

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not for publication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

Name of Property

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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

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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.

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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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"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

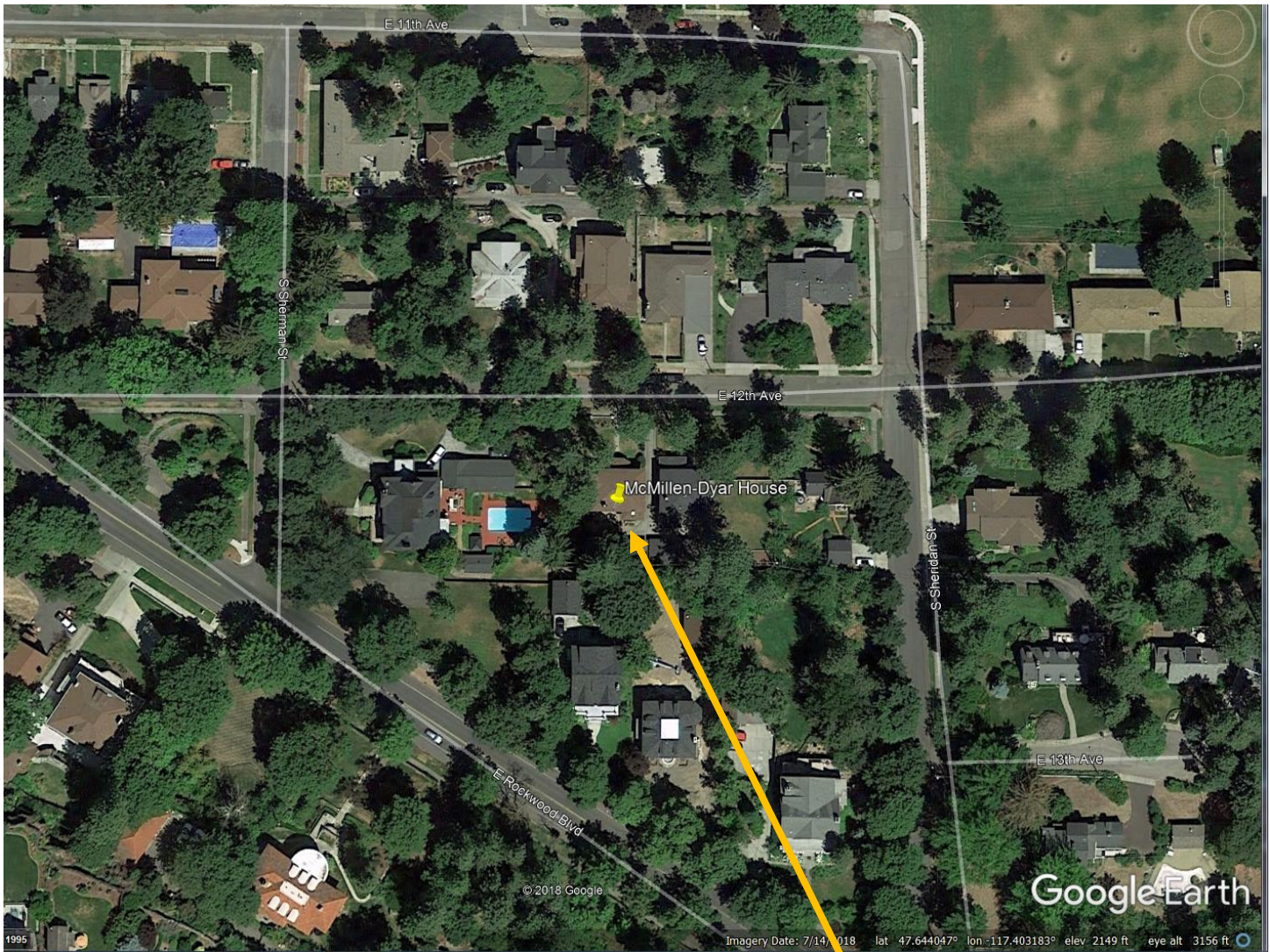
SPOKANE CO, WA

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:

