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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 WARNER, WILLIAM & ELLA, HOUSE

other names/site number \_\_\_\_\_

### 2. Location

street & number 2627 S. Manito Boulevard

not for publication

city or town Spokane

vicinity

state Washington code WA county Spokane code 063 zip code 99203

### 3. State/Federal Agency Certification

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

I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria

    A     B X C     D

Ally  
Signature of certifying official/Title

11.4.19  
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:

X 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:)

Kevin A. ...  
Signature of the Keeper

12/23/2019  
Date of Action

**WARNER, WILLIAM & ELLA, HOUSE**  
Name of Property

**Spokane County, WA**  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

None

**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 19<sup>TH</sup> & EARLY 20<sup>TH</sup> AMERICAN MOVEMENTS:  
Bungalow/Craftsman

**Materials**  
(Enter categories from instructions.)

foundation: STONE

walls: WOOD

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.*

**Summary Statement**

Completed in 1916, the Warner House was built in the Craftsman style. The property is located in Spokane, Washington in the southwest quadrant of the South Hill, located 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; a low-pitched side gable roof; widely overhanging roof eaves, massive stepped-beam eave brackets; exposed rafter tails; wide bargeboards; narrow-width horizontal wood siding; a combination of multi-paned tripartite, casement and double hung windows; and a basalt rock foundation. The home is distinguished with a covered front porch that spans the full width of the house at more than 29 feet and serves as an out-of-doors extension to the home's interior living space. The property's interior features a spacious living/dining room, prominent built-in furniture (bench seats, bookcases, linen closets, and a dining room buffet and hutch) as well as superior quality curly- and vertical-grain fir woodwork burnished to a rich, deep brown patina. The house retains a high level of interior and exterior architectural integrity in location, setting, design, materials, workmanship, feeling, and association.

**CURRENT HOUSE 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 a manicured lawn, a variety of shrubs and bushes, and mature evergreen and deciduous trees (mostly 100-year old maples). Running parallel with a concrete paved sidewalk, a three-foot-high basalt rock retaining wall built in 1988 encircles the house at the property's west and south facades. A non-historic double-car garage built in 1993-1996 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.<sup>2</sup>

**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. 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 slight flare is found at the bottom edge of the clapboard-clad walls. A horizontal wood water table surrounds the house above a basalt stone ashlar foundation. A full-width covered front porch is incorporated under the main roof on the west facade of the house at the first floor. A large gabled dormer with a low-pitched gable roof, widely overhanging eaves, exposed rafter tails, and decorative stepped-beam brackets is centered on the principal roof above the inset front 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> Manito Boulevard was listed on the National Register in 2016. Perrin, Natalie and Chrisanne Beckner and Lynn Mandyke. *National Register Manito Park & Boulevard Historic District, Spokane, WA. 2016.*

<sup>2</sup> Ibid.

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*The west/main facade* of the Warner House faces the boulevard's greenbelt/parking strip and the paved public street located between the greenbelt 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, extended "T" shape, and is 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. Three windows are located on the front door 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. The front door's polished brass hardware elicits strong influence from Prairie School designs (1900-1920s). 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. It features a large fixed cottage style window flanked by two multi-paned sidelights. 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 27th Avenue. 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 followed by 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>3</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>4</sup> Mortar joints are made of concrete and reveal "rope" mortar designs.<sup>5</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 dominated by a low-pitched side gable roof, widely overhanging eaves, decorative stepped-beam eave 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 original 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

<sup>3</sup> Ballard Plannery Company Architects. Original 1916 House Plans #381. Markham Collection.

<sup>4</sup> Phillips, Steven J. *Old House Dictionary*. NTHP: Preservation Press, 1994.

<sup>5</sup> McCraven, Charles. *Stone Primer*. MA: Storey Publishing, 2007, pp. 120-121.

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be easily seen from the public right-of-way along Manito Boulevard due to the home's close proximity to shrubs, hedges, and 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>6</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 flared walls that surround the perimeter of the house.

***House Interior***

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>7</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>8</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 (re-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 five 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 stair balusters and newel post feature a stylized "T" shape design matching the front door. The newel post is capped with a partially inset large, half 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 "cottage style window" pane flanked by two vertical multi-paned sidelights. 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 leaded-glass doors feature a matching geometric design with a center rectangle shape inside a larger diamond shape that is inside a larger rectangle shape (similar to geometric quilt designs). The

<sup>6</sup> Spokane County Public Records Assessor Files. Spokane County Courthouse.

<sup>7</sup> Ibid.

<sup>8</sup> 1916 specifications for the Warner House from Ballard Plannery Company Architects.

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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 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>9</sup> A circa 1916 "California Cooler" is located in the northwest corner of the kitchen, and was installed when the house was built. Two wood cabinet doors on the front of the cooler 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, demonstrating early refrigeration 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 clothes closets, work areas, and under-eave attic and other areas used for storage. 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. A stained-glass light with an Art Nouveau design is in the upper leaf of a door than opens from the west bedroom to a balcony.

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 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.

<sup>9</sup> Markham Collection. Ballard Plannery Company Architects Plan #381, 1916, for the Warner House.

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**Garage – Non-contributing**

One and a half story side gable garage constructed between 1993-1996. The 3-car structure matches the architectural detail of the home with horizontal clapboard siding and board & batten gable details. The structure has a two bays; one containing a double-wide garage door, the other a single garage door and a man door. The gables are supported by large brackets matching the design of those on the dwelling.

**ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

Original 1916 blueprints from the Spokane-based 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 To support the widely overhanging side gable roof eaves at the north and south elevations of the house, stepped-eave brackets were each reinforced with an additional diagonal brace.

1987-96 The roof of the house 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 design was copied from 1916 blueprint drawings). 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 was removed and the area refinished. The second-floor hall bathroom was remodeled with repairs and rehabilitation. Bedroom closets located under eaves around the second floor were elongated. A built-in window seat was installed below a pair of south wall bedroom windows in a guest room. A two-car garage was built behind the house next to the east border of the property in 1993-1996.

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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

**Period of Significance**

1916

**Significant Dates**

1916

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Ballard Plannery Company (Architect)

Hendricks, George N. (Builder)



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**Statement of Significance**

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

The William & Ella Warner in Spokane, Washington House is historically significant under Criterion "C" at the local level of significance as a property that represents the work of master architect William Ballard. He and his company, the Ballard Plannery Company Architects, practiced in Spokane from 1908 to 1925 and became one of the most prolific firms in the Pacific Northwest.

The Warner House is well-preserved and reveals a high level of architectural integrity in location, setting, design, materials, workmanship, feeling, and association. Original owner, William P. Warner was 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>x</sup> The period of significance begins and ends in 1916 when the house was built.

**HISTORIC CONTEXT**

**Early Spokane**

Located next to a series of waterfalls on the Spokane River, the small settlement of Spokane was founded in 1873. Spurring growth of the community was an abundant of gold and silver lodes that were discovered in the Coeur d'Alene mining region just east of Spokane in the 1880s. 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. Once established the Spokane community quickly 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.

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 more than 100,000 people. As more people came to Spokane, various residential neighborhoods 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. Among them was the Manito Park Addition.

