

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

## 1. Name of Property

Historic Name **WILLIAM & ANNA KROLL HOUSE**  
and/or Common Name

## 2. Location

Street & Number 1249 S. Wall Street  
City, State, Zip Code Spokane, WA 99204  
Parcel Number 35194.0518

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<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"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<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 James R. & Maria A. Beebe  
Street & Number 1249 S. Wall Street  
City, State, Zip Code Spokane, WA 99204

## 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 of Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_\_ State\_\_\_\_ County\_\_\_\_ Local 1979  
Location of Survey Records Spokane Historic Preservation Office

**7. Description**

**Architectural Classification**  
(see nomination, section 8)

**Condition**  
 excellent  
 good  
 fair  
 deteriorated  
 ruins  
 unexposed

**Check One**  
 unaltered  
 altered  
**Check One**  
 original site  
 moved & date \_\_\_\_\_

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

**8. Spokane Register Categories and Statement of Significance**

**Applicable Spokane Register of Historic Places Categories: 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 or 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.

*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	Part of Lots 19 and 20 in Block 14, Resurvey of Cliff Park Addition.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard and recommended for listing	February 16, 2011

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	Black & white prints, CD-ROM color images.

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: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**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.**

**Kristen Griffin**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Sixth Floor – City Hall, Spokane, WA 99201

**Date**

Attest:

Approved as to form:

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

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



*The historic Kroll House at 1249 S. Wall Street, Spokane, WA in 2011*

### **NARRATIVE DESCRIPTION OF PROPERTY**

The historic William & Anna Kroll House was built in 1910, remodeled at the exterior in 1916, and listed on the National Register of Historic Places in 1979 as a contributing historic resource of the Marycliff-Cliff Park National Register Historic District. The property is an example of the of the American Arts & Crafts period with an eclectic mixture of influences from Craftsman and Tudor Revival styles. Prominent architectural features include the home's 2.5 stories, widely overhanging eaves, deep bargeboards with pointed ends, gable peak pendant drops, exposed rafter ends, scroll-sawn brackets, gabled bays with overhanging levels, narrow-width horizontal clapboard siding, basalt rock foundation, multi-windows with small divided lights in the upper sash, and a partial-width front porch and balcony supported by massive exposed beams/joists and tapered porch posts. In excellent condition with few alterations, the Kroll House retains a high level of exterior and interior architectural integrity in original location, design, materials, workmanship, and association as a single-family home built in 1910 in the Cliff Park Addition in southwest Spokane, Washington.

## **CURRENT APPEARANCE & CONDITION**

### ***Site***

The Kroll House is located on nearly all of Lot 19 and a small part of Lot 20 on Block 14 of the Resurveyed Cliff Park Addition. Forming an irregular footprint, the plat measures 129.65 feet wide and 164.26 feet deep at its widest and deepest measurements, and is identified as property tax parcel number 35194.0518 by Spokane County. Located on the northeast corner of the intersection of South Wall Street and West Thirteenth Avenue, the property commands a panoramic view from its hilltop site on a west-facing knoll and is framed by mature lawn and trees. The house is adjacent to a large single-family home to the north and abuts a paved driveway to the east which is shared by property owners of both the Kroll House at 1249 S. Wall Street and the adjacent next north home at 1243 S. Wall Street. The Kroll House is fronted by a three-foot-high basalt rock wall at the west and south borders along Wall and Thirteenth streets, and is surrounded by historic homes in the Marycliff-Cliff Park National Register Historic District, an historic district on Spokane's South Hill which includes some of the most prominent examples of residential historic architecture in the city.

### ***Garage***

From Thirteenth Avenue, a paved driveway runs north behind the Kroll House and the next north house at 1243 W. Wall Street. From the shared drive, a leg of driveway curves northwest to the Kroll Garage which is located behind the Kroll House in the northeast corner of the property. Built in 1920, the Kroll Garage measures 30 feet wide, 18 feet deep, is wood frame, and was designed to house two automobiles. The garage faces south and has a low-pitched front gable roof, composition shingles, an overhead garage door, a combination of clapboard siding and wood shingle siding, widely overhanging eaves, and deep bargeboards. According to Spokane County records and Spokane City building permits, the 1920 garage replaced a previous garage which was built in 1911. The existing garage is considered a contributing historic resource of the property and *is nominated to the Spokane Register in 2011.*

