

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: Mathais and Mamie Baumgartner House
And/Or Common Name: Matt and Mamie Baumgartner House

2. Location

Street & Number: 1125 S Bernard Street
City, State, Zip Code: Spokane, WA, 99204
Parcel Number: 35194.1311

3. Classification

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

4. Owner of Property

Name: Jill Ham and Martin Grieser
Street & Number: 1125 S Bernard
City, State, Zip Code: Spokane, WA, 99204
Telephone Number/E-mail: (509) 994-1459 jill.ham@avistacorp.com

5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

6. Representation in Existing Surveys

Title: Enter previous survey name if applicable
Date: Enter survey date if applicable Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method 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 history.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: Less than one acre
Verbal Boundary Description: Cliff Park Resurvey north 30ft of lot 14 and all of lot 15, block 22
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Vanessa Strange, MLIS, Historic Preservation Consultant
Organization: VS HPC
Street, City, State, Zip Code: Spokane, WA 99204
Telephone Number: (509)599-0768
E-mail Address: vanessastrangehomes@gmail.com
Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

Jill Ham
Mark J. D.

14. For Official Use Only:

Date nomination application filed: 2/15/26

Date of Landmarks Commission Hearing: 3/19/26

Landmarks Commission decision: 3/19/26 Approved

Date of City Council hearing: _____

City Council decision: Approved - 5/18/2026

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of the Spokane City Council as set forth above.

Megan Duvall 3/19/26
Megan Duvall Date
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Attest:
Leri Roberts
City Clerk

Approved as to form:
[Signature]
Assistant City Attorney



SUMMARY STATEMENT

The Matt and Mamie Baumgartner House at 1125 S Bernard Street in the Cliff Park Addition Resurvey on Spokane's South Hill was built in 1910. The home was designed by architect Earl W. Morrison and built by Amil T. Johnson and sold to Mathias "Matt" Baumgartner, a major player in the local mining industry. The home's form is American Foursquare, with a wide front porch. It stands two stories tall, with a hipped roof attic with three dormers. The style of the home is distinctive in its

eclecticism, with elements of Neoclassical and Colonial Revival style. There are sets of columns on two stories and a prominent pointed arch front dormer with a Palladian window in the front attic dormer. The experimental mix of styles reflects the work of the young architect with the creative freedom to try new styles on large extravagant homes. Earl W. Morrison went on to leave his mark by designing apartment towers, commercial buildings, schools, and office buildings throughout Washington State.

DESCRIPTION OF PROPERTY

The Baumgartner House is located in block 22, on lot 15 and the southern half of lot 14 in the Cliff Park Addition Resurvey in the Cliff-Cannon neighborhood of Spokane, Washington's South Hill. The home is on the east side of Bernard Street, between Sumner and 13th Avenues. The block is flat and level with manicured lawns and sidewalks on both sides of the street. The homes in this section of south Bernard Street were built from the early 1900s to the 1950s.

Each home is set back 25 feet as dictated by the covenants set by the Harl J. Cook of the Cook-Clarke Company when Cliff Park Addition was first platted in 1904. These covenants also stipulated that homes must cost at least \$2500.00 dollars, and that "all outbuildings shall conform thereto in exterior architecture and finish." The standards outlined were intended to ensure all buildings meet minimum standards for an upscale neighborhood.



Front (west) facade

The front façade of the house features a broad porch extending the full width of the home and seven concrete steps flanked by cut stone cheek walls and topped with stone coping. The foundation consists of cut stone blocks with panels of white painted wood lattice under the porch. The porch floor is painted wood, and the original wood siding and porch roof is covered with aluminum siding. The porch is supported by six square recessed-panel columns. Each column has molding and a carved wood detail at the top with three incised lines and raised triangular shapes, similar to motifs in the Eastlake style. A classical balustrade connects the columns around the porch.



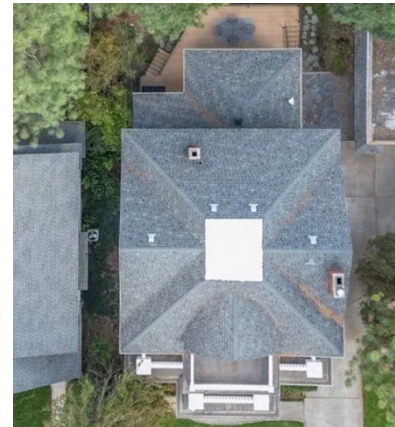
The front door is made of oak with brass decorative straps at the top and bottom. The top panel holds a beveled and leaded glass window in three vertical panes. Each pane has a design with a diamond shape and straight lines radiating from the corners. This diamond geometric pattern is repeated throughout the house. There are two sidelights flanking the door with the same leaded and beveled glass. To the left of the door is a large single-hung wood window with a divided light decorative transom with the same diamond design. To the right of the door is a large window divided into three sections with leaded and beveled transom windows made up of five grouped square windows. The walls of the porch are covered with white aluminum siding with the original wood clapboard intact underneath.



The second story features a prominent porch balcony with six round smooth doric columns supporting the roof. Two columns are visible from the front façade, and another column is tucked behind to support the corner of the roof. A second classical balustrade in a smaller size, lines the second-floor balcony. At each juncture of the railing is a square recessed panel plinth. Aluminum siding covers the body of the second floor as well as the ceiling of the porch and eaves. Two large single-hung windows, one on each side, each with a wood and glass door out to the second story balcony and a small window in between.



The attic level is an asphalt shingle hipped roof with a prominent pointed arch front dormer. This dormer has a Palladian window with three casement windows in the same geometric motif used throughout and a fanlight arched window at the top. There is a small, squared balustrade on this small decorative balcony, with simple recessed panel plinths at each corner. The ends of the roof form a cornice return on each side of the dormer. The asphalt shingle hipped roof has one front pointed arch dormer on the west side and gable dormers on the north and south sides. This unusual, hipped roof formation with three dormers culminates in a small flat square on top.