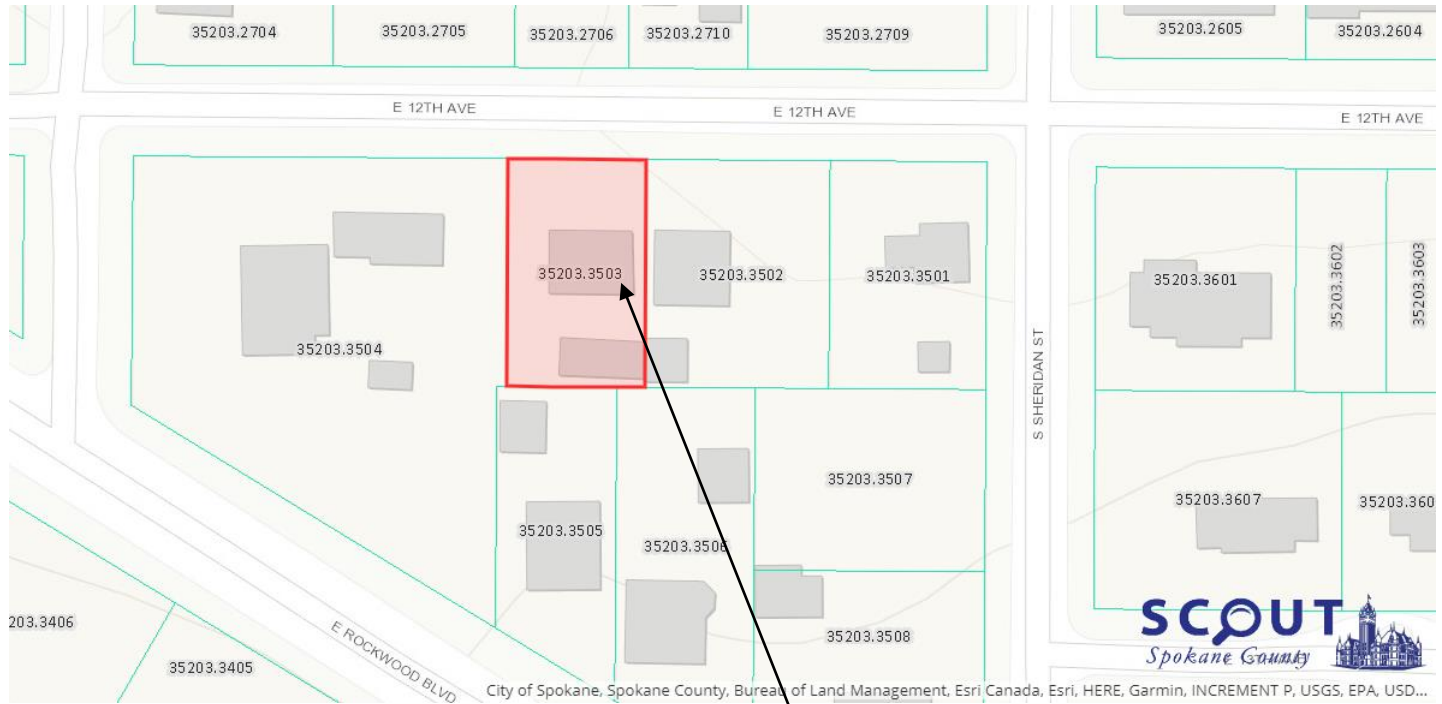
Longitude:

