

# 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: William and Ina Ballard House  
And/Or Common Name: N/A

## 2. Location

Street & Number: 2624 North Wall Street  
City, State, Zip Code: Spokane, WA 99205  
Parcel Number: 35071.2812

## 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input 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: Emily Moser & Jason Gass  
Street & Number: 2624 North Wall Street  
City, State, Zip Code: Spokane, WA 99205  
Telephone Number/E-mail: 901-361-5827; gass\_jason@yahoo.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: Historic Property Report  
Date: Sept 13, 2016 ☐ 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: 0.16  
Verbal Boundary Description: West: Wall St; East: Wall + Howard Alley; North: Parcel #35071.2813; South: Parcel #35071.2811  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jason Gass, Homeowner  
Organization: N/A  
Street, City, State, Zip Code: 2624 North Wall Street, Spokane, WA 99205  
Telephone Number: 901-361-5827  
E-mail Address: gass\_jason@yahoo.com  
Date Final Nomination Heard:

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

\_\_\_\_\_  
\_\_\_\_\_

**14. For Official Use Only:**

Date nomination application filed: \_\_\_\_\_

Date of Landmarks Commission Hearing: \_\_\_\_\_

Landmarks Commission decision: \_\_\_\_\_

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

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

\_\_\_\_\_  
**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor – City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

\_\_\_\_\_  
**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

## SUMMARY STATEMENT

Planned in 1916 and finished in 1917<sup>1</sup>, this shining example of a Ballard Plannery bungalow is significant due to its association with William J. Ballard - one of Spokane's prominent turn-of-the-century home designers. W.J. Ballard and his Plannery designed this house in the California Bungalow style and it was copyrighted once drawn. When construction began in 1917, it became the first house in Ballard's planned north side residential development. The house's first occupants were W.J. Ballard and his family: Ina (wife) and Laura (daughter). The most significant features of the house are the smooth-surfaced river rock foundation and the peanut brittle masonry, both most prominently shown at the base of the front porch.

## DESCRIPTION OF PROPERTY

### *Exterior*

This residence is a 1-story wood frame building with a semi-rectangular plan. It has a front-gabled roof, with a smaller gable extending over the front porch to the west, and a large dormer to the south. The roof has a very shallow pitch and has widely overhanging eaves with



*Figure 1 - Picture of Ballard House taken by Laura Ballard (April 1920)*

exposed rafter tails, 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 dormer. The foundation is a combination of both poured concrete with a fairly heavy aggregate and river rock.

A wide front porch canopy is offset to the right side (south end) of the front façade. Like the house, the gabled porch roof has an extremely shallow pitch and features exposed rafter tails and purlins. The canopy is supported by massive brick piers. The porch deck is covered with square red tiles,

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<sup>1</sup> Spokane Building Permit #46967, dated October 30, 1917

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 cobbles are not uniform but a combination of various sizes, from small cobblestones to boulders. Most but not all of the cobbles are granite. In this case, the cobblestones form the foundation and the base of the walls. They graduate in size from larger stones to smaller as the rocks ascend from the foundation. Gradually the bricks predominate, with only occasional stones, rising until the wall becomes exclusively brick. At the bottom the cobbles 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 of varying size and shape.

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 topped with a transom and flanked by double-hung units. Towards the rear of the south elevation, beyond the exterior chimney is a short, gabled extension with a bank of glass window blocks.



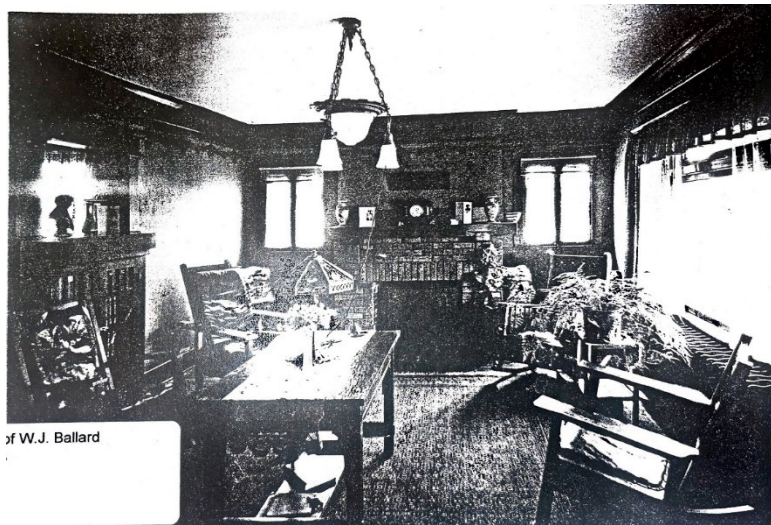
*Figure 2 - Front Tripartite Craftsman Window (current)*

A feature of the home is the front door, which is located on the west-facing façade and features vertical oak panels. Three multi-paned vertical, rectangular windows in the upper third section are separated by two wide mullions. A thick dentil shelf separates the windows from the bottom two-thirds of the door and acts as a unique accent with a boost to curb appeal.