**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 by mining magnate Jay P. Graves.<sup>xi</sup> Graves's Spokane Washington Improvement Company hired engineer Otto Welle to lay out a large residential plat consisting of 56 blocks with two main drives: Grand and Manito Boulevards. A July 31<sup>st</sup> article in the local *Spokane Daily Chronicle* newspaper described future plans for the Manito 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 [groomed] parking strip in the center."<sup>xii</sup> Once plated, the parklands were turned over to the city to develop.

In 1912, the Spokane City Council "adopted landscape plans for the central, 80-foot-wide tree-scaped, 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>xiii</sup> Influenced by 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>xiv</sup>

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<sup>x</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.

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

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

<sup>xiii</sup> Perrin et al, 2016.

<sup>xiv</sup> Although the nationally famous Olmsted Brothers Landscape Architectural firm of Massachusetts did not prepare formal plans for

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To protect land use and architectural compatibility in the neighborhood, the following covenant conditions were specified on warranty deeds for properties:

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>xv</sup>*

As a result of the covenants a higher quality of architecture developed in the Addition. This included a range of architectural styles from Colonial and Tudor Revival homes to large Arts & Crafts and smaller Craftsman, Prairie, Spanish Eclectic examples. Public schools were also built, churches were erected. By the early 1950s, major development and settlement in the Manito Park Addition was complete.

**ARCHITECTURAL SIGNIFICANCE—Criterion C**

***Ballard Plannery Company Architects—William J. Ballard (1870-1971)***

The original owners of the home, William and Ella Warner commissioned the Ballard Plannery Company to design a single-family home. The architectural company completed a site plan, blueprints and drawings, and specifications for the house—listed as “Ballard Plannery Company House Plan #381.”<sup>xvi</sup> On April 21, 1916, Spokane building permit #7157 was accepted by the City of Spokane building division, and permitted the construction of a “new residence” to cost an estimated \$5,000 to be erected at 2627 South Manito Boulevard.

The company’s founder and principal architect was William James Ballard, born in 1869 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 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, he 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. 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>xvii</sup>

In 1905, Ballard returned to Spokane where he became the main company architect for the Chamberlin Real Estate & Improvement Company as the company architect. Together, Ballard and Chamberlin 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, and leased an office in the Kuhn Building in downtown Spokane. The practice thrived from 1908 to 1925. In 1912, Spokane

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

<sup>xvi</sup> Ballard Plannery Company Architects 1916 plans for the Warner House, Markham Collection. A plan book has not been found to date that pictured Ballard Plannery Company Architects House Plan #381.

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

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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>xviii</sup>

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

In 1920 Ballard moved to the Los Angeles area, eventually settling in Long Beach, where he continued to practice and design<sup>xxi</sup> more than 400 homes and buildings. After retiring around 1940, he passed away in Fullerton On November 17, 1971 at the age of 102.

Over the course of his career, Ballard greatly impacted Spokane in the design and construction business. Not only did employed various architects and draftsmen for seventeen years, many of which went on to have careers of their own, he designed and built hundreds of homes and commercial buildings, barns, and silos throughout Spokane and Eastern Washington. Ballard 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. His expertise as a successful architect is well-illustrated in the Warner House.

***The Warner House***

Ballard's design for the Warner House, typical of the Craftsman 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 and popular in the Warner House.<sup>xxii</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 is an intact example of Craftsman aesthetic 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 several Craftsman designs found in sleek dark brown-hued fir

<sup>xviii</sup> Ibid.

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

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

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

<sup>xxii</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.

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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.<sup>xxiii</sup> To build the home, the Warner's hired local builder George N. Hendricks, whom had finished the house by the end of September of 1916.<sup>xxiv</sup>

**Ownership**

The Warner's (who at the time resided at 1418 W. Riverside Avenue) had purchased Lot 12 in Block 32 in the Manito Park Addition on August 23, 1915. Seven days later on August 30, William Warner conveyed and warranted the property entirely to his wife, Ella, as her "sole, separate, and individual property...clear of all encumbrances."<sup>xxv</sup>

William Prentice Warner was born in England in 1862, immigrated to America in 1872, and became a naturalized citizen of the United States. 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 after living in Portland, Oregon and Butte, Montana. William had been hired by the Chicago Milwaukee & Puget Sound Railroad to open the rail line's large downtown offices at Riverside and Wall and served as the Assistant General Freight & Passenger Agent until his death.<sup>xxvi</sup> He previously "had the distinction of opening the traffic office in Butte, and the general offices in Portland".<sup>xxvii</sup>

At the time of his death, William P. Warner had worked for the Milwaukee Railroad for over 40 years; from 1908 to 1935. 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>xxviii</sup> He died on September 14, 1935 after a long illness at age 69. His wife, Ella, continued to live at the home until her death in 1956.

Upon her death, William & Ella's son, James, inherited the Warner House. He leased it to John Joseph Torpey and his wife, Merle Torpey, for \$75 a month with the understanding that they would maintain the upkeep of the property while renting it. John Torpey worked as a mining engineer for the DuPont Company in the Wallace/Kellogg, Idaho area while Merle was remembered by many children as their "favorite teacher." In her career, she taught at different times at Wilson Grade School and 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>xxix</sup>

On November 19, 1987, Paul & Suzanne Markham purchased the nominated 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 and continue to practice sensitive stewardship of the home.

<sup>xxiii</sup> *Spokesman-Review*, 1916.

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

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

<sup>xxvi</sup> Ibid.

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

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

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

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**9. Major Bibliographical References**

- Ballard Plannery Company Architects. *The Modern Bungalow*. Spokane: Ballard Plannery, 1910.  
\_\_\_\_\_. *Ballard Plannery Company Architects House Plan #381: Original plans, drawings, & Specifications*, circa 1916. The Markham Collection.
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- Torpey, Dan. Interview with Dan Torpey, 2018. Markham Collection.

**Newspapers, Magazines and Brochures**

- Cooley, Megan and Dylan Smith. *NW Homes & Lifestyles, Journal of Business, 2007*. "Color Craft: Choosing Appropriate Hues for Craftsman-Style Homes."
- "Death Takes W. P. Warner." *Spokesman-Review*, 15 Sept 1935, p. 5.
- "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.
- "Eight Hundred Thousand Will Be Spent for New Structures." *Spokane Daily Chronicle*, 18 Dec 1915.
- "Four Promoted by W.P. Warner." *Spokesman-Review*, 7 March 1920.
- "Illness is Fatal for W.P. Warner." *Spokane Chronicle*, 14 Sept 1935.
- "Many New Homes Will be Erected." *Spokesman-Review*, 10 December 1916.
- "Milwaukee Makes Change." *Spokesman-Review*, 1 February 1912.
- "Passenger Agent Critically Ill." *Spokane Chronicle*, 13 Sept 1935.
- "Pioneer Club Elects Warner." *Spokane Chronicle*, 25 June 1914.
- "Railroad Man Takes Up Work." *Spokane Chronicle*, 9 February 1912.
- "Railroad Man's Home in Manito." *Spokesman-Review*, 6 October 1916.
- "Reborn Elegance." *Spokesman-Review*, 18 April 2002.
- "Short City News Told in Brief: W.O. Warner." *Spokane Chronicle*, 21 Aug 1935.
- Northwest Museum of Arts & Culture (MAC). *Mother's Day Historic Neighborhood Tours 2004 & 2015 brochures*.
- "W.P. Warner." *Spokane Chronicle*, 14 Sept 1935.