South elevation



On the south side of the house, the cut stone foundation holds three divided light casement windows with multi-paned wood storm windows covering them. The body of the house is clad in aluminum siding covering the original wood clapboard from the main floor to the attic level. The red brick chimney is smooth with a running bond pattern and three raised bands at the top. On the main floor level, there is a window on each side of the chimney. These are medium-sized single-hung windows with a divided light transom in the same geometric pattern found throughout. To the right is a bump out for the dining room window seat, with a large group of windows. The bump out includes two casement windows covered with multi-paned storm windows, one large, fixed window in the center, and four separate decorative transom windows with beveled, leaded glass. At the end of this wall, the side of the kitchen addition can be seen with two tall, narrow fixed windows. The second floor holds two medium-sized divided light single-hung windows. The attic level has one small slider window in the gabled dormer, with cornice returns on each end.

East elevation (rear)



The rear of the house has a single-level kitchen addition with a hipped roof and a wood deck with black metal railings. The addition has two double-hung windows with the geometric design to match the original house, a sliding glass door, and a jog inward to an enclosed porch off the original kitchen with a glass entry door. The second floor has three single-hung windows with decorative divided light transoms. The attic level does not have a dormer on this side, so only the back of the hipped roof and another simple red brick chimney slightly north of center.

North elevation

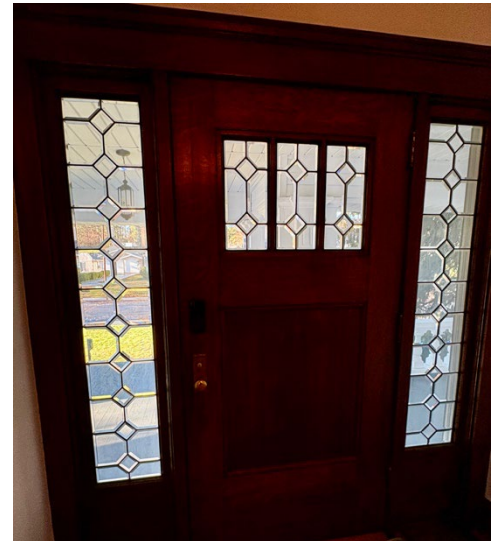


The north side of the house shows the cut stone foundation and two divided light casement windows covered with multi-paned storm windows, and a door to the basement in the center. The basement door is wood with a window with the divided light geometric design seen throughout the house. On the main floor, a group of three windows with divided light in the geometric pattern. The middle window is fixed, and the others are operable as single-hung. There is a set of two medium single-hung windows that were part of the original kitchen and one larger single-hung window on the end.

Between the main and second floors, there is a large green and yellow slag glass Palladian window that lights the stairway inside. The two outer fixed windows are three by five divided light; the center is the diamond and line pattern and is topped with a fanlight window. The second floor has a large single-hung window with divided light, geometric pattern transom on each end. The third floor has a gabled dormer with cornice returns on each side, and one small slider window.

INTERIOR

The materials used throughout the house are oak hardwood floors, plaster walls and ceilings, wood trim (primarily oak) brass hardware, cast iron radiators, and beveled leaded glass or divided light with a geometric design with diamonds with four lines radiating out from each corner repeated throughout the house.



First (main) floor

The front entry door opens to a foyer with a radiator with painted wood cover and oak floors with a contrasting wood triple ribbon border culminating in a French knot design in each corner throughout the main floor. The entry is illuminated by the beveled and leaded glass in the front door with sidelights and a brass ceiling light fixture with art glass shades. A stained wood picture rail lines the wall near the ceiling. A wide set of stairs up with curved treads extends into the entry.





To the left of the front door is an office with a large single-hung window with decorative transom looking west out at the front porch. Higher up on the north wall is a group of three windows with divided light in the diamond and line geometric pattern. The center window is fixed and the two flanking are casement style. The east wall of the office has a two-thirds height built-in wood bookcase with glass doors with brass hardware and beveled, leaded glass in the same decorative pattern as the other windows.



To the right (south) of the entry, a pony wall and columns frame the entrance to the living room. The pony wall has recessed oak panels topped with a nonagonal (nine-sided) column with dentil and molding on each side of the opening. Finishing the ends of this feature are decorative squared oak pilasters with crown molding. The living room has box-beamed ceilings and thick crown molding around the room. A large group of fixed windows with beveled, leaded glass transoms face west towards the front porch. Two single-hung windows flank the fireplace on the south wall, with divided light glass on the top half in the same geometric pattern seen throughout the house. The fireplace is rustic glazed ceramic square tile similar to the Batchelder style, in tones of brown with dark grout. Simple square tiles cover the hearth while the face of the fireplace is punctuated with decorative medieval motif tiles: knight's helmets, coat of arms, and shields depicted in relief. A thick oak mantle tops the fireplace.







Recessed panel oak pocket doors with brass inset hardware divide the living room and dining room to the east. The dining room walls are covered to two-thirds height with quarter-sawn oak in a simple batten and board pattern wainscoting. The wainscoting is topped with a plate rail supported by simple corbels. A crystal chandelier hangs from the center of the ceiling. A hutch is built into the east wall with a passthrough to the kitchen addition. The opening in the hutch has an arch with a vertical line detail very similar to the Monroe Street Bridge design. The bridge was being built at the time and was finished in 1911.



The arch is flanked and topped by beveled, leaded glass doors with shelves inside the cabinets. Below the counter are a large corbel, five drawers, and two more cabinet doors.

A bump out on the south wall holds a large set of windows with beveled, leaded glass transoms and a built-in window seat bench with recessed panels along the front. The dining room floor also the contrasting triple ribbon pattern with corner knots. Finally, an inset paneled door with an unlacquered brass push plate swings into the kitchen.



The swinging door leads to the 348 square-foot kitchen addition, remodeled in 2003 according to permits in keeping with the style of the original house. The cabinets are a medium tone wood finish with a decorative toe kick on the lower cabinets. The appliances are high-end stainless steel, the floors are Marmoleum, and the counters are green stone. The backsplash is covered with white subway tile. Three narrow windows flank the stove, the one on the east end of the wall is a working transom window with crank, and the other two are fixed. On the east wall, a large single-hung window with the diamond design divided light sits above the sink. A sliding glass door opens to the deck and backyard. Past an open dining area, the pantry and hallway form a utilitarian area in the location of the original kitchen.