### *Interior*

The front door opens to a large and spacious living room. This room features Circassian walnut trim, baseboard, crown molding, and fireplace mantel with oak flooring. Under the mantel is a brick-lined fireplace that has been painted. On either side of the fireplace are two double-paned windows with aforementioned trim. The interior pane of each window



*Figure 3 - Formal Living Room (c. 1920)*

opens inward on brass hinges and locks with a sliding brass lock. Each window includes an oblong brass knob handle. The main source of natural light within the room comes from the large, rectangular picture-window adorned on either side by vertical double-hung windows. Directly above the picture window is a slender, horizontal transom window with unique mullion design. In all, the west-facing window setup is roughly 10' x 5' with accompanying storm windows.

The formal living room melds into the formal dining room, separated by two Circassian walnut built-in bookcases on either side of the aisle. An exposed box beam runs perpendicular to the flow of the house – supported by two rectangular posts on either side. The dining room features a large built-in hutch with four cabinets on the upper third and two cabinets accompanying



*Figure 4 - Formal Living Room (2022)*

five drawers on the lower third. The center third is open shelving with a large mirror centralized on

the hutch. Craftsman wainscoting adorns the walls of the dining room to a vertical height of 5 1/2 feet. A central chandelier hangs directly in front of the hutch and above where a large dining table is placed. The oak floors of the dining room run in congruence with the floors of the adjacent living room.

Beyond the living and dining rooms, in the south-east corner of the Ballard home, is the kitchen (remodeled in the 2000s). To the north of the kitchen sits the breakfast nook, featuring a built-in desk with folding enclosure. The floor in the kitchen is fir and the floor in the breakfast nook is maple.

There are two dedicated bedrooms in the Ballard House which consist of maple floors and large, double-hung windows. The main bedroom is closest to the bathroom (remodeled in 2000s) and features three double-hung windows with white enamel molding and window trim. The second bedroom is at the front of the house, directly off of the living room, and features five double-hung vertical windows spanning the west and north façade. The trim and molding is the same as the main bedroom.

The bathroom consists of tiled walls with entirely hand-cut tile floors (remodeled with era-appropriate materials). The standing, enclosed shower is all tile with built-in shelving is directly across from era-appropriate pedestal sink. The bathroom features built-in storage with semi-glass doors on the top and enclosed shelving on the bottom.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The house was originally built with wood siding. An update in the 2000s gave the exterior its current look featuring wood shingles and metal roof. The bathroom and kitchen were updated within the same time period. An article in the May 5, 1917 edition of the Spokane Chronicle wrote about construction of the Ballard House and the surrounding development with the following caption:

...Work has already commenced on the first [house in the development] which will be a seven-room modern dwelling all on one floor. 'It will be up-to-date in all its arrangements and finishings,' said Mr. Ballard today. 'Heat will be furnished

by the hot water system, there will be a pretty breakfast room and the finishing of the house will be in Circassian walnut. The cost will be about \$3,200.’<sup>2</sup>

In the 2000s, updates were completed to the kitchen, roof, bathroom, electrical system, and exterior.<sup>3</sup> The kitchen features stone countertops with maple cabinetry and a large farmhouse sink. The bathroom was updated to include blue and white tiling. The tub was removed, and a stand-up shower enclosure was erected, also entirely in tile. Built-in cabinets were retained.

The roof was updated from original shingle to metal. The roof still retains the original low-profile characteristic prominent in California Bungalow style. Around this same time, cedar shingle siding was added to the exterior of the Ballard House.

In the early 2020s, Jason Gass and Emily Moser removed the forced water heating system that was original to the house and installed forced air with air conditioning and furnace. These owners also finished the southern half of the basement into an open living area.

