overhanging with exposed rafter tails, decorative stepped-beam brackets, deep bargeboards with pointed ends, narrow-width horizontal wood clapboard siding, and a balconette. The first floor supports a box bay that protrudes two feet, measures 13 feet wide, and has multi-paned casement windows.<sup>5</sup> An enclosed back porch at the northeast corner of the first floor is located north of the box bay. The foundation is made of basalt stone. A basement door is located at the home's southeast corner at the basement level. Concrete steps rise up to grade from the basement door. A painted horizontal wood water table is located above the foundation. The lower edge of the rear east face of the house flares outward, and is part of a continuation of the flared walls that surround the house.

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<sup>2</sup> Ballard Plannery Company Architects. Original 1916 House Plans #381. Markham Collection.

<sup>3</sup> Phillips, Steven J. *Old House Dictionary*. NTHP: Preservation Press, 1994.

<sup>4</sup> McCraven, Charles. *Stone Primer*. MA: Storey Publishing, 2007, pp. 120-121.

<sup>5</sup> Spokane County Public Records Assessor Files. Spokane County Courthouse.

### ***House Interior***

According to Spokane County Assessor records, the first floor of the Warner House has 1,178 finished square feet of interior space, the second floor has 708 square feet, and the basement has 1,120 square feet of finished interior space.<sup>6</sup>

On the first floor, ceiling heights are 9.3 feet. Walls and ceilings are made of lathe-and-plaster construction. The first floor of the house has a reception hall, living room, dining room, study/den, powder room, service hall, and kitchen. Floors in the reception hall, living room, dining room, and study/den are made of solid white oak planks.<sup>7</sup> The kitchen floor is covered with linoleum, and the powder room floor is covered with ceramic tile. A service hallway just off the kitchen features an original built-in linen closet. The kitchen was remodeled in 1989 with built-in casework (counters, cupboards, cabinets) and a built-in breakfast nook at the east wall with a table and two bench seats (made from the home's original 1916 blueprints and specifications).

The front door at the west façade opens to a small reception hall in the northwest corner of the home's first floor. The reception hall features curly- and vertical-grain fir woodwork finished to a rich, deep brown patina. On the east wall, a staircase has three steps, a landing, and passes through to a kitchen in the northeast corner of the first floor. In the reception hall, the staircase is anchored by a square newel post, turns south, and continues up to the second floor. The newel post features a simple carved geometric design and is capped with a partially inset large, round ball-shaped knob. A built-in bench seat is located in the inside corner next to the staircase. At the reception hall's south wall, a wide entrance flanked by two high, fir-paneled colonnades with a series of plain narrow fir posts separate the reception hall from a large living room. The colonnades are paneled on the side of the reception hall, while in the living room, the colonnades feature built-in bookcases with leaded glass doors. The living room has two focal points: a wide tripartite window on the west wall and a center fireplace on the south wall. The tripartite window has a fixed center "picture window" pane flanked by two vertical multi-paned sidelights and capped by a multi-paned transom light. The center fireplace has a glazed ceramic tile hearth made of mottled red-brown three-inch-square glazed ceramic tiles, and a brick surround with a fireplace frame and mantel made of fir that matches the deep, rich brown-finished fir woodwork in the reception hall and living room. The ceiling in the living room is embellished with boxed-beams finished in a rich brown patina. The living room opens east into a spacious dining room through a wide entrance flanked by a pair of colonnades that are repeat designs of the colonnades that flank the entrance to the living room from the reception hall. The colonnades feature high paneling with square wood posts on the side facing the living room, and built-in cabinets with leaded glass doors on the side facing the dining room. The dining room has three focal points: boxed ceiling beams, a built-in buffet and hutch, and a large wide tripartite window with a fixed center pane flanked by two multi-paned sidelights and a multi-paned transom light on the south wall. The center buffet and hutch is built on the east wall in the dining room, and like all woodwork and built-in furniture in the dining room, is made of dark brown-finished fir. The buffet offers drawers while the hutch

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<sup>6</sup> Ibid.

<sup>7</sup> 1916 specifications for the Warner House from Ballard Plannery Company Architects.



located above the buffet has cupboards for china and crystal with glass doors and knobs. A beveled-mirror reflects light from a backsplash between the buffet and hutch. A horizontal plate rail decoratively supported by vertical battens rings the perimeter of the room, and is finished in the same deep brown patina as the remaining woodwork in the dining room and woodwork in the living room and reception hall. A five-paneled original interior door opens from the southeast corner of the dining room to a study/den. The ceiling in the study/den is covered with decorative painted tin. The study/den opens to a back service hall that opens to a powder room and the kitchen. The powder room was remodeled with a glazed ceramic tile floor and new fixtures.

A five-paneled interior door opens from the dining room's north wall into a kitchen located in the northeast corner of the first floor. The kitchen was remodeled from 1987-1993 with built-in cupboards, cabinets, counters, and a duplication of the home's original breakfast nook with a built-in table and twin bench seats as pictured on original 1916 blueprints and specifications from the Ballard Plannery Company Architects.<sup>8</sup> A "California Cooler" is located in the northwest corner of the kitchen, and was installed when the house was built. On the cooler, two wood cabinet doors open to three interior shelves. Two of the shelves have openings with screens that allow air to circulate throughout the cooler. The perimeter wall of the house has two openings to the exterior to allow ice blocks to be set in the cooler—an early refrigeration unit constructed in 1916. A door on the west wall opens to an interior staircase that descends to a finished basement. A door located on the north end of the east wall opens to an enclosed back porch at the northeast corner of the house. The porch door opens outward east to a wood deck behind the house.

The second floor of the Warner House has a central hallway that opens to three bedrooms and a hall bathroom. The bathroom has a hexagonal glazed ceramic tile floor, a porcelain clawfoot bathtub and washbasin, and a large original built-in linen closet with three beveled-mirror closet doors. A small door in the west-wall bedroom opens onto a small balcony at the west façade of house. Except for the bathroom, the floors on the second floor are made of polished fir planks, all interior doors are five-paneled, ceilings are eight feet in height, walls and ceilings are made of lathe-and-plaster, and the woodwork is painted pine. The only unpainted woodwork is fir used for the staircase, which is burnished to a deep, rich brown hue and patina. Storage and closet space is ample with under-eave attic and other areas used for storage, clothes closets, and work areas. A painted built-in window seat is located under a multi-paned double-hung window on the south wall. Lighting includes a combination of original and period-appropriate ceiling fixtures and wall sconces.