**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: Spokane City/County Office of Historic Pres.

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**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 47.630123° -117.406963°  
Latitude Longitude

3            
Latitude Longitude

2            
Latitude Longitude

4            
Latitude Longitude

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated area is located in Section 29, Township 25, Range 43 East, of the Willamette Meridian in Spokane County and is legally described as Lot 12 of Block 32 of the Manito Park Addition. It is otherwise identified as Spokane County tax parcel number 35923.1712

**Boundary Justification** (explain why the boundaries were selected)

The nominated property encompasses the entire urban tax lot that is occupied by the Warner House.

**11. Form Prepared By**

name/title Linda Yeomans (Edited by DAHP Staff)

organization Preservation Consultant date Sept 6, 2019

street & number 501 West 27<sup>th</sup> Avenue telephone 509-456-3828

city or town Spokane state WA zip code 99203

e-mail lindayeomans@comcast.net

**WARNER, WILLIAM & ELLA, HOUSE**

Name of Property

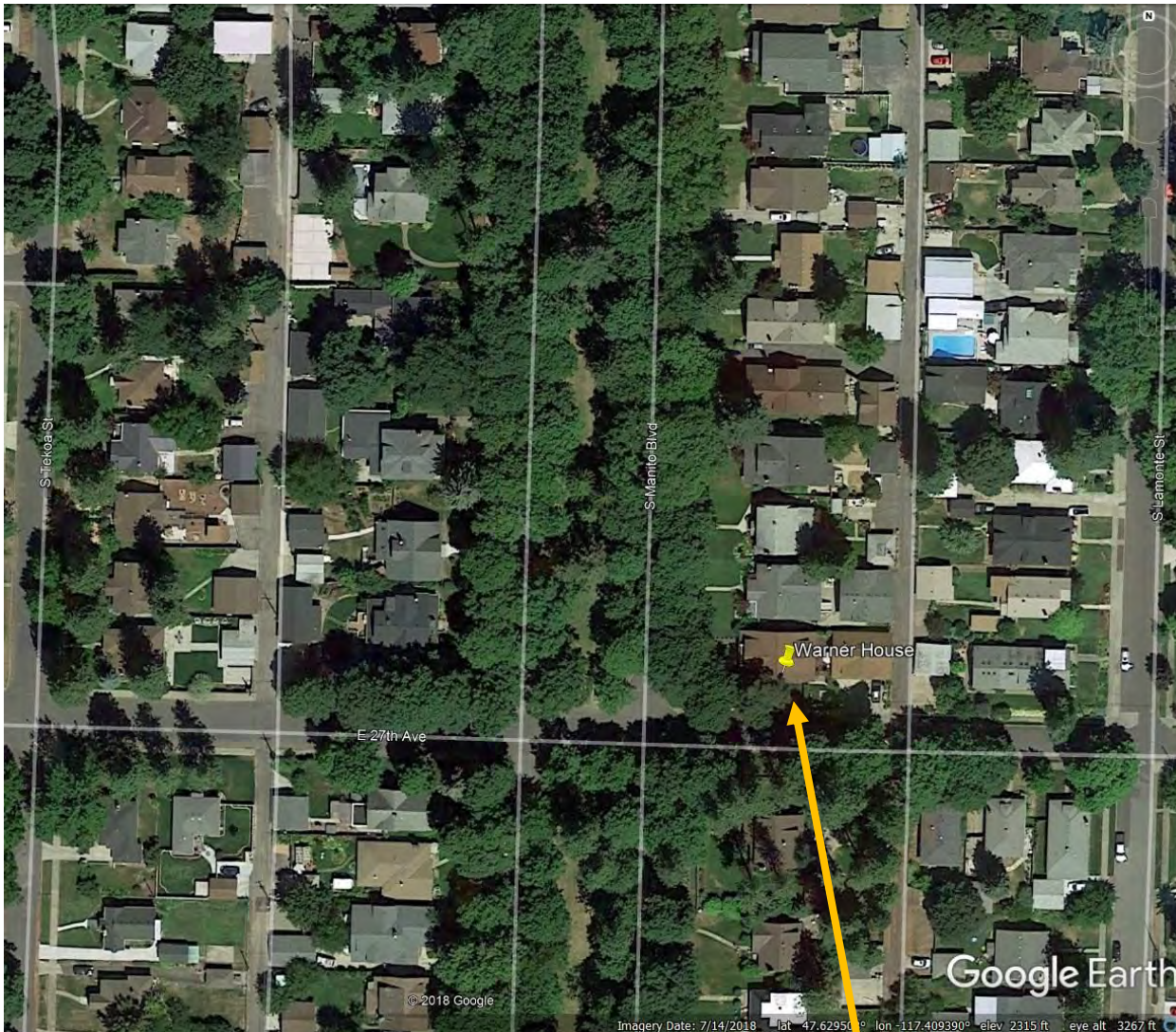
**Spokane County, WA**

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**Additional Documentation**

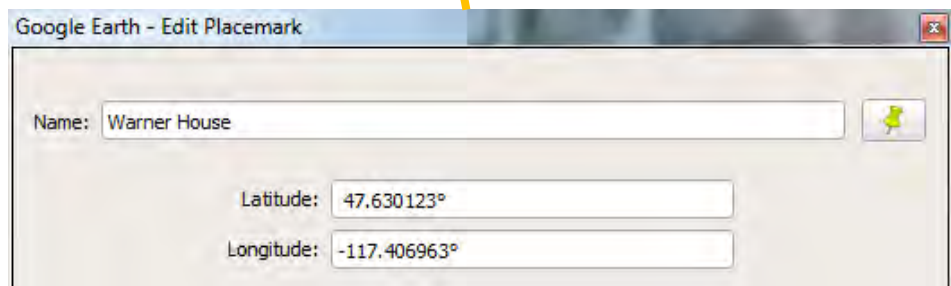
Submit the following items with the completed form:

- **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.
- **Additional items:** (Check with the SHPO or FPO for any additional items)



