

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: Kiernan House
And/Or Common Name: 620 W. 16th Ave

2. Location

Street & Number: 620 W. 16th Ave
City, State, Zip Code: Spokane, WA 99203
Parcel Number: 35301.0513

3. Classification

Category	Ownership	Status	Present Use	
☒ building	☐ public ☐ both	☒ occupied	☐ agricultural	☐ museum
☐ site	☒ private	☐ work in progress	☐ commercial	☐ park
☐ structure			☐ educational	☒ residential
☐ object	Public Acquisition	Accessible	☐ entertainment	☐ religious
	☐ in process	☐ yes, restricted	☐ government	☐ scientific
	☐ being considered	☒ yes, unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other

4. Owner of Property

Name: John and Paula Siok
Street & Number: 620 W. 16th Ave
City, State, Zip Code: Spokane, WA 99203
Telephone Number/E-mail: 509.939.7597 johnsiok@hotmail.com,
photographybypaula.siok@gmail.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: South Side Cable Addition, east ½ of lot 13 & all of lot 14 block 5
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 : October 15, 2025

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

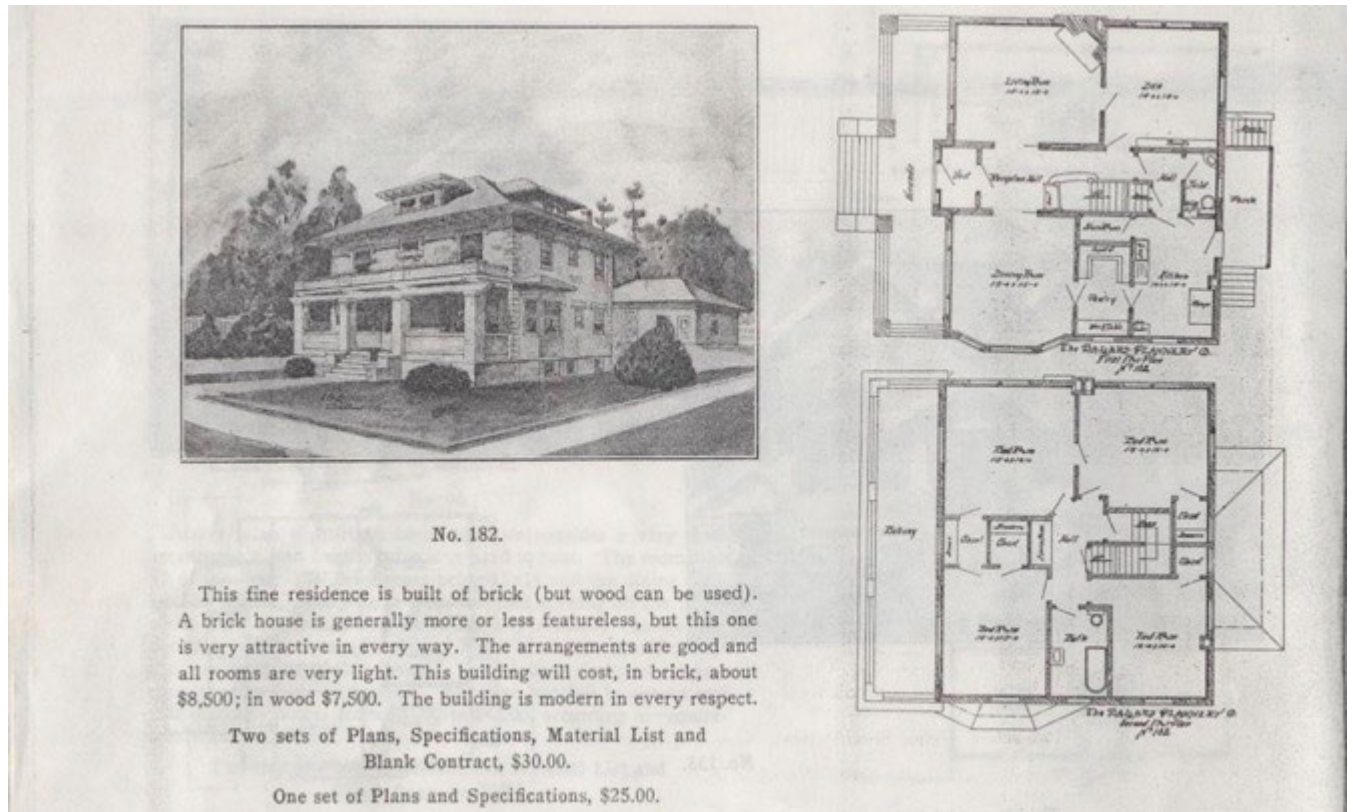


SUMMARY STATEMENT

The William & Christine Kiernan House at 620 W 16th Avenue, is a Craftsman style American Foursquare house built in Spokane's Southside Cable Addition. Completed in 1908, the home's primary south facing façade features a full-width front porch with a central pediment on the porch roof, brick columns, and simple wood balustrade. Four brick columns support the porch roof with a shallow wood-clad pediment in the center. The basalt fieldstone foundation is clad in brick as is the first floor. The striking red and black brick is set in a Flemish bond pattern with grey brick accents. The concrete stairs lead to the center of the porch and are flanked by cheek walls in the same red and black brick and topped with concrete coping. The second story is clad in wood clapboards with four symmetrically placed original wood frame windows. The hipped roof is finished in composite shingles and topped with a centrally aligned hipped dormer. All windows are original wood windows, some with beveled, leaded glass. Built by real estate developer William H. Kiernan, who lived in the home with his wife Christine and his daughter Isabel until they moved away in 1913.

The home appears to be an altered version of plan No. 182 in Ballard's Plannery. The layout and details are correct except for the following: clapboard siding on the second

level, two instead of four dormers, a pediment on the porch instead of a balcony railing, the living room spans the full length, removing the den, and the dining room has a built-in hutch bump out instead of a bay window. On the second floor, the only difference is the closets are moved so the landing is lit by the south side windows, and the southeast bedroom has an ensuite bathroom. Further evidence of the use of Ballard's Plannery in this development is that the house next door to the east appears to be built as shown in the plan book.



DESCRIPTION OF PROPERTY

Location and Setting

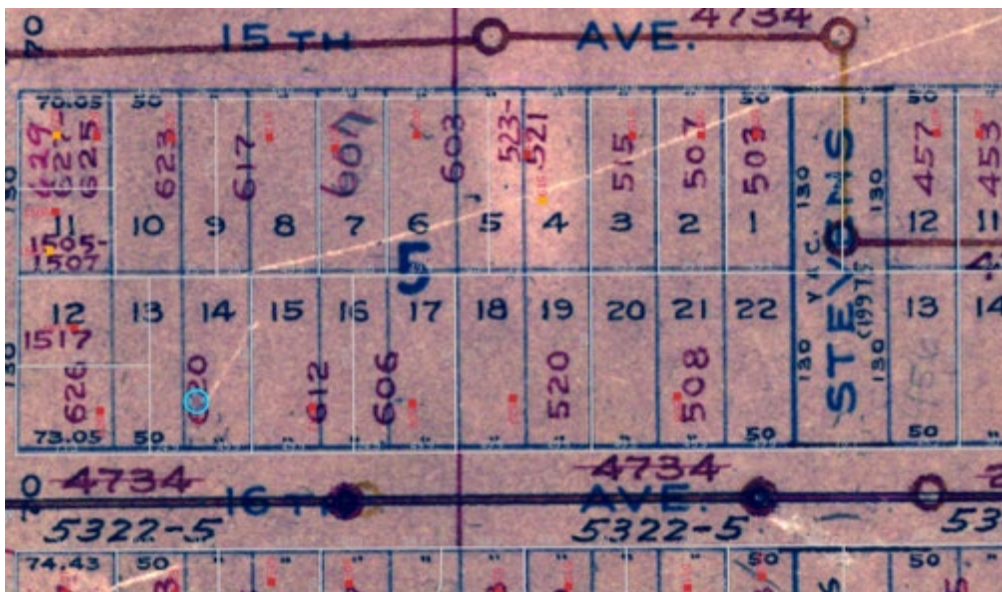
620 W. 16th is located on the west end of the South Side Cable Addition in the Cliff-Cannon neighborhood of Spokane, Washington's South Hill. The house sits approximately 75 feet east of the corner of 16th Avenue and Wall Street, on the north side of 16th. This block of 16th Avenue consists of equally spaced houses set back on their lots. As the lots were developed, houses sprung up at various times through the 1970s. The street has sidewalks and curbs, two-way traffic, and parking. Ponderosa Pine trees dot the lots throughout the area and many yards have basalt outcroppings. The block

is a long rectangle shape with 15th Ave. on the north, 17th Ave. to the south, Bernard Street to the east and Wall Street to the west.