An interior staircase from the kitchen's southwest corner descends to a basement finished in 1995-1997. Basement ceilings are 7.5 feet high; walls and ceilings are painted drywall; the floor is covered with a combination of linoleum tiles, glazed ceramic tiles, and wall-to-wall carpet; and the woodwork is high-quality fir finished to a natural color and patina. A built-in bar is located in the northwest corner of the room. A small gas fireplace is attached to the inside center north wall next to a small powder room. An

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<sup>8</sup> Markham Collection. Ballard Plannery Company Architects Plan #381, 1916, for the Warner House.

exterior door on the east wall opens to a concrete staircase, which rises to grade at the rear of the house. Ten original horizontally narrow basement hopper windows (each window opens inward from its lower edge) are located on the west, north, and south walls. They are vertically divided into three lights, each with painted pine frames and woodwork.

***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

Original 1916 blueprints from the Ballard Plannery Company Architects reveal the original interior and exterior designs for the entire house. The house in 2018 is remarkably untouched except for a few modifications:

1950s-1960s Wood knee-brace brackets were constructed, painted, and installed along the side gable roof of the house on the north and south faces under the eaves. The knee-brace brackets were made and installed to support the three-foot-plus deep eaves.

1987-93 The roof was repaired and replaced with new composition shingles. Gutters were repaired and/or replaced. The exterior of the house was repaired and repainted. The balcony at the west façade second floor was enlarged and surrounded by a protective balustrade. A center window overlooking the balcony was replaced with a narrow door. While enlarging the balcony, steel reinforcement was installed in the balcony floor and west wall, and tied to the original 1916 decorative stepped-beam brackets under the roof eaves at the west façade. The open porch at the northeast corner at the rear of the house was enclosed. An exterior concrete staircase was installed at the south end of the east rear wall of the house, and descends to a basement door. A metal security door was installed at the base of the stairs, and opens into the basement. A wood deck was built across the east rear of the house. The kitchen was stripped and remodeled with built-in casework, linoleum floor, built-in appliances and sink. The washer and dryer in the original breakfast nook on the east wall were removed, and the original 1916 design for a built-in table and two bench seats was built. The powder room adjacent south of the breakfast nook was remodeled with a new glazed ceramic tile floor and fixtures. A second-floor wall by the northwest corner staircase in the reception hall was removed and the area refinished. The second-floor hall bathroom was remodeled with repairs and rehabilitation. A built-in window seat was installed below a pair of south wall bedroom windows.

## **SECTION 8: STATEMENT OF SIGNIFICANCE**

***Area of Significance***  
***Period of Significance***  
***Built Date***  
***Architects***

***Architecture, Commerce***  
***1916-1956***  
***1916***  
***Ballard Plannery Company Architects***

### **SUMMARY STATEMENT**

The William and Ella Warner House is eligible for listing on the Spokane Register of Historic Places under Category B in the area of “commerce” for its association with William P. Warner, a leader for 23 years in Spokane railroad management as the division freight and passenger agent for the Chicago Milwaukee & St. Paul Railroad Company.<sup>9</sup> W. P. Warner commissioned the design and construction of the Warner House for himself and his family in 1916, and resided in the house during the zenith of his Spokane career from 1916 to 1935. Additionally significant under Category C in the area of “architecture,” the property is a textbook example of the Craftsman style and is a product of the prominent Ballard Plannery Company Architects in Spokane. The property’s period of significance is defined by the period in which the William and Ella Warner family owned and resided in the Warner House from when it was built in 1916 to 1956, the year Ella Warner died. The Warner House is well-preserved and reveals a high level of architectural integrity in original location, design, materials, workmanship, and association.

### **HISTORIC CONTEXT**

#### ***Early Spokane***

Located next to a series of waterfalls on the Spokane River, the small settlement of Spokane was founded in 1873. In the 1880s, abundant gold and silver lodes were discovered in the Coeur d’Alene mining region just east of Spokane. Transportation was needed to haul the extracted gold and silver, which resulted in the establishment of numerous railroad routes that linked Spokane to the Mid-Western and Eastern United States. The Spokane community grew and gained recognition as a center for mining, lumber, agriculture, and rail transport. The city soon became a major Pacific Northwest railroad hub with a large number of passenger and commercial transport trains and tracks owned by various railway companies throughout the country.

As rail transport increased, Spokane’s population grew. The city experienced phenomenal population gains from 20,000 in 1890, to over 36,000 by 1900. Ten years later in 1910, the city’s population had grown at an unprecedented rate to over 100,000 people. Residential neighborhoods in Spokane were platted, and supporting infrastructure was developed, including such amenities as graded roads, concrete sidewalks, available fresh drinking water, underground sewer systems, street lights, and street trees.

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<sup>9</sup> The railroad was colloquially referred to as the “Milwaukee Line” but was at different times named the Chicago Milwaukee & St. Paul Railroad, the Chicago Milwaukee St. Paul & Pacific Railroad, and the Chicago Milwaukee Puget Sound & Pacific Railroad.

### ***Manito Park Addition***

Located atop the Manito Plateau on Spokane's South Hill between 14th and 33rd avenues, and between Division Street and Hatch Road, the Manito Park Addition was platted in 1903 before residential development and settlement of the plateau began.<sup>10</sup> At that time, the area was characterized by natural hilly and rocky landscapes with springs and wetland areas, native spotty pine and cedar tree growth, grasses and farmland, and a sprawling multi-acre green space and groomed private parkland called Montrose Park (now called Manito Park). Except for the park, the surrounding Manito Park Addition was undeveloped and had great potential to be one of the finest residential neighborhoods in Spokane.