**Google Earth Map**

Warner House  
2627 S. Manito Blvd,  
Spokane, WA

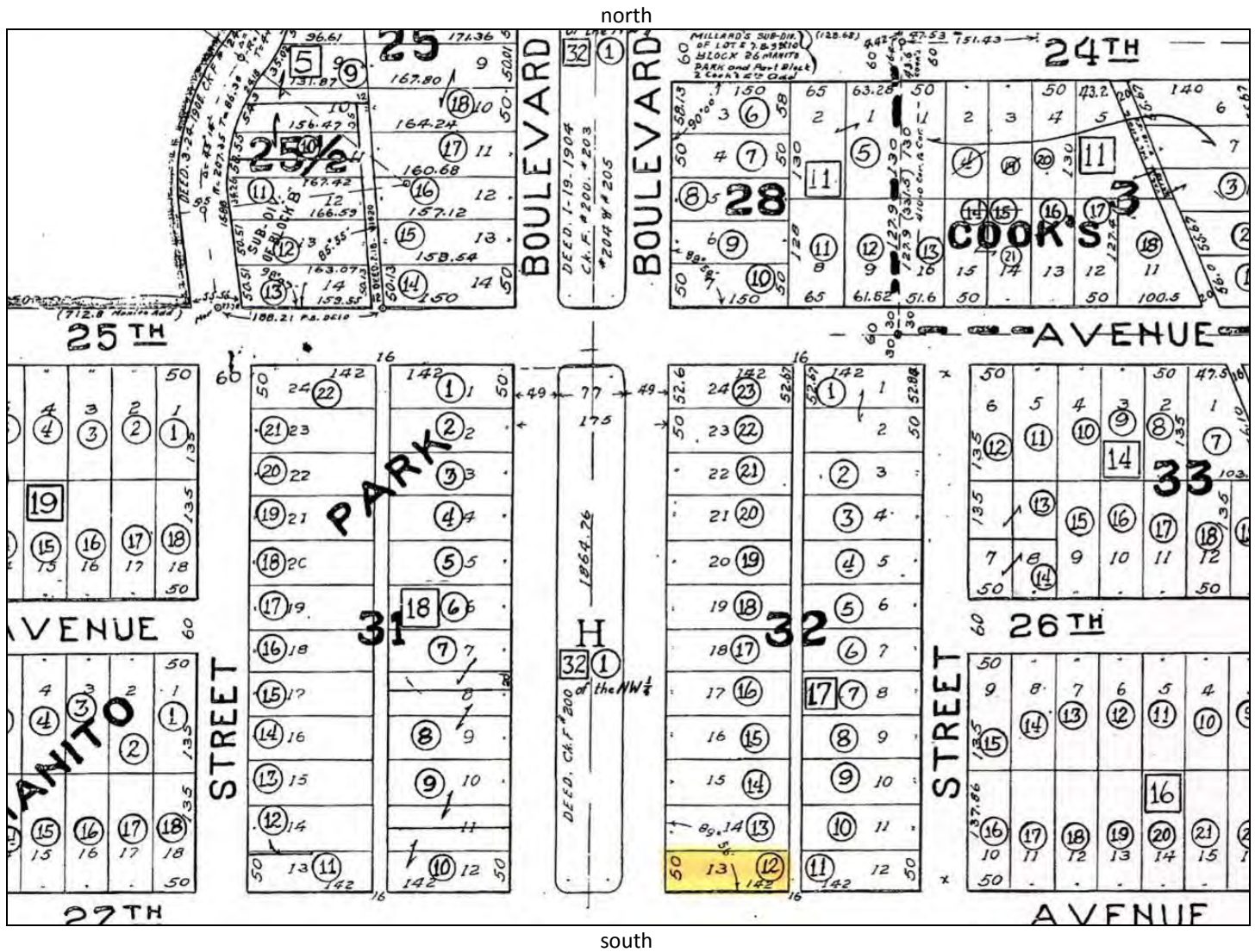


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**Plat Map - Manito Park Addition**

