

**SPOKANE REGISTER OF HISTORIC PLACES
Nomination Form**

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3337

Type all entries--complete applicable sections

1. Name

historic Dyar-Kiesling House
and or common _____

2. Location

street & number 526 E. Twelfth Avenue
city/town Spokane vicinity of Sherman St. & 12th Ave.
state Washington county Spokane

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site			<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes restricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes unrestricted	<input type="checkbox"/> military	<input type="checkbox"/> other:
		<input type="checkbox"/> no		

4. Owner of Property

name Vern & Janine Arneson
street & number 526 E. Twelfth Avenue
city, town Spokane vicinity of Sherman St. & 12th state WA

5. Location of Legal Description

courthouse, registry of deeds etc. Spokane County Courthouse
street & number 1116 W. Broadway
city, town Spokane state Washington

6. Representation in Existing Surveys

title _____
date _____ federal ___ state ___ county ___ local
depository for survey records _____
city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date 1912
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Dyar home, situated on one and one-half lots on Twelfth Avenue near Sherman Street, is a two-storey residence. Designed by Franklin Manz in 1912, the house is located in a Rockwood neighborhood that contains numerous distinctive homes built shortly after the turn of the century.

This Arts and Crafts shingle house is also an example of the American Foursquare. Large window planter boxes, original to the home, are arranged below the second storey windows. The interior features reflect Craftsman influences. The architectural integrity of the house is mostly intact.

The two-storey home is of wood frame construction faced with cedar shingles, the courses of which are laid out in a regular pattern of alternating heights, painted in a light beige color. The roof has broad eaves with exposed rafters which have been painted a contrasting spruce-green color. The roof, which was originally covered with cedar shingles, is covered with composition shingles. On the front of the house, there is a full-width veranda or porch fronted with solid natural native basalt rock that extends from the foundation to the thick railing concrete cap. Stairs flanked by solid basalt railings with concrete caps lead to the centered-entry. A handsome porch roof, supported by two large wooden columns on either side, resting on basalt piers with center arches, cover the center of the veranda or porch. The front door, of stained quarter-sawn oak, has eight small windows of heavy beveled glass and is flanked by eight-paned wooden side lights. On either side of the entry are first-floor windows, which consist of a large fixed pane, flanked by smaller twelve-paned wooden casement windows. The second storey windows are wooden casement windows. Three significant casement windows are located on the front of the second storey, one over the entry, with slightly larger windows located above the first storey windows. A smaller casement window is situated between the center casement window of the second storey and each of the other casement windows that flank it.

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A large exterior brick chimney is located on the south elevation. The south elevation also has a small one-storey wing on its east-end. The east elevation has a shallow one-story projecting bay. The home rests on a native basalt rock foundation.

The interior is rich with detail in the Arts and Crafts tradition. West of the entrance hall, the spacious living room features large quarter-sawn oak box-beams. An original ceiling fixture with five white glass shades hanging from brass chains illuminate the living room. In the living room, but separated by oak paneling with four oak columns is a raised inglenook with bench seats on either side of a massive brick fireplace with a large cantilevered oak mantel in the mission style. On either side of the fireplace are bookcases with wooden and beveled glass doors and wainscoting above the bench seating. Smaller versions of the living room lighting fixture, each with two shades hang in the inglenook area. To the left of the entrance hall, the dining room has decorative oak plate rails and a built-in oak buffet with beveled and leaded glass doors. The lighting is of the mission style with four brass shades inset with green glass. An entry hall extends from the foyer to a back hall and includes the main stairway. Five oak columns are located in the entrance hall, one anchors the stairway railing and supports a center arch, two are located on either side of the entrance hall and two are on either side of entryways off the entrance hall. The stair railing has flat balusters with a cut out pattern and alternating flat balusters without the cut outs. The eight newel posts have an Arts and Craft design carved into them. A second stairway and doorway joins the main stairway at the landing. The second floor contains a sitting alcove, bathroom and four sleeping chambers. The lower level, trimmed in fir, contains a billiard room with daylight windows, brick fireplace with six foot mantle; center hall; washroom; furnace room; coal room; work room; and lower entrance door. Flooring is quarter-sawn oak in the living room, entrance hall and dining areas; white oak in the back hall and kitchen (originally fir); fir on the second floor; one inch white hexagon ceramic tiles in the bathroom and half-bath (originally fir); brick in the inglenook area and carpet (originally oak) in the lower floor billiard room. Original lighting fixtures remain in the living room, inglenook, dining room, second floor sleeping chambers, alcove and upstairs hallway. Interior alterations by previous owners include new kitchen cabinets, the removal of partitions or walls originally separating the back entrance porch from the kitchen, two replacement Pella windows, removal of a section of the kitchen ceiling where a skylight was added to the roof and a small bay window added in the kitchen. The current owners added beadboard wainscoting to both baths and the lower level stairs and lower level center hall. The second-storey bathroom which had been modernized was redone by the current owners in a style more closely associated with the period of the home.