This 3,724 square foot home is on a 9,750 square foot lot that faces south. A shared driveway on the east side leads to a 396 square foot garage. Cannon Hill Park is two blocks to the south.



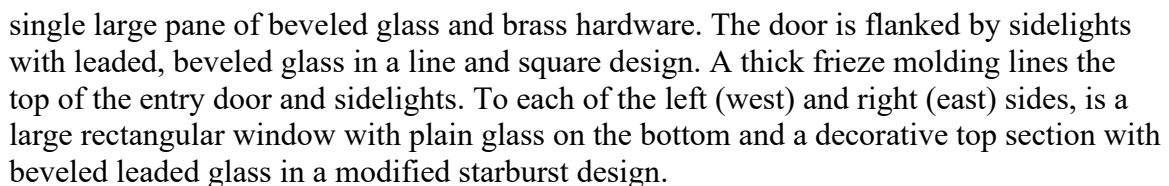
A note about the address: As you can see in the 1910 unaltered Sanborn map, the house number is 612, and somewhere between 1915 and 1918 it was changed to 620. On the altered 1910 Sanborn map, you can see 612 is written smaller under W620. This "address board" from the city permitting office shows further subdivision on the block and may explain the need to change the addresses of 612 and 606 to 620 and 612 to fit in a newer home's address west of Howard Street. The change is also handwritten on the top of the original water department permit.





The front façade of the house features a broad porch extending the full width of the home and seven concrete steps flanked by cheek walls in brick and topped with concrete coping. The brick on the foundation, stair cheek walls, columns and first floor are all red and black brick in a Flemish bond pattern with light grey brick accents in a running bond pattern. The foundation has two arched openings for ventilation beneath the porch lined with the contrasting grey border and contain metal vertical bars with finials. The main rectangular openings of the porch are framed by four brick columns in the same Flemish bond pattern with grey brick accents. The porch floor and ceiling are finished with painted wood. The simple squared rail porch balustrade spans between the columns. A simple pediment tops the center of the porch roof and is filled in with wood clapboard following the lines of the pediment.

The wide front entry door is centered on the house with wide wood rails and stiles with a





The body of the second level is clad in thin horizontal wood clapboards. There are four windows across the front of the second level, one large one-over-one light double-hung wood window on the left and right, with a pair of medium sized one-over-one light double-hung wood windows centered in the middle. In the center of the eaves, there are three prominent decorative brackets in the same swooping style of the rounded rafter tails. The second level transition to the roof includes a wide frieze board. Finally, there is a hipped roof dormer at the attic level with three square casement windows and the same wood clapboard on the front and cheek walls. The low-pitched hipped roof and dormer are topped with composite shingle roofing and all three levels of the wide eaves display exposed, rounded rafter tails.



East side elevation

The east side of the house follows the same pattern of brick on the foundation and first floors and wood clapboards on the second level. Beyond the end of the simple squared wood railing on the porch, the brick is punctuated by a prominent dining room bump out.



This feature has a set of decorative windows with the same beveled leaded glass modified-starburst design as the front. In the center is a long, fixed transom window and to each side of the bump out are rectangular casement windows. Each windowsill is made with contrasting grey brick. The northeast corner of the house is clapboard, as a small porch was enclosed to expand the kitchen. The remaining portion of the main floor wall has two one-over-one double hung windows. The two basement windows show a thick lintel in grey brick in a flat arch pattern over a wood casement window divided into four lights vertically, one

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with a rounded concrete window well. The second floor has two large double hung windows to the south, one small casement window, and another large double hung window to the north. A double belly band composed of two wide boards with crown molding in between delineates the two levels.



Rear (north) elevation

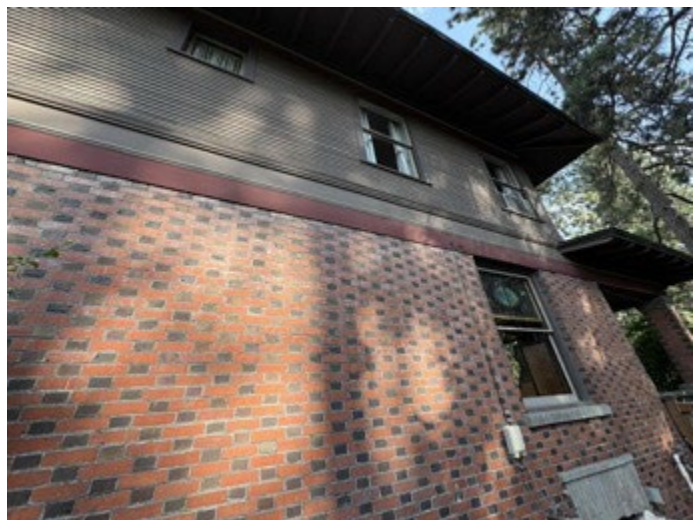


Looking from east to west on the rear (north) elevation, the east side of the rear shows the back kitchen door with a small wood porch with pitched roof over a small deck and three stairs down to the backyard. The patterned brick continues on the rest of the rear main floor with two medium-sized one-over-one light double-hung windows, a storm cellar door in the ground with a flat arch lintel over the opening and a large double-hung window. To the right of the cellar door is a round coal chute door recessed in the ground with concrete trim around it along the transition to the ground along the back of the

house. The double belly band continues between the first and second floors. A second floor double-hung window is followed by a pair of small square casement windows and a slightly larger double-hung window. The second level transition to the roof includes a wide frieze board, deep eaves and exposed rounded rafter tails with a decorative set of three more prominent brackets. Another hipped dormer identical to the front façade rises from the roof at the attic level. Identical to the front dormer, it has three square casement windows, clapboard siding on the front wall and cheek walls, low pitched roof and exposed rafter tails with rounded ends.

West side elevation

The west side façade follows the same pattern as the east side, with brick on the main level with two large wood double hung windows, and the double belly band transition to the second floor. The second level has two large double hung windows to the south, one small casement window, and another large double hung window. A wide frieze board leads to the wide eaves and exposed rafter tails under the wide eaves. The light-colored brick chimney rises from the roof on the west side of the house.



Interior Description

Materials

The floors are hardwood throughout, with the exception of period-appropriate tile in the bathrooms. The ceilings and walls are lath and plaster with coved ceilings in the living and dining rooms. The cased openings, extensive trim and boxed beam ceilings throughout the house is fir, with some mahogany wainscoting in the living room. All windows are the original wood double hung windows, with some leaded and beveled designed casement windows. The cast iron radiators are original and used for heating. The light fixtures are metal and glass and are primarily original to the house and those replaced in the kitchen and bathrooms are appropriate to the era. The door and other hardware are original throughout the house, many in brass.