### ***Exterior of House***

The footprint of the Kroll House depicts an irregular rectangular shape, and measures 49 feet wide and 45 feet deep.<sup>1</sup> The home is 2.5 stories with a composition roof. The roof is embellished with widely overhanging eaves, exposed rafter tails, massive scroll-sawn wood brackets, and deep bargeboards. Gable peaks are accentuated with wood pendant drops. The house is clad with narrow-width horizontal wood clapboard siding, the home's outside corners are accented with wood corner boards, and the foundation is three feet thick, made of black basalt rock rubble mix. The house has a side-gable roof with a projecting west-facing gabled bay, two gabled dormers, and two partial-width covered porches, one at the west facade and one at the south face of the house. Windows are

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<sup>1</sup> Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

original with a combination of fixed, casement, and double-hung units with multi-paned glazing in the upper sash.

*West Façade*

The façade of the Kroll House faces west and commands a panoramic view of the the intersection of Thirteenth Avenue and Wall Street and west Spokane from its perch atop a high knoll. The front of the house features a full-height, front-facing bay which projects ten feet from the planar wall surface of the house and has a gable-front roof with deep bargeboards, widely overhanging eaves, wood brackets, and a decorative pendant drop in the gable peak. The first floor of the bay is beveled with a bay window which has a center fixed picture window with multi-paned transom, and two flanking 15/1 double-hung, wood-sash windows. The second floor has a square bay which overhangs the first-floor beveled bay. The overhanging square bay at the second floor is supported by decorative brackets and has a row of three 21/1 double-hung, wood-sash windows. The gable field above the second-floor windows overhangs the second floor, is supported by a course of decorative brackets, and is clad with wood shingles. A casement window with divided lights is centered in the gable peak. A gabled dormer projects from the roof adjacent north of the projecting bay. Like the rest of the house, the roof of the dormer is covered with composition shingles and has widely overhanging eaves, deep bargeboards, and a pendant drop in the gable peak. A double multi-paned casement window is located in the center of the dormer. Below the dormer is a second-floor balcony which is protected by a turned-post balustrade. The balcony, which acts as a cover for a first-floor front porch, is supported by massive exposed beams and joists with extended scroll-sawn ends, and massive tapered square wood porch posts which are anchored to black basalt rock porch piers at the first floor. The front porch deck is spacious at 25 feet wide and ten feet deep. A turned-post balustrade is located between the rock piers and protects the deck. Twelve steps made of poured concrete rise to the level of the porch deck from grade. The stairway is flanked by stepped porch sidewalls which are made of black basalt rock rubble mix. The foundation is made of black basalt rock rubble mix and is separated from the wood cladding at the first floor by a wood stringcourse.

The *south face* of the house features the south gable end of the home's pitched side-gable roof. The gable end roof has deep bargeboards and widely overhanging eaves which are supported by massive scroll-sawn brackets. The gable field has a multi-paned casement window pair and is clad with wood shingles. The gable field overhangs the second floor and is supported by a decorative bracket course. The first and second floors are clad with narrow-width horizontal wood siding and are separated by a wood stringcourse. A single-story bay with a recessed partial-width, covered porch projects nine feet from the planar wall surface of the house at the first floor and measures 28 feet wide. The bay is covered with a very low-pitched roof which has widely overhanging eaves like the house. The bargeboards are deep with scroll-sawn pointed ends which help render the illusion of a flattened, extended roof. The porch is recessed under the southwest corner of the bay (under the porch and facing west, an entrance door at grade in the home's basalt rock foundation opens into the basement). A single tapered square porch post rests on a basalt

rock porch pier at the southwest corner of the bay, supporting the recessed porch. Poured concrete steps rise from grade to the porch deck and face south.

The *north face* of the house is dominated by the gable peak of the home's side-gable roof. Eaves are widely overhanging, bargeboards are deep, and brackets are massive and scroll-sawn. The gable field is clad with wood shingles while the first and second floors are clad with narrow-width horizontal wood clapboard siding. The gable field at the third floor overhangs the second floor and is supported by a decorative bracket course. A nine-foot-wide single-story square bay projects two feet from the north face at the first floor and is covered with a shed roof; the bay holds a built-in buffet and hutch in the dining room.

The *rear, east face* of the house faces a backyard with six-foot-high wood privacy fence and a single-story wood frame garage. The rear of the house is unadorned except for a center dormer and a stringcourse which divides the second floor from the first floor. Fenestration is asymmetrical and exterior cladding is a continuation of the narrow-width horizontal clapboard siding that covers the first and second floors of the house. A covered porch is attached to the house at the north end of the first floor where a door the kitchen is located. The porch deck is made of wood and was rebuilt in 2011 when the exterior of the house was repainted.