8. Significance

Period

Areas of Significance-Check and justify below

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archaeology-prehistoric | <input type="checkbox"/> economics | <input type="checkbox"/> military |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archaeology-historic | <input checked="" type="checkbox"/> education | <input type="checkbox"/> music |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> engineering | <input type="checkbox"/> philosophy |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> politics/government |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> industry | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> invention | <input type="checkbox"/> science |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> sculpture |
| | <input type="checkbox"/> community planning | <input type="checkbox"/> law | <input checked="" type="checkbox"/> social/humanitarian |
| | <input type="checkbox"/> conservation | <input checked="" type="checkbox"/> literature | <input checked="" type="checkbox"/> theater |
| | | | <input type="checkbox"/> transportation |
| | | | <input checked="" type="checkbox"/> other (specify) Local History |

Specific Dates 1912 **Builder/Architect** Lansdowne/Manz

Statement of Significance (in one paragraph)

Introduction

Designed by architect Franklin Manz in 1912 for builder C.A. Lansdowne, this Rockwood home is significant for its association with Ralph E. Dyar, author, playwright and former director of The Spokesman-Review promotion and research department.

Architectural Significance

The Dyar-Kiesling House is architecturally significant as a noteworthy example of the American Foursquare with Craftsman style elements. The Dyar-Kiesling house is a lovely example of the beautiful workmanship so richly exhibited in the Arts and Crafts homes built during this period. The Dyar-Kiesling House affirms the influence of the Arts and Crafts movement in America and in the Spokane area. The Craftsman movement is usually attributed to William Morris where it began in England during the late Victorian era. The Arts and Crafts movement promoted a return to handmade quality craftsmanship and, in part, was a reaction to Victorian excess and its mass-produced factory home elements common during the Victorian era. Other significant contributors to the Arts and Crafts movement include Frank Lloyd Wright and Gustav Stickley.

Architect & Builder:

Little is known about the architect, Franklin Manz. Records from The City of Spokane Building Department list Franklin Manz as the architect and C.A. Lansdowne as the builder of the Dyar-Kiesling home. The 1917 Spokane Postal Workbook indicated that Franklin Manz moved to San Francisco and that his wife Mae moved to Savanna, Illinois during that year. The 1918 Postal Workbook has a notation which reads "Lieut. Manz, 682nd squadron Houston, Texas. Apparently, Franklin Manz enlisted with the U.S. Armed Forces during World War I.

9. Major Bibliographical References

See Continuation Sheet for Bibliographical References.

10. Geographical Data

Acreege of nominated property 9,375 square feet

Verbal boundary description and justification

Parcel 35203.3503

Manito PK 3rd, All L5 & 1/2 of L6 B6

Boardered by Lot 4 on East, West 1/2 Lot 6 on West, Lot 12 on South and 1/2 Lot 11.

list all states and counties for properties overlapping state or county boundaries

state _____
state _____

county _____
county _____

11. Form Prepared By

name/title Vern L. Arneson, Jr.
organization N/A
street & number 526 E. 12th Avenue
city/town Spokane

date February 8, 1996
telephone 509-747-1032
state Washinton, 99202

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Carl A. Lansdowne built several homes in Spokane during the early 1900's, including the home at 532 E. Twelfth which is adjacent to the Dyar house. According to the 1916 Spokane Postal Workbook, Mr. Lansdowne moved from Spokane to Pendleton, Oregon in 1916.

Ms. Nancy Compau, historian for the Spokane Public Libraries, indicated that building in Spokane during the later part of World War I (the United States entered the war late) dropped significantly and that many architects and builders left Spokane during this period. It is likely that C.A. Lansdowne and Franklin Manz both left the Spokane area due to WWI and the building slump.