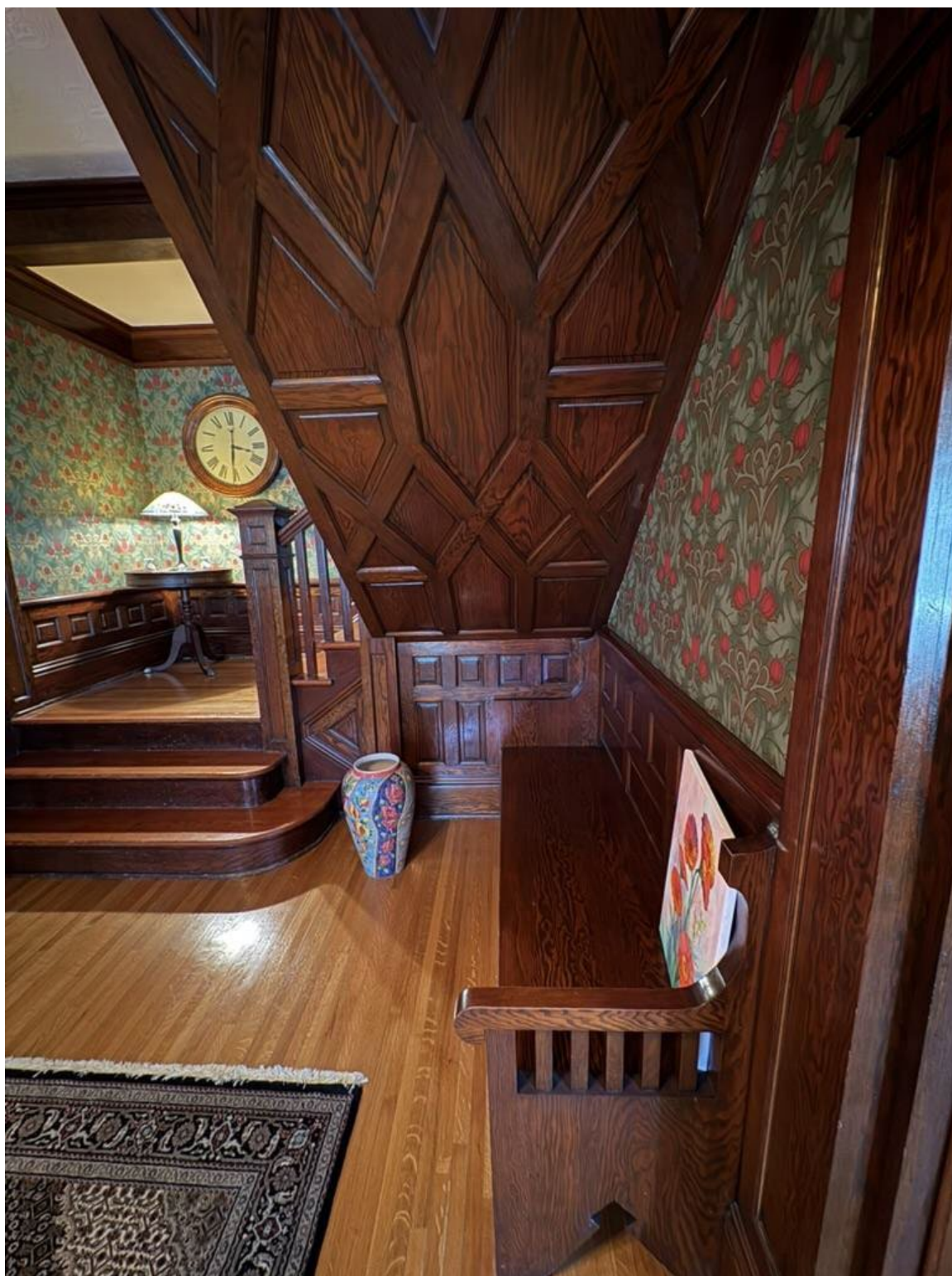


First floor

From the front porch, the wide front door in wood and beveled glass opens into an elaborate vestibule paneled in fir halfway up the walls, hardwood floors, another beveled glass and wood door and a larger set of fixed leaded beveled glass windows in the same line and diamond pattern as the exterior sidelights flanking the door. The openings are cased with raised panel pilasters in a flared shape. This second door opens into a large foyer or “reception hall” with a view of the grand staircase to the north. The underside of the staircase is elaborately paneled with raised shapes such as Xs, diamonds and elongated hexagon shapes. To the right is a built-in bench with simple squared handrails and pointed cutouts at the bottom. On the left, 3 stairs lead to a landing with raised paneling low along the walls and box beams on the ceiling. The staircase turns to the right to go up, or down to the left to the back (north) hallway. Raised panel posts and squared rail balustrade on the right side lead the way up.



Foyer looking north from front door





Facing south towards vestibule



To the left (west) of the foyer is the living room through a cased opening with a set of wood and glass doors with five horizontal divided lights. The openings, doors and windows are all trimmed in the same flared, raised panel pilasters throughout the main floor. The living room runs the full length of the house from south to north. The floors are hardwood, and the ceiling is coved plaster with box beams in a square and "X" pattern. The frieze molding around the room is a thick board with reeded crown molding. The entire living room has three-quarter height mahogany wainscoting in a simple board and batten pattern. On the south wall, a large window displays a leaded and beveled glass decorative transom. On the west wall, there are two more large double hung windows. The fireplace is the focal point of the west wall, built with light-colored brick in a smooth texture with rusticated brick accents throughout. The mantel is a thick wood with carved corbels underneath. The hearth is finished in a dark green glazed tile in a herringbone pattern. The wainscot design integrates a built-in bench on each side of the fireplace. Two hammered metal lantern sconces with a monk's face detail. The monk's face detail repeats on two more four-lantern chandeliers and the andirons in front of the fireplace. The back (north) wall of the living room has another large, double-hung window flanked by built-in bookshelves incorporated into the wainscot. Finally, a door to a powder room through to a hallway completes the living room area.



Coved ceiling detail



Metal and slag glass lantern sconce with monk's face



The back (north) hallway leads to the basement stair, a pantry and the kitchen. The kitchen encompasses the northeast corner of the main floor. The recent remodel incorporated a small former corner porch to enlarge the kitchen. The remodel included period appropriate design, adding hardwood floors and white cabinetry.





Finally, the dining room is off the kitchen and to the right (east) of the front reception hall. The wide cased opening and doors mirror the living room opening. The walls are plaster with coved ceilings and thick molding along the frieze and on the ceiling. One large window with a decorative beveled and leaded glass top faces the porch on the south wall, and the east wall holds a large built in china hutch with drawers and glass front cabinet doors. The design incorporates a hammered metal and glass lantern scone on each side of the built-in. The same clover shape motif is shown in the four-lantern chandelier in the center of the room.



2nd floor landing



Ensuite bathroom



Hall bathroom



Southeast bedroom

Second floor

With hardwood floors throughout, the second floor is accessed by the central staircase and opens to a wide landing with a simple squared rail balustrade and raised panel post at the top of the stairs. There are two double-hung windows on the south wall illuminating the central hall that leads to the four bedrooms. The hall has a simple picture rail molding and a large built-in linen closet. The primary bedroom is in the southeast corner with three large double-hung wood windows, one on the south wall and two on the east. This bedroom has a tile-floored Jack and Jill bath with the original fluted pedestal sink, a toilet, and shower. The remaining three bedrooms at each corner have a similar layout and large walk-in closets. The bedroom in the southwest corner has one large double-hung window facing south and two more on the west wall. The bedroom in the northwest corner is slightly smaller, with one double-hung window on each exterior wall. Next on the north side of the second floor is the hall bath with clawfoot tub, pedestal sink, toilet and wood floors. The fourth bedroom in the northeast corner has a double-hung window on the north and east walls. All rooms feature metal and glass light fixtures, typically the original brass with push button light switches.



Attic

In the hall, outside the fourth bedroom, wide stairs lead up to the attic level. Another balustrade with raised panel posts and squared rails lines the opening to the stairway. A large open space with sloped ceilings and wide-plank wood floors, the attic is finished with wall board and paneling. The south end dormer has three square casement windows, as does the north end. The north end also has a wall with a windowed door and a square casement window that separates the rear dormer into a small room.