### ***Interior***

According to Spokane County assessor's records, the interior of the house has 1,774 finished square feet on the first floor, 950 finished square feet at the second floor, and 400 finished square feet in the third-floor attic. The basement has 1,774 square feet of mostly finished space. A 40-inch-wide front door made of solid oak opens from the west façade of the house. Well-preserved in excellent condition, the front door is protected by an original wood screen door which hangs in front of the front door. The oak front door has 18 small, beveled glass lights divided by square wood muntions/mullions in the upper half of the door. A projecting square stile separates the panes of glass from decorative vertical planks of wood. The door opens from the west façade of the house into a center reception hall. The hall opens south to a formal living room, north to a formal dining room, and east to a central hallway. The hallway leads to a breakfast room, kitchen, study/family room, and a stairwell that ascends to the second floor. A built-in bench seat is located in the hallway in the ell formed by a turned staircase. The living room is located in the southwest corner of the house at the first floor and features several focal points. One focal point is a center fireplace which is located on the south wall of the room. The fireplace has a wood mantel, a rectangular firebox, and a surround and hearth made of glazed ceramic tile. Each tile is four inches square with a red/brown matte, mottled finish and was made to look like deeply grained leather. The outside corners of the ceramic tile surround are protected with vertical strips of metal. The living room also features a boxed beam ceiling with beams that form a diamond-in-a-square pattern. A built-in bench seat is located in the bay window at the west wall, and two built-in bench

seats are located on the east wall of the living room. The reception hall opens north to a pair of multi-paned French doors that open into a formal dining room. The dining room

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features a built-in hutch and buffet at the north wall with multi-paned, beveled, leaded-glass windows that backlight the hutch. The dining room ceiling is articulated with boxed beams arranged in a rectangular pattern. The walls are covered with paneled wainscot and wood plate rail. The walls and ceiling in the reception hall, living room, and dining room are made of original lathe and plaster construction, the floor is made of oak hardwood planks, windows are all original, the front door and interior doors are original, and the woodwork is made of the finest ebony-finished fir. The fir woodwork is deep and wide with square-cut edges and is a prominent feature of the home. In the hardwood oak floors, inlaid strips of walnut and/or mahogany ring the perimeter of the reception hall, living room, and dining room. Inlaid Greek key designs in the corners of the floor accent the inland strips in the living room and reception hall.<sup>2</sup> Overhead light fixtures are period appropriate and replaced original lights that were stolen in the 1990s.

The kitchen, breakfast room, and study/family room are located at the east rear of the house. The kitchen is located in the northeast corner of the first floor and was re-modeled in 2003 with built-in cupboards, cabinets, and counters that match the original 1910 casework in the butler's pantry. The butler's pantry is located between the kitchen and dining room and retains original hardware, original wood cabinets, and original wood cupboards with glass-fronted doors. The kitchen opens south to an informal breakfast room. The kitchen, butler's pantry, and breakfast room have painted woodwork and an original hardwood maple floor. A doorway in the breakfast room opens south to a study/family room, a powder room, and a sunroom. The study is currently used as a family room and features a fireplace at the east wall. The fireplace has a deep wood mantel, an arched firebox, and a buff-colored brick surround, and is flanked by a built-in drop-leaf desk on the north side, and a built-in bookcase with glass doors on the south side. The study/family room opens to a powder room in the southeast corner of the first floor and south to a sunroom through a five-foot-wide encased opening. The encased opening features a colonnade effect created by a partial-height screen wall to which is anchored a pair of tapered square columns. The columns support a wide wood spandrel which is attached to the ceiling. The woodwork in the study/family room and sunroom is, like the reception hall and living-dining rooms, made of the finest, vertical-grain, ebony-finished fir and is one of the finest and most prominent features of the Kroll House.

