

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: William and Ina Ballard House

And/Or Common Name: N/A

2. Location

Street & Number: 2624 North Wall Street

City, State, Zip Code: Spokane, WA 99205

Parcel Number: 35071.2812

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name: Emily Moser & Jason Gass

Street & Number: 2624 North Wall Street

City, State, Zip Code: Spokane, WA 99205

Telephone Number/E-mail: 901-361-5827; gass_jason@yahoo.com

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse

Street Number: 1116 West Broadway

City, State, Zip Code: Spokane, WA 99260

County: Spokane

6. Representation in Existing Surveys

Title: Historic Property Report

Date: Sept 13, 2016 Federal State County Local

Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

Check One

excellent

unaltered

good

altered

fair

deteriorated

Check One

ruins

original site

unexposed

moved & date _____

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

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: 0.16

Verbal Boundary Description: West: Wall St; East: Wall + Howard Alley; North: Parcel #35071.2813; South: Parcel #35071.2811

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Jason Gass, Homeowner

Organization: N/A

Street, City, State, Zip Code: 2624 North Wall Street, Spokane, WA 99205

Telephone Number: 901-361-5827

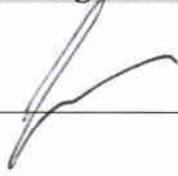
E-mail Address: gass_jason@yahoo.com

Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)



14. For Official Use Only:

Date nomination application filed: July 17, 2022

Date of Landmarks Commission Hearing: 8/17/22

Landmarks Commission decision: approved

Date of City Council hearing: September 12, 2022

City Council decision: Approved

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

 8/23/22
_____ Date

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

Attest:

Approved as to form:



City Clerk



Assistant City Attorney



SUMMARY STATEMENT

Planned in 1916 and finished in 1917¹, this shining example of a Ballard Plannery bungalow is significant for both its architecture and for its association with William J. Ballard - one of Spokane's prominent turn-of-the-century home designers. W.J. Ballard designed this house in the California Bungalow style and it was copyrighted once drawn. When construction began in 1917, it became the first house in Ballard's planned north side residential development. The house's first occupants were W.J. Ballard and his family: his wife Ina, daughter Laura, and sons Gilbert and Earl. The most significant features of the house are the smooth-surfaced river rock foundation and the peanut brittle masonry, both most prominently shown at the base of the front porch.

DESCRIPTION OF PROPERTY

Exterior

This residence is a 1-story wood frame building with a semi-rectangular plan. It has a front-gabled roof, with a smaller gable extending over the front porch to the west, and a large dormer to the south. The roof has a very shallow pitch and has widely overhanging eaves with exposed rafter tails, exposed purlins in the gables, and fascia boards. It is covered with standing seam metal roofing. A full-height, exterior masonry chimney penetrates the eave at

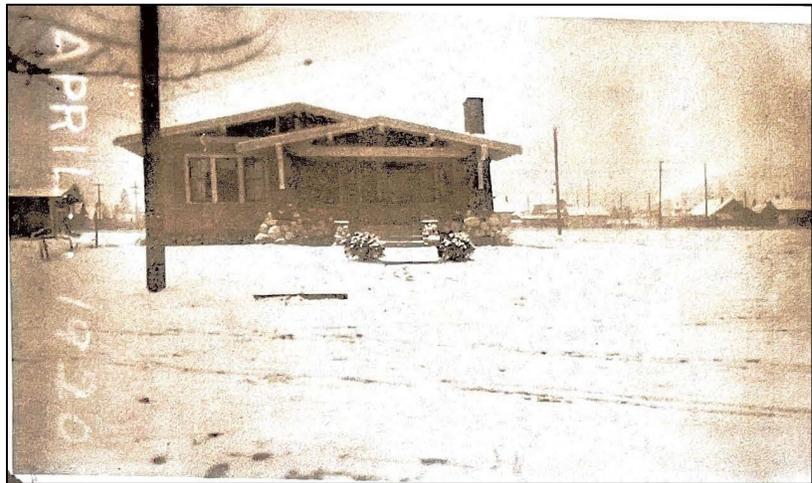


Figure 1 - Picture of Ballard House taken by Laura Ballard (April 1920)



Figure 2 - Front Tripartite Craftsman Window (current)

the peak of the south-facing dormer. The foundation is a combination of both poured concrete with a fairly heavy aggregate and river rock.

A wide front porch canopy is offset to the right side (south end) of the front façade. Like the house, the gabled porch roof has an extremely shallow pitch and features exposed rafter tails and purlins. The canopy is supported by massive brick piers. The porch deck is covered with square red tiles, and bordered by masonry half walls. Exterior wall surfaces are clad with clinker brick and mortared cobbles, creating an effect that is often called "peanut brittle." This

¹ Spokane Building Permit #46967, dated October 30, 1917

appearance is achieved by combining clinker brick with cobblestones. In the Ballard House, the cobbles are not uniform but a combination of various sizes, from small cobblestones to boulders.



Figure 3: The impressive front door of the Ballard House

Most but not all of the cobbles are granite. In this case, the cobblestones form the foundation and the base of the walls. They graduate in size from larger stones to smaller as the rocks ascend from the foundation. Gradually the bricks predominate, with only occasional stones, rising until the wall becomes exclusively brick. At the bottom the cobbles are randomly placed, sprawling out from the bottom of the walls, simulating a natural appearance. Most of the peanut brittle masonry is employed in the front porch piers and half walls of the front porch and in the massive exterior chimney. Other exterior wall surfaces of the house are clad with wood shingles of varying size and shape.

Windows are wood sash and include both double-hung and fixed picture types. Beneath the front porch canopy is a tripartite Craftsman window, with a picture window topped with a transom and flanked by double-hung units. Towards the rear of the south elevation, beyond the exterior chimney is a short, gabled extension with a bank of glass window blocks (part of a later kitchen remodel).