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

County and State



Spokane County Assessor Map

Parcel No – 35203.3503

McMillen-Dyar House

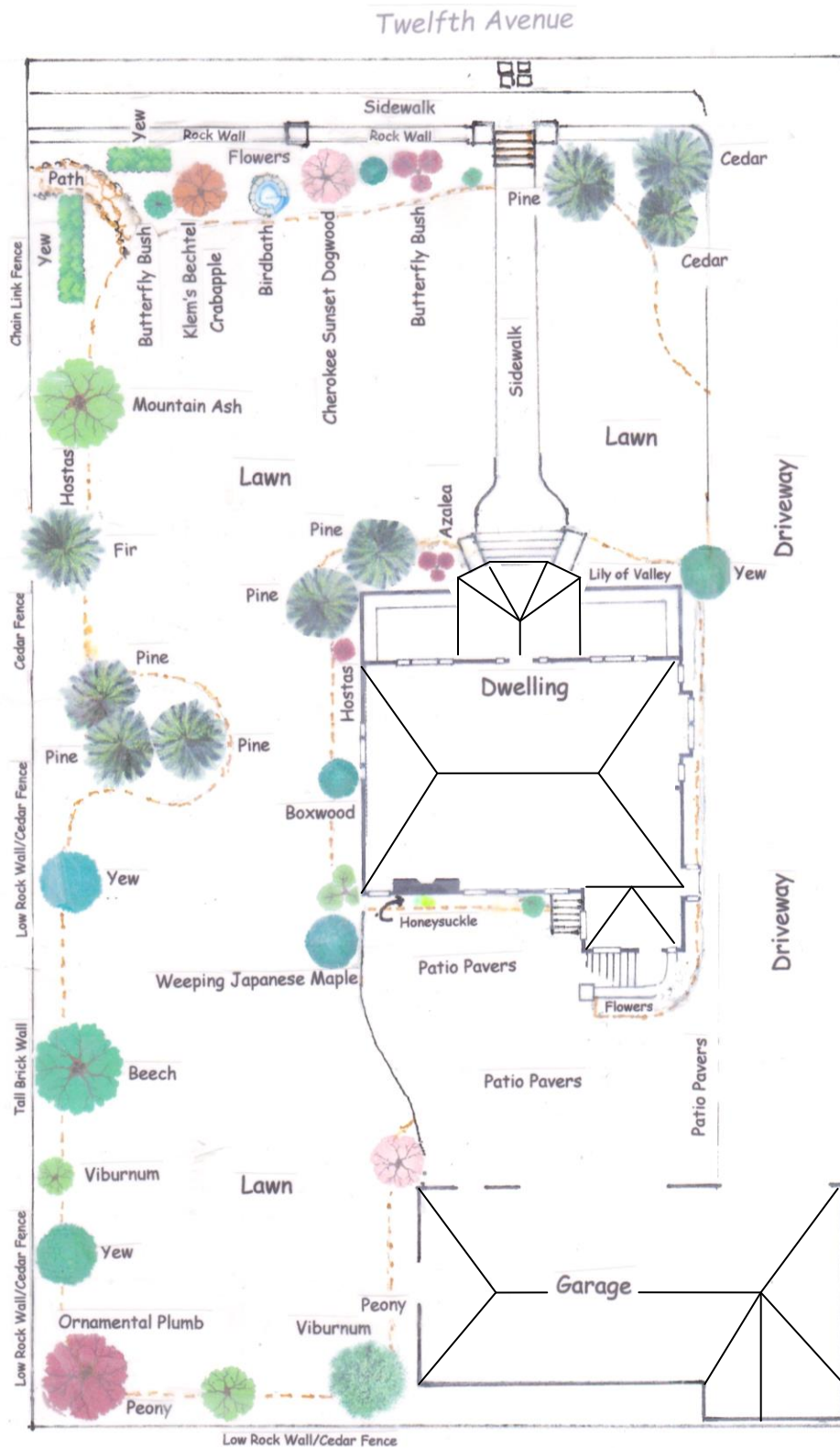
Nomination Boundaries

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

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526 E 12th Avenue
Spokane, WA