A formal turned staircase at the east end of the reception hall on the first floor ascends to a large hall at the second floor. The staircase has a closed stringer with a cutout

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<sup>2</sup> The decorative articulation of inlaid strips of walnut and/or mahogany at the perimeter of hardwood floors may be a "cipher" or "calling-card" of Amil T. Johnson, a building contractor who built prominent residential homes throughout Spokane from about 1908 through 1920. Although no documentation has been found, Johnson may have installed the hardwood floors with the inlay in the living room, dining room, and reception hall of the Kroll House.

balustrade and five wood paneled, tapered square newel posts. Two of the newel posts act as light posts, and support original brass and opalescent glass light fixtures designed in

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the Craftsman style. The second floor has four bedrooms, a full bathroom, and an enclosed sleeping porch. The bathroom has a hexagonal patterned, ceramic tile floor, original plumbing fixtures (pill box toilet tank, round pedestal wash basin, claw foot bathtub), and a built-in medicine cabinet with a beveled mirror. Original built-in linen cupboards with original hardware are located on the east and west walls. Except for the ebony-finished stairwell, the woodwork on the second floor is painted white (original color). A door opens from the hallway to an interior staircase that ascends to the attic at the third floor. The attic is finished with painted walls/ceiling and wall-to-wall carpet. Painted wood newel posts and a painted wood balustrade which is similar to the main stairway balustrade minus the cutouts surrounds the stair opening to the attic. The ceiling is partially sloped due to roof eaves. The basement is mostly finished with a sitting room, bedroom, full bathroom, kitchenette, laundry, and unfinished storage and mechanical room.

#### **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

The Kroll House is in excellent condition and has remarkably few alterations since 1916 at the exterior and at the interior. The home's original footprint is pictured on a 1910 Sanborn Fire Insurance map, and reflects the same footprint design today. Taken in 1910 just after the house was erected and the grounds were planted, a photograph of the southwest corner of the home's exterior was featured in the Ballard Plannery's plan book called *The Modern Bungalow*. The same photograph of the house was featured in a *Spokesman-Review* newspaper article dated March 5, 1911. As depicted in the 1910 photograph, a shed roof appears over the balcony at the second floor on the west façade and the home appears to be clad with false half-timbering and stucco infill. In 1916 a few years after it was built, the shed roof was removed, and the stucco infill and some of the false half-timbering were replaced with narrow-width horizontal wood clapboard at the first and second floors, and wood shingles in the dormers and gable peaks.<sup>3</sup> The home's clapboard and wood shingle siding application was completed 95 years ago which meets the 50-year age requirement and has over the last nine decades, achieved its own historical and architectural significance.

Modifications to the Kroll House include the following:

- |      |  |
|------|--|
| 1916 | Exterior stucco infill and false half-timbering replaced with horizontal clapboard siding on the first and second floors and wood shingles in the dormers and gable peaks (city building permit #6879, March 8, 1916). |
| 1920 | Original c. 1911 garage replaced with existing garage (city building permit #13130, Dec 4, 1920).  |

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<sup>3</sup> City of Spokane building permit #6879, dated March 8, 1916.

1972 Kitchen remodeled, house repainted interior and exterior, composition roof installed on house/garage (installed over existing composition roof).

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1996 Hot water boiler replaced with gas furnace; air conditioning installed.

2000 Basement finished with sitting room, kitchenette, bedroom, laundry room, storage.

2001 Composition roof installed on house and garage.

2003 Kitchen remodeled from 1971 remodel.

2010 Exterior of house and garage repainted.

The Kroll House retains excellent architectural integrity in original location, design, materials, workmanship, and association as a single-family home in Spokane.

<i>Areas of Significance</i>	Architecture
<i>Period of Significance</i>	1916-1961
<i>Built Date</i>	1910
<i>Architect</i>	Ballard Plannery, architectural firm
<i>Builder</i>	Mark L. Pershall, contractor
<i>Neighborhood Developer</i>	Cook-Clarke Realty Company

## STATEMENT OF SIGNIFICANCE

### *Summary Statement*

Built in 1910 and remodeled at the exterior in 1916, the William & Anna Kroll House is a well-preserved American Arts & Crafts-period home with an eclectic mix of architectural designs and influences derived from the Tudor Revival and Craftsman styles. Located behind the house, the Kroll Garage was constructed in 1920 and echoes the home's style. The property was owned for 54 years by the property's first homeowners, William & Anna Kroll, from 1911 to 1965. With original architectural features intact, the property retains excellent exterior and interior architectural integrity and possesses high artistic values. The house was designed by William J. Ballard, founder/president of the Ballard Plannery Company, a prominent architectural firm that practiced in Spokane from 1908 to 1925.<sup>4</sup> A prolific architect, Ballard was venerated in 1912 for his "skill and ability" and positive impact on the Spokane region, an area where Ballard and his firm were responsible for designing more than 600 homes and buildings.<sup>5</sup> Rare 1910 photographs of furnished living and dining rooms in the Kroll House, and a photograph of the home's prominent southwest corner at the exterior were pictured in the Ballard Plannery's plan book of homes called *The Modern Bungalow*, published in circa 1910. A caption under the photographs attests to the absence of advertised floor plans in the plan book and gives the following disclaimer for the property's protected custom design:

This beautiful home is one that we have drawn to order, and the owner reserves the right of further sale of the plans. We will make this arrangement where people do not wish to have their plans placed on the stock list.