Basement

The basement is accessed by a staircase from the rear hall near the kitchen. It is unfinished with basalt rock walls and concrete floors. The original three-part laundry sink remains on the north wall. There are two divided-light wood casement windows on the east and west walls. There is a metal storm cellar-style door to the exterior on the north wall.



ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The home is remarkably unchanged from the 1908 exterior and interior. A garage was added in 1920 according to County Assessor records. The original permit from the water department shows two baths and two water closets. A 1946 real estate ad lists three tile baths, but no additional permits were found for this period. In around 2000, a kitchen remodel incorporated the small corner porch to enlarge the kitchen. Per city permits, the second floor ensuite bath was remodeled to code in 2018. In 2023-2024, the kitchen was taken down to the studs and all new drywall, electrical, plumbing, cabinets and fixtures were installed with permits. These recent renovations were done in the style of the period the house was built, with wood or tile floors, paneled cabinets, stone countertops, built-in panel-front appliances, and period-appropriate light fixtures.

SUMMARY STATEMENT

The William & Christine Kiernan House at 620 W. 16th Avenue, a 1908 Foursquare home in the Craftsman style, was built by Spokane real estate investor and developer W.H. Kiernan in South Side Cable Addition. After striking gold in the Klondike in 1898, Kiernan came to live in Spokane in 1905 and invest his new wealth. He purchased land to improve and subdivide South Side Cable Addition where he built his own family home. He lived there with his wife Christine and daughter Isabel until 1913. During his time in Spokane, Kiernan founded the Kiernan Land Investment Company, Kiernan Construction, Western Trust and Investment, and Western Mortgage Company in Spokane. His endeavors in real estate included the development of two Spokane neighborhoods: Pine Grove Terrace Addition on the north Monroe Street bluff, including Kiernan Avenue, and South Side Cable Addition, between Cliff and Cannon Hill parks. He went on to be involved in impressive real estate development dealings in Los Angeles and finished his career as the president of National City Bank of New York. Kiernan's story exemplifies the 20th century American Dream of entrepreneurship, contributing to the economic development of Spokane. He brought his hard-won capital from the Yukon to invest in Spokane's early suburban growth and build a home for his family. His home on 16th Avenue in Spokane remains well-preserved as an excellent example of an American Foursquare home in the Craftsman style. Integrated into Spokane's landscape of basalt outcroppings and Ponderosa Pines, the exterior and interior reflect the reverence for nature underlying the Craftsman style. The home is built with natural materials like wood, brass, iron, ceramic tile, brick, and basalt fieldstone. For these reasons, the house is significant and eligible for listing in the Spokane Register of Historic Places under Category B, *the property is associated with the lives of persons significant in our past*, and Category C, *Architecture- embodies the distinctive characteristics of a type, period, or method of construction*



A 1908 photo in a Spokesman-Review advertisement

HISTORIC CONTEXT

Early Spokane and Historical context of South Side Cable Addition

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, 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 tremendous 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, with a 1910 Census count of 100,000 creating a tremendous need for new housing (Arksey.)

STATEMENT OF SIGNIFICANCE

Several additions sprang up in Spokane, including W.H. Kiernan's South Side Cable Addition in the Cliff Cannon Neighborhood on Spokane's South Hill. This addition was named in 1891 well before Kiernan developed it for its proximity to the short-lived Spokane Cable Railway Company line, developed to bring riders up Monroe Street to the South Hill. The cable-driven system ran every seven minutes up to 14th Avenue and turned east to Bernard Street but was defunct within a few years, replaced by electric streetcars. The tract remained undeveloped until Kiernan invested and fulfilled the original intention of a residential neighborhood close to downtown business.

About a mile south of downtown Spokane, the irregularly shaped tract was roughly bounded by 14th Avenue on the north, Wall Street on the west and Manito Park to the south and east. The following shows the current boundaries, with Division Street on the east, Wall on the west to 18th Avenue, then a jog over to Bernard Street and up to 21st Avenue as the southern border.



Spokane County SCOUT Boundary Map of South Side Cable Addition

Several homes nearby were built during this time and the remaining empty lots continued to fill in with homes over the remaining decades of the twentieth century. The original covenants sought to create a standard of quality homes for the area. "No residence shall be erected upon said lot that shall cost less than twenty-five hundred (\$2500) dollars and be of modern style of architecture and no outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house." This directive to build a quality house in a "modern style" is typical of residential neighborhood development on the South Hill of Spokane.

W.H. Kiernan and Spokane Residential Development

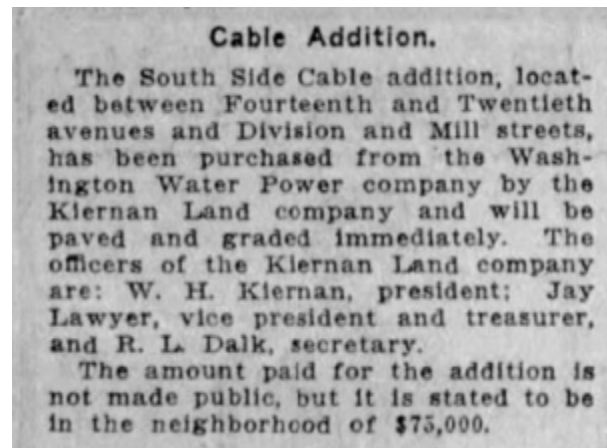
Before coming to Spokane, W.H. Kiernan went north to the Klondike to seek his fortune, exemplifying the period's American dream. In March 1898, a 23 year-old W.H. Kiernan is quoted in the Seattle Post-Intelligencer describing his experience with eleven other miners in the Klondike as they struck gold on Welsh Creek.²¹ Shortly after, Kiernan took that haul and made his way from his hometown of Green Bay, Wisconsin to Spokane to get into the real estate business. His first foray into the area was in 1903, where he and T.W. Carlin bought the Sandpoint Cedar company²³. Next, in 1905, this Spokesman Review article describes his first real estate investment on the north Monroe bluff in Spokane. In platting the streets, he chose to name the street running east-west through the center *Kiernan Avenue*.

"Pine Grove Addition, comprising 110 acres on the north side of the city between Whiting's addition and Monroe Park addition, has been platted by the Lawyer Land company...owned by Jay Lawyer and R. L. Dalke of this city and W. H. Kiernan of Green Bay, Wis. who is coming here to live.¹"



Pine Grove Terrace with Kiernan Avenue running through the center east-west

Kiernan's next project was also the site of his own home at 620 W. 16th. Well before his arrival, the South Side Cable Addition was platted. The dedication papers were filed to the auditor's office on March 16, 1891.¹⁶ Due to its beautiful but rough terrain with basalt outcroppings and abundant native Ponderosa Pines and Douglas Fir trees, this site a mile south of downtown Spokane went undeveloped for several years. It was not until December 1904 that plans were announced by J.D. Sherwood to invest in water mains and sidewalks to get the South Side Cable Addition in "first class shape to put on the market."¹¹ But by April 1905, the Spokane Chronicle reported on Sherwood's imminent plans to sell the land on behalf of Washington Water Power, that work still undone.



In May 1906, the Kiernan Land company bought the 100-acre South Side Cable Addition from Washington Water Power company and started grading and paving streets.²⁴ W.H. Kiernan, president, along with Jay Lawyer, vice president and treasurer, and R.L. Dalk, secretary, headed the Kiernan Land company. By September, Kiernan's Western Trust & Investment company began advertising to sell more than 400 lots. In 1907, a city building permit was initiated to build the Kiernan House.



1906 ad for South Side Cable Addition

Kiernan's Western Trust & Investment company describes the South Side Cable undertaking in a 1908 advertisement:

"Hundreds of home-site buyers walked over the picturesque ground, viewed the stately pines, the huge, moss-grown boulders, the magnificent landscape views, and wished the property were on the market. Real estate men...cast covetous eyes at this picturesque tract, but lacked the courage or the capital to possess and develop it.