#### CURRENT APPEARANCE & CONDITION

Significant as an example of a Ballard Plannery residence, this craftsman house rests on a granite cobblestone and concrete foundation with a three-quarter basement and has been fitted with a metal roof featuring the same pitch as originally designed. The broad, low-pitched roof is a characteristic of the California Craftsman Bungalow style which is echoed by the porch roof (also now metal). The low, brick piers which rest on the closed brick railing embellish the partial-width front porch. The exposed rafter ends and decorative roof braces add detail, as do the tripartite windows. The one-story building has a gable roof with two gabled dormers on the south elevation. In the early 2000s, cedar shingle siding was added to the exterior which was originally clad in clapboard siding.<sup>4</sup>

Even with the modifications, the Ballard House retains excellent interior and exterior architectural integrity and retains its original location, Craftsman-style design, materials, workmanship, and

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<sup>2</sup> Unknown. “Work Is Started on Bungalows of Plannery Firm.” *Spokane Chronicle*, 5 May 1917.

<sup>3</sup> Spokane Building Permit #B0000640, dated July 26, 2000.

<sup>4</sup> Spokane Building Permit #B0307183, dated January 12, 2004



association as a single-family home built in the early 20<sup>th</sup> century in Spokane by a prominent and local architect, William James Ballard.

William, Ina, and Laura Ballard House

Areas of Significance: Residential Development, Architecture

Period of Significance: 1917-1923

Architect: William J. Ballard

Builder: Chamberlin Real Estate & Improvement Company

SUMMARY STATEMENT

William J. Ballard was founder and owner of the Ballard Plannery, a significant contributor to Spokane's early residential development. His company designed this house in 1917 and he lived there from 1918 to 1920 along with his wife, Ina, and his daughter, Laura. Not just a designer of residential houses around the Spokane area, Ballard also contributed to Spokane's development by originating the Ballard Barn and Silo as well as designing numerous buildings and apartments in Spokane. Ballard's wife, Ina, was daughter of Gilbert Lewis Chamberlin, the founder and owner of Chamberlin Real Estate and Improvement Company – a prominent and historically-important home-builder in early Spokane. Ballard was employed as the company architect at the Chamberlin Real Estate & Improvement Company before founding the Ballard Plannery in 1908. Architecturally significant, the Ballard House is eligible for the Spokane Register of Historic Places under Category C.

STATEMENT OF SIGNIFICANCE

The Ballard House is eligible for placement on the Spokane Register of Historic Places under Category C, architecture. The house was designed in the "California Bungalow" style and was equipped with modern and up-to-date features like built-in cabinetry, heating system, full cement basement, and handsome architectural details. It is also eligible under Category C, as an example of a house associated with William Ballard, architect of the Ballard Plannery, one of the most prominent house designers in early Spokane.

HISTORIC CONTEXT

*Corbin Park and the Central Addition*<sup>56</sup>

Located two miles north of downtown Spokane, Corbin Park is designated as one of only five local historic districts and one of seventeen National Register of Historic Places listed historic districts

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<sup>5</sup> Unknown. "Historic Districts of Spokane." *Historic Spokane*, Historic Preservation Office, <https://properties.historicspokane.org/>.

<sup>6</sup> Tracy L. Rebstock, "Corbin Park," *Spokane Historical*, accessed June 29, 2022, <https://spokanehistorical.org/items/show/104>.

in Spokane County. It currently stands as a half-mile rectangular City park, but it was originally the city's first fairgrounds with a central racetrack. From 1887 to 1890, the land featured horseraces and fairs. The races continued until 1899, when the owner of the land, D.C. Corbin, razed the grandstands and platted 16 city blocks for residential development. Corbin gave the land in the center of the lots to the Mayor of Spokane for one dollar. In 1909, the city contracted with the famed Olmsted Brothers to design a park for the land. The Olmsted's left the city with a design that included trees, a rose garden, a mirror pond, and planting suggestions. They also left recommendations and locations for play equipment for children. The city never fully realized the plans, opting for lawns which are easier and cheaper to maintain. Homes within the neighborhood district include a variety of styles such as Queen Anne, Tudor Revival, American Foursquare, and Bungalows.

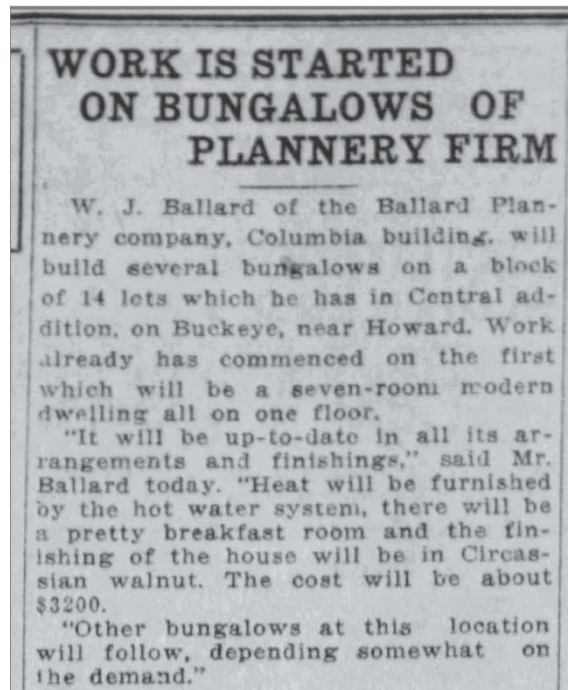


Figure 5 - Spokane Chronicle Article (May 5, 1917)