Site Plan



Site Plan

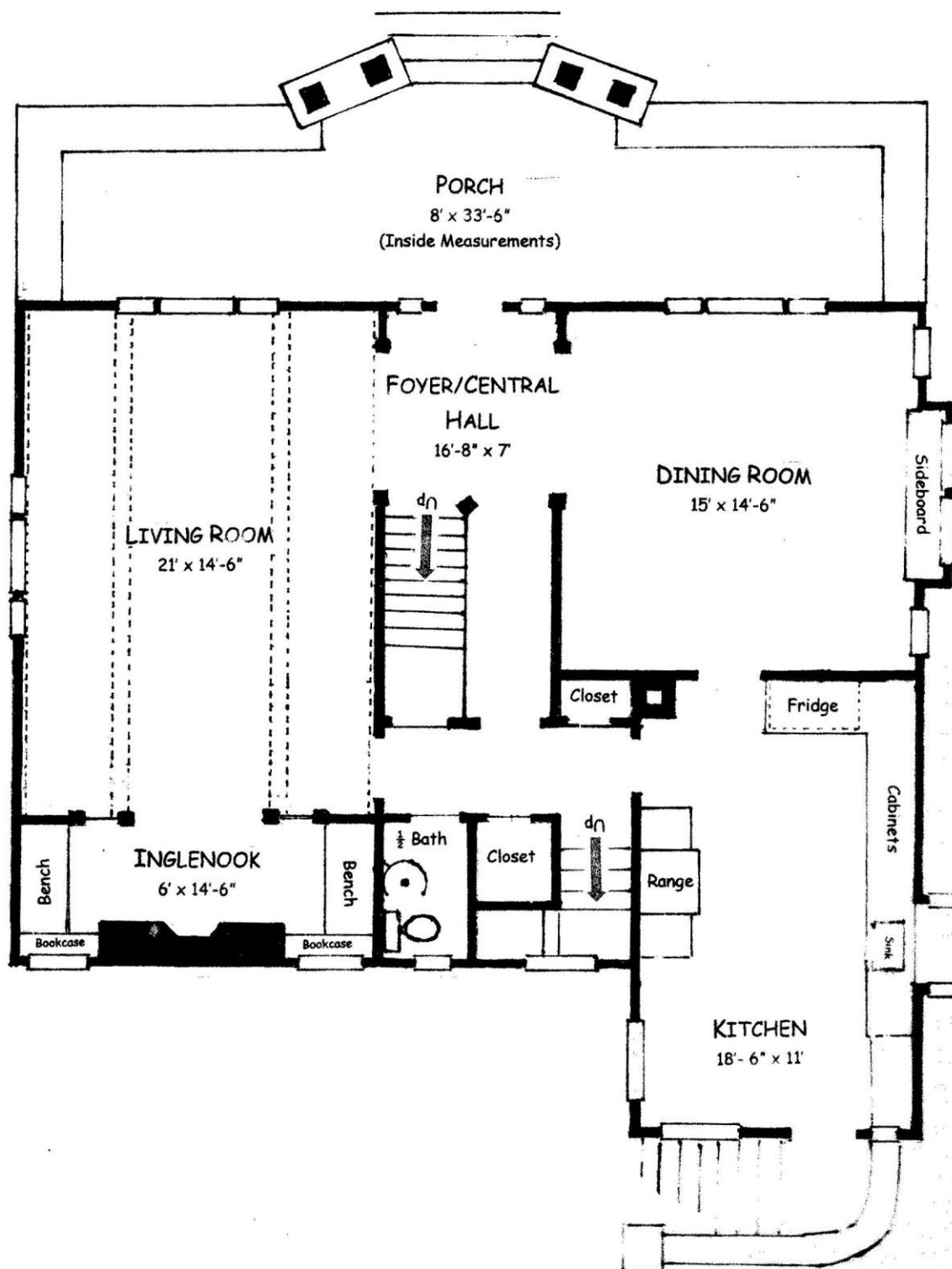
McMillen-Dyar House

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