Using the plan book's exterior photograph of the home, the *Spokesman-Review* newspaper featured the Kroll House and three other homes in a March 5, 1911 complimentary article that declared the following: "Types of Houses Which Make Spokane 'City of Homes'." The article reported the Kroll House was built by Spokane real estate speculator and building contractor, Mark L. Pershall, and cost an estimated \$14,000. The newspaper extolled the home's virtues, saying it had ten "extra large"

<sup>4</sup> Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2, 1912.

<sup>5</sup> Ibid.

rooms with “fireplaces and a notable convenient arrangement.” It further stated “the finish is hardwood, the sleeping balconies are screened in with glass sash, and the

conservatory is large, being 12 by 11 feet.”<sup>6</sup> The home was first purchased by Anna & William Kroll, “a wealthy Spokane lumberman, market owner, and philanthropist” who “built up and constructed the huge plant of the St. Maries Lumber Company” in St. Maries, Idaho.<sup>7</sup> Praised as a benefactor and civic leader, Kroll bought the Merriam Block (also called the Kroll Building) in downtown Spokane, established a grocery market on the first floor, and helped found and house a philanthropic woman’s club with a membership of 600 women in the building. The William & Anna Kroll House gained importance from 1916 to 1961 in the area of significance known as “architecture,” and was listed on the National Register of Historic Places in 1978 as a contributing resource of the Marycliff-Cliff Park National Register Historic District. The Kroll House and Kroll Garage are nominated to the Spokane Register of Historic Places under Category C.

## **HISTORICAL CONTEXT**

### ***Marycliff-Cliff Park National Register Historic District***

The Kroll House is one of the finest high-style homes in the architecturally prominent Marycliff-Cliff Park National Register Historic District. Located less than a mile south of Spokane’s central business district, the boundaries for the Marycliff-Cliff Park National Register Historic District begin at the base of a high basalt bluff. West Sixth, Seventh and Eighth Avenues parallel the base of the bluff as it rises more than a hundred feet up a sheer rocky face to a bluff-top plateau. The historic district includes the neighborhood built at the base of the bluff and also the neighborhood built on top of the bluff from Cliff Drive south to West Fourteenth Avenue and between Cliff Drive, Ben Garnett Way and Grand Boulevard.

The Marycliff-Cliff Park National Register Historic District is regarded by many as “one of the most impressive and prestigious residential areas in Spokane.”<sup>8</sup>

The...district...has been the residential area for many prominent and influential people throughout Spokane’s history. From its earliest development in the late 1880s to the present day, the area’s residents have included the leading citizens of Spokane: bankers, senators, businessmen, mining and lumber entrepreneurs, as well as prominent doctors, lawyers, and architects. As is often the case where the wealthy live, the area rapidly became a showplace of architectural styles [with] a number of homes having been designed by

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<sup>6</sup> The “hardwood” referenced in the newspaper article exists as fine ebony-finished vertical grain fir. The house has one existing “sleeping balcony” and seems to have only had one.

<sup>7</sup> “Kroll Funeral to be Thursday.” *Spokesman-Review*, 3 July 1928.

<sup>8</sup> *Marycliff-Cliff Park National Register Historic District National Register Nomination, 1978*. Spokane City/County Office of Historic Preservation, Spokane, WA. p. 8:7.

Spokane's leading architects.<sup>9</sup>

In the early 1900s, the south half of the Marycliff-Cliff Park National Register Historic District, which was built on top of the plateau, surrounded Cliff Park and was regarded as one of the “up-and-coming” neighborhoods developed on Spokane’s South Hill. Spokane city leaders adopted a plan presented by the nationally famous Olmsted Brothers Landscape Architecture firm that suggested Cliff Park be established as public parkland. The park was developed as a neighborhood focal point which helped spur real estate developers to construct single-family homes in the area.

To promote architectural compatibility and protect neighborhood development, early land use controls were implemented as neighborhood covenants in 1904. The covenants were conveyed to property owners through warranty deeds for properties in the neighborhood, and stipulated the following requirements:

It is mutually agreed by and between the parties hereto that when said premises are improved...