Prominent Spokane real estate developer and businessman, Jay P. Graves, became interested in the area and saw an opportunity for residential development on the plateau, especially around the park. He purchased acreage in the Manito Park Addition and along with his brother, Spokane attorney Will Graves, formed the Spokane-Washington Improvement Company. The Graves brothers then reorganized and improved the area's existing transportation system—the Spokane & Montrose Street Railway, which transported people to and from downtown Spokane. Recognizing the need for graded roads and infrastructure to be in place before residential plats could be successfully sold, Graves and his associates made a deal with the City of Spokane: Montrose Park and its 92 acres could be the City of Spokane's if city funds and contractors would pay for and install the needed infrastructure, specifically roads and underground fresh water lines. The deal was made and the name of the park was changed to Manito Park. The public park's new name was derived from an Algonquin Indian word that meant “spirit” and “supernatural force that pervade nature.”<sup>11</sup>

Today, Manito Park is one of Spokane's most popular and revered public parks, and the Manito Park neighborhood is regarded as a highly coveted residential area.<sup>12</sup> A July 31, 1903 article in the local *Spokane Daily Chronicle* newspaper described future plans for the neighborhood and reported that “two main drives through the Addition will be Grand Street and [South Manito] Boulevard, running parallel with each other north and south...lengthwise through the tract... The boulevard will be 175 feet in width with a 77 foot [groomed] parking strip in the center.”<sup>13</sup> In July 1911, the Spokane Parks Department developed landscape planting plans for Manito Boulevard from Manito Place south to nearly West 33<sup>rd</sup> Avenue. In 1912, the Spokane City Council “adopted landscape plans for the central, 80-foot-wide treescaped, pedestrian-accessible parkway.” The landscaped boulevard parkway featured plans for “arched curbs” to “mark the north-south intersections, and ponderosa pines” to “line the central landscape.”<sup>14</sup> Influenced by

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<sup>10</sup> Spokane County Assessor's Plat Book. Spokane Courthouse, Spokane, WA.

<sup>11</sup> Bamonte, Tony & Suzanne Schaeffer Bamonte. *Manito Park: A Reflection of Spokane's Past*. Spokane: 1998.

<sup>12</sup> Spokane County Tax Assessor records. Spokane County Courthouse.

<sup>13</sup> Bamonte, 1998.

<sup>14</sup> Perrin, Natalie and Chrisanne Beckner and Lynn Mandyke. *National Register Manito Park & Boulevard Historic District, Spokane, WA*. 2016. Dept of Archaeology & Historic Preservation, Olympia, WA.

Olmsted park designs, the plans for the boulevard provided an important community link, connecting the city's public Manito Park to the surrounding neighborhood.<sup>15</sup>

Graves hired Fred Grinnell, a seasoned real estate salesman, to sell property in the Manito Park Addition. Grinnell placed advertisements in fliers and local newspapers, proclaiming that "the Manito residence section is known as one of the most desirable residence sections of the city." He applauded plans for the development of Manito Boulevard, "which is to be the show street of the city."<sup>16</sup> Manito Boulevard, Manito Park, the addition of city-financed infrastructure, and the high plateau site for the Manito Park Addition on Spokane's South Hill lured architects, builders, and prospective homebuyers to the area. Aware of the need for architectural compatibility and land use controls, Jay P. Graves, through his Spokane-Washington Improvement Company, initiated subdivision regulations as "binding covenants" which became a legal part of each property's warranty deed. Initially prepared over a century ago in 1903, the covenants were designed to run in perpetuity with the land. The following covenant conditions were specified on warranty deeds for properties in the Manito Park Addition, including the Warner House:

1. *Any residence built on any lot facing Grand Boulevard, Manito Boulevard, or Manito Park shall not cost less than \$5,000.*
2. *All buildings shall be of modern style of architecture.*
3. *No outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house.*
4. *No building erected on any of said lots shall be used for business purposes of any kind.*<sup>17</sup>

The covenants were put in place, and architects and builders erected single-family homes from 1903 to the 1950s. Styles ranged from Colonial and Tudor Revival homes to large Arts & Crafts and smaller Craftsman, Prairie, Spanish Eclectic, Minimal Traditional, and vernacular examples. Public schools were built, churches erected, park and landscaping work in Manito Park progressed, and by the 1950s, development and settlement in the Manito Park Addition were complete. Spokane's 90-acre-plus public parkland called Manito Park, the mile-long public treed-and-groomed parking strip called Manito Boulevard, and its parallel paved city street called South Manito Boulevard, have proven to be immensely popular amenities in the Manito Park Addition.

***HISTORIC SIGNIFICANCE—Category B***  
***William Prentice Warner (1862-1935)***

The Warner House is historically significant for its association with William Prentice Warner and his productive life in Spokane as a railroad leader for 23 years from 1912 to his death in 1935. W. P. Warner was born in England in 1862, immigrated to America in

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<sup>15</sup> Although the nationally famous Olmsted Brothers Landscape Architectural firm of Massachusetts did not prepare formal plans for Manito Park, the designs for the park were *influenced* by the Olmsted firm, their 1907 report, and suggestions for Spokane parks along with their work in cities across America.

<sup>16</sup> Bamonte, 1998.

<sup>17</sup> Spokane County Warranty Deeds. Spokane County Courthouse.

1872, and became a naturalized United States citizen. He married Ella Bowers in 1887 in Jackson County, Missouri, and worked as a railroad agent for a steam railroad company. William and his wife, Ella, relocated to Spokane in 1912 from Portland, Oregon and Butte, Montana where William “had the distinction of opening the traffic office in Butte, and the general offices in Portland” for the Chicago Milwaukee & Puget Sound Railroad.<sup>18</sup> “When he came to Spokane...he opened [the rail line’s] large downtown offices at Riverside and Wall.”<sup>19</sup>

The Warners were first listed in Spokane city directories as residing at 1418 W. Riverside Avenue. On August 23, 1915, they purchased Lot 13 in Block 32 on the northeast corner of South Manito Boulevard and West 27th Avenue in the Manito Park Addition. Seven days later on August 30, William Warner conveyed and warranted the property entirely to his wife, Ella Bowers Warner, as her “sole, separate and individual property...clear of all encumbrances.”<sup>20</sup>

The Warners commissioned Ballard Plannery Company Architects in Spokane to design a single-family home. Ballard Plannery Company Architects completed a site plan, blueprints and drawings, and specifications for the Warner House—listed as “Ballard Plannery Company House Plan #381.”<sup>21</sup> On April 21, 1916, Spokane building permit #7157 was accepted, and permitted the construction of a “new residence” to cost an estimated \$5,000 to be erected at 2627 South Manito Boulevard. The property owner on the permit was listed as “W. P. Warner.”<sup>22</sup>