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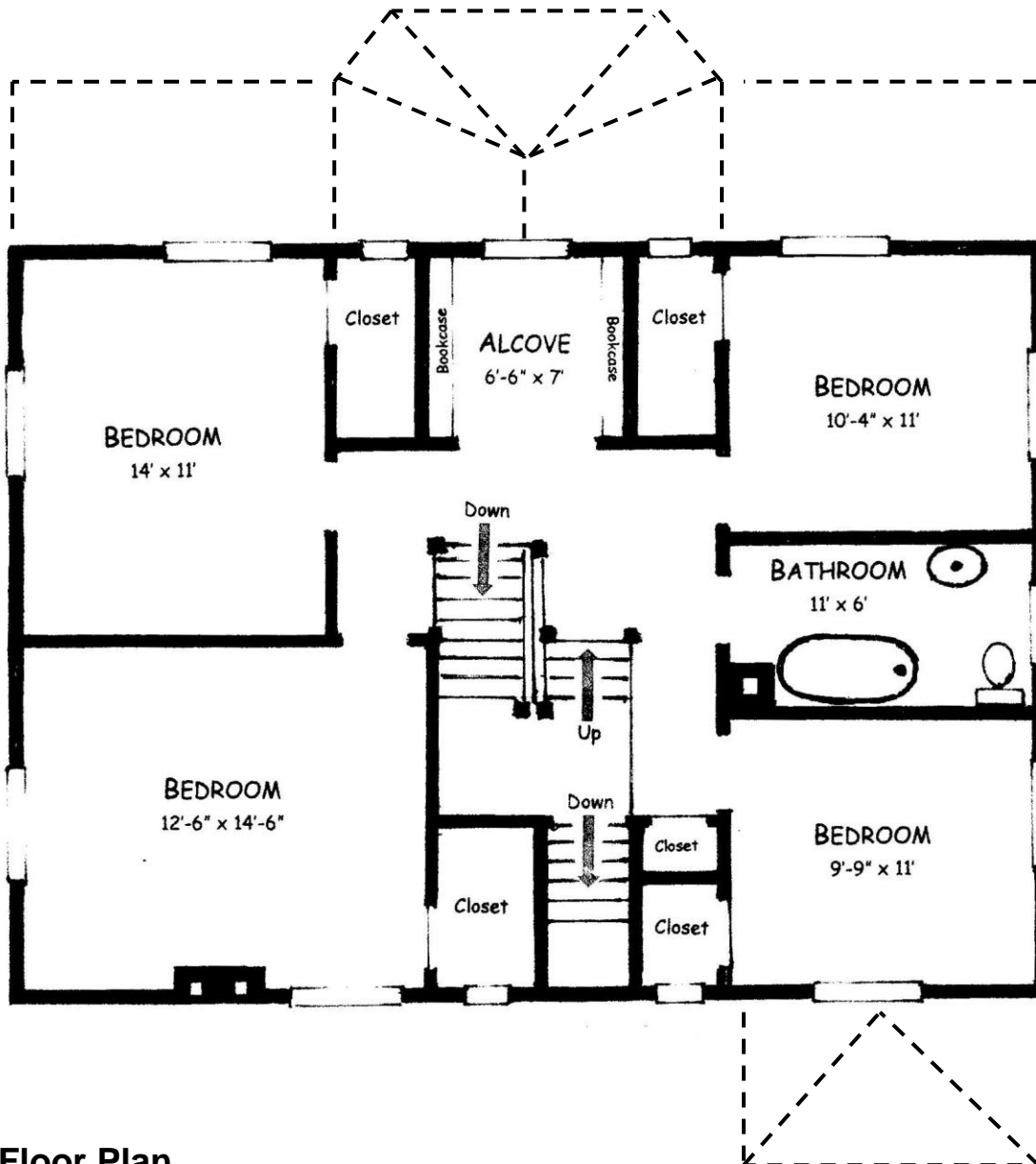
1st Floor Plan
McMillen-Dyar House