2627 S. Manito Boulevard

Lot 12, Block 32,

Source: Spokane County Tax Assessor Records

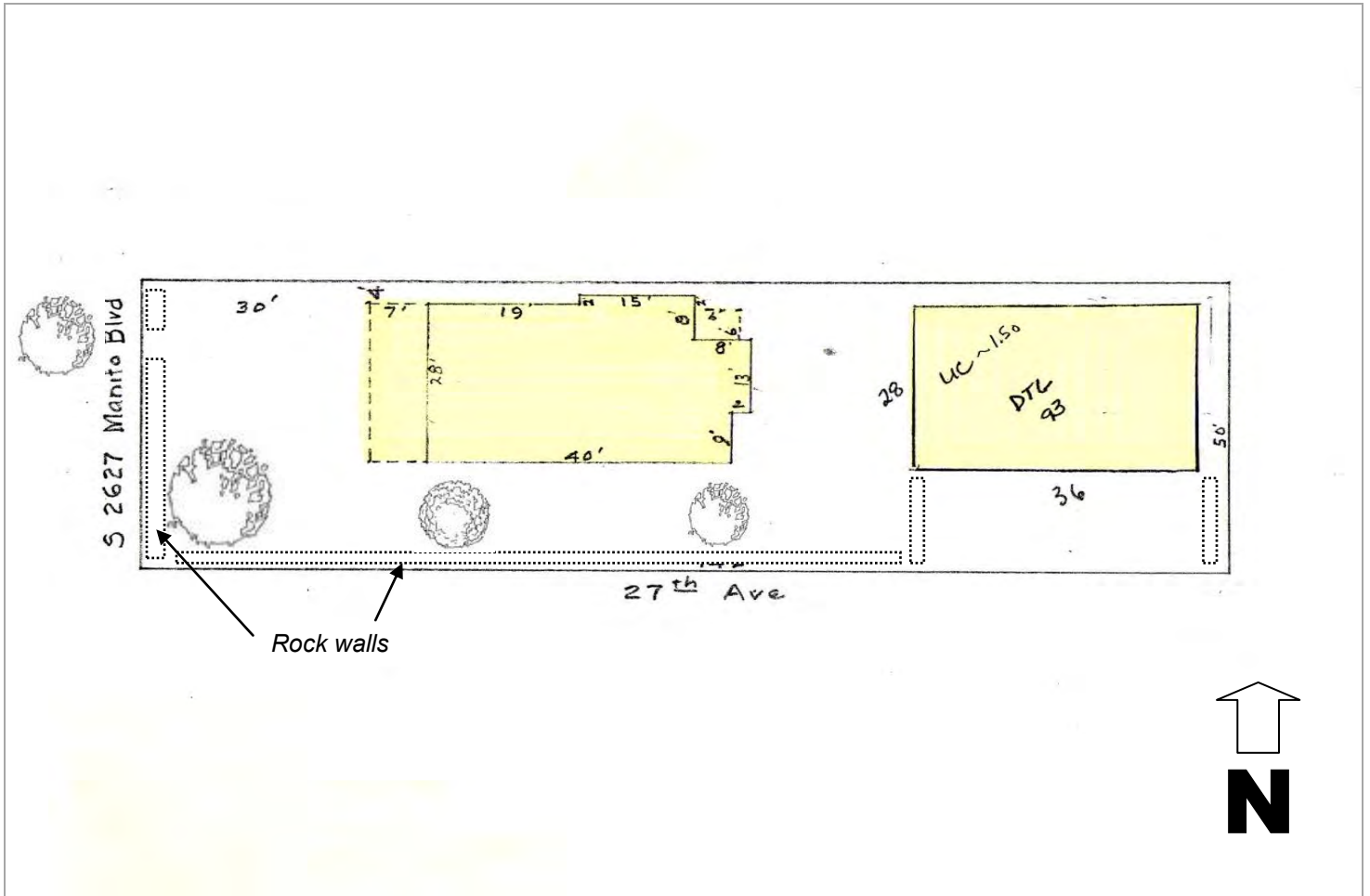


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**Site Plan**

2627 S. Manito Boulevard  
Lot 13, Block 32, Manito Park Addition

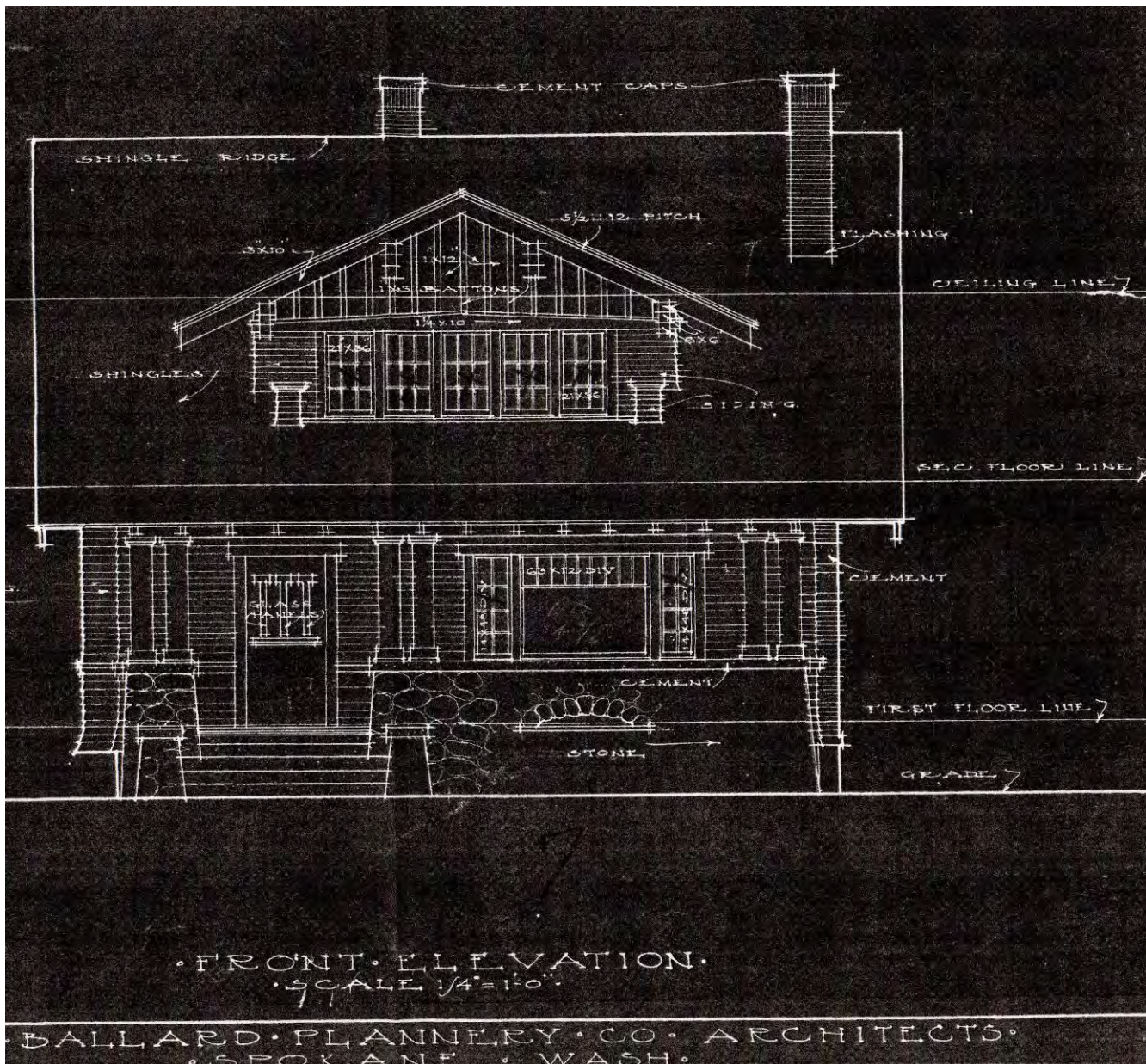
Source: Spokane County Tax Assessor Records

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**West Façade Elevation drawing of the Warner House in 1916**

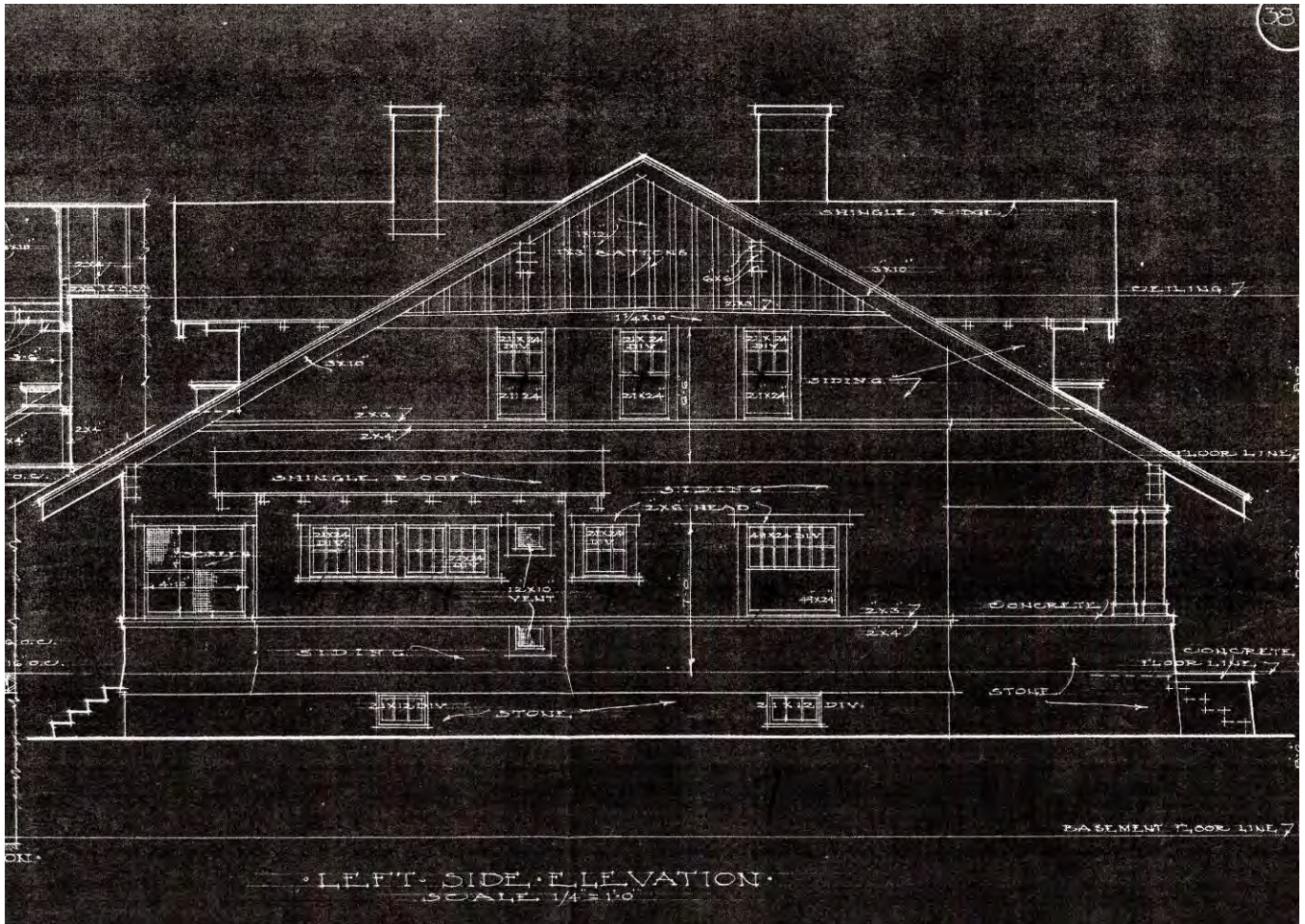
Source: Markham Collection  
Ballard Plannery Architects Company Blueprints  
1916

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**North Elevation drawing of the Warner House in 1916**