FORM 412 15M 1-26 H20223

**DEPARTMENT OF PUBLIC WORKS**  
**BUILDING DIVISION**

Permit No. 12185

Number	N 2628	Street	Wall	5-21	19 20
Owner	W J Ballard	Address	N 2624 Wall		
Builder		Address			
Architect		Address			
Class of Building	H	Class of Work	New	Purpose	Res
Permit Expires	19	Extended to	19	Value	\$ 6,000.
Inspected by (Initials and Date)					
Final Inspection	19	Rating			

Figure 6 – Building permit showing that the house next north was also built by Ballard.

The developer and architect of the Ballard House, William J. Ballard, was attracted to the expanding residential development near Corbin Park. He purchased an entire block of developable residential lots just outside of the Corbin Park Addition, but only 2.5 blocks south of the park. He began construction on the project in 1917 and moved into the first house after it was completed. It appears that Ballard only ended up developing two

homes on the block – 2628 and 2624 North Wall. Two additional homes (2614 and 2608 N Wall) were developed by Kaleb Anderson and R H Klopfer built 2618 N Wall.

### *William J. Ballard*<sup>7</sup>

William James Ballard was born in Plainfield, IL on November 4, 1870. He moved to Los Angeles in 1885 at the age of 15 while amidst a bout with tuberculosis. After surviving the disease, William moved to Tropico, California (now Glendale) to run a fruit-drying camp. Ballard gained an education in architecture from the University of California at Berkeley followed by studies at the Throop Institute in Pasadena, California (now known as California Institute of Technology).<sup>\*</sup> William Ballard married Ina Chamberlin in Los Angeles on September 26, 1895. Ballard and his wife moved to Spokane around 1902 (their daughter, Laura, was born in California in 1901) and William was listed as both a “clerk” and “building superintendent” in the 1903 and 1904-5 City Directories. In Spokane, William worked for Ina’s father, Gilbert Chamberlin at the Chamberlin Real Estate and Improvement Company who expanded his company to Spokane in 1899. The Ballards seem to have returned to California around 1906. In 1908, William and Ina returned to Spokane for his work as an architect for the Western Retail Lumber Dealer’s Association according to Durham and the article on this page. During that time, Ballard secured offices in downtown Spokane and founded the Ballard Plannery. His wife, Ina, served as the secretary and treasurer of the Ballard Plannery. In 1910-11, he published a book filled with house plans called *The Modern Bungalow* in which he advertised plans for sale to construct a wide variety of houses and

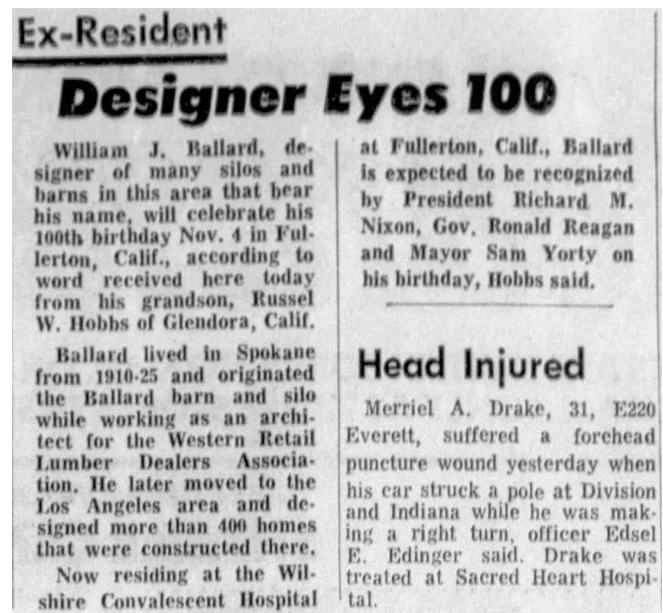


Figure 6 - Spokesman-Review article (Oct. 27, 1970)

<sup>\*</sup>According to the 1940 census, Ballard states that he only completed a second year of high school – referenced as H2 under education (high school year 2). Searches in both UC Berkeley and Throop Institute registers do not name Ballard as a graduate or student.

buildings. He used his connections with the Lumber Dealer’s Association to offer the necessary

<sup>7</sup> Hobbs, Russell. “The Ballard, Chamberlin, and Hobbs Genealogy.” 5 Nov. 2005.

materials for his plans which could be cut and delivered at spec to whichever builder was hired to implement the home design. Ballard left his mark by designing hundreds of homes, buildings, and apartments around the burgeoning city. He and Ina moved back to Los Angeles (ca. 1920), where he would continue to design nearly 400 homes in California and opened a furniture mill. When he turned 100 years old, Ballard was recognized by President Richard Nixon and California Governor Ronald Reagan. William James Ballard died at age 101 on November 19, 1971 in Fullerton, California.