McMILLEN – DYAR HOUSE

Name of Property

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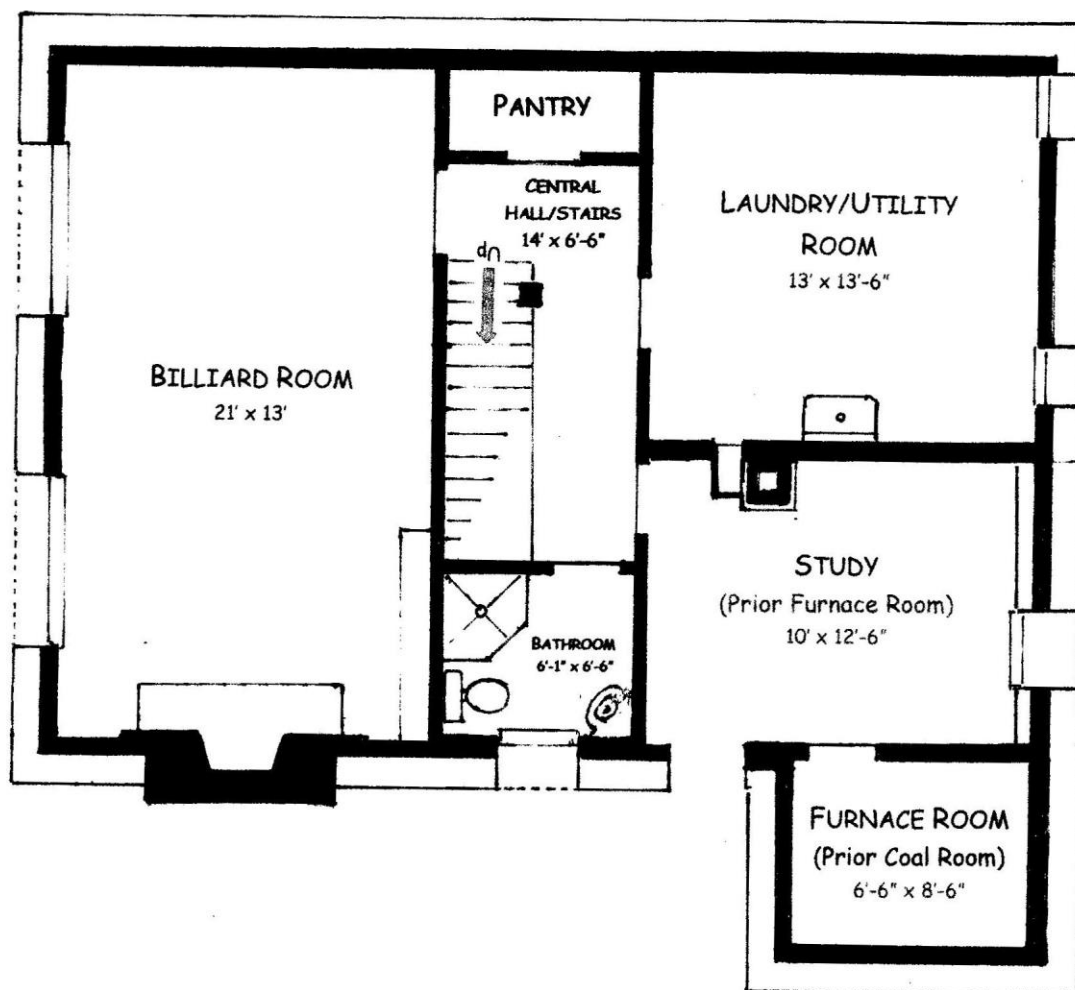
2nd Floor Plan
McMillen-Dyar House