Historical Significance

Playwright:

The Dyar-Kiesling home was owned for forty years by Ralph E. Dyar and his wife Else (Else's maiden name is Kiesling), who occupied it from 1927 to 1967. Mr. Dyar was an author and playwright. His stage plays include "Voice in the Dark," produced on Broadway, New York in 1919 and in Chicago. "Voice in the Dark," was made into a movie by Samuel Goldwyn and starred Irene Rich. "The Real Thing," was produced in New York in 1928. "Girl Wants Glamour," was produced in 1936 by the Tacoma Unit of the Federal Theater Project which was active during the Great Depression. Mr. Dyar's published plays also include "Hicks at College" in collaboration with Sara Preston and Amy Oliver. Another play, "Dretful Snug," won a prize in a contest conducted by the Penn Publishing company, Philadelphia, in 1928.

Published Books:

Ralph E. Dyar who moved to Spokane in 1908, published several books, including "News for an Empire," which tells the story of the development of the Inland Empire and with it the growth of The Spokesman-Review. The book's time span is from Lewis and Clark's discovery of the Inland Empire in 1805, to the atomic age. "News for an Empire" received wide acclaim. According to an article printed in the Spokesman-Review on September 23, 1951, the late President Herbert Hoover and Secretary of the Treasury, Harold Ickes, helped contribute to the book. "News for an Empire" included never-before-published letters from Teddy Roosevelt to W.H. Cowles, Sr. and poems of Stoddard King (a personal friend of Ralph Dyar), not contained in any of King's books published at the time. - Continued next page

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James T. Babb, former librarian for Yale University, said in 1952: "Mr. Dyar deserves the utmost praise for the great labor he has put into the accumulation of an enormous amount of facts, biographical, historical and economic. Future historians will be in his debt...In the future this book will be of great value to professional historians who will be rewriting the history of the Pacific Inland Empire."

A previous Dyar book, "*Newspaper Promotion and Research*," which was published in 1942 by Harpers & Brothers, was widely used as a college text and reference book. A prolific writer, Ralph E. Dyar also did frequent articles for publications including "*Country Life in America*" and "*Life*" magazine.

History of Dyar Family in America:

Mr. Dyar's family has a long and rich history in America. His mother's ancestry goes back to the *Mayflower* passengers Constance Hopkins and her father Stephen. Elizabeth Nichols Dyar was one of three women who mixed and applied paint to disguise as Native North Americans the men of the Boston Tea Party. Her husband, Joseph Dyar, was captured by the British nine times while captain of a boat carrying supplies to the American army during the Revolutionary War.

The Later Years:

Ralph E. Dyar died at the family home at 526 E. Twelfth on December 20, 1955 at the age of seventy-one. Ralph Dyar's widow, Else Dyar, continued to live in the home until 1967, when she moved to Seattle where she later remarried (Donald C. Babcock, a minister and retired professor) in 1968. Else Kiesling Dyar Babcock died November 1981.

Cookbook:

The Dyar-Kiesling Cookbook, written by the daughters and Granddaughters of Else Kiesling Dyar Babcock and edited and published in 1983 by Ruth Dyar Mendenhall not only includes many family recipes, but also recounts many of the Dyar family traditions and events at the Dyar home. An excerpt from the book gives a glimpse into life in the Dyar household... "From 1927 to 1967, the family home was at 526 East 12th Avenue in Spokane. There Else first had an inefficient manufactured-gas stove, which in December 1940 was replaced by a modern electric range. For cooling, the wooden icebox was regularly stocked with ice. The icebox was succeeded in the 1940s by an electric refrigerator, which Ralph described as a necessity now (that) it has been invented."

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Other Owners:

A number of other people have also lived in the Dyar home, however, the Dyar family lived there the longest (40 years) and our research has not discovered any significant historical association with the other owners. The home was first sold to Al C. and Lillian Crawford (realtor) probably as a real estate investment. It is likely that the first occupants were R.C. and Harriet McMillen. The Polk City Directory listed R.C. McMillen as the sales manager for the Western Pine Manufacturing Company.

Acknowledgments

We wish to thank Teresa Brum, historic preservation officer and Nancy Compau, historian for their invaluable assistance with this nomination.