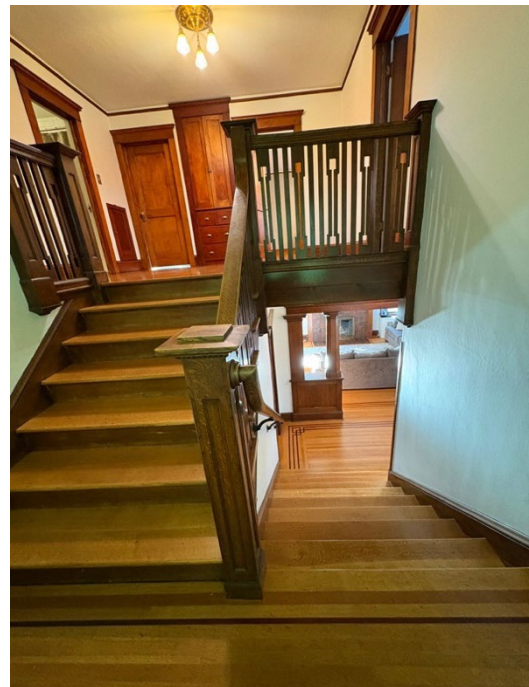


Through another wood swinging door, is a stairway down to the basement, a smaller back stairway to the second floor and a small half-bath. This powder room has a hex-tile floor and corner porcelain sink. The next doorway leads back to the front entry hall where the main stairway curves outward to lead up to the second level.



Second floor

The wood stairs start rounded and wide from the front entry and lead to a landing with a large green and yellow slag glass Palladian window that lights the stairway. A wood door with a small square window leads down the back stairs towards the kitchen. The turn in the stairs reveals a view of the flat sawn cutout balustrade leading to the large second-floor landing at the top of the stairs.



The landing reveals stained wood doors, built-in cabinetry for linens, plumbing access and laundry chute doors, all with unlacquered brass hardware. Throughout the second level, the oak hardwood floor design changes slightly, with simpler dark double-ribboned borders with plain right angles at the corners.



On the northwest corner is a small bedroom with two large single-hung wood windows and a corner closet, followed by a full bathroom.



The bathroom has the original bathtub, shower, and white subway tile wainscoting. The original mirrored wood medicine cabinet is set into the wall. The floor is hexagonal white tile, and one small single-hung window with a decorative divided light top sits at the end of the room near a radiator. The marble-topped wood vanity is a newer addition, as is some of the additional white subway tile added to the top of the shower area.

The northeast corner bedroom has two large single-hung windows with divided light on top. This room has paneled walls and ceiling tiles added in the 1960s or 70s.



The southwest corner holds the large primary bedroom with two large windows and a wood and glass door to the covered balcony. The walk-in closet has a small single-hung window and built-in cabinetry added in the 1940s-60s with an unusual, curved wood feature. The balcony is large and looks west out onto the neighborhood.



The final bedroom in the northwest corner also has an exterior door to the balcony and single-hung windows with a divided light design on the top.

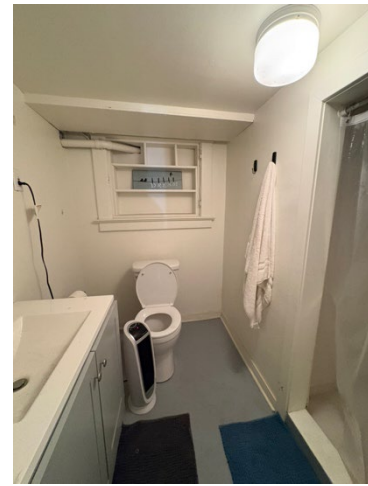
Attic

From the second-floor landing, a door leads to a staircase up to the attic level. The attic level is a large open space with angled ceilings that follow the lines of the hipped roof and three windowed dormers, ending with a flat square of ceiling at the top. This room was decorated in the middle of the twentieth century with checkered linoleum floors with an inlaid shuffleboard and wood paneling on the walls. The ceiling has paneling and fluorescent lighting.



Basement

The basement is accessed via wide painted wood stairs that turn at the landing with a door to the exterior. Once below grade, the floor is concrete and the basalt rock foundation walls are visible in several areas. There is a laundry room, utility access, and storage throughout. There is a small bathroom with a sink vanity, shower, and toilet.



ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Photos of the house from the first few decades after it was built show some of the original exterior features, as shown in this close-up from this Libby photo taken shortly after the home was built. The home was covered in aluminum siding in the 1950s or 60s according



to the Johnson family. These original features include stucco with decorative half-timbering on the north and south attic dormers. The exposed rafter tails have been covered as well as the square decorative posts on the corners of the second floor exterior.

The rear of the house has a remodeled kitchen addition from 2003, possibly modified from another smaller, family room added in the 1970s according to the Johnson family who lived there at the time. The 348 square foot kitchen addition replaced the tiny original kitchen at the northeast corner of the house and includes an opening pass through in the dining room hutch.

*1125 South Bernard, Libby Photography Collection, 1910,
Northwest Museum of Arts and Culture*

The attic was finished with linoleum and wall paneling in the

1960s-1970s. One bedroom still has wood paneling on the walls from this era. Some of the closets were added during this period as well.

The second-floor bathroom is largely original, with some tile repair and a newer vanity.

In 2024, the roof was replaced, and water damage was repaired. The second floor and attic level porches were both rebuilt, including structural reinforcement and new membranes on the floors. Knob and tube wiring was replaced, and period-appropriate wood screen doors replaced the aluminum screens. On the interior, plaster was skim-coated, and period lighting was added. The gutters were replaced, and other drainage issues were addressed before extensive stone foundation repair and mold remediation.



The garage is not original and shall not be included in the register. It was not designed by Earl Morrison and does not hold historic significance. The first permit for a single-stall garage was in 1912 and placed in the southeast corner of the property. It was split and moved west to be built out as a permitted two-car garage in 1941.

Integrity

Eligibility for the Spokane Register depends on the property fulfilling one or more one or more categories of significance and retain integrity of location, materials, workmanship and association. The Baumgartner house's attributes in these areas are as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred.