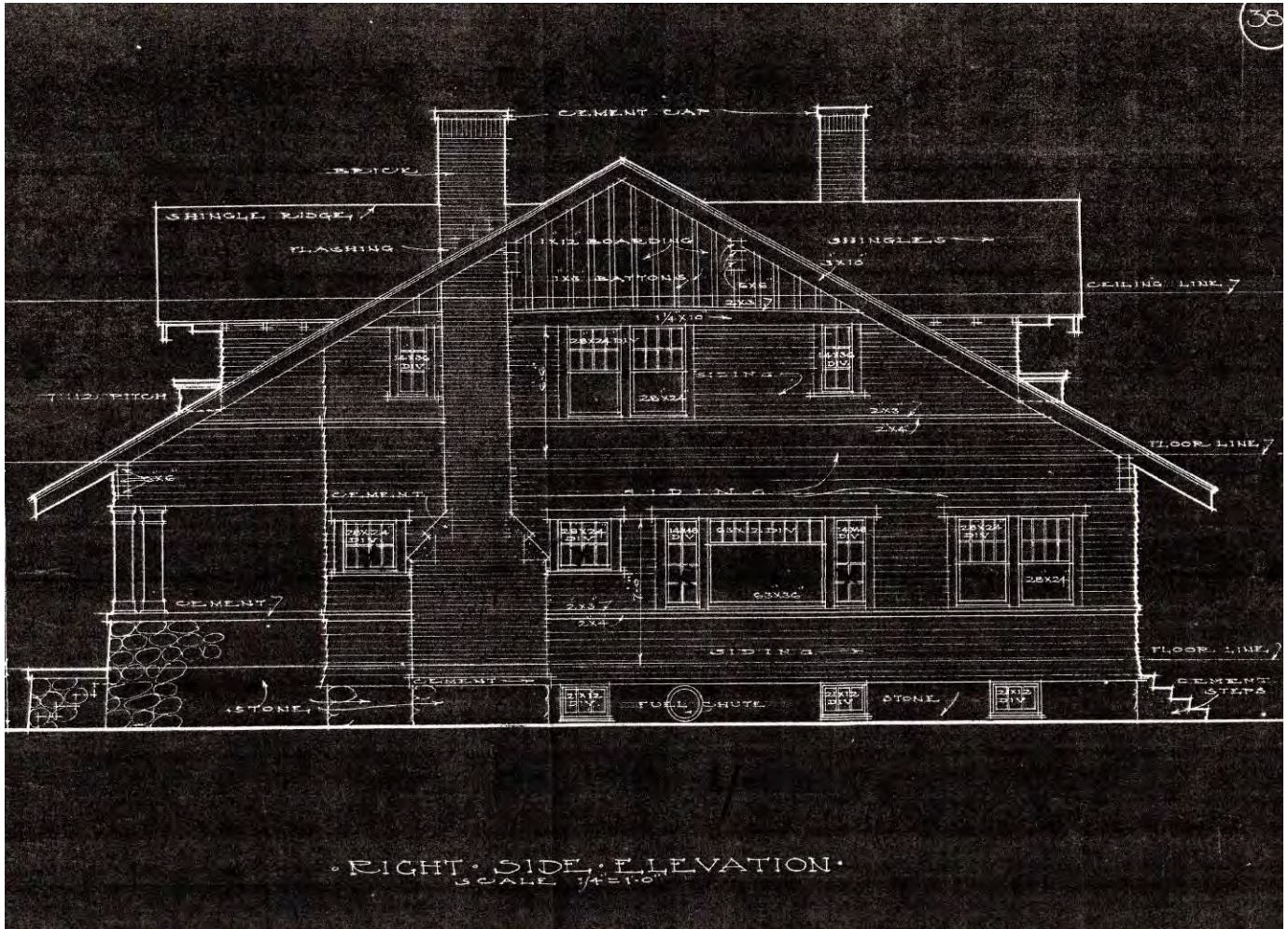
Source: Markham Collection  
Ballard Plannery Architects Company Blueprints  
1916

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**South Secondary Façade Elevation drawing of the Warner House in 2016**

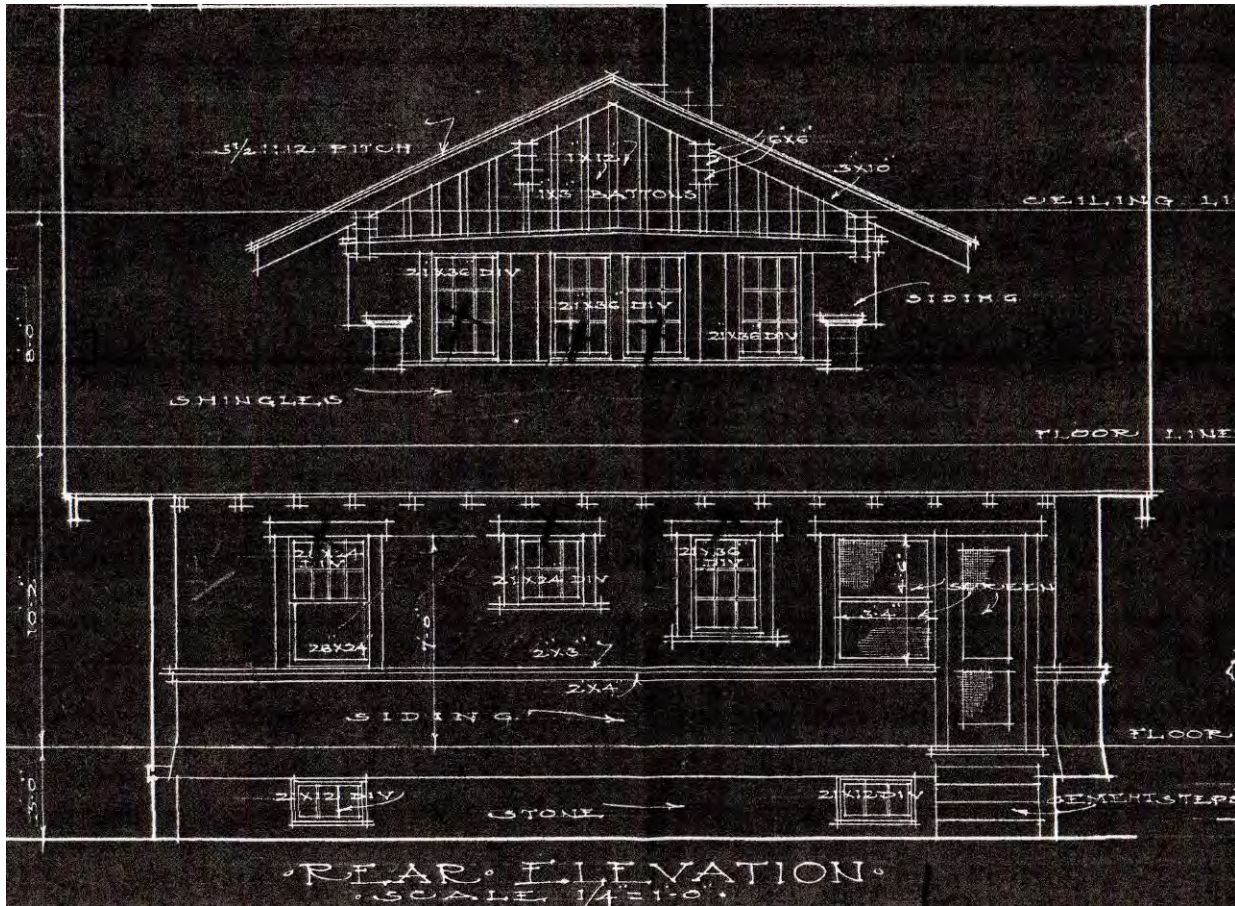
Source: Markham Collection  
Ballard Plannery Company Architects Blueprints  
1916