William Ballard's impact on Spokane was great. He founded an architectural firm that employed many people for 15 years. He designed and built hundreds of houses, apartments, and other buildings in Spokane and Eastern Washington. He was an active member of the Chamber of Commerce and was known to be a philanthropic member of society. As a tribute to his professional accomplishments, Ballard was regaled for his contributions which:

...had a direct result upon Spokane's welfare and improvement. While he has contributed largely to the attractive appearance of the city, he has also been the architect of his own fortune...He has ever been imbued with the laudable ambition of making his work equal if not excel that of other architects, and in designing and building has made a close study of the substantial qualities, conveniences, and decorative effects. No stronger testimony of his skill and ability in this direction can be given than is to be found in his work which is seen throughout Spokane and Eastern Washington.<sup>8</sup>

#### *Ballard Plannery Northside Bungalow Development*

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<sup>8</sup> Durham, N.W. *History of the City of Spokane and Spokane County, Vol 2*. Spokane: Clarke Publishing, 1912, p.608.

From approximately 1907 – 1920, W.J. Ballard and his architectural firm, Ballard Plannery, designed hundreds of houses, apartments, and other buildings around Spokane. Historic neighborhoods are abundant with Ballard Plannery designs, including West Central, Corbin Park, and Cannon Hill, among others. Ballard is credited with building the Merriman Block, Wilson Apartments, and the Empire Hotel.<sup>9</sup>

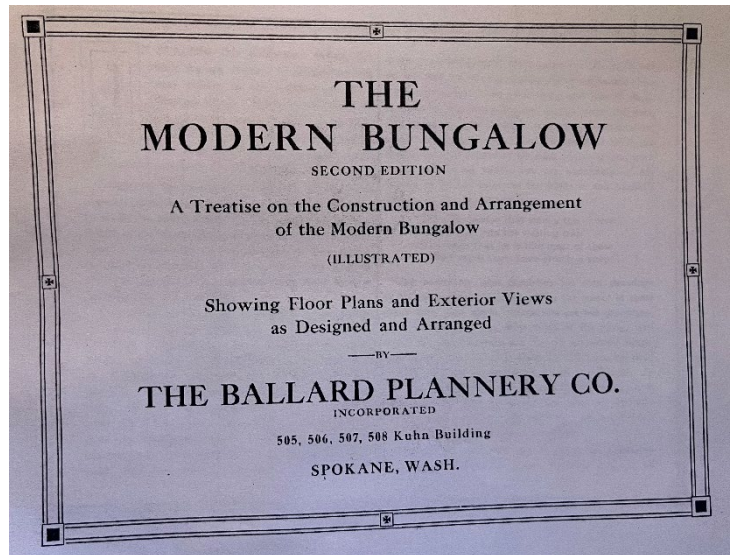


Figure 7 - Cover of Ballard Plannery Book of Plans (Second Edition)

In the spring of 1916, William J. Ballard, President of the Ballard Plannery Company, purchased an entire block of Central Addition to Spokane bounded by Howard, Buckeye, Wall, and York (formerly Marietta). Ballard was an architect but he was also a property developer who planned to build as many as fourteen residences on his newly acquired lots. He intended to kick off his development by building a few houses from his own plans and then offering custom designs for later builds. A newspaper offering about the project stated:

Every house will be of a strictly California type, built for a northern climate...All well-known and some new built-in features will be included in the construction. Roofs will be of the flat type, which have given so much popularity to the California houses. They will be built to resist a weight equivalent to two feet of water and with a manufacturer's guarantee for 10 years, although good for 50 years. Landscape and other lawn effects will be provided in accordance with the tastes of the purchasers.<sup>10</sup>