The proposed single-family house was built and finished in 1916. An October 6, 1916 *Spokesman-Review* newspaper article with a black-and-white photograph of the property announced the home’s completed construction with the following headline and caption:

*Railroad Man’s Home in Manito*

*The home of William P. Warner, assistant general freight agent, Milwaukee railroad, 2627 South Manito Boulevard, [was] completed recently at a cost of \$7,000 for [the] house, lot, and garage. The Warners have been in possession of their home about a week. The place has hardwood floors, a large fireplace, and large porches.*<sup>23</sup>

William & Ella Warner moved into the house where they raised their only child, James Prentice Warner (1901-1987). In 1930, James (sometimes known as ‘Pren’) worked as an agent for a lake steamship company. He married Martha Virginia Leigh in 1935, and by 1940, was employed as a trucker and fruit manager. James Prentice Warner died in

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<sup>18</sup> “Death Takes W.P. Warner.” *Spokesman-Review*, 15 Sept 1935, p.5.

<sup>19</sup> Ibid.

<sup>20</sup> Spokane County Warranty Deed #456296, dated 30 Aug 1915. Spokane County Courthouse.

<sup>21</sup> Ballard Plannery Company Architects 1916 plans for the Warner House, Markham Collection.

<sup>22</sup> City of Spokane Building Permit # 7157, dated April 21, 1916. Spokane City Hall.

<sup>23</sup> “Railroad Man’s Home in Manito.” *Spokesman-Review*, 6 October 1916.

1987, and left his household possessions and residence, located a few blocks west of the Warner House, to various Spokane charities, including the Union Gospel Mission.<sup>24</sup>

After working in railroads his entire career, William Warner became a leader in the rail transport business in Spokane and the Pacific Northwest. Spokane was a noted northwest railroad hub where at different times at least twenty rail lines were stationed. In 1916 when William Warner had his home built, rail lines with active hubs in Spokane included the Big Bend Transit Company, Canadian Pacific Railroad, Chicago Burlington & Quincy Railroad, Chicago Great Western Railroad, Chicago & Northwest Railway, Idaho & Washington Northern Railroad, Lackawana Line, Merchants Despatch, Minneapolis & St. Louis Railroad, New York Central Lines, Northern Pacific Railway Company, Oregon-Washington Railroad & Navigation Company, Pennsylvania Lines, Rock Island Lines, Southern Pacific Railway Company, Spokane Portland & Seattle Railway, Spokane Traction Company, Spokane Western Power & Traction Company, Spokane & Inland Empire Railroad, and the Spokane & International Railway Company.

William Prentice Warner died in 1935 at age 69. An obituary in the *Spokesman-Review* praised him as the “oldest agent on the Milwaukee [Railroad’s] western lines, and probably the oldest agent in the Pacific Northwest...the senior general agent in point of service on *any* railroad in the Pacific Northwest.”<sup>25</sup> His wife, Ella Warner, lived in the Warner House until her death in 1956.

William & Ella’s son, James Prentice Warner, inherited the Warner House in 1956. He leased it to John Joseph Torpey and his wife, Merle Torpey, for \$75 a month with the understanding that Merle would maintain the upkeep of the property while she rented it. John Torpey worked as a mining engineer for the DuPont Company in the Wallace/Kellogg, Idaho area. Merle Torpey was remembered by many children as their “favorite teacher.” In her career, Merle taught at different times at Wilson Grade School, Jefferson Grade School (Spokane public schools), and at the Shriner’s Hospital for Crippled Children. The Torpeys raised four children in the house: Michael, James, Dan, and Patty.<sup>26</sup>

On November 19, 1987, Paul & Suzanne Markham purchased the Warner House. Paul Markham was employed in Spokane for 25 years as a juvenile parole councilor for the State of Washington. Suzanne worked for various advertising agencies and Hewlett-Packard (Agilent) as a graphic designer. Together, Paul and Suzanne carefully rehabilitated the Warner House from 1987 to 1993 (see Section 7: Modifications). The Markhams have hosted several preservation meetings, events, celebrations, Allegro & Beyond Concerts in Historic Homes, various SPA historic home tours at their property, and continue to practice sensitive stewardship of the historic Warner House.

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<sup>24</sup> Markham Collection.

<sup>25</sup> “Deaths Take W.P. Warner.” *Spokesman-Review*, 15 Sept 1935, p. 5.

<sup>26</sup> Interview with Dan Torpey, 2018. Markham Collection, Spokane, WA.



***ARCHITECTURAL SIGNIFICANCE—Category C***

The Warner House is architecturally significant as a fine example of the Craftsman style. The style embraced natural materials such as indigenous basalt field stones, brick, glazed ceramic tile in mottled matte finishes, hand-split wood shingles, narrow-width clapboard siding, coarse to fine stucco, leaded-glass windows, burnished copper and brass, and hand-forged wrought iron. The liberal use of natural woodwork finished and hand-rubbed to a rich luster was paramount for interior treatments and included fir, oak, walnut, mahogany and other woods. Without embellishment or decorative carved surfaces, dark brown- and ebony-finished fir was especially associated with an artificially aged appearance—a popular feature of the Craftsman style.<sup>27</sup>

In addition to natural building materials, the Craftsman style emphasized horizontal prominence. Some of these design applications included architectural forms and features such as one-and-one-half story broad bungalow house forms, low-pitched roofs with widely overhanging eaves that produced deep horizontal shadows across the home's planar wall surfaces, exposed rafter tails, prominent bargeboards (some with pointed ends), numerous horizontal bands and stringcourses that separated siding treatments or junctures between floors, horizontal rows of windows or tripartite windows, solid porch walls (made of wood, stone or brick), flared/battered walls (porch and house), porch supports (pillars, posts, piers), tapered fenestration surrounds, and partial or full-width covered front porches.

The Warner House well-depicts the aforementioned Craftsman style as evidenced by the home's prominent horizontal emphasis, low-pitched roof, wide eaves, deep bargeboards, wide horizontal stringcourses, narrow-width horizontal clapboard siding, flared exterior walls, thick porch piers, and an ashlar basalt stone porch wall and foundation. The home's interior illustrates Craftsman-style aesthetics found in sleek dark brown-colored fir woodwork, boxed beam ceilings, oak floors, numerous built-ins (colonnades, bookcases, buffet and hutch, bench seats, linen closets), and a fireplace with a mottled matte-finish glazed ceramic tile hearth. Noted by the local press in a *Spokesman-Review* newspaper article, the house was constructed for \$7,000—a cost that exceeded by 30% the minimum \$5,000 construction cost required for homes erected on South Manito Boulevard.