- the dwelling erected thereon shall cost not less than \$2,400, and
- that all outbuildings shall conform thereto in exterior architecture and finish, and
- that said dwelling shall be set in at least 25 feet from the front line of said premises.<sup>10</sup>

The protective covenants implemented in the Cliff Park neighborhood illustrated a city-wide trend towards architectural control in the early 20<sup>th</sup>-century development of residential neighborhoods in Spokane, Washington. Other residential Spokane neighborhoods that initiated protective covenants and subdivision regulations in the early 1900s include the Manito Park neighborhood, the Cannon Hill Park neighborhood, and the Rockwood National Register Historic District. The development trend continued in Spokane, leading to current contemporary subdivision regulations, neighborhood planning and land use controls, and the development of homeowners’ associations that are in common use today.

As Cliff Park, a public parkland, was planned for development, and neighborhood covenants were established, local newspaper ads and articles from 1905 to 1911 featured the following headlines about the Cliff Park neighborhood:

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<sup>9</sup> Ibid. p. 8:1.

<sup>10</sup> Spokane County warranty deed #172456, book 180, page 399. Spokane County Courthouse, Spokane, WA.

*“Cliff Park—Scenic Addition to Spokane”*

*“Cliff Park—The Addition Where the Choicest and Most Artistic Homes Are Building”*<sup>11</sup>

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*“Half Million Will Go into New Homes in Cliff Park in Near Future”*

Building sites were advertised from \$900 to \$1,550, and most residential construction prices ranged from \$2,500 to 8,000, with some as high as \$14,000. By 1912, nearly all of the neighborhood had been developed with single-family homes that spanned an eclectic mix of styles, sizes, and shapes. These included modest and large-sized Tudor and Colonial Revival examples, French and Spanish Eclectic styles, and Craftsman-style interpretations.

***The William & Anna Kroll House***

In June 1910, Spokane jeweler, building contractor, and real estate speculator, Mark L. Pershall, bought a portion of Lots 19 and 20 on Block 14 in the Resurveyed Cliff Park Addition, which was advertised as “one of the more exclusive additions of Spokane.”<sup>12</sup> He commissioned a custom house design from the Ballard Plannery architectural firm in Spokane who designed a large, prominent single-family residence. The home was built atop a high knoll on the corner of West Thirteenth Avenue and West Wall Street, and enjoyed a panoramic view of west Spokane. The construction cost for the house was reported at \$14,000—more than five times the required \$2,500 minimum expenditure for home construction outlined in neighborhood covenants. In January 1911, William & Anna Kroll purchased the property for \$18,000, which afforded speculator Pershall a handsome profit.<sup>13</sup>

William Kroll came to Spokane in 1910 from Michigan to purchase and manage the St. Maries Lumber Company on the St. Joe River in St. Maries, Idaho. An article in the *Spokesman-Review* newspaper reported Kroll’s new business venture:

Local as well as New York lumber men are back of the St. Maries Lumber Company, articles of incorporation of which have been filed with the Secretary of State. The capitalization is \$500,000, and \$350,000 is subscribed and paid up. William Kroll will be president and general manager of the company with headquarters in Spokane. Associated with him will be...Kroll’s two sons, Arthur [Kroll] and Charles B. [Kroll].<sup>14</sup>

In addition to his lumber company venture, William Kroll was known in Spokane for his civic and philanthropic work. In 1919, he purchased the Merriam Block (also called the

<sup>11</sup> Spokane Preservation Advocates. *6<sup>th</sup> Annual Holiday Heritage Home Tour brochure*, 2005.

<sup>12</sup> “Cliff Park Sees Speculation End.” *Spokesman-Review*, 28 Sept 1909.

<sup>13</sup> Spokane County public record (warranty deed #309323, 11 Jan 1911). Spokane County Courthouse, Spokane, WA.

<sup>14</sup> *Spokesman-Review*, circa 1910-1911.

Kroll Building) in downtown Spokane at 619 W. First Avenue, remodeled the first floor, established a “modern market and grocery”<sup>15</sup> which was called Kroll’s Public Market,<sup>16</sup>

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and “aided the founding of the Women’s Athletic Club” which met in rooms above the market.<sup>17</sup> Longtime residents of the Kroll House, William Kroll resided in the house from 1911 until his death in 1928, and Anna Kroll continued to live in the home until her death in 1963.