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

Interior

The front door opens to a large and spacious living room. This room features Circassian walnut trim, baseboard, crown molding, and fireplace mantel with oak flooring. Under the mantel is a brick-lined fireplace that has been painted. On either side of the fireplace are two double-paned windows with aforementioned trim. The interior pane of each window opens inward on brass hinges and locks with a sliding brass lock. Each window includes an oblong brass knob handle. The main source of natural light within the room comes from the large, rectangular picture-window adorned on either side by vertical double-hung windows. Directly above the picture window is a slender, horizontal transom window with unique mullion design. In all, the west-facing window setup is roughly 10' x 5' with accompanying storm windows.

The formal living room melds eastward into the formal dining room, separated by a colonnade of two Circassian walnut built-in bookcases on either side of the opening between rooms. The dining room features a large built-in hutch with four cabinets on the upper third and two cabinets accompanying five drawers on the lower third. The center third is open shelving with a large mirror centralized on the hutch. Craftsman wainscoting adorns the walls of the dining room to a vertical height of 5 1/2 feet culminating in a plate rail which runs on top of the wainscoting. The oak floors of the dining room run in congruence with the floors of the adjacent living room.

Beyond the living and dining rooms, in the south-east portion of the Ballard home, is the kitchen (remodeled in the 2000s). To the north of the kitchen sits the breakfast nook/family room, featuring

a built-in desk with folding enclosure. The floor in the kitchen is fir and the floor in the breakfast nook is maple.

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

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

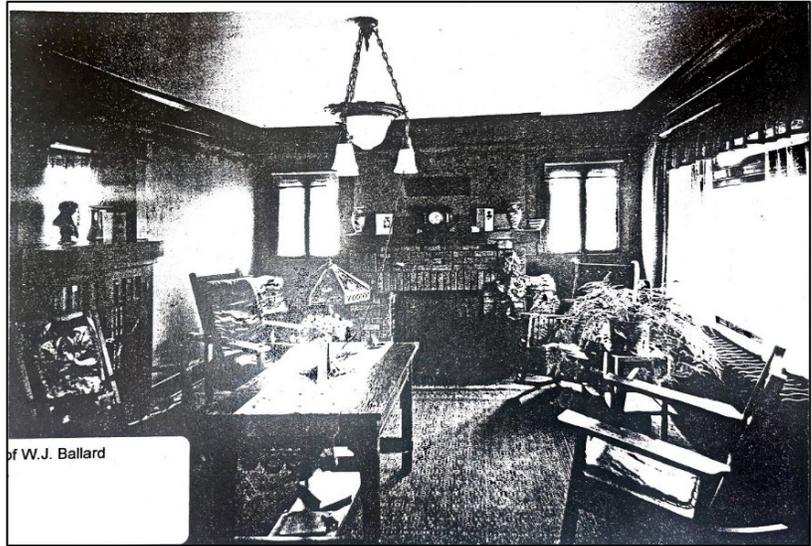


Figure 4 - Formal Living Room (c. 1920)



Figure 5 - Formal Living Room (2022)

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

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

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

by the hot water system, there will be a pretty breakfast room and the finishing of the house will be in Circassian walnut. The cost will be about \$3,200.²

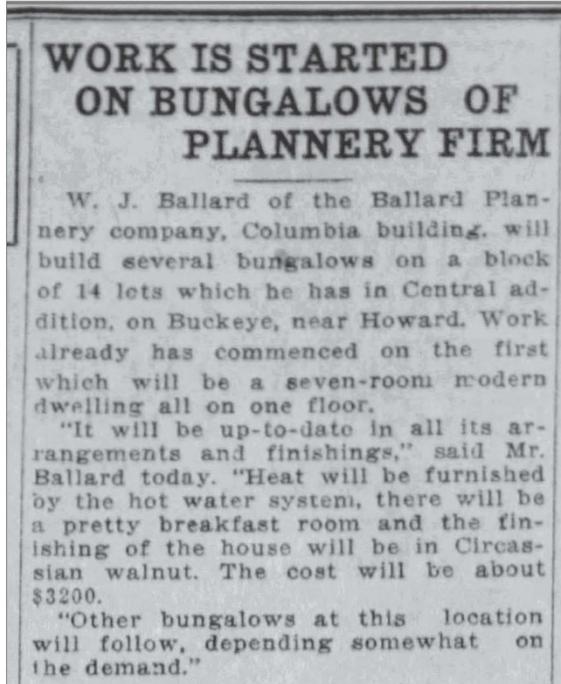


Figure 6 - Spokane Chronicle Article (May 5, 1917)

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

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

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

CURRENT APPEARANCE & CONDITION

Significant as an example of a Ballard Plannery residence, this craftsman house rests on a granite cobblestone and concrete foundation with a three-quarter basement and has been fitted with a metal roof featuring the same pitch as originally designed. The broad, low-pitched roof is a characteristic of the California Craftsman Bungalow style which is echoed by the porch roof (also now metal). The low, brick piers which rest on the closed brick railing embellish the partial-width front porch. The exposed rafter ends and decorative roof braces add detail, as do the tripartite windows. The one-story building has a gable roof with two gabled dormers on the south elevation. In the early 2000s, cedar shingle siding was added to the exterior which was originally clad in clapboard siding.⁴ The most remarkable feature of the Ballard House is the combination of smooth round river rock and clinker brick in a “peanut brittle” masonry style. The addition of these elements anchors the house to the ground and provides a feeling of the house being sprung from nature. The original windows are intact.

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

³ Spokane Building Permit #B0000640, dated July 26, 2000.