The house is in its original location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The original design of the house is largely intact, with some cosmetic additions like paneling in two rooms and aluminum siding in the mid twentieth century. The kitchen addition was built with the intent to be harmonious with the original building.

Materials are the physical elements that were used during a particular period and in a particular way to form a historic property.

The materials for the house are intact, including the wood siding underneath the aluminum siding. The roofing was replaced with the same asphalt composite in 2024.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship for the house is intact. The stone foundation was repaired in kind and in a way that reflects the building's original construction methods. In addition, the second and third level balcony porches were rebuilt in kind and reinforced structurally.

Association is the direct link between an important historic event or person and a historic property.

The association of the house is intact and has been used continuously as a single-family home since it was built.

SUMMARY STATEMENT

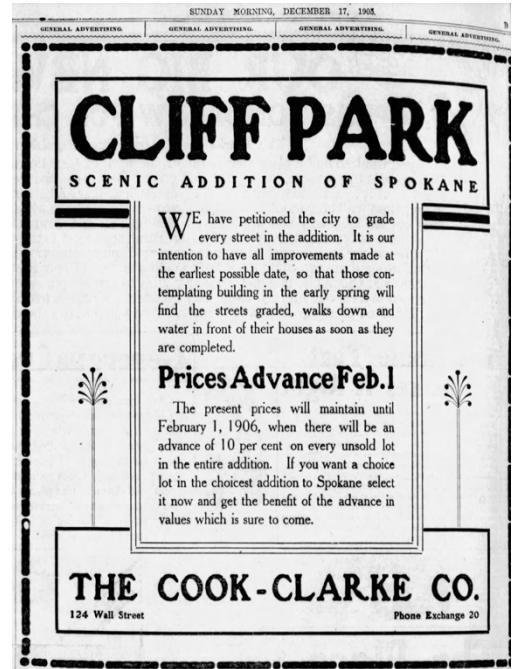
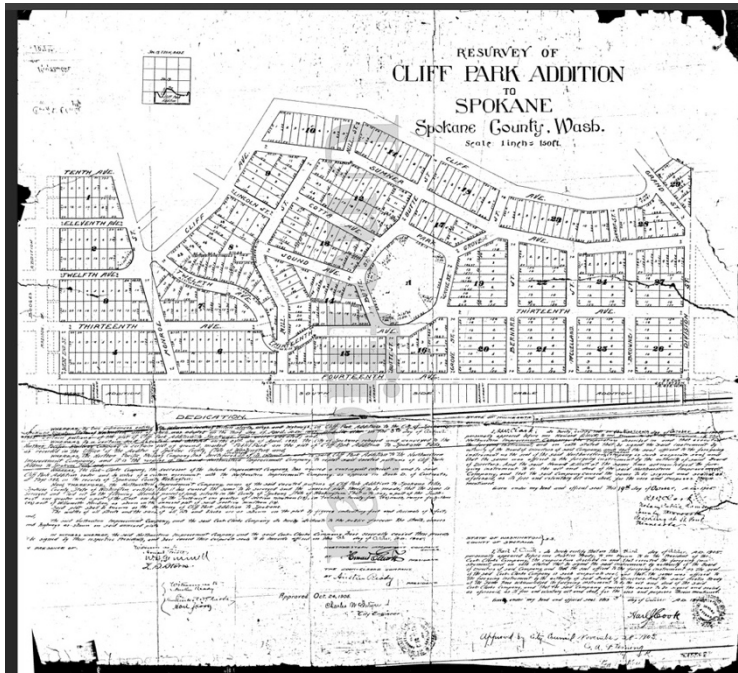
The Baumgartner House at 1125 South Bernard Street in Spokane is significant and eligible for the Spokane Register of Historic Places under Category C because of its association with the work of a master architect, Earl W. Morrison. His work left a mark throughout Spokane and Washington State. This home represents Morrison's early work. Known as the "boy architect," Morrison designed at least eighteen grand homes while still a high school and college student. He designed some of the most impressive homes on Spokane's South Hill, including in the Cliff Park, Rockwood, and Ninth Avenue neighborhoods. His distinctive large homes have shaped the character of the neighborhood to this day. The Baumgartner House, built in 1910, is an early example of Morrison's work, a largely intact foursquare home in a Classical Revival style with other eclectic elements like a pointed arch attic dormer, many columns, and Palladian windows.

HISTORIC CONTEXT

For thousands of years, the Spokane Falls were a gathering place for culture, fishing, and hunting for indigenous peoples. The first humans arrived in the Spokane area between 12,000 and 8,000 years ago as hunter-gatherers. The falls were a center of indigenous life through the 1800s, when white settlers began to arrive.

James Glover, often cited as the founder of Spokane, initially platted the city in 1878. In the 1880s, Spokane's population exploded from 350 in 1880 to 20,000 by 1890. This development came from the availability of rich natural resources available including mining, timber, agriculture, and the water power of the Spokane River. The railroads established a hub in Spokane, and the first residential additions were established by John Browne and A.M. Cannon (Arksey, 2005.) The rebuilding phase after the Great Fire of 1889 spurred rapid growth in population and residential housing development throughout Spokane. Many players began to get into real estate development through the first decade of the twentieth century as the population boomed.

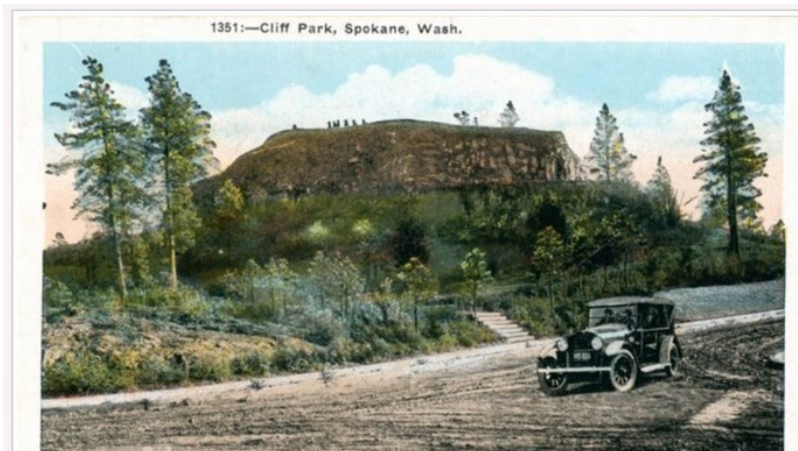
By the 1910 Census, Spokane's population reached 100,000, and the boom created a tremendous need for new housing (Arksey.) To meet the demand and take advantage of the lucrative opportunities of the early 1900s, several new developers began subdividing and building homes on the South Hill. Harl J. Cook with the Cook-Clarke Company and Inland Improvement Company bought 110 acres between Madison and Division streets and 9th to 14th avenues from the Northwestern Improvement Company for \$90,000 according to the Spokesman-Review and county records. A resurvey of Cliff Park Addition was done in 1905 as the lots and homes began to be marketed and sold by the Cook-Clarke Company.