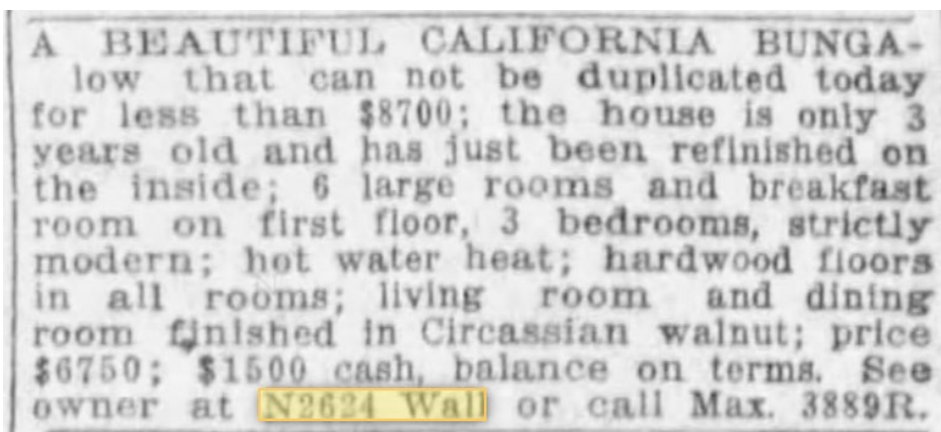
<sup>9</sup> Pettit, Stephanie. "Landmarks: Chamberlin House." Spokesman-Review, 19 July 2017.

<sup>10</sup> Unknown. "To Fill Lots With Fine Bungalows." *Spokane Chronicle*, 23 Apr. 1916.



Ballard also assured that the plans to be used for these houses would not be sold or used for other projects by way of copyright.

Ballard intended to begin construction during the summer of that year, 1916. However, it appears he was delayed until spring of 1917 when he was issued building permits for the first house in his new development, the Ballard House at North 2426 Wall Street. Permits were first issued in March and it appears work was finished in late fall of 1917. The Ballard Family, including William, his wife Ina, and their daughter Laura and sons Gilbert and Earl moved into the house where they resided for only two years. In September of 1920, the Ballards sold the house to Joseph H. Brady<sup>11</sup>



and the family relocated to California a few years later. It does not appear Ballard's plan of developing the entire northside neighborhood came to fruition through his company.

3Figure 8 – *Spokesman Review*, September 2, 1920. The Ballard House is for sale.

#### *Chamberlin Real Estate and Improvement Company<sup>9</sup>*

Ernest Chamberlin (Ballard's brother-in-law) moved to Spokane from California in 1899 and founded a real estate company, which, in 1904 and in coordination with his father, Gilbert Lewis, evolved into the Chamberlin Real Estate and Improvement Company. The premise behind this company was to promote the concept of buying homes on the installment plan and providing loans to help hundreds of people do just that. Chamberlin's company is credited with building over 400 homes in Spokane between 1900 and 1915. The Company also delved into building apartment houses and other businesses throughout the years. Most of the construction was in the West Central neighborhood with 68 properties developed by the Chamberlin Company (some with a Ballard association) according to the National Register District Nomination for the Nettleton's Addition. William Ballard designed and constructed housing for both his brother-in-law and his father-in-law and their respective wives.

<sup>11</sup> Warranty Deed, signed Sept. 30, 1920 and filed Oct. 3, 1923



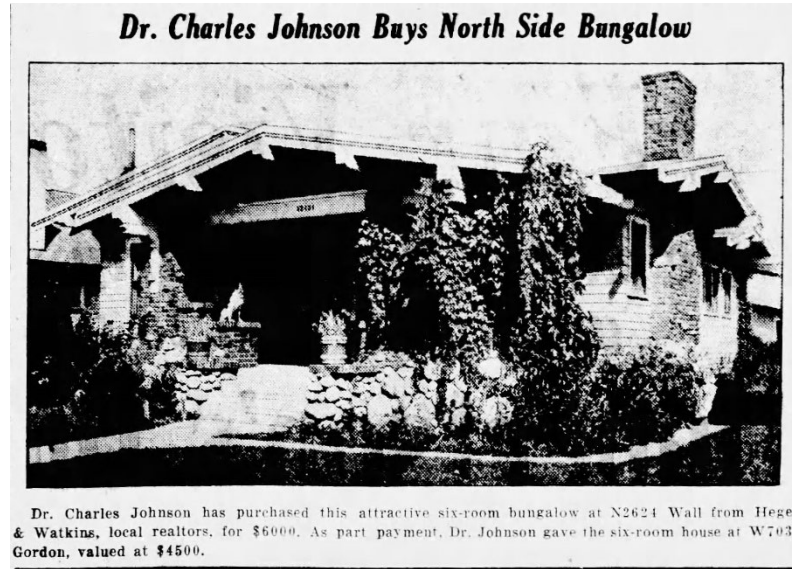
### *Ownership History After the Ballards*

Desla S. Bennion and his wife, Edna, purchased the home on October 28, 1923. 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 prominent dentist Charles W. Johnson, who married his wife, June, in 1939. Mr. Johnson died in 1942, 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 the early 2000s, updated the home. This is probably when the present wood shingle siding was applied. In 2022, the house is owned by Jason Gass and Emily Moser.