⁴ Spokane Building Permit #B0307183, dated January 12, 2004

Even with the modifications, the Ballard House retains excellent interior and exterior architectural integrity and retains its original location, Craftsman-style design, materials, workmanship, and association as a single-family home built in the early 20th century in Spokane by a prominent and local architect, William James Ballard.



Figure 7 - 2022 view of the west facade

William, Ina, and Laura Ballard House

Areas of Significance: Residential Development, Architecture
Period of Significance: 1917-1920
Architect: William J. Ballard
Builder: H. Vinge (*Spokane Chronicle* - May 31, 1916)

SUMMARY STATEMENT

William J. Ballard was founder and owner of the Ballard Plannery, a significant contributor to Spokane's early residential development. Ballard designed the house at 2624 N Wall Street in 1917 and he lived there from 1918 to 1920 along with his wife, Ina, and his daughter, Laura (b. 1900) and sons Gilbert (b. 1904), and Earl (b. 1917). Not just a designer of residential houses around the Spokane area, Ballard also contributed to Spokane's development by originating the Ballard Barn and Silo as well as designing numerous buildings and apartments in Spokane. Ballard's wife, Ina, was the daughter of Gilbert Lewis Chamberlin, the founder and owner of the Chamberlin Real Estate and Improvement Company – a prominent and historically-important home-builder in early Spokane. Ballard was employed as the company architect at the Chamberlin Real Estate & Improvement Company before founding the Ballard Plannery in 1908. The Ballard House is eligible for the Spokane Register of Historic Places under Category C both for its architectural significance as well as its association with William J. Ballard of the Ballard Plannery. The period of significance extends from the date of construction, 1917 to 1920 when the Ballards returned to California.

STATEMENT OF SIGNIFICANCE

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

HISTORIC CONTEXT

*Corbin Park and the Central Addition*⁵⁶

Located two miles north of downtown Spokane, Corbin Park is designated as one of only five local historic districts and one of seventeen National Register of Historic Places listed historic districts in Spokane County. It currently stands as a half-mile rectangular City park, but it was originally the city's first fairgrounds with a central racetrack. From 1887 to 1890, the land featured horseraces and fairs. The races continued until 1899, when the owner of the land, D.C. Corbin, razed the grandstands and platted 16 city blocks for residential development. Corbin gave the land in the center of the lots to the Mayor of Spokane for one dollar. In 1909, the city contracted with the famed Olmsted Brothers to design a park for the land. The Olmsted's left the city with a design that

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

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

included trees, a rose garden, a mirror pond, and planting suggestions. They also left recommendations and locations for play equipment for children. The city never fully realized the plans, opting for lawns which are easier and cheaper to maintain. Homes within the neighborhood district include a variety of styles such as Queen Anne, Tudor Revival, American Foursquare, and Bungalows.

The developer and architect of the Ballard House, William J. Ballard, was attracted to the expanding residential development near Corbin Park. He purchased an entire block of developable residential lots just outside of the Corbin Park Addition, but only 2.5 blocks south of the park. The block he purchased was bounded by Wall Street, Buckeye Avenue, Howard Street and York Street. He began construction on the project in 1917 and moved into the first house after it was completed. It appears that Ballard only ended up developing two homes on the block – 2628 and 2624 North Wall. Two additional homes (2614 and 2608 N Wall) were developed by Kaleb Anderson and R H Klopfer built 2618 N Wall. No additional information could be found as to why the proposed development failed, but it is known that Ballard moved his family back to California ca. 1920 and never returned to Spokane as a resident.

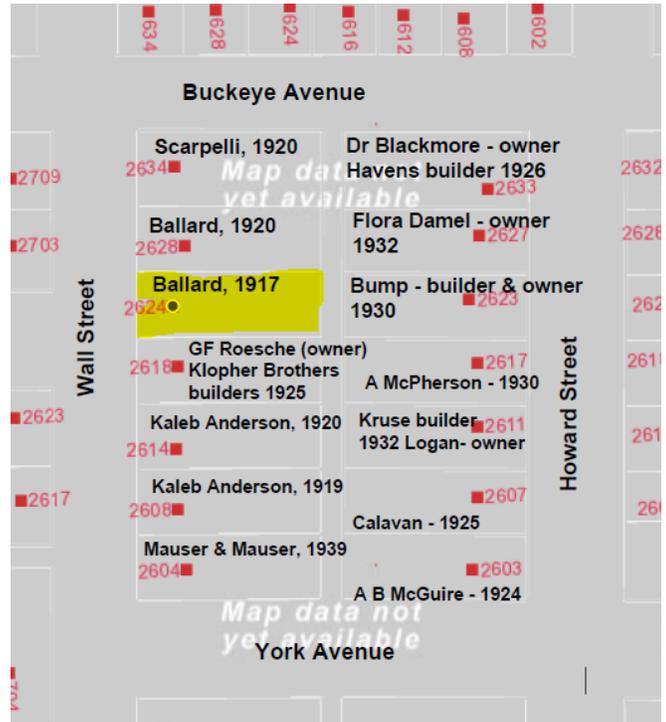


Figure 8 - The block which was purchased by Ballard where he planned to develop all lots. He only developed the house at 2624 and 2628 N Wall.



Figure 9: Spokane Chronicle May 31, 1916

FORM 412 15M 1-26 H38223

DEPARTMENT OF PUBLIC WORKS
BUILDING DIVISION

Permit No. 12185

Number N 2628 Street Wall 5-21 19 20

Owner W J Ballard Address N 2624 Wall

Builder _____ Address _____

Architect _____ Address _____

Class of Building H Class of Work New Purpose Res Value \$ 6,000.

Permit Expires _____ 19 _____ Extended to _____ 19 _____

Inspected by (Initials and Date) _____

Final Inspection _____ 19 _____ Rating _____

Figure 10 – Building permit showing that the house next north was also built by Ballard.