Resurvey of Cliff Park Addition plat map from the Washington State Digital Archives and ad for lots in the Cliff Park Addition from the Spokesman Review in 1905

The covenants required that any residences built “shall cost not less than Twenty-Five Hundred (\$2500.00) dollars and that all outbuildings shall conform thereto in exterior architecture and finish, and that said dwelling shall be set in at least twenty-five (25) feet from the front line of said premises.”

One of the defining features of the neighborhood is Cliff Park itself. The park is bounded by Grove Street to the east, Stevens (formerly Butte) to the west, and 12th and 13th avenues on the north and south. It features a tall volcanic rock outcropping, said to have been used by indigenous people as a lookout. In 1905, the Spokesman Review reported that Harl J. Cook donated the two-block piece of land to become a city park. Stairs and rock walls were added to welcome visitors and bring them to the top for a view of the city, and it was adopted as a city park in 1908 (Galpin.)



Inland Northwest Special Collections, Spokane Public Library

According to numerous newspaper articles and advertisements in the Spokesman Review and Spokane Chronicle in the early 1900s, Cliff Park Addition was developed by Harl J. Cook's Cook-Clarke Company using two strategies, either building homes on speculation and selling, or selling lots to individuals to develop for their own homes or to build and sell for a profit. One of these builder/developers was Amil T. Johnson, who bought lot 15 in block 22 from Gus Bostrum in 1909 for \$1500 and teamed up with Earl Morrison to build the home at 1125 S Bernard Street. The home was completed in 1910. The Spokesman Review featured the sale along with a photo:

W. Mor- streets, laying sewers and water mains, cement sidewalks and curbs. associations of which Spokane has several score. transaction net \$4000 investment to Mr. Cowley.

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EFFECT

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New Home in Cliff Park, on Bernard Street, Near Cliff Avenue, Bought by Matt Baumgartner for \$15,000



The above is a picture of the eight-room modern house of Colonial type built by Contractor A. T. Johnson and sold to Mr. Baumgartner last week for \$15,000. The deal was negotiated by J. Melvin Thomas. The house was designed by Architect Earl W. Mor-

rison and is on a lot 50x150 feet on Bernard near Cliff avenue. The house is finished in oak on the lower floors with white enamel finish in the kitchen and birch on the second floor. All floors are of hardwood. Besides the eight rooms on the two main floors there are two rooms finished off in the attic.

There are many features in the construction, including a built-in side-board, fireplace, beamed ceilings, bath-rooms with tiled floors and wainscoting, tile floor in the vestibule, bevel plate mirrors and a basement finished with a laundry, fuel room, fruit room and a furnace room. Mr. Baumgartner will occupy the house as a home.

The Spokesman-Review (Spokane, Washington) · Sunday, June 19, 1910

STATEMENT OF SIGNIFICANCE



*Earl W. Morrison in the
Spokesman-Review May 13, 1911*

Architect Earl W. Morrison, the “Boy Architect” (1889-1955)

Earl W. Morrison, known as the “boy architect” in Spokane, had the unique distinction of designing large homes for prominent people in Spokane while he was still in high school and college. Morrison designed dozens of houses, including some of the most impressive homes on Spokane’s South Hill, including in the Cliff Park, Ninth Avenue and Rockwood neighborhoods, still some of Spokane’s most prestigious areas. These large and distinctive homes shape the character of these neighborhoods to this day. After starting his career in Spokane, he went on to have a decades-long career designing both modest and grand houses, residential apartment buildings, high rises, commercial projects, schools, and more, primarily in Washington State.

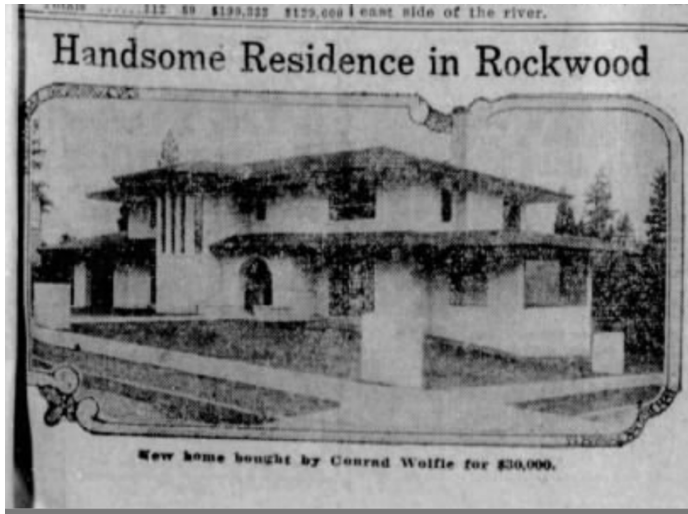
His early years working alongside the trades and shadowing his father in the real estate business developed his skill along with his school courses. He had an office in his father’s real estate firm in the Paulsen Building according to city directories, and shared that office with Amil T. Johnson, the builder he worked with frequently, including on the Baumgartner House. He also worked with Aaron L. Lundquist, another prolific contractor.

In addition to the Baumgartner House, Morrison designed homes primarily in the traditional English style, with decorative half-timbering, in a style with stucco and Flemish arch parapets, sometimes locally referred to as Mission or “Alamo” style, and later in the straight-line style.