To cut graceful streets among those ledges, uproot the giant pines that must give way for thoroughfares, dig miles of trenches for water mains through the basalt formations and blast away in some instances tons of solid rock to level down and round out the beauty of the landscape and fit it for home sites, required an outlay that none dared undertake."

This company had opened a new epoch in addition promotion in Spokane by the phenomenal way in which it developed and sold Pine Grove Terrace. South Side Cable, with its rugged wildness, its natural adaptation for a high-class residence district, and better still, its superb location, offered opportunities that appealed to the imagination."

Many New Homes in South Side Cable

Remarkable development of this property sets a new record in Spokane—In 18 months 34 residences have been built, costing \$187,000—3 1-2 miles macadamized streets—7 miles cement walks—3 1-2 miles of water mains—Sales to date total \$225,000—Average of one lot sold each day—only 90 left

From a rough, broken tract of land, the South Side Cable property has been developed into a beautiful residential district. The property is now one of the most desirable in the city, and the homes built here are among the best in the city. The property is now one of the most desirable in the city, and the homes built here are among the best in the city.

REMARKABLE DEVELOPMENT OF THIS PROPERTY SETS A NEW RECORD IN SPOKANE—IN 18 MONTHS 34 RESIDENCES HAVE BEEN BUILT, COSTING \$187,000—3 1-2 MILES MACADAMIZED STREETS—7 MILES CEMENT WALKS—3 1-2 MILES OF WATER MAINS—SALES TO DATE TOTAL \$225,000—AVERAGE OF ONE LOT SOLD EACH DAY—ONLY 90 LEFT

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September 6, 1908 South Side Cable Spokesman-Review advertisement

The home, pictured in the 1908 ad above, was ready for the family to move in. By 1910, the family was well established in Spokane society, with Christine and W.H.'s young daughter Isabel featured in the Spokesman for her dance recitals and many more instances of the family's activities appear in the society pages.



June 5, 1910 Spokesman-Review

In 1911, Kiernan hosted the president of National City Bank of New York, Frank Vanderlip, at the house. Kiernan continued to advertise the lots in South Side Cable addition, and as the building boom slowed, he moved on to other opportunities. In May 1913 Isabel was a flower girl in a wedding at the house next door to the east. Postal forwarding directories from 1913 show W.H. and Christine Kiernan requested their mail be forwarded to the Hotel Alexandria in Los Angeles.

His business there is apparent in a 1914 Los Angeles Times article on the development and sale of home sites in the Palisades overlooking the Pacific Ocean owned by his old friend Frank Vanderlip. The Kiernans kept homes in Los Angeles and New York and traveled between those and their families in Wisconsin. In 1915, the Green Bay Press Gazette quoted his parents describing W.H. narrowly averting disaster by canceling his trip on the Lusitania on the very day it was sunk in order to stay for an anniversary

celebration.⁷ In 1918, Christine traveled alone to her mother's funeral in Wisconsin, and died of shock at the funeral at the age of 44. Their 12-year-old daughter Isabel traveled from Los Angeles with her nanny to be with her father in New York. He continued to work in investment banking, heading up the National City Bank of New York for a time. He died in 1938 at his daughter's home in Champaign, Illinois after a year's illness.

William H. Kiernan's contribution to Spokane's early housing stock in a time of rapid population growth should be noted. Kiernan saw an opportunity to invest his capital in a booming town in the Northwest—Spokane. Pine Grove Terrace and South Side Cable Addition remain neighborhoods full of well-built historic homes, contributing to the beauty and appeal of Spokane's housing market. His family became a part of Spokane's high society, socializing with the rich and powerful and hosting them in their home. The story of his successful attainment of the American Dream through bold prospecting and investment of capital secures his place in the story of early 20th century residential building in Spokane.

Owners and Occupants of 620 W 16th Avenue

The following is a list of owners and occupants gleaned from Spokane County Assessor records, city directories, newspaper articles and postal forwarding directories:

- 1908-1913** William H. and Christine Kiernan, builder and owners
- 1915-1916** Albert P. and Mrs. Kendrick, occupants
A.P. Kendrick worked for Western Mortgage, one of Kiernan's companies
- 1917-1930** Bertram B. and Miss Harriett Truett live in and purchase the home in
1917, deed
filed 1919
B.B. Truett was the head of Hallidie Machinery Company that made turbine parts during World War I.
- 1930-1944** James P and Mable Carlson Dillard, owners
James was an attorney and later judge, and they had two daughters and two sons. James died 1943, every seat in St. John's Cathedral was filled for his funeral. Judge Dillard was the 1942 president of the Washington State Bar Association.
- 1944** Leslie E. and Pauline L. Frances, owners
- 1945** Ray T and Verna H Bigelow, owners
- 1946** Earl M. and Evelyn E. Holmes, owners
- 1947-1999** Capt. Walter and Margaret Lutz, owners
Walter is a Dentist and Margaret is active in society, including hosting the Manito Garden Club at the home, they raise their family there, and Walter died in 1984.
- 1999-2001** Mary Jane Stanton, owner
- 2001-2007** John Robert Henry, owner
- 2007-2017** Landon T Horne, owner
- 2017-** John and Paula Siok, current owners

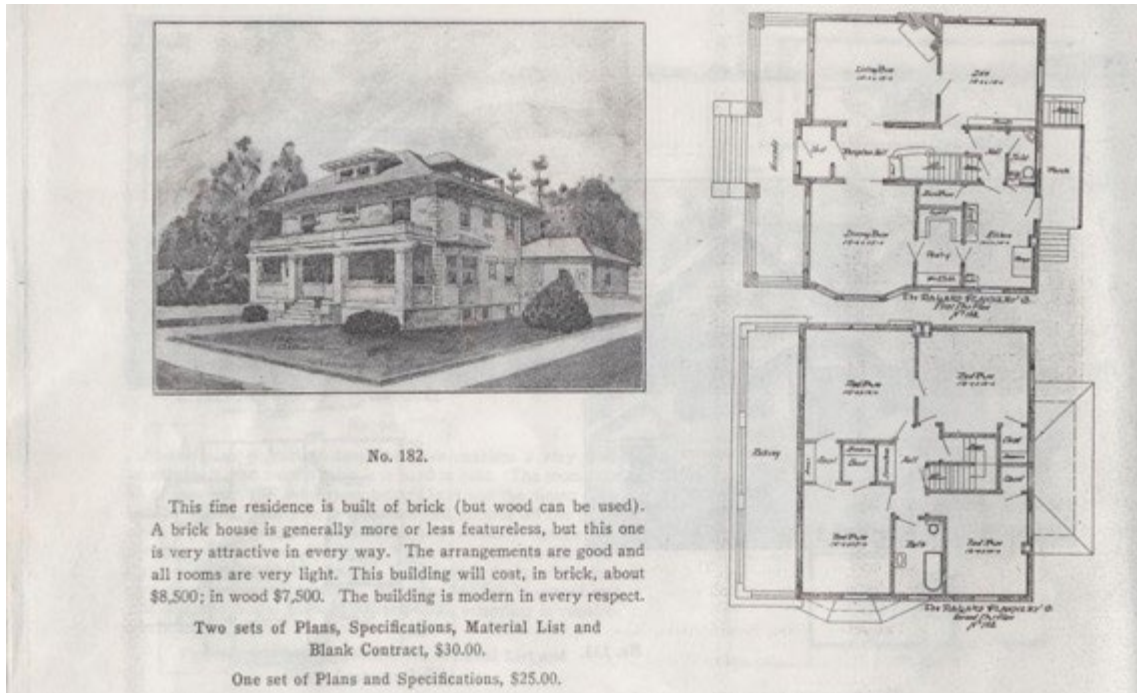


The Kiernan House at 620 W. 16th Avenue is a well-preserved example of an American Foursquare house in the Craftsman style. It embodies the distinctive characteristics of the Craftsman style. Integrated into Spokane's landscape of basalt outcroppings and Ponderosa Pines, the exterior emphasizes horizontal lines with a wide front porch, low-pitched, hipped roof, wide overhanging eaves with exposed rafter tails, and thick porch posts. The exterior and interior indicate the reverence for nature underlying the Craftsman style, built with natural materials like wood, brass, iron, ceramic tile, brick, and basalt fieldstone.

