

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

Historic name PIOLLET, VICTOR & JEAN, HOUSE

Other names/site number \_\_\_\_\_

## 2. Location

street & number 606 West 16<sup>th</sup> Avenue not for publication

city or town Spokane vicinity

State Washington code WA county Spokane code 063 zip code 99203

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant nationally  statewide  locally. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet

determined eligible for the  
National Register.  
 See continuation sheet

determined not eligible for the  
National Register.

removed from the  
National Register.

other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

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

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
1		structures
		objects
2		Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Functions or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19<sup>th</sup> & Early 20<sup>th</sup> CENTURY REVIVALS:

Colonial Revival

Materials

(Enter categories from instructions)

foundation CONCRETE

walls CERAMIC TILE

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our 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 or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1923-1933

**Significant Dates**

1923, 1928

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Chitty, Artes J., (Builder)

**Narrative Statement of Significance**

(Explain the significance of the property.) SEE CONTINUATION SHEET

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- # \_\_\_\_\_ recorded by Historic American Engineering
- Record# \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

**Name of repository:**

Spokane City/County Historic Preservation Office

**10. Geographical Data****Acreeage of Property** Less than one acre**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>11</u> Zone	<u>4</u> <u>68</u> <u>417</u> Easting	<u>5</u> <u>276</u> <u>509</u> Northing	3	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing
2	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing	4	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing

**Verbal Boundary Description**

Liberty Park Addition, Lot 23, Block 6

**Boundary Justification**

Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**name/title Linda Yeomans, Consultantorganization Historic Preservation Planning & Design date June 10, 2010street & number 501 West 27<sup>th</sup> Avenue telephone (509) 456-3828city or town Spokane state WA zip code 99203**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of the SHPO or FPO.)name William & Wendy Budgestreet & number 606 W. 16<sup>th</sup> Avenue telephone (509) 624-7579city or town Spokane state WA zip code 99203

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### *NARRATIVE DESCRIPTION*

Built in 1923 and located in the South Side Cable Addition, a prominent historic South Hill neighborhood in Spokane, Washington, the Victor & Jean Piollet House and Garage are an eclectic expression of the Colonial Revival style with influences from Craftsman, French Eclectic, and Italian Renaissance traditions. Colonial Revival-style elements include the home's two-story rectangular form with an attached single-story side wing, low-pitched hip roof, symmetrical façade design and fenestration patterns, formal center front entrance with arched pediment, beveled wood pediment brackets, and multi-paned casement windows arranged in pairs and multiple rows. Interior Colonial Revival-style features are depicted in a center front formal reception hall with an oak staircase, a large living room with a center focal point fireplace, a formal dining room with built-in corner cupboards, and polished hardwood floors. Exterior Craftsman-style influence is found in widely overhanging eaves with exposed rafter tails, exterior French Eclectic-style influence is seen in decorative quoins at outside corners, and exterior Italian Renaissance-style influence is prominently illustrated in the home's most unique feature—an exterior veneer of smooth-faced multi-colored glazed and crazed enamel face bricks which look like oversized glazed ceramic subway tiles. The enameled bricks measure ten inches long, four inches wide, and two inches thick; are laid in stretcher bond; display a palette of soft colors from brown, tan, and crème to pale orange and gray; and completely cover the entire exterior wall surface of the house at the first and second floors. In contrast to the enameled brick cladding at the first two stories, the foundation is made of poured concrete clad with dark red pressed brick veneer. A two-car garage, built in 1928, is located behind the house and is made of glazed ceramic hollow-tile block construction. Like the house, the garage is also a rectangular-shaped building with a low-pitched hip roof. The roof is covered with orange-red glazed ceramic tiles and is articulated with widely overhanging eaves and exposed rafter tails. The house and garage exhibit few modifications and retain high architectural integrity in original location, setting, design, materials, workmanship, feeling, and association as a single-family residence built in the early 1920s in Spokane, WA.

### *CURRENT APPEARANCE & CONDITION*

#### *Site*

The Piollet House and garage are located on the east half of Lot 16 and all of Lot 17, Block 5 in the South Side Cable Addition between Manito and Cannon Hill parks on Spokane's South Hill. The lot measures 75 feet wide and 130 feet deep and is sited along the north side of West Sixteenth Avenue in the middle of the block. The house and garage are built on slight southward and westward-facing slopes, and are framed by mature deciduous and evergreen trees, shrubs, and a manicured lawn. The property is surrounded by an architecturally and historically prominent neighborhood with tree-lined streets and single-family homes which were built between 1907 and 1945; the Piollet House is bordered by Sixteenth Avenue to the south, and historic single-family homes to the east, west, and north. The next adjacent east residence is the Weaver House, a registered historic dwelling built in 1908 which is listed on the Spokane, Washington State, and National Registers of Historic Places.