***Ballard Plannery Company Architects***

***W. J. Ballard, Principal Architect (1870-1971)***

The Warner House was designed and built by Ballard Plannery Company Architects in 1916. William James Ballard was born in 1870 in Plainfield, Illinois. He was influenced by his father who was a general contractor, and became interested in the design and construction trade. With an interest in architecture, architectural engineering, and building construction, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of California at Berkeley in San Francisco

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<sup>27</sup> A popular and desirable element of the Craftsman style was a replication of dark brown and/or ebony-colored wood finishes, which mirrored historic woodwork darkened by decades of grit, grime, smoke, and oil in the 1600s-1800s throughout England and Europe

and the Throop Polytechnic Institute in Pasadena. After his education in architecture was completed, Ballard worked for architect B. B. Bixby in Los Angeles. While in Southern California, Ballard met and married Ina Chamberlin in 1895. They had three children: Laura, Gilbert, and Earl.

Ballard's wife, Ina, was the daughter of Gilbert L. Chamberlin, a professional builder and real estate developer in the Los Angeles area. At the turn of the century, G. L. Chamberlin expanded his business to Spokane where he founded the Chamberlin Real Estate & Improvement Company. W. J. Ballard followed his father-in-law to Spokane, and was employed by the Chamberlin Real Estate & Improvement Company as a building superintendent. In 1903, Ballard returned to California, specifically Pasadena, to hone his architectural skills, reportedly "devoting the greater part of his time to bungalow and cottage construction...the favorite style of building" in the Pasadena area.<sup>28</sup>

In 1905, W. J. and Ina Ballard returned to Spokane where Ballard worked for the Chamberlin Real Estate & Improvement Company as the company architect. W. J. Ballard and builder Gilbert Chamberlin (Ballard's father-in-law) were responsible for many houses throughout Spokane, and developed large residential sections in northwest Spokane, designing and building hundreds of homes.

In 1908, Ballard founded his own architectural firm, called it the Ballard Plannery Company Architects, and leased an office in the Kuhn Building in downtown Spokane. The practice thrived from 1908 to 1925. In 1912, Spokane historian and local *Spokesman-Review* newspaper writer N. W. Durham summarized Ballard and his many accomplishments at that time:

*He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.*<sup>29</sup>

Notable projects included the Merriman Block, Empire Hotel, Arden Hotel, and Wilson Apartments among other commercial buildings.<sup>30</sup> In addition to residential designs, Ballard gained notoriety for his plan book entry, "Ballard Barn & Silo."<sup>31</sup> Today several Ballard-designed agricultural buildings can be found throughout Eastern Washington.

In 1920, Ballard became a registered architect in Washington State, and a registered architect in California in 1921. In 1925, the Ballard family moved to the Los Angeles

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<sup>28</sup> Durham, N.W. *History of the City of Spokane and Spokane County*, Vol. 2. Spokane: Clarke Publishing Co, 1912, p.604.

<sup>29</sup> Ibid.

<sup>30</sup> "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

<sup>31</sup> Ballard Plannery Company Architects. *The Modern Bungalow*, 1910-11.

area where W. J. Ballard continued to practice and design more than 400 homes and buildings.<sup>32</sup>

In summary, William Ballard impacted Spokane in the design and construction business. He founded an architectural firm in the city that employed various architects and draftsmen for seventeen years. He designed and built hundreds of homes and commercial buildings, barns, and silos throughout Spokane and Eastern Washington, and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations: the Independent Order of Oddfellows and the Independent Order of Foresters. Ballard's expertise as a successful architect is well-illustrated in the Warner House. As a tribute to his professional accomplishments, William James Ballard was noted for his contributions, which were described as "wide and varied" and which "had a direct result upon Spokane's welfare and improvement."<sup>33</sup>

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<sup>32</sup> *Spokane Daily Chronicle*, 27 Oct 1970.

<sup>33</sup> Durham, 1912.

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*Photographs of Mrs. Ella Bowers Warner and son James Prentice Warner in 1903,  
and Mr. William Prentice Warner in circa 1915-1920.  
James Prentice Williams was the son and only child of Mr. & Mrs. Warner.*



*Spokesman-Review, 15 Sept 1935, page 5*

## DEATH TAKES W. P. WARNER

Heart Fails Pioneer Railroad  
Man After Month's  
Illness.

W. P. Warner, division freight and passenger agent here for the Milwaukee road for more than 23 years, died yesterday morning at the Sacred Heart hospital of a heart attack culminating a month's illness.

Mr. Warner became ill on July 18 with a severe cold, which developed into a lung congestion, complicated by gall bladder trouble.

He was taken to the hospital Thursday afternoon following a heart attack, and suffered a series of similar attacks Thursday and Friday. He retained consciousness to the end.

### Was 69 Years Old.

Mr. Warner, 69 years old, was the oldest general agent on the Milwaukee's western lines and probably the oldest general agent in the Pacific northwest. He was the senior general agent in point of service on any railroad in the Pacific northwest.

As the Milwaukee road was built westward, Mr. Warner had the distinction of opening the traffic office in Butte and the general offices in Portland and, when he came to Spokane in 1912, he opened the large downtown offices at Riverside and Wall.

He is survived by his widow and one son, Prentice Warner, at the family home, 52627 Manito boulevard.