William J. Ballard⁷

William James Ballard was born in Plainfield, IL on November 4, 1870. He moved to Los Angeles in 1885 at the age of 15 while amidst a bout with tuberculosis. In a remembrance by his grandson, Russell Hobbs (Laura's son), Ballard said that he "came out west to die." After surviving the disease, William moved to Tropic, California (now Glendale) to run a fruit-drying camp in the early 1890s. It was there that he met his future wife, Ina Chamberlin. William Ballard married Ina Chamberlin in Los Angeles on September 26, 1895. Ballard and his wife moved to Spokane around 1902 (their daughter, Laura, was born in California in 1900) and William was listed as both a "clerk" and "building superintendent" in the 1903 and 1904-5 City Directories. In Spokane, William worked for Ina's father and brother, Gilbert and Ernest Chamberlin at the Chamberlin Real Estate and Improvement Company who had expanded their company to Spokane in 1899. He was noted as the "company architect" for the Chamberlin Company. The Ballards returned to California around 1906. In 1908, William and Ina returned to Spokane for his work as an architect for the

Western Retail Lumber Dealer's Association according to Durham and the article on this page. During that time, Ballard secured offices in downtown Spokane and founded the Ballard Plannery. His wife, Ina, served as the secretary and treasurer of the Ballard Plannery. In 1910-11, he published a book filled with house plans called *The Modern Bungalow* in which he advertised plans for sale to construct a wide variety of houses and buildings. He used his connections with the Lumber Dealer's Association to offer the necessary materials for his plans which could be cut and delivered at spec to whichever builder was hired to implement the home design. Ballard left his mark by designing hundreds of homes, buildings, and apartments around the burgeoning city. He and Ina moved back to Los Angeles (ca. 1920), where he would continue to design

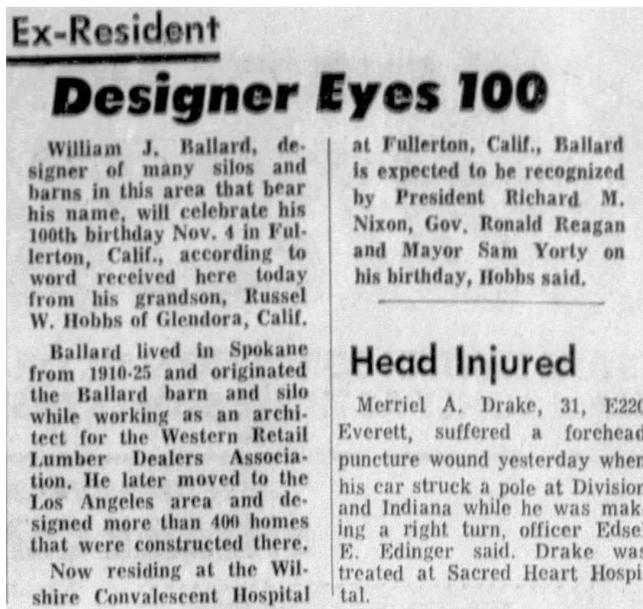


Figure 11: Spokesman Review article October 27, 1970

nearly 400 homes in California and opened a furniture mill. When he turned 100 years old, Ballard was recognized by President Richard Nixon and California Governor Ronald Reagan. William James Ballard died at age 101 on November 19, 1971 in Fullerton, California.

There is some controversy about whether or not William Ballard ever studied architecture. Unfortunately, the Durham *History of the City of Spokane and Spokane County, Volume 2* states that Ballard gained an education in architecture from the University of California at Berkeley followed by studies at the Throop Institute in Pasadena, California (now known as California Institute of Technology). This information has then been repeated many times in nominations for the Spokane Register of Historic Places. There is no evidence that Ballard attended any school after his second year of high school. He self-reported in the 1940 Census that he had completed "H2" meaning that was the last grade of school he had finished. Searches in both universities in California

⁷ Hobbs, Russell. "The Ballard, Chamberlin, and Hobbs Genealogy." 5 Nov. 2005.

never indicated that he was ever enrolled as a student in either school. When he received his architecture license in California in 1921 at the age of 51, his grandson, Russell Hobbs, reported in his memoir that, "I recall he told of studying night after night such subjects as trigonometry. (I understand he had no formal education past grade school.)" This information does not diminish the accomplishment of Ballard, rather, it shows a young "every" man who thought he was bound to die at the age of 15; didn't die; worked in the fruit industry in California; took an opportunity with his father-in-law in Spokane to try something new; excelled at building design; created a career for himself and left a lasting legacy.

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

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

Ballard Plannery Northside Bungalow Development

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

In the spring of 1916, William J. Ballard, President of the Ballard Plannery Company, purchased an entire block of Central Addition to Spokane bounded by Howard, Buckeye, Wall, and York (formerly Marietta). Ballard was an architect but he was also a property developer who planned to build as many as fourteen residences on his newly acquired lots. He intended to kick off his development by building a few



Figure 12: Spokesman Review ad, June 14, 1908

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

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

houses from his own plans and then offering custom designs for later builds. A newspaper offering about the project stated:

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

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

Ballard intended to begin construction during the summer of that year, 1916. However, it appears he was delayed until spring of 1917 when he was issued building permits for the first house in his new development, the Ballard House at North 2426 Wall Street. Permits were first issued in March and it appears work was finished in late fall of 1917. The Ballard Family, including William, his wife Ina, and their daughter Laura and sons Gilbert and Earl moved into the house where they resided for only two years. In September of 1920, the Ballards sold the house to Joseph H. Brady¹¹ and the family relocated to California. It does not appear Ballard's plan of developing the entire northside neighborhood came to fruition through his company, although other builders did complete the block by the mid-1930s.



Figure 13 – *Spokesman Review*, September 2, 1920. The Ballard House is for sale.