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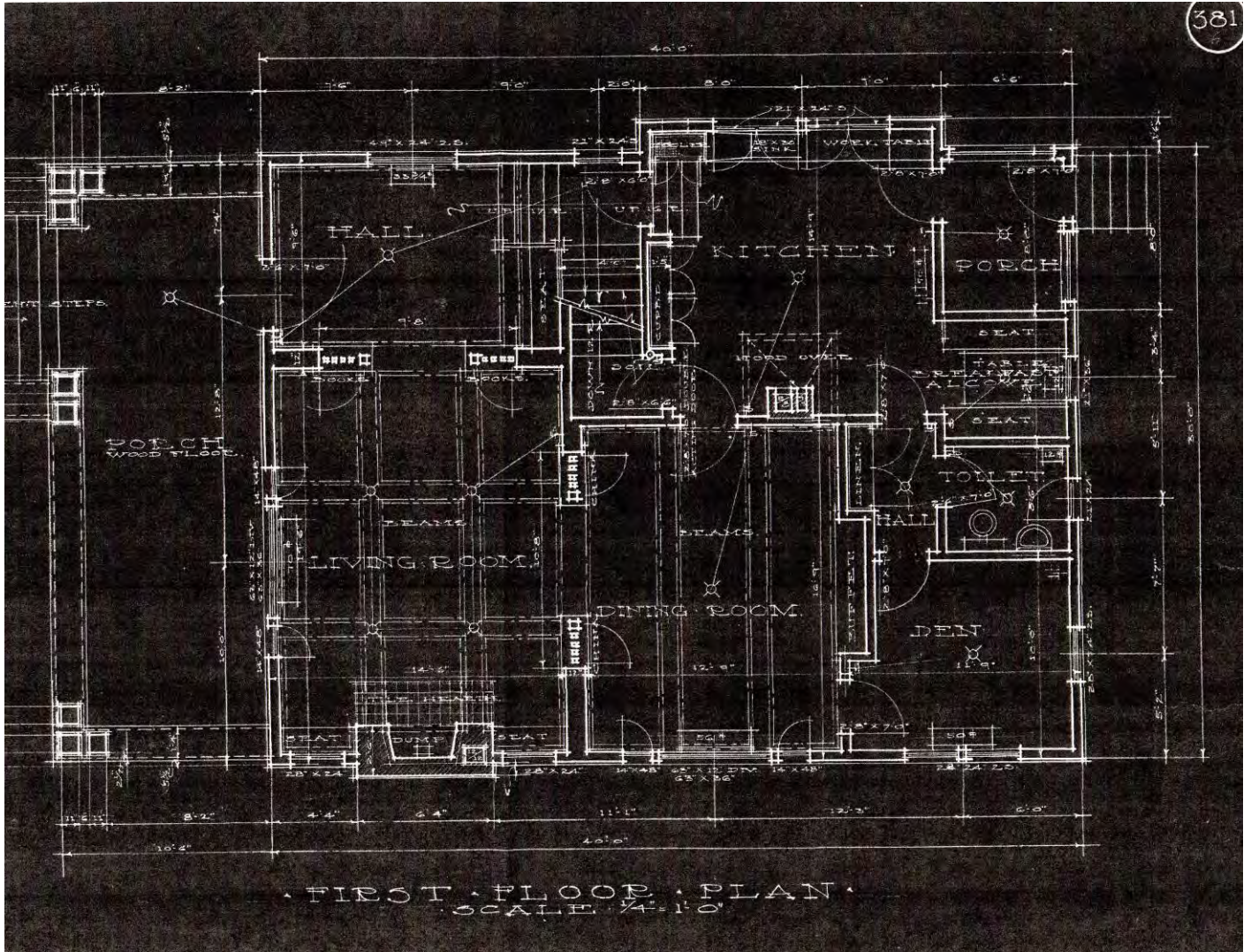


**East Rear Elevation drawing of the Warner House in 1916**

Source: Markham Collection  
Ballard Plannery Architects Company Blueprints  
1916

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***First Floor Plan Drawing of the Warner House in 1916***

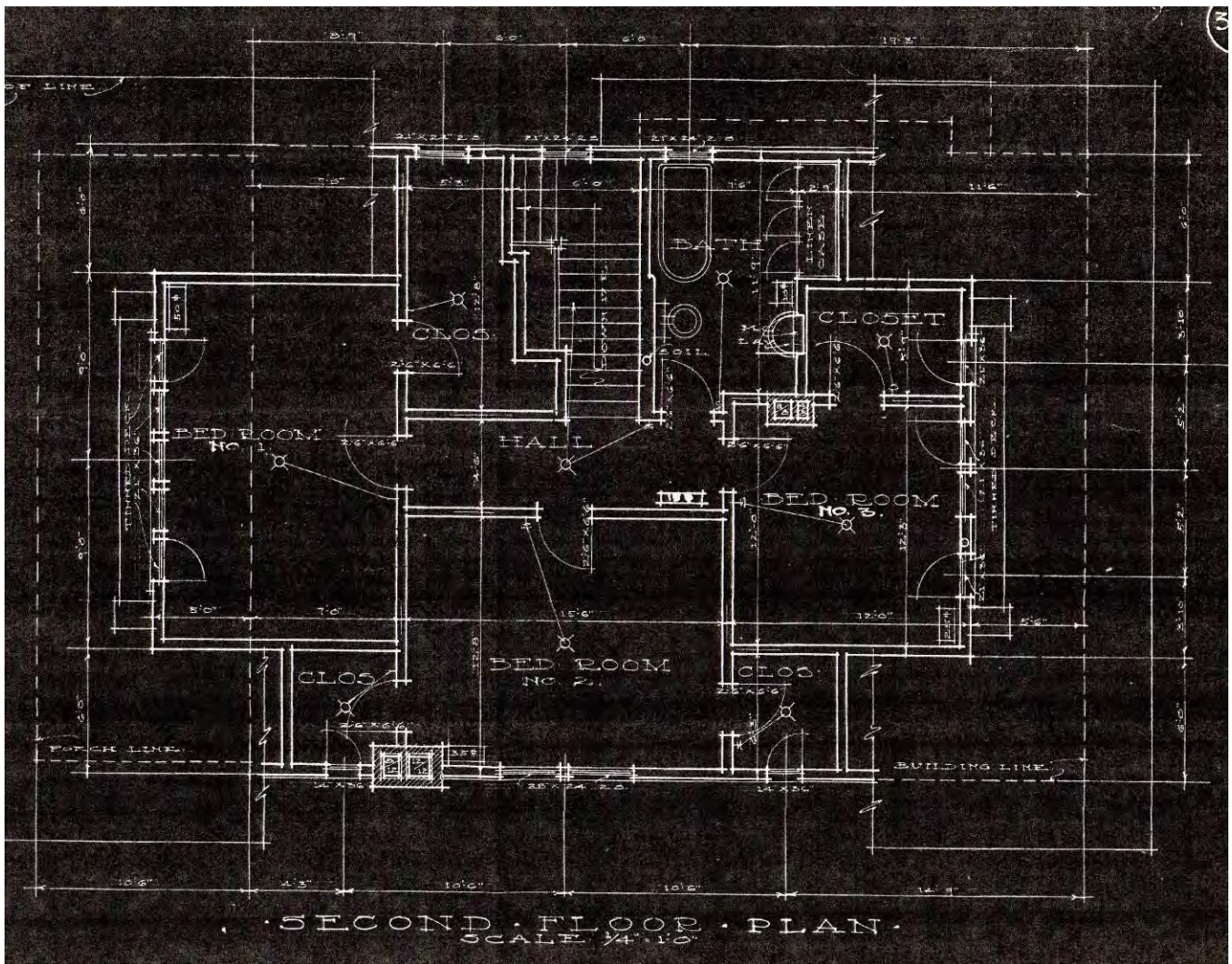
*Source: Markham Collection  
Ballard Plannery Architects Company blueprint  
1916*