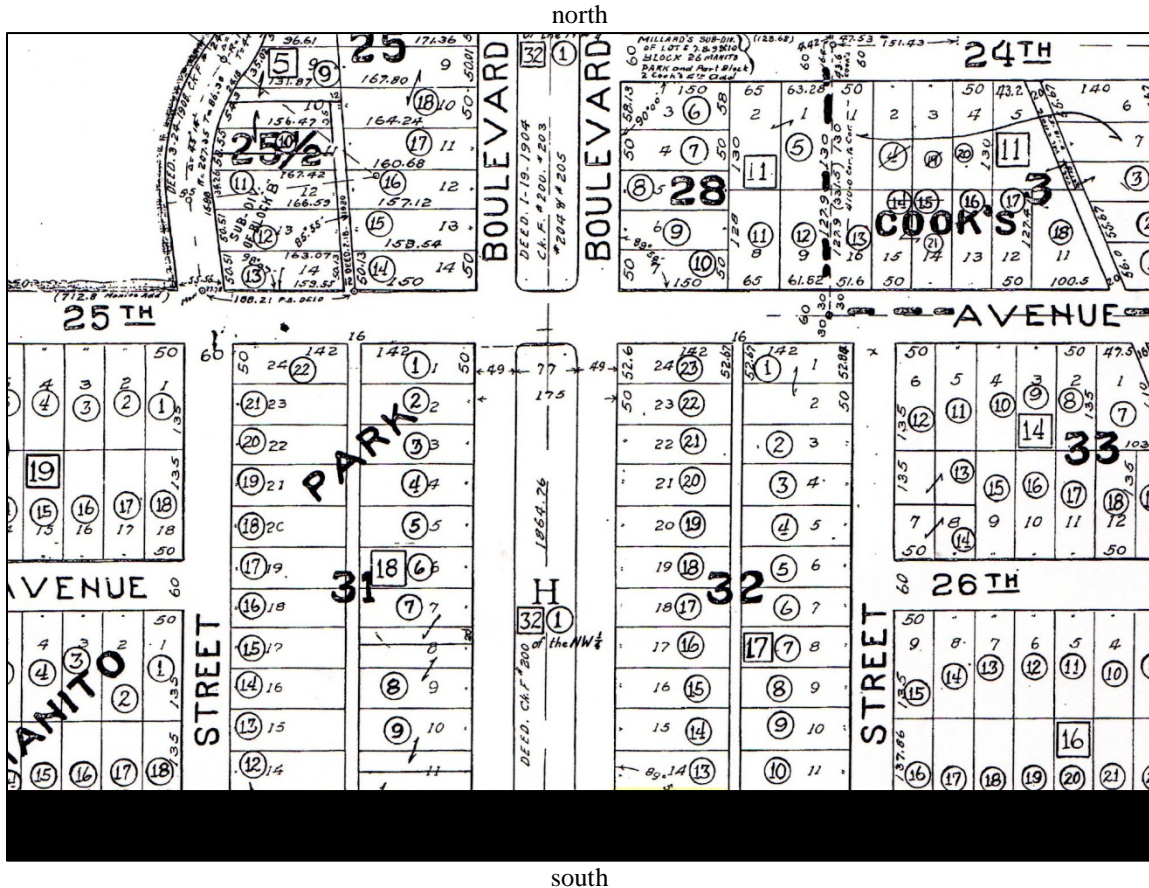
Dr. H. A. Van Winkle of Central Christian church will conduct the funeral services from Smith & Co.'s chapel at 1 o'clock Monday afternoon. Interment will be in Riverside Park cemetery.

The list of pallbearers, made up of men working for Mr. Warner on the Milwaukee at the time of his death, includes: A. E. Gist, R. M. Fields, F. W. Watkins, J. C. Paige, J. G. Cain and J. O. McIllyar.

On the list of honorary pallbearers are: H. A. Scandrett, J. P. Gillick, H. E. Pierpont, F. N. Hicks, H. B. Earling, P. T. Wilson, Harry Rowe, G. R. Webster, R. W. Reynolds, W. W. Cutler, C. H. Buford, John P. Gray, Carl Lundgren, W. J. Gamble, W. J. Weisman, Walter Rosenberry, E. B. DeVoe, John Dimeling, T. J. Dodd, T. A. Murphy, George Hardy, H. W. Shields, G. L. Morrison, E. S. McPherson, C. R. Mowery, V. R. Shinkle, F. S. McWilliams and J. L. Campbell.



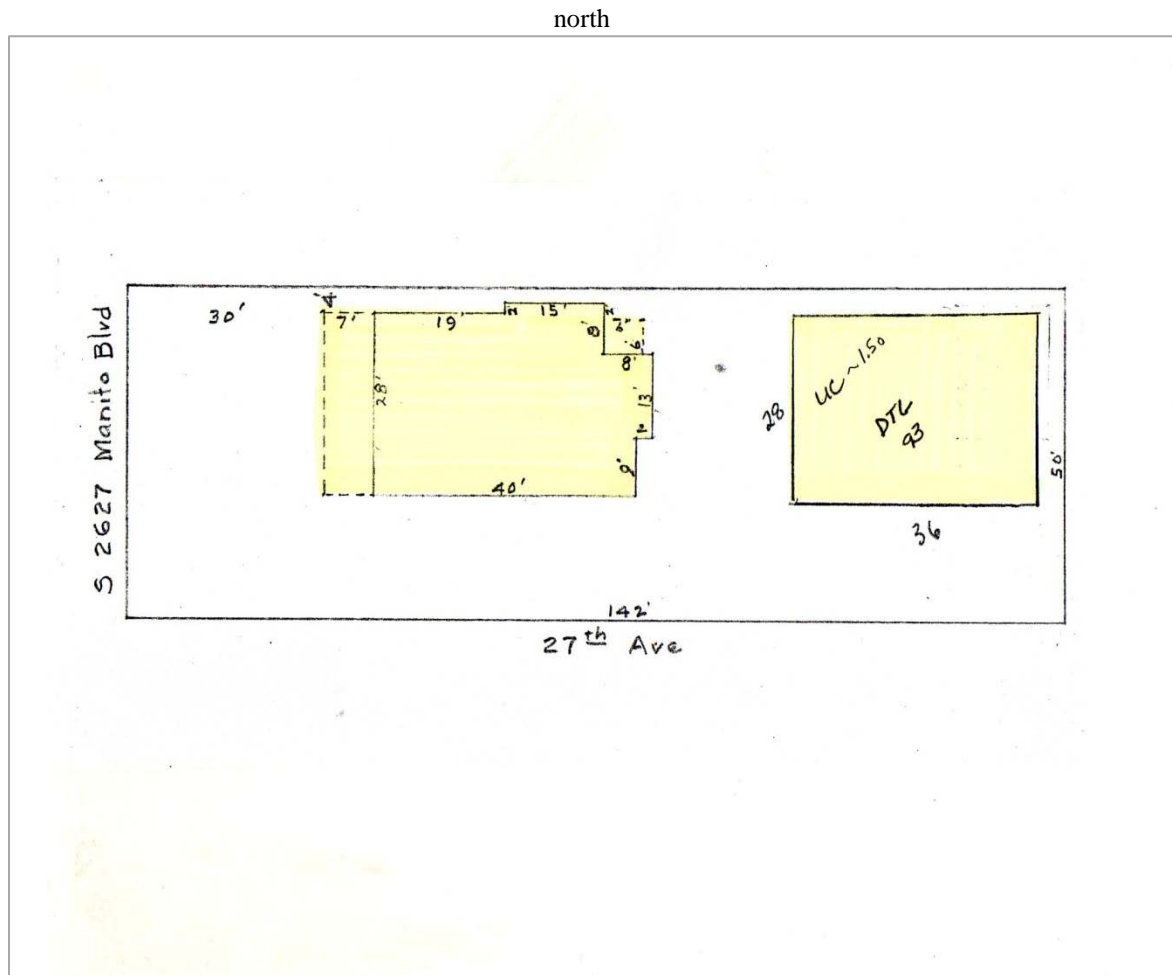
Spokane Register of Historic Places Nomination  
WARNER HOUSE