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Bibliographical References

- Dyar, Ralph E. *News for an Empire*. Caldwell, Idaho: The Caxton Printers, Ltd., January 4, 1952.
- Gipson, Gordon. "Dear Librarian Letter, Re: News for an Empire," The Caxton Printers, Ltd., Caldwell, Idaho, April 18, 1952.
- Mendenhall, Ruth. "Introduction," *The Dyar-Kiesling Cookbook*. Seattle, Washington: Ruth Dyar Mendenhall, 1983, pp. 1.
- _____. *Spokane City Directories, 1913-1917*. Chicago, Illinois: R.L. Polk & Co. Publishing.
- _____. *Spokane Postal Workbook, L-Mc, 1916*, Spokane Public Library, Genealogy Section. Spokane: Washington
- _____. *Spokane Postal Workbook, 1917, M*, Spokane Public Library, Genealogy Section. Spokane: Washington
- _____. *Spokane Postal Workbook, 1918, M*, Spokane Public Library, Genealogy Section. Spokane: Washington
- _____. "Author Called," *The Spokesman-Review*, December 21, 1955.
- _____. "Book's Pages Span 46 Years of Inland Empire History," *The Spokesman-Review*, September 23, 1951
- _____. "News for an Empire Author Honored," *The Spokesman-Review*, May 1952.
- _____. "Promotion Man Retires," *The Spokesman-Review*, Sept 1949.
- _____. "Rockwood Homes Will Cost \$103,000," *The Spokesman-Review*, March 9, 1913.
- _____. "Spokane Man's Play in Talkies," *The Spokesman-Review*, September 19, 1928, pp. 5.
- _____. "Spokane Man's Play to Reopen," *The Spokesman-Review*, December 23, 1928.
- _____. "Spokane Writer Has Prize Play," *The Spokesman-Review*, April 10, 1928, pp. 6.

12. Signature of Owner(s)

[Handwritten Signature]

[Handwritten Signature]

For Official Use Only:

Date Received: _____
Date Heard: _____
Commission Decision: _____
Council/Board Action: _____
Date: _____

Attest: _____
City Clerk

Approved as to Form: _____
Asst. City Attorney

We hereby certify that this property has been listed on the Spokane Register of Historic Places.