### ***Subsequent Property Owners***

Following Anna Kroll’s death, the home changed ownership several times beginning in 1965 when Doris and Walter Ludwig, manager of Value Mart Discount Store in the Spokane Valley, purchased it. In 1967, Carol & Robert Schley, a design engineer for Atlas Systems in Spokane, bought the house. In 1972, the Schleys sold the property to patent attorney, David Roberts, and his wife, Millicent Roberts. Ten years later in 1982, Spokane physician, Dr. John Lloyd, and his wife, Susan Quackenbush Lloyd, purchased the historic Kroll House. James & Maria Beebe, Gonzaga and Washington State University professors, bought the property in 1996 and remain the home’s current owners.

## **ARCHITECTURAL SIGNIFICANCE**

### ***Category C***

#### ***The American Arts & Crafts Tradition***

With an eclectic blend of influences from the Craftsman and Tudor Revival styles, the Kroll House is architecturally significant in the context of “architecture” as a fine example of the aforementioned influences from the American Arts & Crafts period, a movement in the early 1900s which espoused simple, clean lines and handcraftsmanship, and turned its back on pretentious, over-decorated structures of the Victorian age. The Arts & Crafts aesthetic rejected the appearance of mass-produced products, and was replaced with a reverence for all things handcrafted—or that appeared handcrafted. In this context, *appeared* described architectural millwork and many construction materials that were mass-produced in factories in such a way that they looked handmade. Either handmade singly or machine-milled in multiple lots, structural architectural features used in the design and construction of homes often included exposed beams, joists, rafters, and supporting braces, all implying honesty and true handcraftsmanship. Sometimes these architectural elements were structural while other times they were made to look structural but in fact were purely decorative. The Craftsman style was perhaps the most prolific residential style to emerge from the American Arts & Crafts movement and was especially spread by magazines, pamphlets, house plan books, and catalogues. Other styles to emerge from the American Arts & Crafts aesthetic included the Prairie School

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<sup>15</sup> “Kroll Funeral to be Thursday.” *Spokane Daily Chronicle*, 3 July 1928.

<sup>16</sup> Hyslop, R. B. *Spokane Building Blocks*, p. 186.

<sup>17</sup> SDC, 3 July 1928.

and eclectic revivals of traditional architecture, including Tudor and Colonial Revival, Italian Renaissance, French Eclectic, Spanish Eclectic, and Mission styles.<sup>18</sup>

*Tudor Revival Style Features*

Sometimes referred to as Jacobean or Jacobean Revival, the Tudor Revival style has an “English” look and was popular during the first half of the 19<sup>th</sup> century. Identifying features of the Tudor Revival style include a one, two, or three-story house with a steeply pitched roof, dominant steeply pitched cross gables and dormers at the façade, decorative false half-timbering with stucco or brick masonry infill, tall narrow windows usually arranged in multiple groups with multi-pane glazing, massive chimneys commonly crowned with decorative chimney pots, front stoops or recessed front porches, and the use of darkened or blackened walnut or ebony-finished interior woodwork.

*Craftsman Style Features*

Popular from about 1900 to 1930 in America, the Craftsman style reflected a “back to nature” theme and included the use of organic, natural materials such as indigenous rock, heavily textured clinker brick and cobbled clinker brick, coarsely textured stucco, unpainted wood (siding, shingles, woodwork), wrought iron (leaded-glass, lighting fixtures, fireplace andirons), and brass. Horizontal lines were emphasized with widely overhanging eaves, exposed rafter tails, decorative brackets, prominent bargeboards, tapered porch piers and columns, and the use of more than one exterior cladding material which could be separated horizontally by water table courses, belt courses (usually masonry or stucco), and horizontal banding (wood). Interior Craftsman-style features included unpainted woodwork, wood floors, mottled matte-glazed ceramic tile (floors, fireplaces, backsplashes), built-in furniture (bookcases, china cupboard/buffet/hutch, linen cupboards, medicine cabinets, inglenooks), and open-space floor plans such as a large living-dining room combination. Another strong Craftsman element was found in spacious front porches, usually covered, which were designed to be used as outdoor living areas—an extension of interior living rooms.

***The Kroll House***

The Kroll House is an eclectic blend of influences from the Tudor Revival and Craftsman styles. *Tudor Revival-style elements found on the Kroll House* include a prominent vertical emphasis achieved by the home’s hillside site and 2.5-story form, pitched side gable roof, steeply pitched front-facing gabled dormer and full-height bay, gable peak pendant drops, deep bargeboards, bracket courses, double-hung windows with multiple divided lights in the upper sash, tall tapered brick chimney, rich blackened interior woodwork (ebony finished fir), wood floors, built-ins, and prominent fireplaces.