Property is highlighted in yellow  
for  
2627 S. Manito Boulevard  
Lot 13, Block 32,

2018 Spokane County Plat Map  
Source: Assessor's Office Spokane County





***2018 Site Plan  
2627 S. Manito Boulevard***

***Lot 13, Block 32, Manito Park Addition***

*Source: Spokane County Assessor's Records*



*1916 photo of Warner House, looking east*



*2018 photo of Warner House, looking east*





*2018 photo of Warner House, looking at southwest facade*



*2018 photo of Warner House, looking at southeast corner of house*





*2018 photo of Warner House, looking west at east rear of property*



*2018 photo of Warner House rear deck, looking northwest*



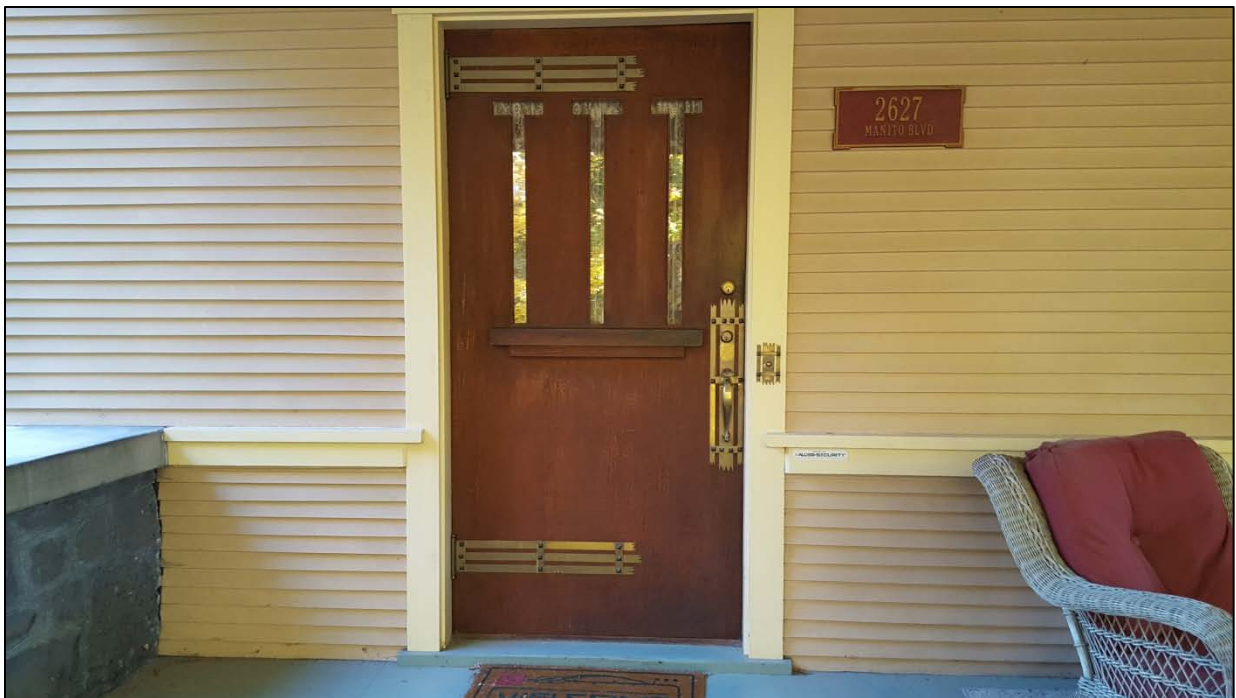


*2018 photo of east rear of property, looking south*



***2018 photos of second-floor balcony at west façade of house—notice original designs and materials, stacked roof eave brackets, and original storm and interior windows.***





*2018 photo of front door located on the north end of the front porch,  
west façade of house*





*2018 photo of front entry, looking southwest*



*2018 photo of living room, looking northwest through living room to front entry and reception hall*