*Figure 8 - Spokane Chronicle Article (Sept. 2, 1930)*

### Category C: Architectural Significance

#### *Ballard House*

#### *Bungalow Form and the Craftsman Style*

The Ballard 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 it conveys its historic appearance and many original construction materials, especially the peanut brittle stone and brick work.

The bungalow type is described as a “form of house, a type of structure designed in a number of architectural styles; *style* by contrast, is a particular period and genre of



Figure 9 - Front of House indicating peanut brittle brick design (2022)

design. The bungalow house type is a single-family residence, one or one and one-half stories high, and designed in elevation, plan, and roofline to achieve a horizontal and rectangular emphasis.”<sup>12</sup> The Ballard House is a fine example of this type due to its low-profile roofline, rectangular footprint and ground-hugging appearance. Deeply overhanging, unenclosed eaves and exposed rafter-tails emphasize the horizontality of the home – but the peanut brittle masonry with smooth cobblestones and clinker brick gives the Ballard House a touch more whimsy than the average bungalow.

<sup>12</sup> Cigliano, Jan. *Bungalow: American Restoration Style*. Salt Lake City: Gibbs-Smith Publishers, 1998, pp. 10-11

The Craftsman style is designed to evoke simpler, quainter times. The style came about in response to the Victorian architectural movement from the late 1830s to the early 1900s.

The Victorian design focused on extravagant and ornate details. Around 1850, the Arts and Crafts movement began, and British architects began to resist against the inferior quality of mass-produced goods. The revolution of reached the United States around the turn of the 20<sup>th</sup> century and was popularized



Figure 40 - Built-In Hutch in Dining Room

by the magazine *The Craftsman*. This literature sold residential blueprints by famed Arts and Crafts furniture designer, Gustav Stickley. Stickley's simple designs stood in stark contrast to the ornate Victorian styles that were popular at the time. The Ballard House follows suit in regards to this subdued design style with its wooden window trim, brick fireplace, oak floors, built-in cabinetry and minimalistic floorplan.

The Craftsman design contains many different subsets in variation, including Prairie, Mission Revival, and Bungalow. Pertinent to the Ballard House, the Bungalow style can be influenced by a variety of regional preferences. Usually, they are one-story homes with practical and quaint floorplans and these homes are not ornate but often feature handsome details like handmade built-in cabinetry, wooden window frames/doors, and stained-glass windows.<sup>13</sup> The Ballard House is a shining example of a California Craftsman Bungalow designed by a prominent Spokane architect and designer. This is evidenced by the two built-in cabinets dividing the dining room and the formal living room, the hand-built hutch

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<sup>13</sup> Robicelli, Allison. "Craftsman-Style Homes: The History and Simplicity Behind Their Classic Character." *My Domaine*, 30 June 2021, <https://www.mydomaine.com/craftsman-house-5112649#:~:text=By%20design%2C%20Craftsman%20houses%20are,extravagant%20architecture%20and%20ornate%20details.>

within the dining room, the brick fireplace, and the Circassian Walnut wood trim detailing the windows in the entertaining areas.

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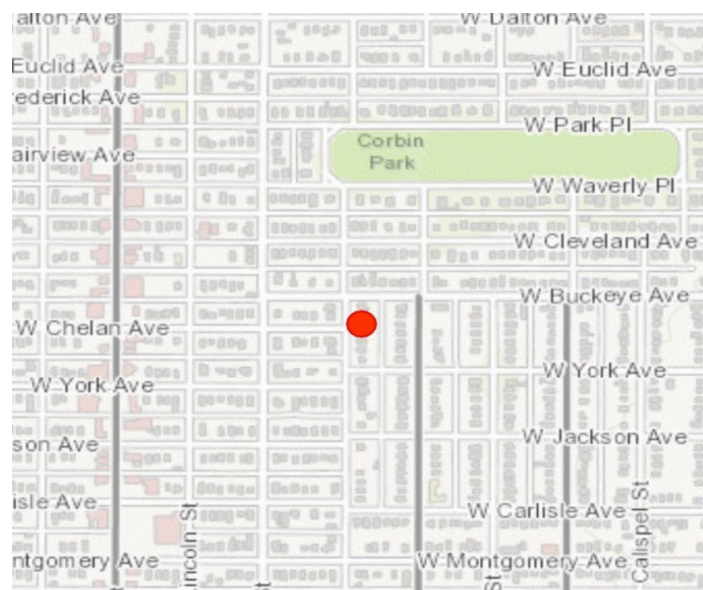
*Figure 11 - Front of House (c. 1935)*