Craftsman style, favoring simpler lines and natural elements, was a result of the Arts & Crafts movement. Represented in England by William Morris (1834-1896) and John Ruskin (1819-1900) and Gustav Stickley (1858-1942) in America, the movement emphasized nature, craftsmanship, utility, and beauty, with a strong regard for quality handmade work and the welfare of workers. Its designers drew inspiration from medieval, romantic, and folk traditions, incorporating motifs such as leaves, flowers, trees, and acorns. The Craftsman style stood in contrast to the mass-produced, ornate, and elaborate Victorian and Queen Anne styles that preceded it (Glenn & Kriesman, 2007.)

As the style developed in American architecture and interior design in the early 1900s, a number of plan books became available to builders and individuals. The Ballard Plannery Company, an architectural firm in Spokane, was one such company. Founded by William J. Ballard in 1908, built or sold plans for hundreds of apartments, houses, and buildings throughout the area through 1920. Multiple examples of Ballard's homes can be found in in areas like West Central, Corbin Park, Cannon Hill, and of course, South Side Cable Addition. Their books, *Ballard's Plannery* and *Modern Bungalow* have drawings, photographs and layouts of home plans available along with estimated prices to build.

The Kiernans chose plan number 182 from *Ballard's Plannery* and made minor modifications to their taste.



"The arrangements are good and all rooms are very light. This building will cost, in brick, about \$8,500; in wood \$7,500. The building is modern in every respect."

The layout modifications included making the living room the full length of the house south to north, bringing even more light and views of the natural surroundings and a built-in hutch in the dining room. Upstairs, a Jack and Jill bath was added, and the landing made larger to bring more southerly light to the hall and stairwell. The exterior changes to the plans include: Flemish-patterned brick on the first level, clapboard siding on the second floor, and a shallow pediment above the center of the porch instead of a balcony railing.

The Craftsman-style interior is remarkably unchanged, and all unpainted woodwork remains. Throughout the first floor, raised panel pilasters trim all windows and doors. Mahogany paneling lines the living room and incorporates built-in benches on each side of the fireplace. The brick fireplace holds a thick wood mantle and ends with a hearth in dark green ceramic tile in a herringbone pattern. The living room's original light fixtures feature lanterns crafted from hammered metal and slag glass hanging from thick metal chains. Monk's faces adorn the lights and the andirons in front of the fireplace.

The Craftsman style favored botanical and medieval motifs like the monk's faces above, the bottom cutout of this foyer bench and the clover shape of the dining room lanterns:





The Kiernan House retains its architectural integrity of design, materials, location, and craftsmanship while many other Craftsman-style homes in Spokane have been altered. The house remains nearly unaltered other than repairs, incorporation of a small kitchen porch, and period-appropriate kitchen and bath renovations. The house is in its original location and has remained a single-family residence since it was built. The original workmanship and materials are apparent in the brick foundation, first floor exterior, chimney and porch piers, wood clapboard siding, original leaded, beveled glass windows and double-hung windows.

List of Craftsman features in the Kiernan House:

- Natural materials throughout interior and exterior: wood, stone, brick, clay tile, metal, glass
- Wide front porch for outdoor living
- Substantial square brick posts
- Low-pitched roof lines, in this case a hip roof
- Deeply overhanging eaves
- Exposed rafters and decorative brackets under eaves
- Decorative brackets
- Single dormer on front facade
- Two types of exterior finishes- brick and wood clapboard siding
- Horizontal belly bands
- Natural, unpainted woodwork
- Handcrafted woodwork
- Hardwood floors

- Ceramic tile
- Built-in furniture: benches, hutch, bookcases, linen cupboard
- Large fireplace in brick with thick, bracketed wood mantle
- Metal andirons with
- Thick moldings and trim
- Beamed ceilings to indicate the construction methods rather than hide them
- Light fixtures with lanterns, brass chains
- Medieval decoration- monk's faces, clover, hammered metal, detail in bench, lanterns, metal chains
- Metals like brass and wrought iron
- Leaded, beveled glass
- Slag glass

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Real Property Cards Spokane County Assessor via Eastern Branch of the Washington State Archives

ADDRESS W 620-16th Ave LOT BLK 9-4

ADDITION SPO 81 E¹ OF 13 & ALL 14 5
DESC. SOUTH SIDE-CABLE ADD

30531-0513
35301 0513

325000
2001

YEAR	A. V.	BY
2002		SB

FORM 706

BUILDING	EXT. WALLS	HEATING	SECOND FLOOR
NO. OF STORIES	LAP SIDING	STOVE	NO. ROOMS
NO. OF ROOMS	RUSTIC	FLOOR FURNACE	BATH 3 PC ea
FAMILY DWELLING	BRICK common	PIPELESS FURNACE	FLOORS Flt 40%
ATTIC	BLOCK	GRAVITY H.A.	SIZE
CONST. SING. DBL	STUCCO	HOT WATER RAD	SQ. FT. 1622
4-BDRM, 2 ABA	SHAKE	RADIANT	
FOUNDATION	BOARDS - BATTEN	OIL-FAN-FILT.-COMP.	
CONCRETE		STOKER	BASEMENT
STONE	INT. WALLS	CONVERSION GAS	FULL
BLOCK	PLASTER	POT OIL BURNER	CON. FLOOR
2x12-18"	PLASTER BOARD	PRESS. OIL BURNER	DIRT FLOOR
ROOF 03	CELOTEX	ELECTRIC UNITS	ROOMS
SHINGLE	PLYWOOD	FAN AND FILTER	FINISHED
SHAKE			SQ. FT. 1550
COMPOSITION 01	INT. TRIM		
TILE	HARDWOOD	ATTIC 18-2	FLOORS
		STAIRWAY	2 H W 4 W/W
FIREPLACES 22"	PLUMBING	FINISHED 1	EX. FEATURES
NUMBER 10	NO. FIXTURES	UNFINISHED	
STEMS 2 FLVGS	STD. GRADE	SIZE	
EX. CHIMNEY	EX. GRADE	SQ. FT. 500	
	GARBAGE DISP.	H. F.	
	DISHWASHER		

YEAR BUILT	% COMPLETE	CLASS	SQ. FOOT	PERIMETER	RATE	LIFE	A. V.
1908	100	111.0	1550	170			

BUILDING	CONST.	FLOOR	DOORS	ROOF	CLASS	SQ. FT.	RATE	BUILT	LIFE	A. V.
GARAGE	FRS 0055	1 W/H Comb	2	2	2	346		1920		

Land Values

Year	1970	1980	1984	1988
Value	3400	7500	13500	13500

EXTRA FEATURES: Land Values

Year	1957	1966	1966	1971	1971
Value	520	520	1040	1360	1971

TOTAL 2720

13 15
(Form 496--Assessor--g M--8-53)

Drawing from *Real Property Cards* Spokane County Assessor via Eastern Branch of the Washington State Archives