McMILLEN – DYAR HOUSE

Name of Property

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Basement Floor Plan

McMillen-Dyar House

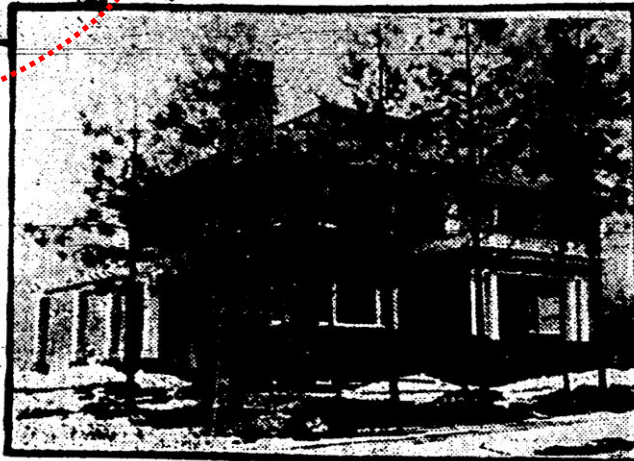
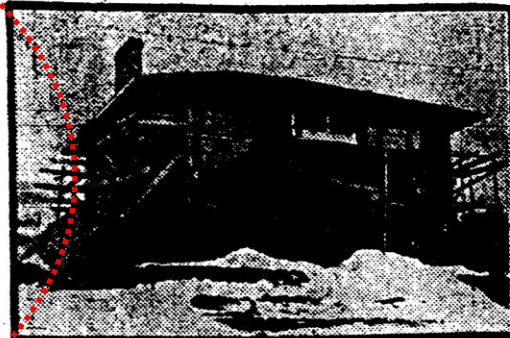
McMILLEN – DYAR HOUSE

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

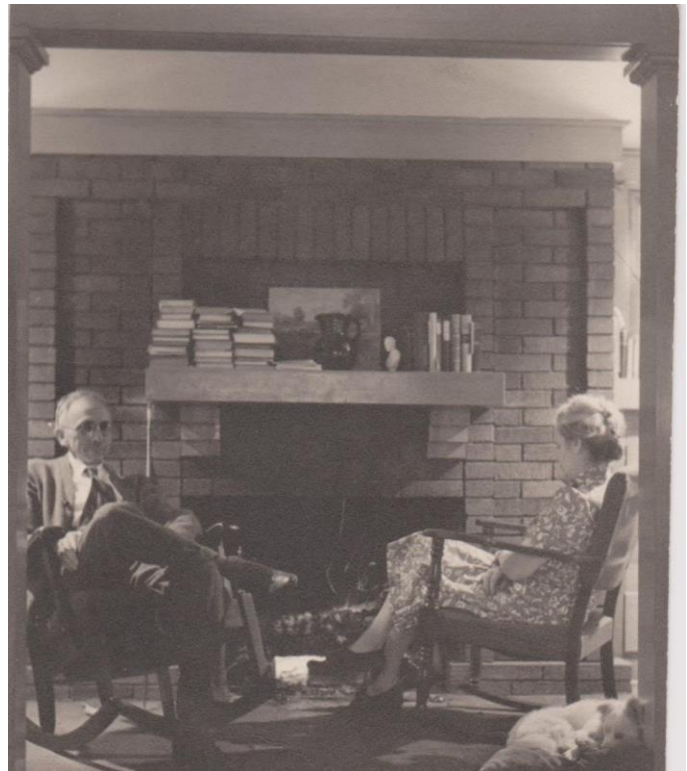
FINE RESIDENCE JUST COMPLETED

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



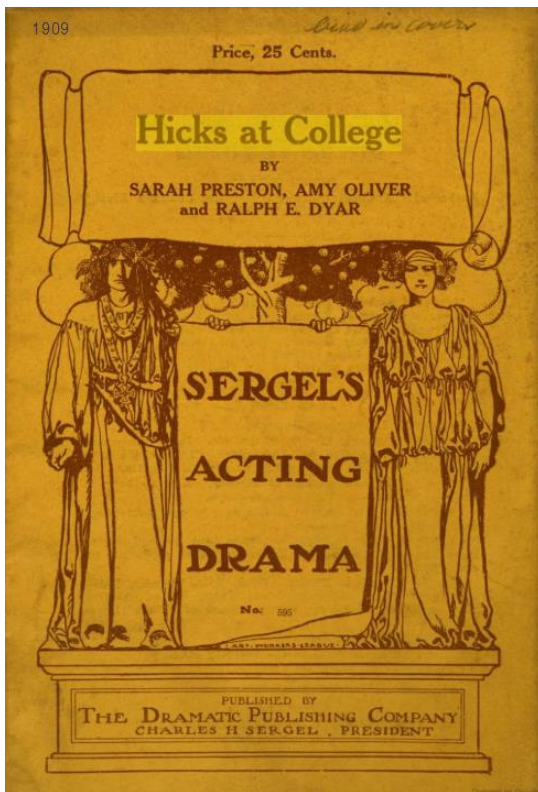
Margaret Dyar on roof of
nominated house with telescope.
– c.1925