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**Second Floor Plan Drawing of the Warner House in 1916**

Source: Markham Collection  
Ballard Plannery Architects Company blueprint  
1916

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**"Railroad Man's Home in Manito."**  
*Spokesman-Review*  
6 October 1916



*Warner House shortly after construction, c. 1916.*



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## 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, 32627 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. Mellyar.

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, P. S. McWilliams and J. L. Campbell.



*Photographs of Mr. William Prentice Warner in circa 1915-1920 (top). Mrs. Ella Bowers Warner and son, James Prentice, in 1903 (bottom).*

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**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:** WARNER HOUSE  
**City or Vicinity:** Spokane  
**County:** Spokane **State:** WA  
**Photographer:** Linda Yeomans, preservation consultant  
**Date Photographed:** 2019



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*WA\_Spokane County\_Warner House\_0001.tiff  
West façade of Warner House, photo taken in 2019*

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*WA\_Spokane County\_Warner House\_0002.tiff*  
*South face of Warner House in 2019, facing north*



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*WA\_Spokane County\_Warner House\_0003.tiff*  
*Rear east face of Warner House in 2019, facing northwest*

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WA\_Spokane County\_Warner House\_0004.tiff  
Rear east face of Warner House in 2019



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WA\_Spokane County\_Warner  
House\_0005.tiff  
North face of Warner House in 2019

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WA\_Spokane County\_Warner House\_0006.tiff  
Front door of Warner House in 2019



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WA\_Spokane County\_Warner  
House\_0007.tiff  
Reception hall on first floor, looking west  
at front door in 2019

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*WA\_Spokane County\_Warner House\_0008.tiff*

*Reception hall on first floor, looking east in 2019—notice built-in bench seat*



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*WA\_Spokane County\_Warner House\_0009.tiff*

*Living room on first floor in Warner House, looking south in 2019*

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*WA\_Spokane County\_Warner House\_0010.tiff*  
*Living room in Warner House, looking into southwest corner*



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*WA\_Spokane County\_Warner House\_0011.tiff*  
*Living room, looking west at sofa and through window across front porch in 2019*

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*WA\_Spokane County\_Warner House\_0012.tiff*  
*Looking northwest from living room into reception hall in 2019*



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*WA\_Spokane County\_Warner House\_0013.tiff*  
*Looking west from dining room into living room in 2019*



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*WA\_Spokane County\_Warner House\_0014.tiff*  
*Looking northwest from dining room into living room in 2019*



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*WA\_Spokane County\_Warner House\_0015.tiff*  
*Looking east from dining room in Warner House in 2019—notice built-in buffet/hutch*

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*WA\_Spokane County\_Warner House\_0016.tiff*  
*Looking southeast from dining room in Warner House in 2019*



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*WA\_Spokane County\_Warner House\_0017.tiff*  
*Looking northwest through kitchen in Warner House in 2019*

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*WA\_Spokane County\_Warner House\_0018.tiff*  
An original 1916 linen closet located in the service hall by the kitchen, looking south in 2019



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*WA\_Spokane County\_Warner House\_0019.tiff*  
Looking east and up to the second floor from the first-floor reception hall in the Warner House in 2019

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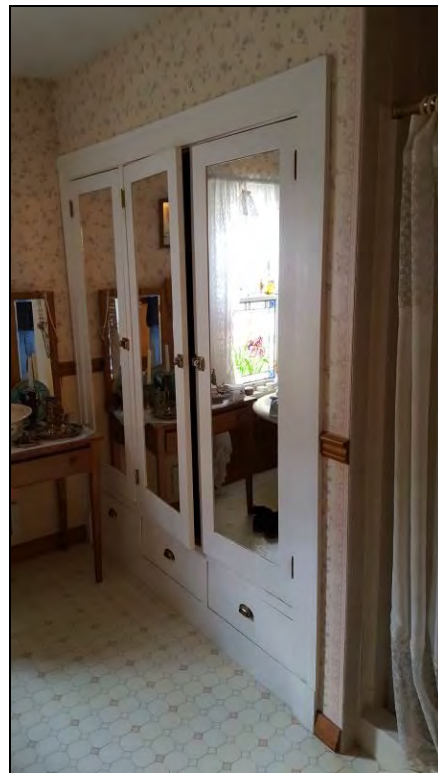
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WA\_Spokane County\_Warner House\_0020.tiff

Master bedroom on second floor west wall, looking northwest through trees in Manito Boulevard in 2019



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WA\_Spokane County\_Warner House\_0021.tiff

Looking at original 1916 mirrored linen closet in second-floor bathroom in Warner House in 2019

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*WA\_Spokane County\_Warner House\_0022.tiff  
Looking at northwest corner bar in basement in 2019*



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*WA\_Spokane County\_Warner House\_0023.tiff  
Looking at southwest corner of basement in 2019*

**WARNER, WILLIAM & ELLA, HOUSE**

Name of Property

**Spokane County, WA**

County and State



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*WA\_Spokane County\_Warner House\_0024.tiff*  
*Looking east at basement in 2019*



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*WA\_Spokane County\_Warner House\_0025.tiff*  
*Looking northwest at garage behind Warner House in 2019*

**WARNER, WILLIAM & ELLA, HOUSE**

Name of Property

**Spokane County, WA**

County and State



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*WA\_Spokane County\_Warner House\_0026.tiff  
Looking northwest from alley at southeast corner of garage in 2019*

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

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name Paul L. & D. Suzanne Markham

street & number 2627 South Manito Boulevard

telephone 509-747-6761

city or town Spokane

state WA

zip code 99203

**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.

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ALIBI SECURITY

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/4/2019      Date of Pending List: 12/6/2019      Date of 16th Day: 12/23/2019      Date of 45th Day: 12/19/2019      Date of Weekly List: 12/30/2019

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      12/23/2019 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Control Unit      Discipline \_\_\_\_\_

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

November 5, 2019

Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1849 "C" Street NW, MS 7228  
Washington, D.C. 20240



RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed new NR nominations for:

- **Fraternal Order of Eagles Hall - Anacortes – Skagit County, WA**  
(an all-electronic nomination)
- **Freeway Park – King County, WA**  
(an all-electronic nomination)
- **Harry & Catherin Bleecker House – Spokane County, WA**  
(an all-electronic nomination)
- **William & Ella Warner House – Spokane County, WA**  
(an all-electronic nomination)

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

**Michael Houser**  
State Architectural Historian, DAHP  
360-586-3076

E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