Examples of Spokane Homes

- The Woldson House, 1628 W. Ninth Ave., 1909.
- The Ritter House, 522 W. Cotta Ave., 1910.
- The Baumgartner House, 1125 S Bernard, 1910.
- The Bryant House, 1214 S. Cook St., 1910.
- The Rudberg House, 1128 W. Eighth Ave., 1910.
- The Thatcher House, 505 W. Kiernan Ave., 1910.
- The Winter House, 1226 S. Cedar 1910
- The Cannon House, 416 E. Rockwood Blvd., 1911.
- The McGoldrick House, 547 E. Rockwood Blvd., 1911.
- The Meisenheimer House, 540 E. Rockwood Blvd., 1912.
- The Ackermann House, 2020 S. Rockwood Blvd., 1912.

- The Plummer House, 2007 S. Rockwood Blvd., 1912.
- The Wolfle House, 415 E. 12th Ave., 1912.



Wolfle House in Spokesman-Review, September 1, 1912

- The Oxford Apartments, 702 S. Bernard St., 1912.
- The Fisher House, 220 E. Manito Place, 1912.
- The Avery House, 505 E. Rockwood Blvd., 1913.
- The McDonald House, 1303 E. Overbluff Road, 1918.

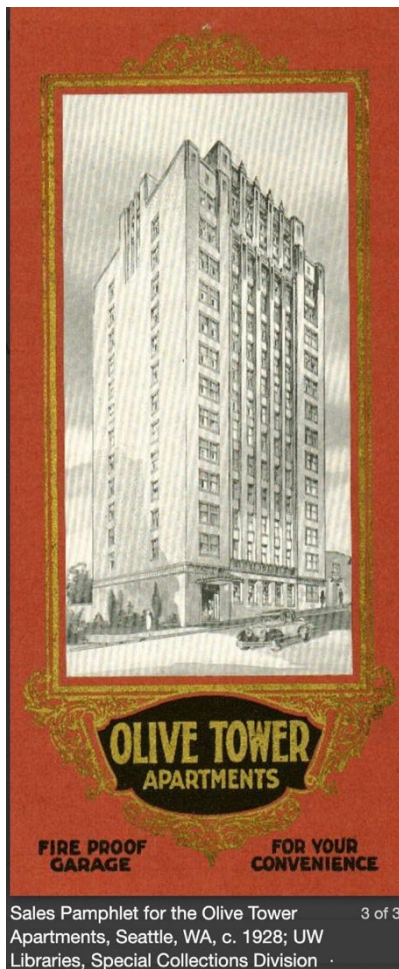
His first luxury apartment building was the Oxford Apartments at Seventh Avenue and Bernard Street in 1912, that continues to provide housing in Spokane. He went on to graduate from the combined Art Institute of Chicago and Armour Institute of Technology in 1914. The influence from his time in Chicago is apparent in his “straight line” designs that appeared in the Rockwood neighborhood. Often referred to as Prairie Style, the straight lines, stucco finishes and wide form that Morrison introduced to the area were some of the most cutting-edge houses of the time.

By 1914-15, the building boom in Spokane slowed significantly. He married Hazel Fae Dyke, a classmate, and debate champion. They moved to St. Paul, Minnesota where he took a job as an assistant to the City Architect. He gained valuable experience outside of residential design and designed five schools during his time there (Davis). The young family moved back to Spokane, and he resumed his independent firm designing large houses and another apartment building.

In 1917, the United States entered into World War I, and Earl Morrison was commissioned as a Captain in the Quartermaster Corps, where his planning skills were put to use building a training camp for 30,000 troops in New Mexico. From there, he was sent to be commanding officer of a railhead in Saint-Miheal in France in April 1918, responsible for supplies of clothing, food, and transportation of a division of 30,000 men. He returned to Spokane after his discharge in July 1919.

Morrison reopened his architecture practice, partnering with another architect to open Morrison & Stimson in the Symons building in downtown Spokane. Their first project was a group of smaller homes in the “California style” at the southeast corner of 14th and Lincoln. He opened another office in Wenatchee where he designed fruit warehouses, schools, houses, a church, and a pool hall (Vestal).

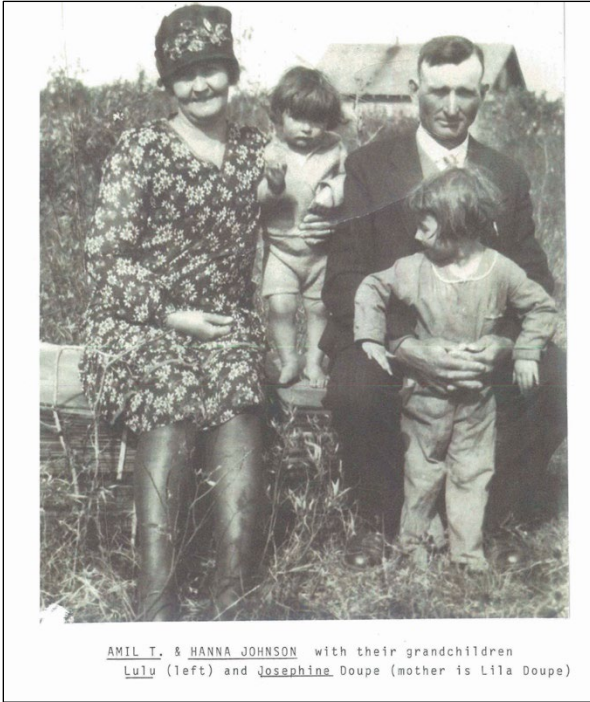
Morrison experienced several personal tragedies over the space of three years. In 1922, his mother, Mattie, was beaten in a random attack near her home and died from the injuries in 1924. Morrison decided to close the office in Spokane and opened an office in Seattle, closer to new school projects in Western Washington. In 1926, his father died, and a year later his wife died of influenza. From the late 1920s forward, Morrison’s career trajectory focused on some of the largest apartment towers in Seattle, in addition to schools, a hospital, and various commercial buildings.