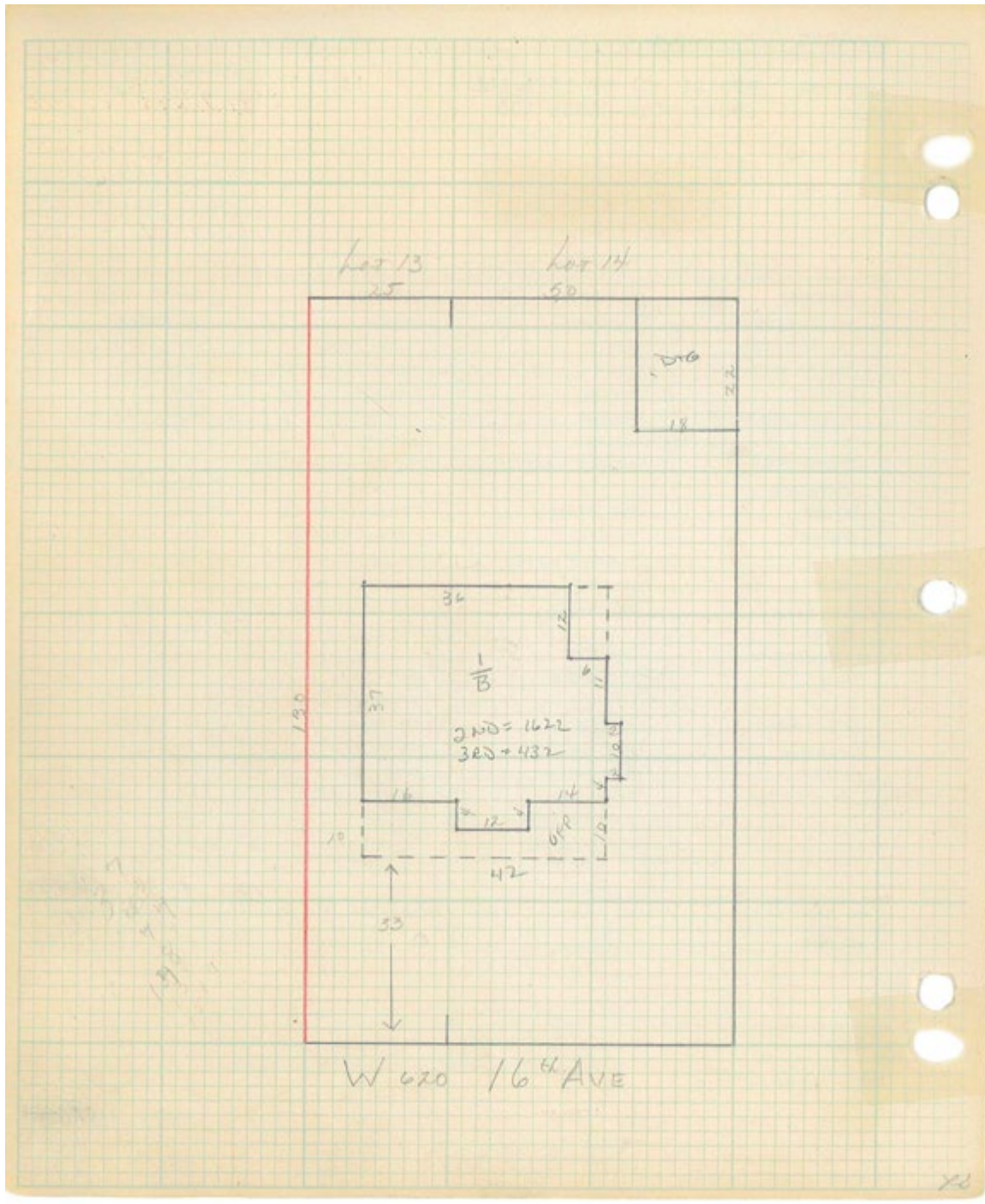
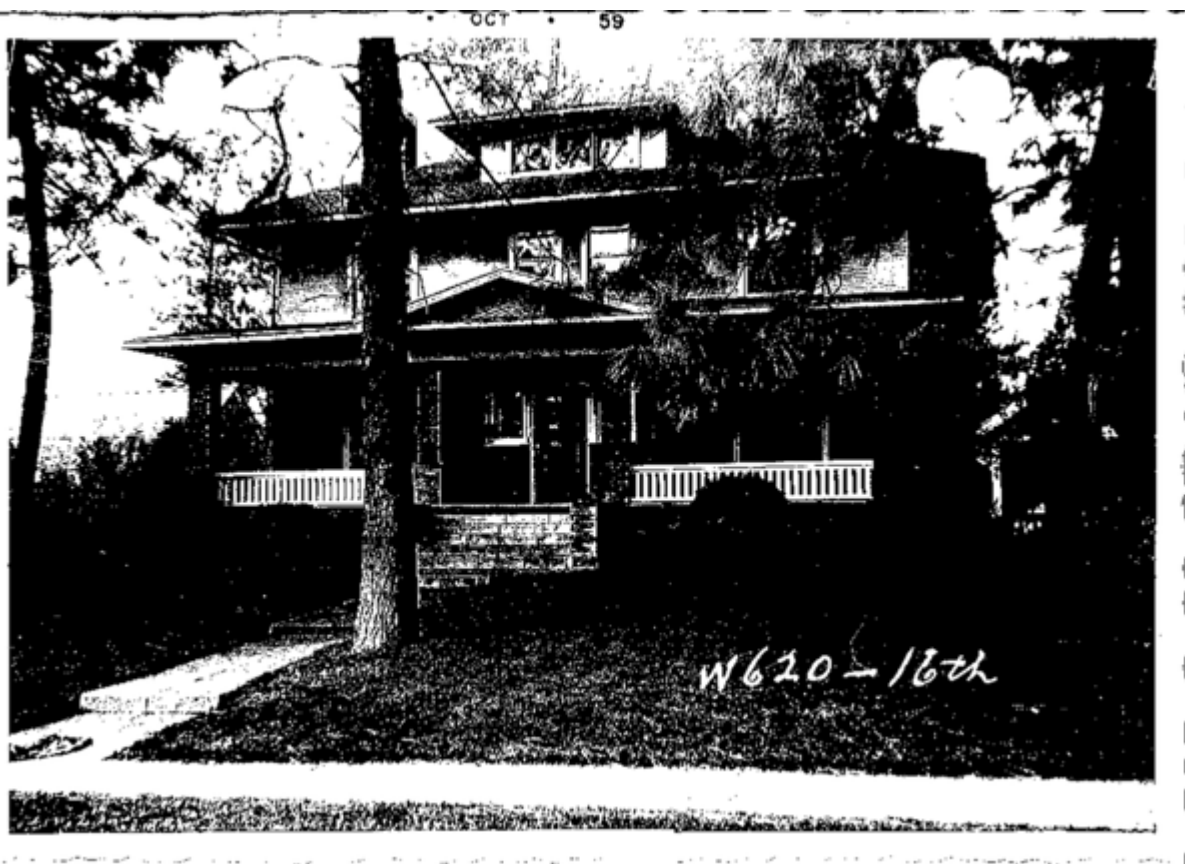


Photo from 1959 in *Real Property Cards* Spokane County Assessor via Eastern Branch of the Washington State Archives



1907 Water Department Permit, City of Spokane

CV-620-16 is art changed from W-611-16 to 16-16-16

Application

DE S *water connection*

BOARD OF PUBLIC WORKS, Water Department 14685

B 19

PERMISSION TO CONNECT WITH CITY WATER MAIN
The Number of the Premises to be Served Must in All Cases Be Given Before a Permit is Granted

SPOKANE, WASHINGTON, *Oct 28* 1907

Permission is hereby granted to *Mr. Chapman Const. Co.* to have connection made with
City Water Main on *17th* between *Stevens*
and *Mill* subject to the rules and regulations of the Water Department.