Chamberlin Real Estate and Improvement Company⁹

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

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

¹¹ Warranty Deed, signed Sept. 30, 1920 and filed Oct. 3, 1923

association) according to the National Register District Nomination for the Nettleton's Addition. William Ballard designed and constructed housing for both his brother-in-law and his father-in-law and their respective wives.

Ownership History After the Ballards

As noted earlier, Joseph Brady purchased the home in 1920. Sadly, he died suddenly on June 10, 1922 after mowing the lawn (see article). Desla S. Bennion and his wife, Edna, purchased the home on October 28, 1923. Mr. Bennion rose to the position of President/Manager of the Northern Paper Stock Company, based in Spokane. In 1931 the house was purchased by prominent dentist Charles W. Johnson, who married his wife, June, in 1939. Mr. Johnson died in 1942, leaving the house with June. Mrs. Johnson lived in the house until 1989, working various jobs, including millworker, glazier, and cabinet maker. The house went vacant for a year and, in 1991, it was purchased by Mike T. Mohondro, a manager at Fred's Appliance, and his wife Sheila. In 2001, William Oleaga bought the house and, in the early 2000s, updated the home. This is probably when the present wood shingle siding was applied. In 2022, the house is owned by Jason Gass and Emily Moser.



Figure 14: Spokane Chronicle, June 12, 1922

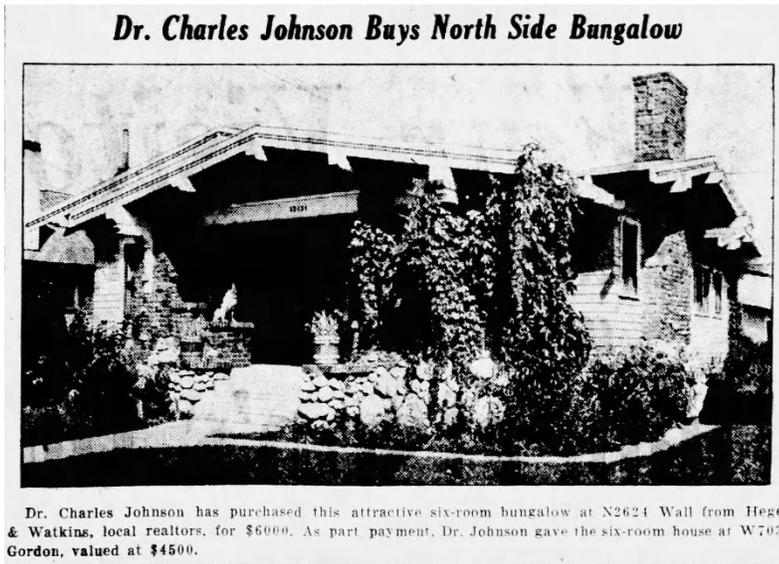


Figure 15 - Spokane Chronicle Article (Sept. 2, 1930)

Category C: Architectural Significance

Bungalow Form and the Craftsman Style

The Ballard House displays many classic features associated with a Craftsman Bungalow, including the shallow-pitched roof with widely overhanging, unenclosed eaves with exposed rafter ends, purlins, and fascia boards, the nearly full width front porch canopy with massive masonry supports, and the full height exterior masonry chimney. Craftsman Style windows include the tripartite window of the porch and the inglenook windows flanking the chimney. As noted above, the exterior shingle cladding is probably a recent addition. Nonetheless the house retains excellent integrity of it conveys its historic appearance and many original construction materials, especially the peanut brittle stone and brick work.

The bungalow type is described as a “form of house, a type of structure designed in a number of architectural styles; *style* by contrast, is a particular period and genre of design. The bungalow house type is a single-family residence, one or one and one-half stories high, and designed in elevation, plan, and roofline to achieve a horizontal and rectangular emphasis.”¹² The Ballard House is a fine example of this type due to its low-profile roofline, rectangular footprint and ground-hugging appearance. Deeply overhanging, unenclosed eaves and exposed rafter-tails emphasize the horizontality of the home – but the peanut brittle masonry with smooth cobblestones and clinker brick gives the Ballard House a touch more whimsy than the average bungalow.

The Craftsman style is designed to evoke simpler, quainter times. The style came about in response to the Victorian architectural movement from the late 1830s to the early 1900s. The Victorian design focused on extravagant and ornate details. Around 1850, the Arts and Crafts movement began, and British architects began to resist against the inferior quality of mass-produced goods. The revolution of reached the United States



Figure 16 - Front of House indicating peanut brittle brick design (2022)

around the turn of the 20th century and was popularized by the magazine *The Craftsman*. This literature sold residential blueprints by famed Arts and Crafts furniture designer, Gustav Stickley. Stickley’s simple designs stood in stark contrast to the ornate Victorian styles that were popular at the time. The Ballard House follows suit in regards to this subdued design style with its wooden window trim, brick fireplace, oak floors, built-in cabinetry and minimalistic floorplan.

The Craftsman design contains many different subsets in variation, including Prairie, Mission Revival, and Bungalow. Pertinent to the Ballard House, the Bungalow style can be influenced by a

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

variety of regional preferences. Usually, they are one-story homes with practical and quaint floorplans and these homes are not ornate but often feature handsome details like handmade built-in cabinetry, wooden window frames/doors, and stained-glass windows.¹³ The Ballard House is a shining example of a California Craftsman Bungalow designed by a prominent Spokane architect and designer. This is evidenced by the two built-in cabinets dividing the dining room and the formal living room, the hand-built hutch within the dining room, the brick fireplace, and the Circassian Walnut wood trim detailing the windows in the entertaining areas.