From his Seattle office, he produced apartment buildings that prioritized budget and labor efficiency but always found a way to include a flourish of decoration to add an element of beauty for the everyday people occupying the buildings (Davis). This was no doubt influenced by the exuberant design and extravagant building that he was able to do during his early days working in Spokane. Like most architects, the times dictated a turn toward more affordable housing. Through the post-World War II era, Morrison expanded out to more projects on the west coast and Hawaii. Morrison died suddenly in 1955 while on vacation in La Jolla, California.

Earl Morrison’s impact on architecture in early Spokane is significant. Even today, Morrison’s work continues to define the visual landscape of Spokane’s wealthiest neighborhoods. The grand homes he designed mark a period of significant growth and prosperity in Spokane. The styles he experimented with ranged from English traditional to classical revival, Flemish arches and the straight-line or Prairie style, making a mark on the architectural landscape of Spokane.

Amil Theodore Johnson, Builder (1874-1950)



AMIL T. & HANNA JOHNSON with their grandchildren
Lulu (left) and Josephine Doupe (mother is Lila Doupe)

*Photo from Johnson Family History scrapbook courtesy of
Glenn Davis*

The builder and developer who worked with Morrison on the Baumgartner House and many other projects was Amil T. Johnson. A prolific builder in Spokane, he constructed some of the largest and most expensive homes in town, as well as dozens of more modest homes in collaboration with local architects. Johnson is listed in the city directories as a carpenter and contractor as early as 1905. By 1912, he shared an office in the Paulsen Building with Earl W. Morrison, indicating the strong partnership they cultivated to build some of the most distinctive homes in Spokane. Numerous real estate transactions involving Johnson appear in the newspapers. Johnson's homes had a distinctive style, often using stucco exterior half-timber decoration and fine interior woodwork. One distinct feature found in many of the homes Johnson built is a ribboned border on the

hardwood floors, often with a French knot corner design. Johnson worked with architects to build homes on speculation, sell them, and move on to the next project. Johnson collaborated with several architects and eventually settled in Alberta, Canada, where he passed away in 1950 at the age of 75.

Select homes built by Amil T. Johnson:

- Johnson-Thompson House, 1718 E. 11th Ave., 1906
- E.J. Cannon House, 416 E. Rockwood Blvd., 1909
- Woldson-Hay House, 1628 W. 9th Ave., 1909
- 814 S. Lincoln St., 1910
- Baumgartner House, 1125 S. Bernard St., 1910
- Wolfle House, 415 E. 12th Ave., 1912
- Avery House, 505 E. Rockwood Blvd., 1913
- Martin Woldson House, 903 S. Adams St., 1917

Homeowners

1910-1935 Matt and Mamie Baumgartner

Amil T. and Hannah Johnson bought the lot and built the home on speculation from designs by Earl W. Morrison. The home was sold to Mathias "Matt" Baumgartner for

\$15,000, and he purchased an additional 1/2 lot in July 1910 for \$1,500. Matt came to the United States from Germany as a young person, first mining in California before becoming a chemist-assayer in San Francisco. He settled in this area after short stints in Arizona, California, and Montana. From the 1890s on, he ran mining operations throughout Idaho and was president of the Liston Mining Company. Matt married Mamie Frances Allen on Jan. 5, 1898, in Wallace, Idaho. She was the daughter of James and Katherine Allen and a sister of Eddie Allen, the Irish actor, comedian, and cyclist, whose stage name was Allen Doon. Matt Baumgartner passed away in 1934 after a brief illness, and his daughter Kathleen and her mother moved to Los Angeles after selling the house.

1935-1948 Dr. Donald A. and Helen Palmer

Palmer was a doctor of internal medicine and diagnostician with offices in the Paulsen Building. He died of a heart attack on June 10, 1946, at age 47. Daughters Ainslie and Elisabeth and wife Helen sold the home to another doctor in the same office.

1948-1955 Dr. Merritt H. and Montana Stiles

Dr. Stiles joined Dr. Donald Palmer in his offices at the Paulsen Building in January of 1946. Palmer died in June 1946, and Stiles served as a pallbearer in the funeral. He bought 1125 S. Bernard from Palmer's widow in 1948. His daughter Trina won a contest for a trip to New York City in 1949 and is pictured in the newspaper in front of the home's fireplace.

A strong proponent of the prevention of coronary disease and physical fitness, he learned to ski at 55 and wrote the book "Ski at Any Age" in 1972. He was inducted into the Ski Hall of Fame in 1975, a few months before dying of a heart attack while on a jog at Priest Lake at age 76. The Black Diamond run at Schweitzer is named for him.

1955-2001 Dr. Robert S. and Marjorie Johnson

Along with Dr. Merritt Stiles and others, he founded the Fifth and Browne Doctors' Building. The Johnsons raised their family at 1125 S. Bernard, and Marjorie made many of the midcentury-era changes to the house, including the attic room with the shuffleboard floor, interior wall paneling on the second floor, and aluminum siding.