*Craftsman-style elements found on the Kroll House* include a horizontal emphasis demonstrated by narrow-width horizontal clapboard siding, horizontal stringcourses,

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<sup>18</sup> Schweitzer, Robert and Michael W. R. Davis. *America’s Favorite Homes*. Detroit: Wayne State University Press, 1990.

horizontal rows of windows, prominently exposed porch beams and joists, flat porch roof (balcony), massive square tapered porch posts, basalt rock porch piers and foundation, widely overhanging eaves, deep bargeboards, exposed rafter tails, scroll-sawn brackets, double-hung windows with multi-paned glazing in the upper sash, and interior built-ins,

boxed beam ceiling, wood floors, matte-glazed ceramic tile fireplace surround/hearth, and prominent ebony-finished square-cut woodwork. The south face of the house reveals a particularly strong Craftsman-style feature: a single-story recessed side porch with a very low-pitched roof. The roof has widely overhanging eaves, exposed rafter tails with pointed ends, deep bargeboards with pointed ends, a large square tapered wood porch post, basalt rock porch pier and partial wall, and a row of four double-hung windows with multiple lights in the upper sash.

### ***The Ballard Plannery Company***

The Kroll House is a product of William J. Ballard, architect and founder of the Ballard Plannery Company, a noted architectural firm that practiced in Spokane from 1908 to 1925.<sup>19</sup> Ballard was born in 1871 in Plainfield, Illinois and became interested in design and construction, being influenced by his father who was a general contractor. With an interest in architecture, Ballard was first educated in Joliet, Illinois, and then moved to California where he attended the University of California at Berkeley and the Troop Institute at Pasadena. After his education in architecture was completed, he began practicing in Los Angeles but “thinking that better business opportunities might be secured in the northern district, Ballard came to Spokane in 1902,” and remained one year.<sup>20</sup> During that time he was employed as a building superintendent by the Chamberlin Real Estate & Improvement Company who was responsible for numerous house designs in the Sherwood and Nettleton’s Additions in west central Spokane. In 1903, Ballard returned to California, specifically Pasadena, where he practiced architecture, “devoting the greater part of his time to bungalow and cottage construction...the favorite style of building” in the Pasadena area.<sup>21</sup>

In 1907, Ballard returned to Spokane where he designed homes for the Chamberlin Real Estate & Improvement Company, and founded his own offices in downtown Spokane where he employed architectural students.

He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.<sup>22</sup>

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<sup>19</sup> Durham, N. W. *History of the City of Spokane and Spokane Country*, Vol. 2, 1912, pp. 604-08.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

While addresses for all 600 homes throughout the Inland Empire are not yet known, at least ten homes in Spokane and one house in Tekoa, Washington are documented as designs rendered by William J. Ballard and the Ballard Plannery Company:

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- |                                 |               |
|---------------------------------|---------------|
| • South 1248 Wall Street        | built in 1909 |
| • West 614 Thirteenth Avenue    | built in 1910 |
| • South 1249 Wall Street        | built in 1910 |
| • South 2504 Lamonte Street     | built in 1911 |
| • East 723 Twentieth Avenue     | built in 1911 |
| • South 1217 Wall Street        | built in 1914 |
| • East 1214 Fourteenth Avenue   | built in 1912 |
| • West 416 Twenty-Second Avenue | built in 1912 |
| • South 2624 Lamonte Street     | built in 1913 |
| • South 2627 Manito Boulevard   | built in 1916 |
| • 210 Broadway, Tekoa, WA       | built in 1917 |

Well-preserved, all 11 homes retain excellent integrity in original design with superior workmanship. As good representations of the American Arts & Crafts movement with influences from the Craftsman, Tudor Revival, and Colonial Revival styles, the homes reflect Ballard's discriminating eye for detail and design. In addition to residential designs, William Ballard also gained notoriety for the "Ballard Barn & Silo,"<sup>23</sup> agricultural construction which was built throughout Eastern Washington. In 1925, Ballard returned to the Los Angeles area where he continued to practice, designing "more than 400 homes" in the area.<sup>24</sup>

In summary, William Ballard's impact on Spokane was great. He founded an architectural firm that employed numerous people for 15 years. He designed and built hundreds of homes and buildings throughout Spokane and Eastern Washington and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. As a tribute to his professional accomplishments, William Ballard was praised for his contributions which were described as "wide and varied" and which "had a direct result upon Spokane's welfare and improvement."<sup>25</sup>

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<sup>23</sup> "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

<sup>24</sup> Ibid.

<sup>25</sup> Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing, 1912, p. 608.

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