Figure 16- Built-in hutch in dining room

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

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Picture 3: Ballard House ca: 1935



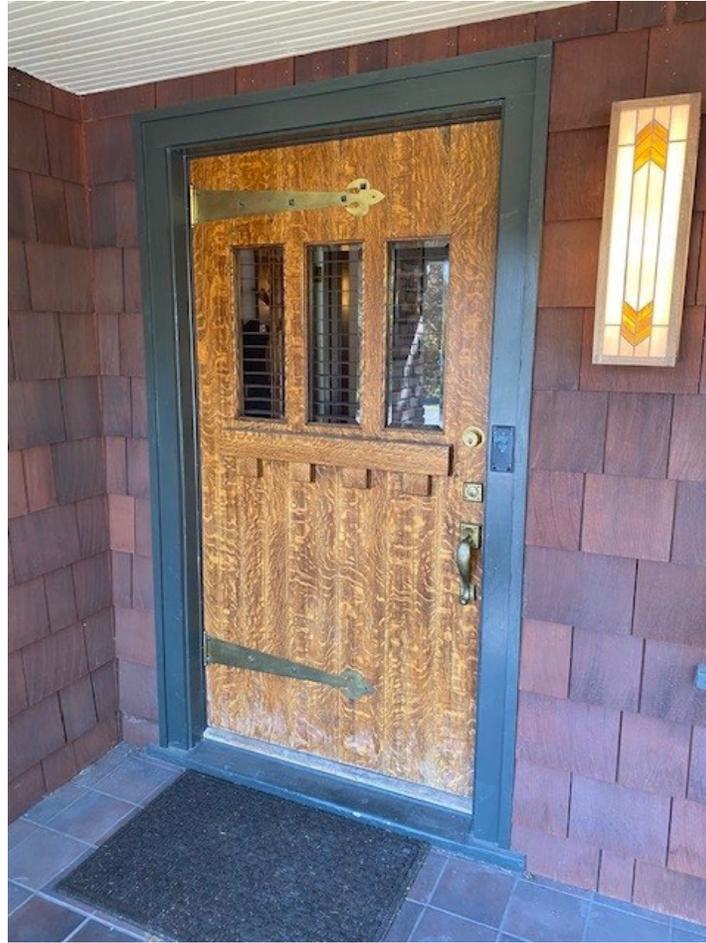
Picture 4: 2022 West elevation of Ballard House



Picture 5: Detail of "peanut brittle" work with clinker brick, cobblestone



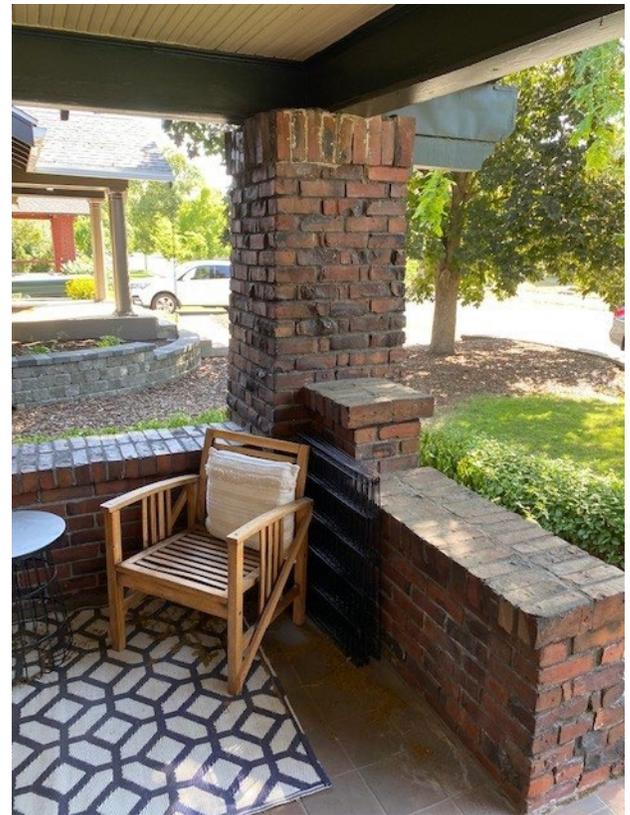
Picture 6: North elevation



Picture 7: Front door detail



Picture 8: Front porch detail, north side



Picture 10: Front porch detail, south side



Picture 11: Rear elevation (east)



Picture 12: Rear elevation detail



Picture 13: South east view



Picture 9: Living room fireplace



Picture 15: Front window



Picture 16: Breakfast Room - now family room



Picture 17: Dining Room built-in buffet



Picture 18: Living room transition to dining room



Picture 19: Kitchen looking south



Picture 20: Detail of dining room wainscoting



Picture 21: Main floor bathroom



Picture 22: Main bedroom, north side of house

TO FILL LOTS WITH FINE BUNGALOWS

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

BUILD TO SUIT BUYERS

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

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

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

Start Work in Two Weeks.

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

would have houses of special design and stipulated size erected.

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

To Copyright Plans.

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

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

PAYS \$2750 CASH FOR HOME

Two Residences Sold Through Thompson-Gillis Company.

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

Fred D. Robinson, a tailor in the Fairmont hotel, has bought of C. A. Bergman, a modern house of five rooms at E952 Thirty-sixth avenue, valuation \$2600. The house has a full, cemented basement, large rooms and built-in features. Both sales were through the Thompson-Gillis Investment company, 85 Washington street.

Picture 23: Spokane Chronicle Article (Apr. 23, 1916)

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

Picture 24: The Spokesman-Review, October 28, 1923

CLASSY BUNGALOW.
PRICED TO SELL.
N2624 WALL ST.
6 rooms, hot water heat, gumwood finish in 2 rooms; double garage; \$5350, good terms.
5-bedroom home, near Roosevelt and St. Augustine schools; 2 baths, hot water heat; part brick; hardwood floors in all rooms, sleeping porch, recreation room in basement; 2 lots; \$8500, on good terms. Can take smaller house as part pay. Easy to make into a duplex.
HEGE & WATKINS CO., REALTORS.
204 HYDE BLDG. MAIN 3218.