Premises to be supplied situated at No. *678*
Lot *14* & *13* Block *5* Addition *Clark Side Cable*

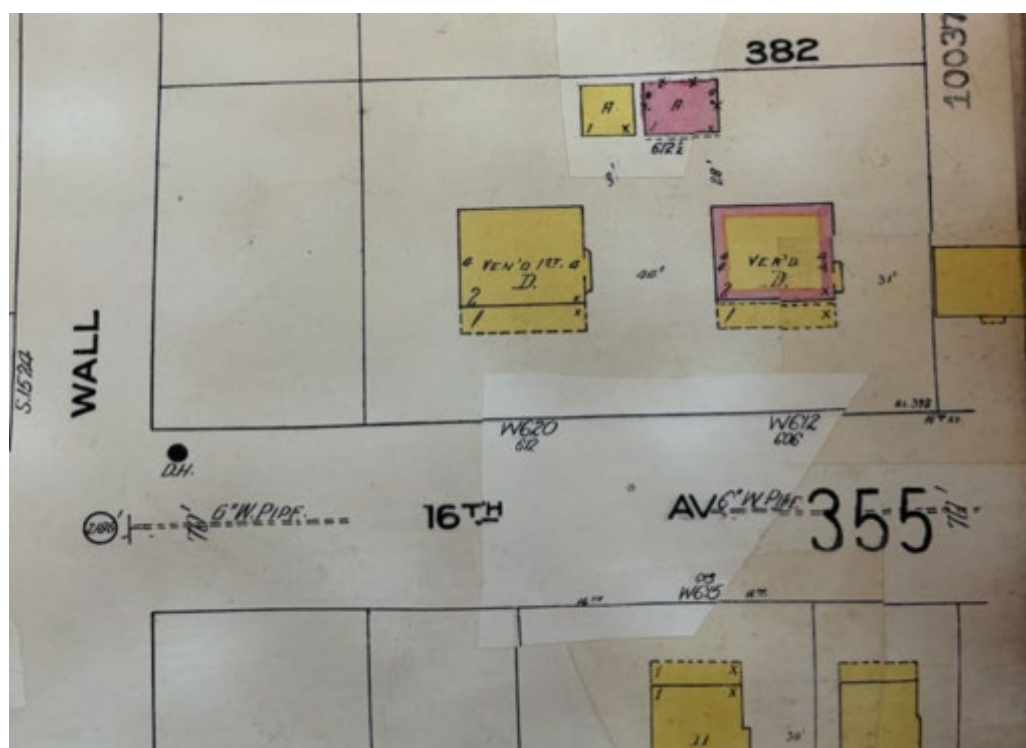
Description of property: No. Floors *4* Rooms, First Floor *4* Second Floor *4* Third Floor
Fourth Floor *4* Fifth Floor *4* Baths *2* Water Closets *2* No. Urinals *2*
Stable *2* Size of Lot *75* x *125* Size of Buildings on Lots *40* x *44*
No. Lawn Hydrants *2* No. Square Feet of *2800* T *1760* L *1740*
Distance of Curb Cock *46* feet *10* ft. X *Stevens* *Mill*

No. Separate Service Pipes from Tap *1* No. Taps in Main *1* Size of Taps *3/4*
Size of Service Pipes *3/4* Distance of Taps from *46* ft. *10* ft. *Stevens* *Mill*

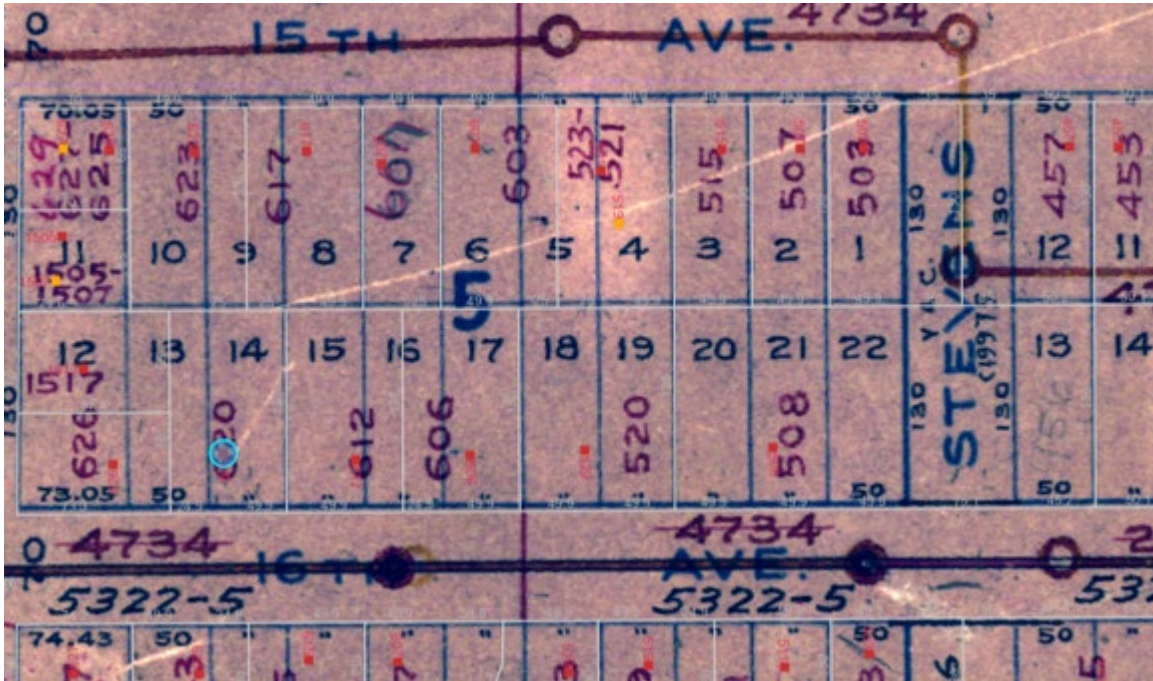
Date of making Tap *11* *4* 1907

THIS PERMIT MUST BE GIVEN
TO LINEMAN *3/1*

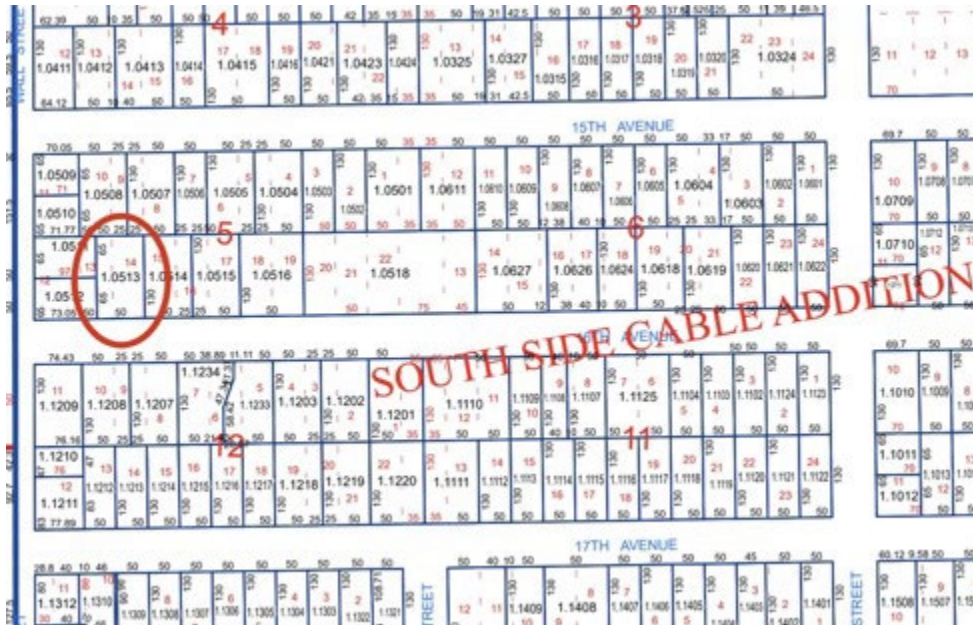
Superintendent. *Wm. R. King*
Clerk. *Chas. W. Duggan*
Inspected by *Geo. Linton* Lineman.



Address Board, City of Spokane



SCOUT Map of home site in South Side Cable Addition



South Elevation



East Elevation



North Elevation



West Elevation



Living room facing south



Living room facing north



Dining room built-in hutch



Powder room, main floor