2001-2024 Allan and Catherine Greer

2024-Present Jill Ham and Martin Grieser

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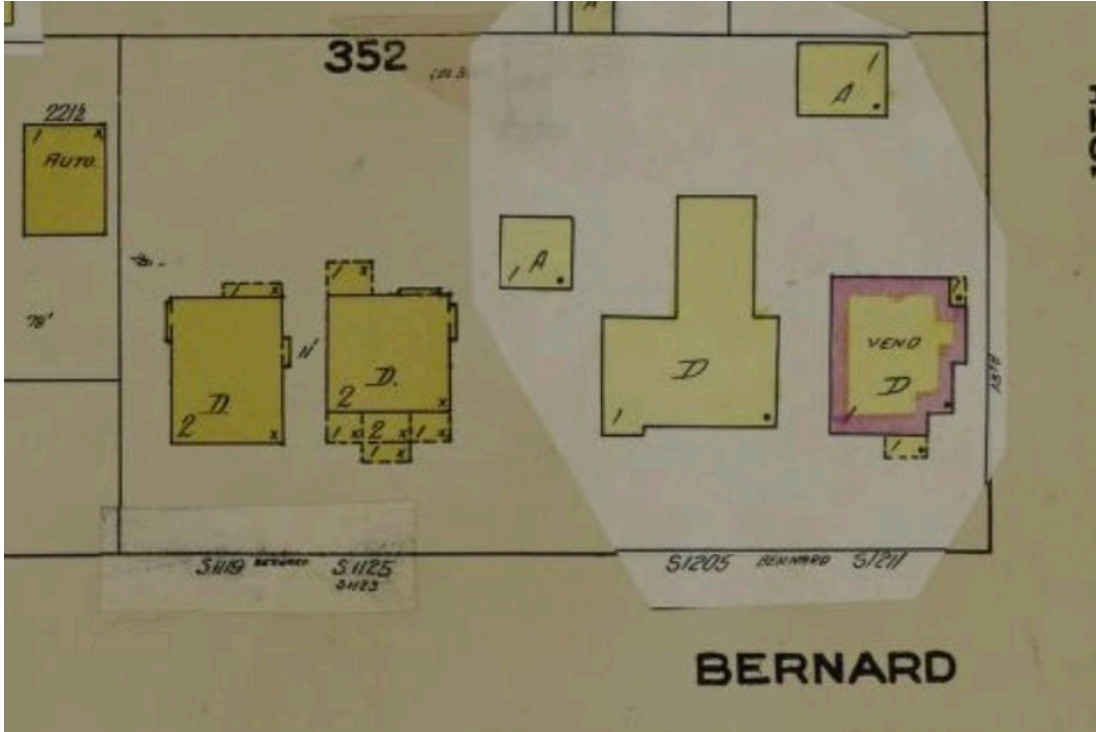
Spokane Doctor Honored in Ski Hall of Fame ***

https://skihall.com/hall-of-famers/merritt-stiles/?srsltid=AfmBOoqMtZnMLfR7W3u94-pctciuPA2U2vpAs4BbYZb4rw_xCtQgieGb

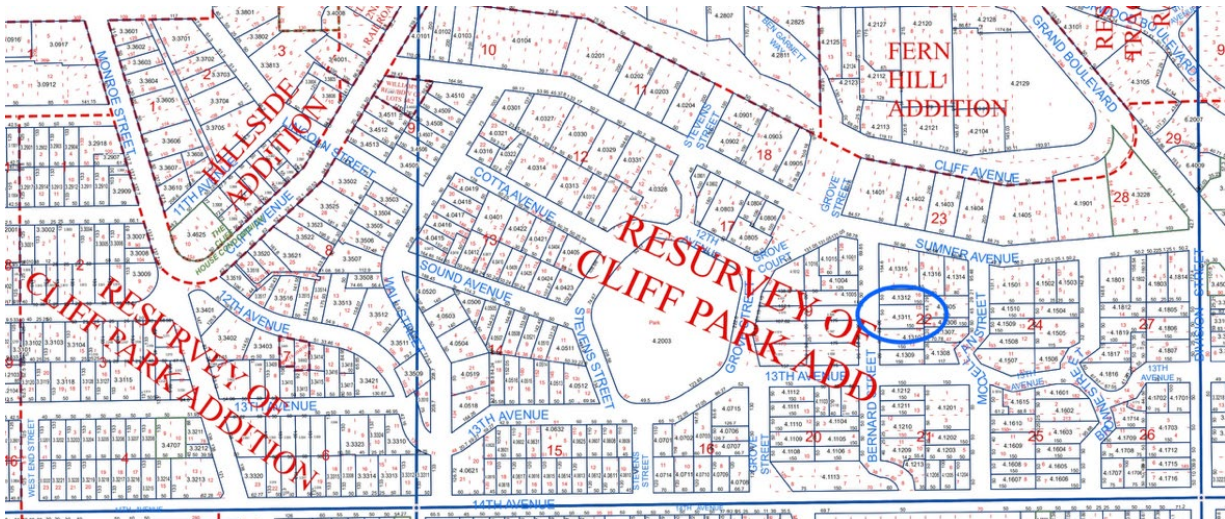


1125 S. Bernard, 1910, Northwest Museum of Arts and Culture, Libby Photo Collection

A note about the address: the original 1910 Sanborn map shows the address as 1123, and the 1910 map altered with additions shows the current 1125 with 1123 written underneath to indicate the earlier numbering.



Sanborn Fire Insurance Map, 1910, vol. 3



Spokane County Assessor SCOUT map

Spokane Boy at Chicago Art Institute Draws Plans for \$12,000 Residences

Earl W. Morrison, the Spokane high school student, who had the distinction of drawing plans for a number of high-class residences, costing from \$10,000 to \$40,000, before he was out of his high school classes, is drawing plans for two \$12,000 residences to be built by A. L. Lundquist in the Manito district this year.

Mr. Morrison is now at the Chicago Institute taking a course of study and is drawing the plans for the houses while at spare hours. His marked ability has been recognized in Spokane for some time.

The two houses will be located on Manito boulevard, near Grand boulevard, on lots 250 feet in depth. The lots face the south end of the park. Construction work will be started in the spring, declares Mr. Lundquist.

Mr. Lundquist is rushing to completion a nine-room modern house on Eighth avenue, near Jefferson street. This will cost between \$10,000 and \$15,000 when completed.

The Lundquist home, a fine \$25,000 residence on Rockwood boulevard and Sheridan street, will be completed in

a few weeks. The house has 14 rooms and the grounds will be elaborately parked.

Tame.

"They say she leads a painfully tame life."

"Yes, she can't even find any excuse for getting a divorce."

Traveled Around the World Returns to Spokane

Traveling entirely around the world and then hitting upon Spokane as the best place and the most available one in which to buy real estate and live is a pretty strong recommendation for the city, but this apparently has been the one given Spokane by William Alexander Robertson of Aurora, Ill.

Mr. Robertson has just moved to Spokane and has purchased lot 7, block 195, in East Side Syndicate addition, for \$450, as an investment. He has his home here. The East Side

Fine Colonial Home Is Sold



This beautiful colonial home of nine rooms at S1125 Bernard, has been sold by Mrs. Mary Baumgarten to a client of the Willie M. Laberee company. This dwelling, one of the most typical of this class of architecture, was constructed at an original cost of about \$20,000. The rooms are spacious, the windows large. The home occupies two landscaped lots.

