

# Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places Mathias & Mamie Baumgartner House – 1125 S Bernard Street

## 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."**
  - Originally built in 1910; the Mathias and Mamie Baumgartner House 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, E).**
  - The Baumgartner House meets the Spokane Register under Category C for architecture as a good example of an American Foursquare with Neoclassical and Colonial Revival styling; as well as its association with master architect, Earl W. Morrison.
  - The Matt and Mamie Baumgartner House at 1125 S Bernard Street in the Cliff Park Addition Resurvey on Spokane's South Hill was built in 1910. The home was designed by architect Earl W. Morrison and built by Amil T. Johnson and sold to Mathias "Matt" Baumgartner, a major player in the local mining industry.
  - Earl W. Morrison, (1889-1955) known as the "boy architect" in Spokane, had the unique distinction of designing large homes for prominent people in Spokane while he was still in high school and college. Morrison designed dozens of houses, including some of the most impressive homes on Spokane's South Hill, including in the Cliff Park, Ninth Avenue and Rockwood neighborhoods, still some of Spokane's most prestigious areas. These large and distinctive homes shape the character of these neighborhoods to this day. After starting his career in Spokane, he went on to have a decades-long career designing both modest and grand houses, residential apartment buildings, high rises, commercial projects, schools, and more, primarily in Washington State.
  - The home's form is American foursquare, with a wide front porch. It stands two stories tall, with a hipped roof attic with three dormers. The style of the home is distinctive in its eclecticism, with elements of neoclassical and colonial revival style. There are sets of columns on two stories and a prominent pointed arch front dormer with a Palladian window in the front attic dormer. The experimental mix of styles reflects the work of the young architect with the creative freedom to try new styles on large extravagant homes. Earl W. Morrison went on to leave his mark by designing apartment towers, commercial buildings, schools, and office buildings throughout Washington State.
- 3. SMC17D.100.090: "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 Baumgartner House has retained its location, design, setting and association, and still retains most of its materials and workmanship on the exterior and interior, although the extant wood siding has been covered with aluminum siding and a kitchen addition was completed in 2003. As a result of its overall integrity, it is eligible for listing on the Spokane Register of Historic Places.
- 4. Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

## **STAFF RECOMMENDATION**

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**The Mathias & Mamie Baumgartner House is eligible for listing on the Spokane Register under Category C** in the area of architecture for its design by Earl W. Morrison and as a good example of an American Foursquare with elements of the Neoclassical and Colonial Revival styles.

Preservation Officer Review: Megan Duvall

Nominations Committee: Yes

Landmarks Commission Review: Pending

Report: 3/11/2026

Site Visit: 3/12/2026

Hearing: 3/18/2026