



Historic Property Report

Historic Name: Bennion, Deslia & Edna, House

Property ID: 706347

Location



Address: 2624 N Wall St, Spokane, Washington, USA

GeographicAreas: Spokane County, Spokane, Spokane County, T25R43E07, SPOKANE NW Quadrangle

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1918	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context: Architecture

Architect/Engineer:

Category	Name or Company
Architect	Ballard Plannery
Architect	Ballard Plannary Company

Photos



SRS-7a.JPG



View of:SE, Origination:Inventory Form



SRS-7f.JPG



SRS-7e.JPG



SRS-7b.JPG



SRS-7c.JPG



Historic Property Report

Inventory Details - 5/7/1992

Common name: Johnson House
Date recorded: 5/7/1992
Field Recorder: Dan Ellis - Sam Gregg
Field Site number: 32EG175
SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Balloon Frame
Roof Material	Asphalt/Composition
Roof Type	Gable
Cladding	Wood - Clapboard
Foundation	Stone

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Significance narrative: In 1916 William J. Ballard, President of the Ballard Plannery Co., purchased Lot 12 and had this house built two years later. In 1923 Joseph A. Brady bought the house. In 1929 J.E. Watkins acquired the property, soon selling it in 1933 to C.W. Johnson. In 1968 Maxwell's Inc. owned the house. 1989 Sheila Simpson and Mike Mohondro purchased this house.

Physical description: Significant as an example of a Ballard Plannery residence, this craftsman house rests on a roundstone foundation. The broad, low-pitched roof is a characteristic of the Craftsman style which is echoed by the porch roof. The low, brick piers which rest on the closed brick railing embellish the partial-width porch. The exposed rafter ends and decorative roof braces add detail, as do the tripartite windows.

Bibliography: POLK DIRECTORY
PIONEER TITLE
COUNTY ASSESSOR



Historic Property Report

Inventory Details - 7/10/2011

Common name: Johnson House
Date recorded: 7/10/2011
Field Recorder: Artifacts Consulting, Inc.
Field Site number: 32EG175
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

Surveyor Opinion



Historic Property Report

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The house at 2624 N Wall Street, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1918 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 1985. The -story building has a gable roof clad in metal. The single-family form sits on a poured concrete foundation containing a three-quarter basement.



Historic Property Report

Inventory Details - 7/12/2016

Common name: Peanut Brittle house
Date recorded: 7/12/2016
Field Recorder: Stephen Emerson
Field Site number: SRS-7
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Shingle
Structural System	Wood - Braced Frame
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): No
Property potentially contributes to a historic district (National and/or local): No

Historic Property Report

Significance narrative: This residence was constructed in 1918. Building permit archives indicate that this house was associated with the Ballard Plannery, which sold plans for hundreds of brick cottages in Spokane. The first owners of this house were probably Desla S. Bennion and his wife Edna. Mr. Bennion rose to the position of President/Manager of the Northern Paper Stock Company, based in Spokane. In 1931 the house was purchased by local dentist Charles W. Johnson, who married his wife June in 1939. Mr. Johnson apparently died in 1940, leaving the house with June. Mrs. Johnson lived in the house until 1989, working various jobs, including millworker, glazier, and cabinet maker. The house went vacant for a year and, in 1991, it was purchased by Mike T. Mohondro, a manager at Fred's Appliance, and his wife Sheila. In 2001, William Oleaga bought the house and, in 2003, remodeled it. This is probably when the present wood shingle siding was applied. The house is currently owned by Lidia Khala.

This house displays many classic features associated with a Craftsman Bungalow, including the shallow-pitched roof with widely overhanging, unenclosed eaves with exposed rafter ends, purlins, and fascia boards, the nearly full width front porch canopy with massive masonry supports, and the full height exterior masonry chimney. Craftsman Style windows include the tripartite window of the porch and the inglenook windows flanking the chimney. As noted above, the exterior shingle cladding is probably a recent addition. Nonetheless the house retains excellent integrity of its historic appearance and original construction materials, especially the Peanut Brittle stone and brick work. It is eligible for placement on the National Register of Historic Places under Criterion C, architecture. It is also eligible, under Criterion A, as an example of a house associated with the Ballard Plannery, one of the most prominent designers of brick homes in early Spokane.

Physical description: This residence is a 1-story wood frame building with a semi-rectangular plan. It has a cross-gabled roof, with gables extending forward, to the west, and to the south. The roof has a very shallow pitch and has widely overhanging eaves with exposed rafter ends, exposed purlins in the gables, and fascia boards. It is covered with standing seam metal roofing. A full-height, exterior masonry chimney penetrates the eave at the peak of the south-facing gable. The foundation is poured concrete. A wide front porch canopy is offset to the right side of the front façade. Like the house, the gabled roof has an extremely shallow pitch and features exposed rafter ends and purlins. The canopy is supported by massive brick piers. The porch deck is covered with square red tiles, and bordered by masonry half walls. Exterior wall surfaces are clad with clinker brick and mortared cobbles, creating an effect that is often called "Peanut Brittle." This appearance is achieved by combining brick with cobblestones. In this case the cobblestones are not uniform but a combination of various sizes, from small cobblestones to boulders. Most but not all of the cobblestones are granite. In this case, the cobblestones form the base of the walls. They segue from larger stones to smaller. Gradually the bricks predominate, with only occasional stones, rising until the wall becomes brick exclusively. At the bottom the cobblestones are randomly placed, sprawling out from the bottom of the walls, simulating a natural appearance. Most of the "Peanut Brittle" masonry is employed in the front porch piers and half walls of the front porch and in the massive exterior chimney. Other exterior wall surfaces of the house are clad with wood shingles. Windows are wood sash and include both double-hung and fixed picture types. Beneath the front porch canopy is a tripartite Craftsman window, with a picture window flanked by double-hung units. Towards the back of the south wall, beyond the exterior chimney is a short gabled extension with a bank of glass window blocks.

Bibliography: Emerson, Stephen. A Historic Property Inventory of Rock Structures in Spokane County, Washington. Archisto Enterprises, 2016.