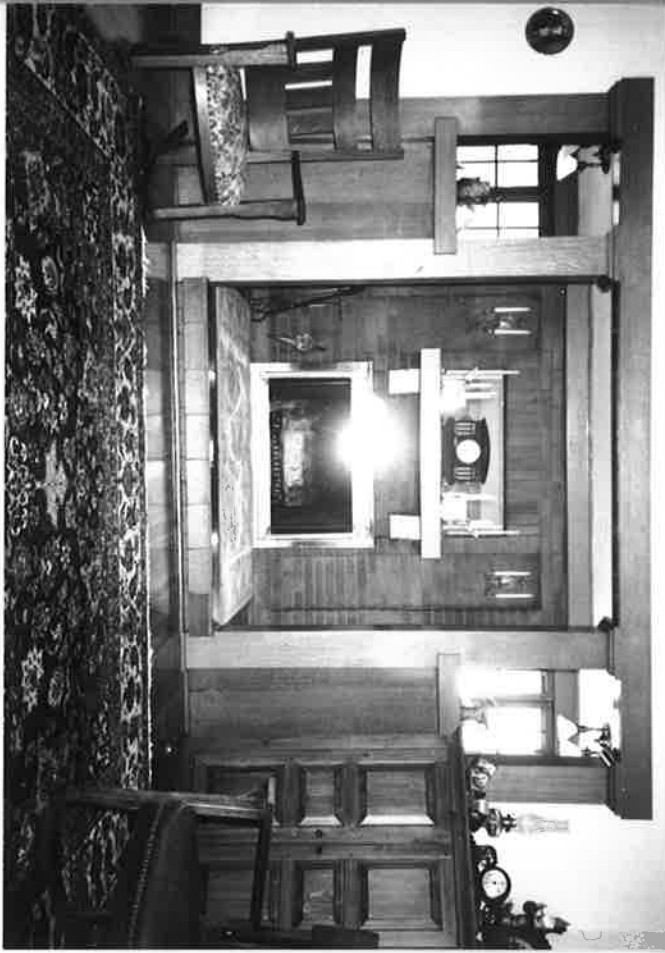
MAYOR, City of Spokane

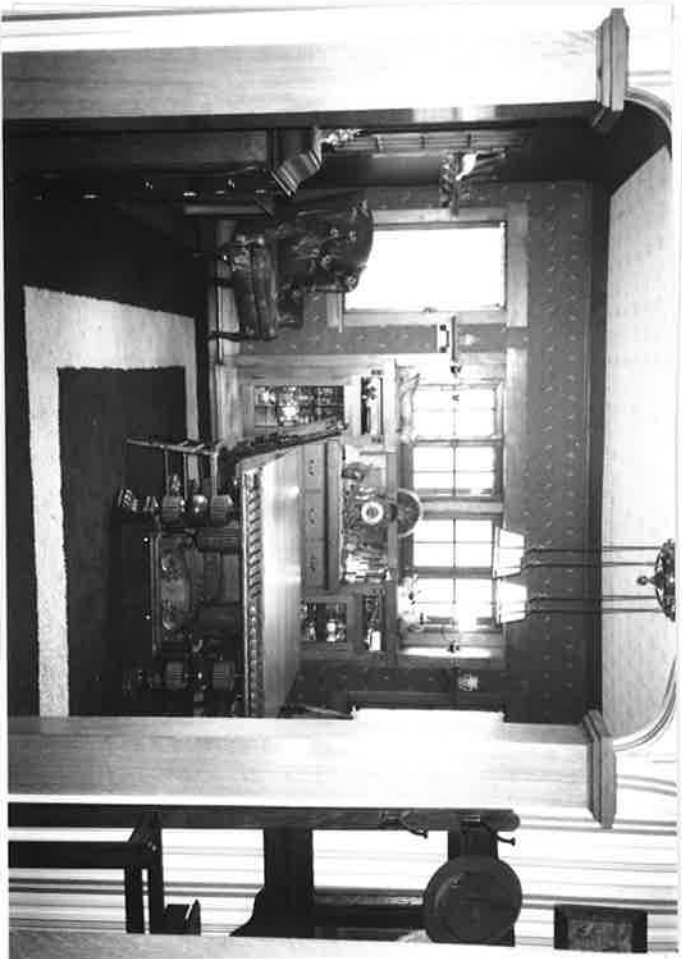
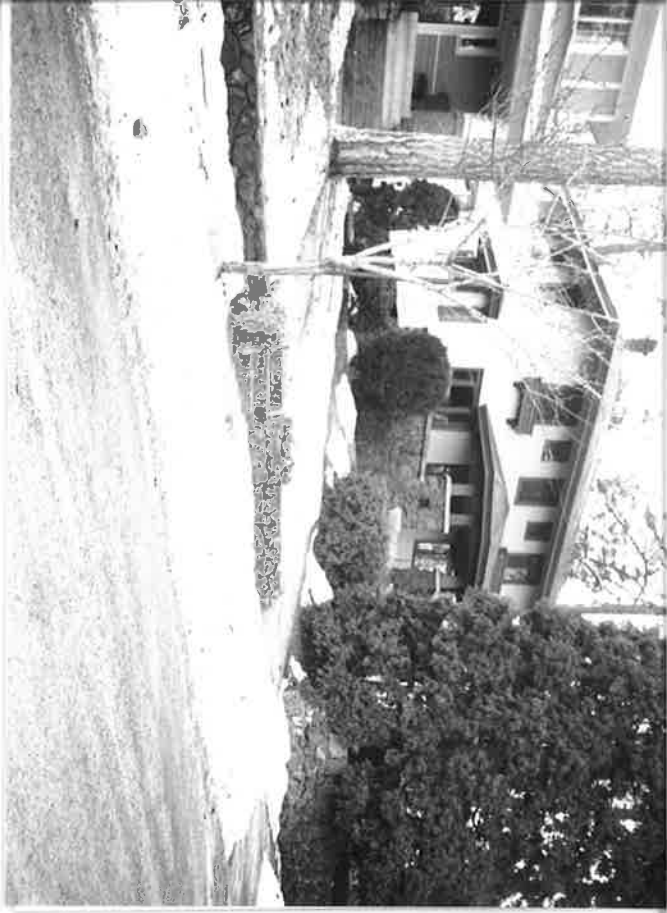
or

CHAIR, Spokane County Commissioner

CHAIR, Spokane City/County Historic Landmarks Commission

City/County Historic Preservation Officer





C-LINE #52584
35MM PRINTS