*2018 photo of living room, looking north into front reception hall*



*2018 photo of living room window, looking southwest to front porch*





*2018 photo of dining room, looking southwest through living room*



*2018 photo of dining room, looking northwest through living room*

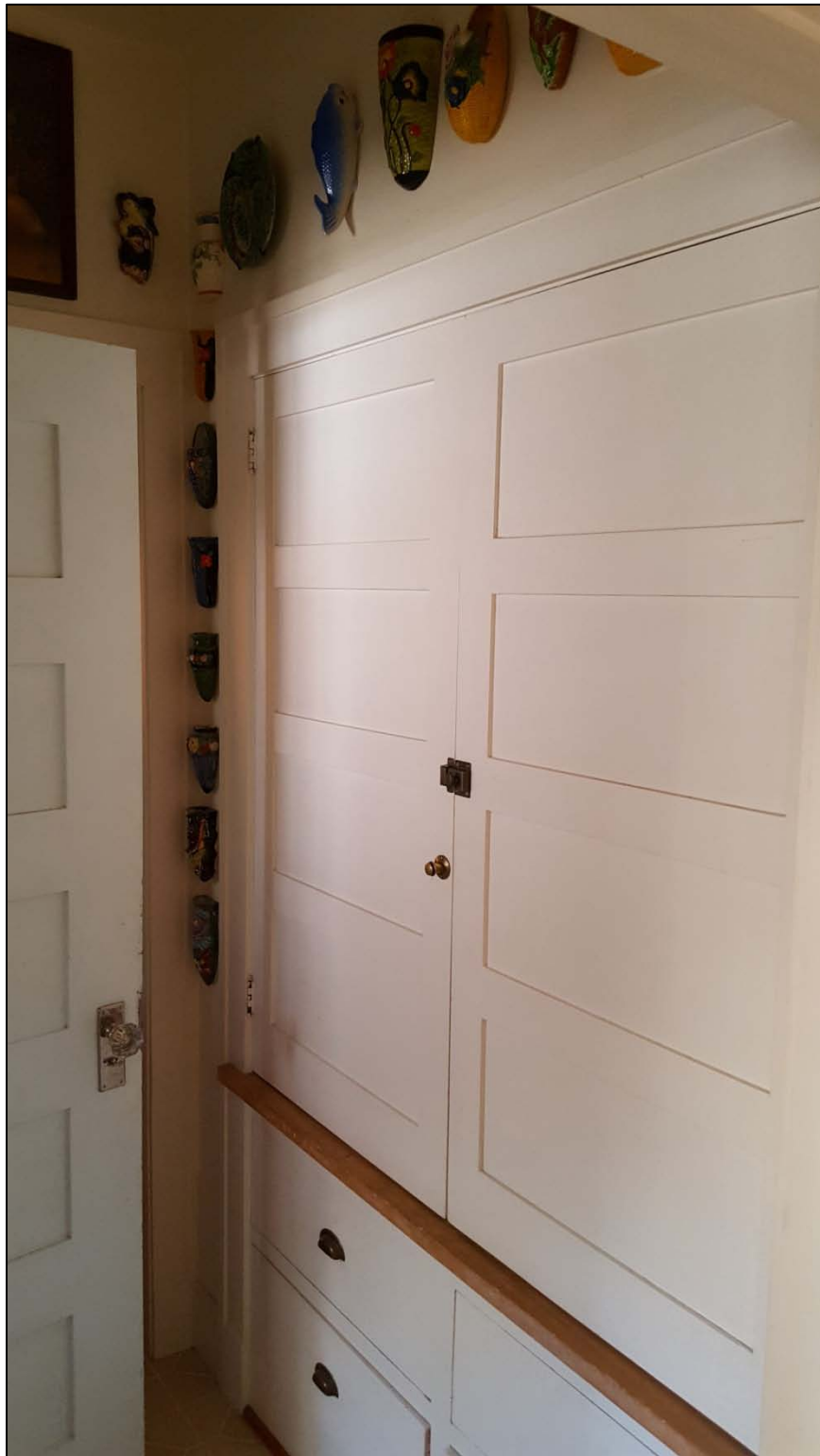


*2018 photo of built-in buffet and hutch in dining room, constructed in 1916*





*2018 photos of kitchen, looking southeast in top photo,  
and looking northwest in lower photo*



*2018 photo of 1916 built-in linen closet in hallway on first floor*

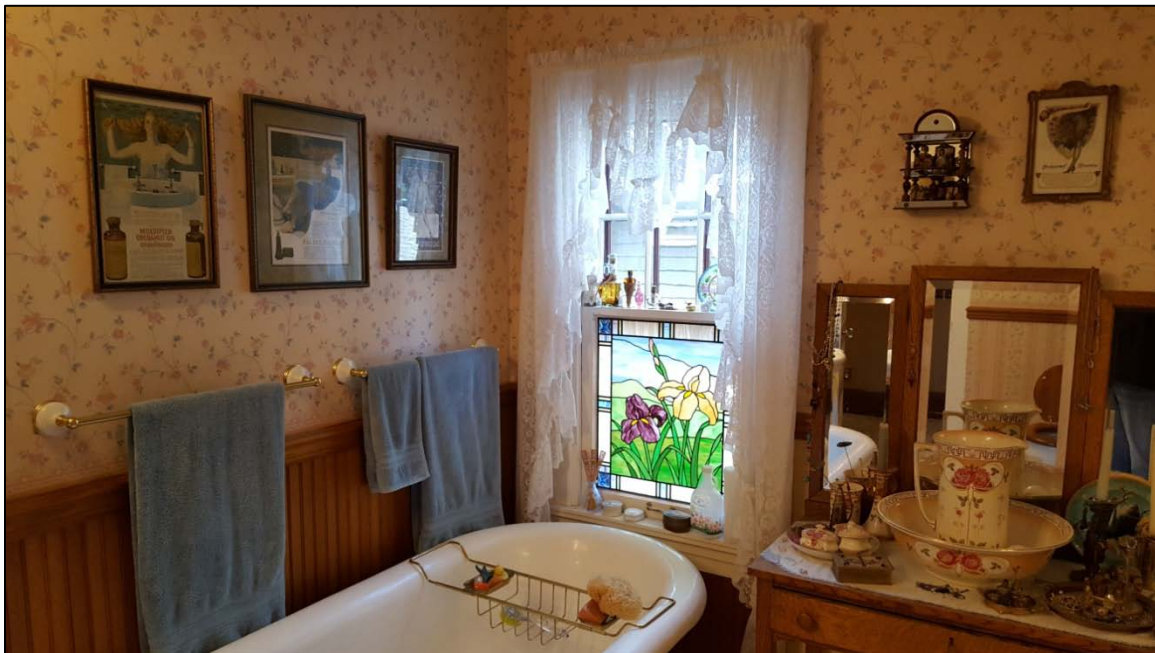


*2018 photo of stairs from first-floor reception hall to second floor hallway*





*2018 photo of second floor, looking northwest*



*2018 photo of hall bathroom on second floor, looking north*



*2018 photo of 1916 built-in linen closet in second-floor bathroom*





*2018 photo of center west bedroom on the second floor,  
looking northwest at Manito Boulevard*



*2018 photo of second-floor hallway from center west bedroom*



*2018 photo of finished basement recreation room, looking north*



*2018 photo of finished basement recreation room, looking west*





*2018 photo of finished recreation room in basement, looking southwest*



*2018 photo of finished basement recreation room, looking northwest*



*2018 photo of basement bathroom*