McMILLEN – DYAR HOUSE

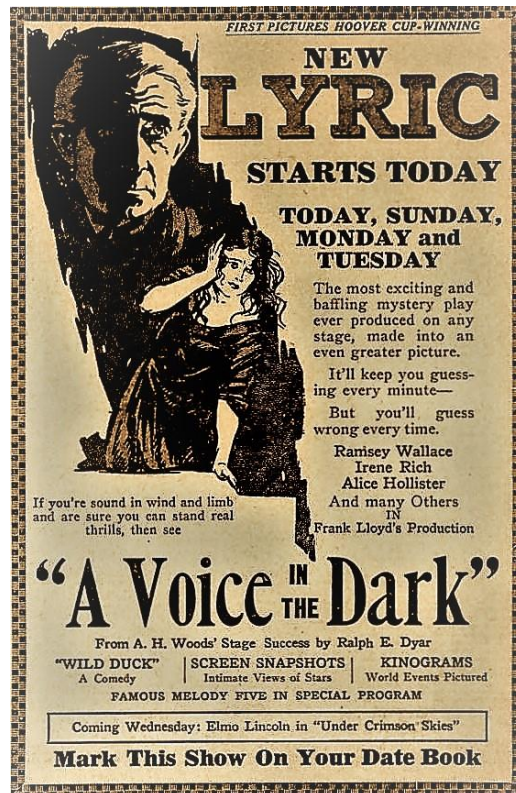
Name of Property

SPOKANE CO, WA

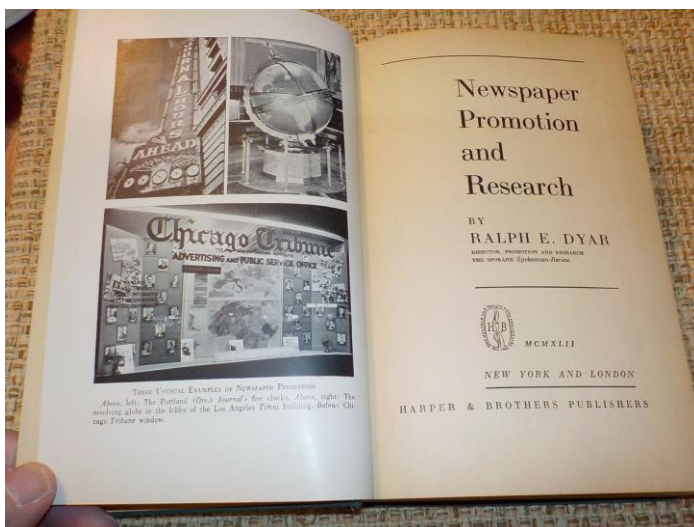
County and State



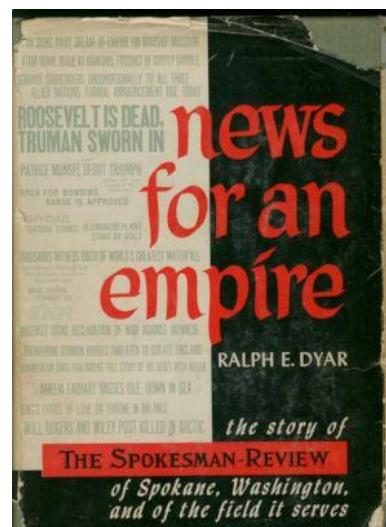
Script – “Hicks at College”, sold by the Dramatic Publishing Co., 1909.



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

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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

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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 McMullen-Dyar House.



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

McMILLEN – DYAR HOUSE

Name of Property

SPOKANE CO, WA

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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

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



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

McMILLEN – DYAR HOUSE

Name of Property

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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

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



23 of 24. Basement bathroom of McMillen-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.