

Staff Report and Findings of Fact Nomination to the Spokane Register of Historic Places William & Christine Kiernan House – 620 W 16th Avenue

FINDINGS OF FACT

- 1. SMC 17D.100.090: "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."**
 - Originally built in 1908; the William and Christine Kiernan House meets the age criteria for listing on the Spokane Register of Historic Places.

- 2. SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Kiernan House is an excellent example of a Craftsman style residence in the American Foursquare form and is eligible for the Spokane Register of Historic Places under Category C for architecture. The house may be the work of William Ballard of the Ballard Plannery as a slightly modified version of Plan No. 182. The house is two and a half stories with a striking red and black Flemish bond brick pattern with grey brick accents on the porch columns of the full-width front porch. All wood windows remains and the house is exceptionally intact to its original appearance. The Kiernan House is 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.
 - The Kiernan House is also significant and eligible for listing in the Spokane Register under Category B for its association with William H. Kiernan for his contribution to Spokane's early housing stock in a time of rapid population growth. Kiernan saw an opportunity to invest his capital from a gold strike in the Klondike 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. 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.
 - The Kiernan House, was built by the Kiernan Construction Company, who also built several additional homes within the Southside Cable Addition (examples include 217 W 17th, 311 W 17th, 215 W 17th, 518 W 15th). A 1907 newspaper article noted that they were planning to construct 20 houses at a cost of about \$50,000.

- 3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."**
 - Well-preserved with an excellent degree of integrity in original location, design, materials, workmanship, and association, the Kiernan House is eligible for listing on the Spokane Register of Historic Places.

- 4. Once listed, this property will be eligible to apply for incentives, including:**

Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

STAFF RECOMMENDATION

The William & Christine Kiernan House is eligible for listing on the Spokane Register under Category B for its association with W.H. Kiernan who platted both the Southside Cable Addition as well as the northside, Pine Terrace Addition; and Category C – Architecture for as an excellent example of an American Foursquare house in the Craftsman style.

Preservation Officer Review: Megan Duvall
Nominations Committee: Yes
Landmarks Commission Review: Pending

Report: 9/29/2025
Site Visit: 10/1/2025
Hearing: 10/15/2025