Picture 25: The Spokane Chronicle, March 3, 1930



W. J. BALLARD

WILLIAM J. BALLARD.

As a leading architect who has designed some of the most attractive homes in Spokane, William J. Ballard feels an interest and pride in the "Falls City" second to none. His skill is evidenced in the many beautiful residences here and the value of his work as an architect is shown in the volume of plans which he has published that is now on sale at all the leading book stores and is in great demand by prospective builders both in the city and country. His business operations are carried on under the name of the Ballard Plannery Company, of which he is the president and in the further prosecution of his work he is constantly seeking for new ideas that will prove of practical and decorative value in his building operations.

Mr. Ballard was born in Plainfield, Illinois, November 4, 1871, a son of James and Laura (Edgworth) Ballard, the former of English descent and the latter of Scotch-English lineage. His grandfather, James Ballard, a native of Boston, Massachusetts, and a representative of an old New England family, served as first lieutenant in Company I, Forty-sixth Illinois Regiment, during the Civil war, his service continuing for one year and five months. He had reached the age of sixty years at the time of his enlistment and was honorably discharged on account of age. In the meantime, however, he had participated in the battle of Shiloh, where his company was almost literally cut to pieces, Mr. Ballard being one of four who escaped. His son and namesake, James Ballard, Jr., was born in Plainfield, Illinois, and now resides at Beloit, Wisconsin, where he is engaged in business as a contractor. His wife died in 1872. Her people had also come to Illinois, her brothers being photographers of Chicago.

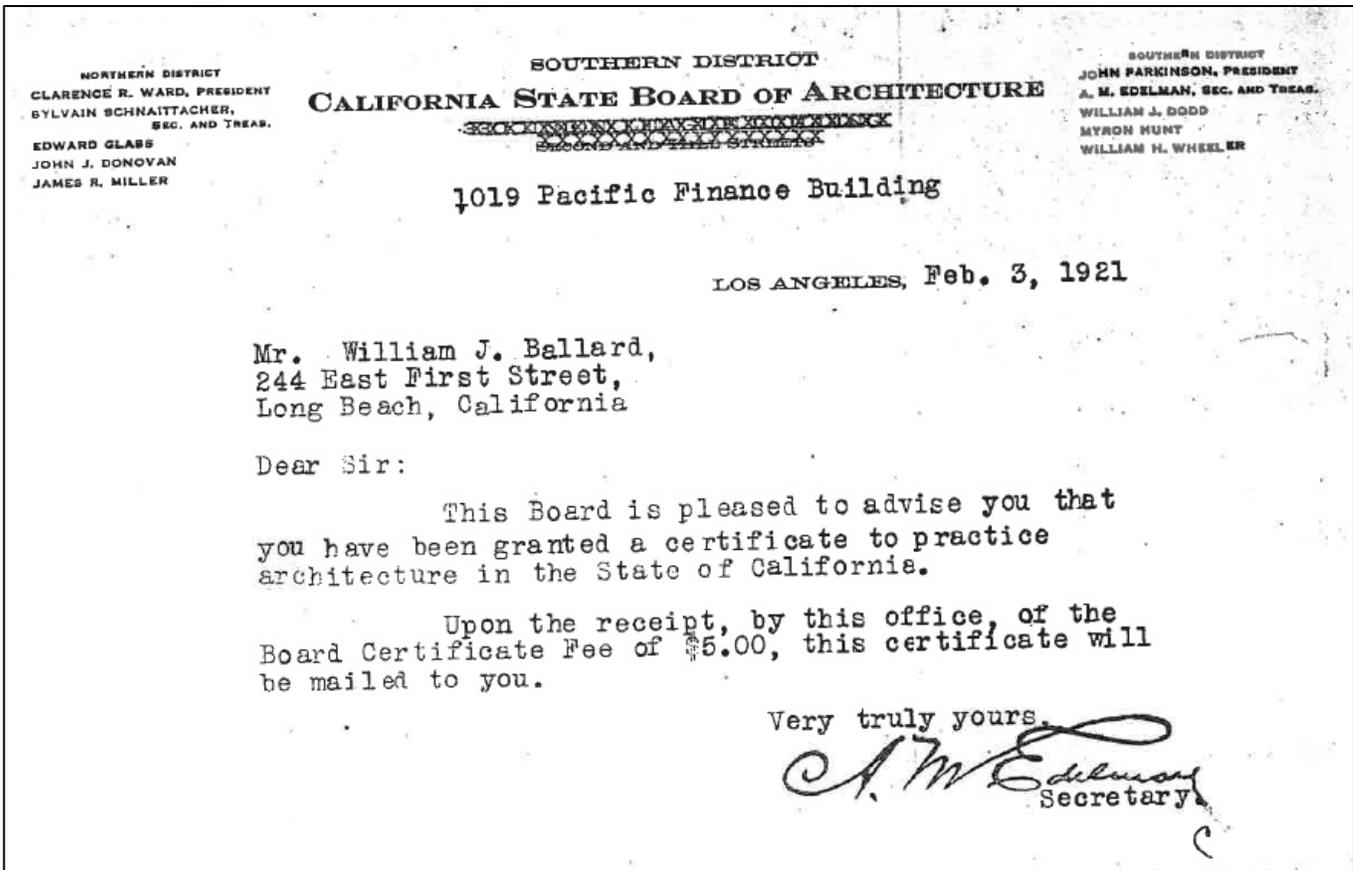
Picture 26: Durham, N W History of the City of Spokane and Spokane County, Volume 2; 1912 p. 608

William J. Ballard acquired his early education in the schools of Joliet, Illinois, afterward attending Troop Institute at Pasadena, California, and the State University at Berkeley, California, having accompanied his father to that state in 1886. His schooldays over, he took up the profession of an architect at Los Angeles, working for B. B. Bixby for two years. On the expiration of that period he became connected with the fruit business, especially in the packing department, at Los Angeles and for eight years continued in that field, becoming an expert in his judgment and methods of handling dried and packed fruits. During two years of that period he carried on operations on his own account, but thinking that better business opportunities might be secured in the northern district, he came to Spokane in 1902 and remained here one year, filling the position of superintendent of building for the firm of Chamberlin & Chamberlin, predecessors of the Chamberlin Real Estate and Improvement Company. On returning to California he located at Pasadena, where he again took up the profession of architecture which he followed until 1908, devoting the greater part of his time to bungalow and cottage construction, which are the favorite styles of building in that attractive southern city.