*Figure 12 - Roundstone Base (2021)*



*Figure 13 - Roundstone Base & Peanut Brittle Chimney (2021)*



*Figure 14 – Location*



## TO FILL LOTS WITH FINE BUNGALOWS

W. J. Ballard Plans Handsome Array of Houses on a North Side Tract.

### BUILD TO SUIT BUYERS

Will Be of California Type and Copyright Will Insure Special Designs to Investors.

What is today an open space bounded by Howard and Wall streets, Buckeye and Marietta avenues, is to be filled with handsome bungalows of distinctive types. It is estimated that upward of \$60,000 will be invested in lots and construction, the sum depending on the individual choice of situation and architecture.

This block has been purchased by W. J. Ballard, of the Ballard plantery, Columbia building, on a basis per lot that will bring the cost to \$14,000. The purchase was made of Guy Browne, a banker of Wenatchee, and a son of the late J. J. Browne. Negotiations were conducted by Harold Pitts, of the Lincoln Trust company.

#### Start Work in Two Weeks.

Ground will be broken in two weeks for the initial construction, it is announced by Mr. Ballard, whose plantery is identified with the Western Retail Lumbermen's association. The first few houses will be built on plans prepared by Mr. Ballard, unless a buyer appears who would change them, and will be offered for sale as soon as completed. The activity is expected to inspire interest and bring buyers who

would have houses of special design and stipulated size erected.

Of the ready-to-enter houses none will cost less than \$3000 and some will cost \$4500. It is believed that houses to cost \$6000 will be ordered for erection on the paved street. The number of rooms will range from five to 10.

#### To Copyright Plans.

Every house will be of a strictly California type, built for a northern climate. As soon as drawn each plan will be copyrighted that its form may be duplicated by no other builder, leaving the owner with an assurance that he has something different from any other house in the United States.

All well known and some new built-in features will be included in the construction. Roofs will be of the flat type, which have given so much popularity to the California houses. They will be built to resist a weight equivalent to two feet of water and with a manufacturer's guarantee of tightness for 10 years, although good for 50 years. Landscape and other lawn effects will be provided in accordance with the tastes of the purchasers.

### PAYS \$2750 CASH FOR HOME

#### Two Residences Sold Through Thompson-Gillis Company.

H. L. Pelin, a railroad man, has bought of E. Knudson a modern house of five rooms at E35 Garland avenue, valuation \$2750. The house has a living room, 15x30 feet, beamed ceilings, bookcase, sideboard and other built-in features. The sale was for cash. Mr. Knudson will live on his farm, eight miles east of the city, near the Trent road.

Fred D. Robinson, a tailor in the Fairmont hotel, has bought of C. A. Bergman, a modern house of five rooms at E952 Thirty-sixth avenue, valuation \$2000. The house has a full, cemented basement, large rooms and built-in features. Both sales were through the Thompson-Gillis Investment company, 85 Washington street.

Figure 15 - Spokane Chronicle Article (Apr. 23, 1916)



*Figure 16 - Front Door (2022)*

Julia M. Brady has sold to D. S. Bennion of the Northern Paper Stock company her modern six-room bungalow at **N2624 Wall** street. This property has every modern convenience, including hot water heat, full cemented, subdivided basement. The living room and dining room are finished in Circassian walnut and have attractive bookcases, sideboard, etc. The bedrooms, breakfast room and kitchen are in white enamel with maple floors. Mr. Bennion, with a family of five, has recently come to Spokane from the Coast. The reported consideration is \$6000.

Figure 17 - *The Spokesman-Review*, October 28, 1923.

**CLASSY BUNGALOW.  
PRICED TO SELL.  
N2624 WALL ST.**

6 rooms, hot water heat, gumwood finish in 2 rooms; double garage; **\$5350**, good terms.

5-bedroom home, near Roosevelt and St. Augustine schools; 2 baths, hot water heat; part brick; hardwood floors in all rooms, sleeping porch, recreation room in basement; 2 lots; **\$8500**, on good terms. Can take smaller house as part pay. Easy to make into a duplex.

**HEGE & WATKINS CO., REALTORS.  
204 HYDE BLDG. MAIN 3218.**

5 Figure 18 - *The Spokane Chronicle*, March 3, 1930.

*Figure 14 – Spokane Chronicle article detailing party held at house by Laura Ballard, 07/04/1919*