Picture 10: Durham, N W History of the City of Spokane and Spokane County, Volume 2; 1912 p. 604-608

In 1908 Mr. Ballard again came to Spokane where he established the business now conducted under the name of the Ballard Plannery Company. Here he designed and was supervising architect for the handsome Empire Hotel and for a large number of brick buildings, ranging in price from thirty to forty thousand dollars. However, he makes a specialty of cottage homes and apartment houses and has designed and built altogether about four hundred in Spokane, while evidences of his skill and handiwork are seen in about six hundred homes in the Inland Empire. He also designed the Hotel Arden and the Wilson Apartments, at Fourth and Wall streets, and has recently completed plans for the Spokane Amusement's Company building, which will be erected at a cost of one hundred thousand dollars, its location being at the corner of Riverside and Jefferson streets. It is to be of absolutely fireproof construction and will contain a skating rink one hundred by one hundred feet; a bowling alley; box ball alleys; a club room; ice cream parlors; photograph galleries; penny arcades; and a large dance hall, together with a rifle range and plunge, the latter to be fifty by one hundred feet. The building will be six stories in height and will be thoroughly modern not only in construction but also in its equipment. Mr. Ballard has recently designed the Lake Port Hotel for South Lake Port, Oregon, which is a seaside hotel, to cost fifty thousand dollars. He is also engaged upon the plans for the Bankers building of Spokane, to cost between twenty-five and thirty thousand dollars. During the greater part of the time he has three or four men in the drafting room who have been with him for two or three years, entering his employ as students. Associated with him as officers of the Ballard Plannery Company are: Mrs. I. L. Ballard, secretary-treasurer; and D. W. Heydon, vice president. Mr. Ballard is likewise a stockholder in the Chamberlin Real Estate and Investment Company and the Reserve Realty Company, in which connections he is also contributing to the growth, progress and improvement of the city. He has mining interests in the Coeur d'Alene district and in all of his business connections displays that sound judgment which enables him to readily recognize and utilize opportunities in the attainment of that success which is the legitimate goal of all earnest and honest endeavor.

The attractive home interests of Mr. Ballard had their inception in his marriage at Los Angeles, California, on the 22d of September, 1905, to Miss Ina L. Chamberlin, a daughter of G. L. Chamberlin, who is mentioned elsewhere in this volume. The two children of this marriage are Laura and Gilbert, the former of whom is attending school. Mr. Ballard votes with the republican party but has no desire of office, although he keeps well informed on the questions and issues of the day. His fraternal relations are with the Independent Order of Odd Fellows and the Independent Order of Foresters. He belongs to the Inland Club and the Chamber of Commerce. His interests are wide and varied and have on the whole been of a character that has had a direct result upon Spokane's welfare and improvement. While he has contributed largely to the attractive appearance of the city, he has also been the architect of his own fortune and in this connection has built wisely and well. He has ever been imbued with the laudable ambition of making his work equal if not excel that of other architects, and in designing and building has made a close study of the substantial qualities, conveniences and decorative effects. No stronger testimony of his skill and ability in this direction can be given than is to be found in his work which is seen throughout Spokane and this section of the country.



Picture 28: William J Ballard's Architecture License, California 1921 – from Hobbs' Memoir



Picture 29: Newspaper clipping from Hobbs memoir

His Anniversary Confounds 1885 Diagnosis

He Fooled Doctors 69 Years

By EDWINA BOWE

Herald-Examiner Staff Writer

William James Ballard arrived in Los Angeles in 1885 with one ambition—to spend the last few years of his life in the congenial atmosphere of the West.

He had tuberculosis and doctors in Joliet, Ill., felt his prognosis was hopeless.

But doctors can be wrong.

And to testify to the fact, William, 93, spent last evening celebrating his sixty-ninth wedding anniversary with a quiet dinner with his wife, Ina, 89.

Both Ballard and his wife attribute their long lives and their long marriage to "stay-at-home evenings."

"We just never left home much. We don't drink and we don't smoke. People today want to be entertained all the time. They just don't build up inner resources."

The Ballards have lived for the past 25 years in a little cottage in Tujunga. He still personally cares for the lawn — dotted with chirping linnets.

The man who was destined to die before 1900 now has two sons and a daughter, six grandchildren and two great grandchildren. As a former architect, he has designed buildings from "here to Australia."

"I can't jump around as I used to," he says, "but I manage to get there."



—Herald-Examiner Photo

REASON TO CELEBRATE: 69 YEARS OF MARRIAGE
William James Ballard, 93, and wife, Ina, 89

L.A. Postmaster To Be Sworn In

Confirmed recently by the U.S. Senate, Los Angeles Postmaster Leslie N. Shaw will be sworn in office at a postal employes breakfast Monday at 8 a.m. in the Statler-Hilton Hotel. U.S. Postmaster General John A. Gronouski will preside. Shaw, first Negro ever to head a major postoffice in the United States, has been in acting status since his appointment.

Picture 30: Newspaper clipping from Hobbs memoir