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### *House Exterior*

The Piollet House is a full two stories and measures 37 feet wide and 28 feet deep. A single-story wing is attached to the east elevation of the house and measures 17 feet wide and 10 feet deep. A painted concrete full-width porch terrace abuts the front of the house with concrete steps that descend to grade at the center of the terrace. The Piollet House has a low-pitched hip roof with widely overhanging eaves, exposed rafter tails, and composition shingles. A prominent red brick chimney rises from the east elevation, and a smaller red brick chimney rises from the center of the roof. Soffits are made of painted wood planks. The exterior of the house is completely clad with glazed enamel face bricks that measure four inches high by eight inches long (used as quoins), five inches high by 12 inches long, and are two inches to two-and-one-half inches thick. The glazed enamel face bricks form a kaleidoscope of earth-toned colors with brown, tan, rust, terra cotta, crème, and light gray hues and resemble a multi-colored quilt of randomly spaced rectangular-shaped blocks. Like an airbrush painting, the enamel surface of the bricks varies from soft, light shading from light to dark to solid coloration which is highlighted with crackled crazing. The foundation is made of poured concrete with a veneer of dark red brick. A water table made of crème-colored bull-nose enameled bricks separates the foundation from the first floor of the house; no horizontal separation exists between the first and second floors. The home retains a combination of original and restored windows which are a combination of 1/1 double-hung wood-sash, multi-paned casement, and fixed-sash units.<sup>1</sup>

### *South Face of Piollet House (main façade)*

The south face of the house is distinguished in the Colonial Revival tradition with a formal center front entrance which is surrounded by symmetrical fenestration patterns. The front entrance features an original multi-light wood front door which is capped by an arched gabled pediment. The pediment is supported by two pairs of beveled wood brackets and is covered with composition shingles. The front entrance is slightly recessed which produces a defined surround around the front door. The surround is clad with multi-colored glazed ceramic tiles in a variety of shapes and sizes that range from one inch square to four inches square, have a depth of one-quarter to one-half inch, and which exhibit deeper hues of the same colors used in the enameled face bricks on the house.<sup>2</sup> The deeper coloration helps outline and highlight the center front entrance as a focal point of the home's south façade. The base of the surround is covered with glazed black tiles which produce a sharp separation between the porch terrace and the surround wall. Above the door in the arch formed by the arched pediment, multi-colored glazed ceramic tiles clad the wall and feature a decorative sunburst or fan design.

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<sup>1</sup> See Section 7: pages 6-7, Original Appearance & Subsequent Modifications, in this document.

<sup>2</sup> Notice the enamel face bricks the clad the house are different from the glazed ceramic tiles that surround the front door entrance.

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The front entrance is flanked by two fixed-sash tripartite windows at the first floor. Three pairs of multi-paned casement windows are located at the second floor and are evenly spaced. All window sills are made of wood. The southwest and southeast corners of the home's façade are highlighted with enameled brick quoins. A single-story wing is attached to the east elevation of the house and is recessed back five feet from the planar wall surface of the home's south façade. A row of multi-paned windows embellishes the south elevation of the single-story wing, and wraps around the southeast and northeast corners of the wing, illuminating the interior of the sun porch at three elevations. Across the whole façade of the main house is a wide uncovered porch constructed of poured concrete. Short concrete piers flank the entrance stairs and either end of the porch.

### *West Elevation*

The west elevation of the house features symmetrical fenestration patterns, a continuation of enameled face brick exterior cladding, corner quoins, and a red pressed brick veneered foundation wall. Original multi-paned pivot windows are located in the foundation wall and open into the basement. A wooden box bay window is located at the southwest corner at the first floor and has a shed roof with widely overhanging eaves and exposed rafter tails (matching eaves on the home's roof). A small pair of double-hung wood-sash windows is located next north of the box bay. Two pairs of multi-paned wood casement windows are located on the second floor.

### *East Elevation*

The east elevation is dominated by two focal points: a single-story attached wing and a red brick chimney which projects through the roof eave at the second floor. The wing measures 17 feet wide and projects ten feet out from the planar wall surface of the house. Like the house, the wing is entirely clad with a veneer of enameled face brick that matches the enameled brick veneer on the house. The wing encloses a sunroom which is illuminated by multiple rows of vertical wood casement windows with multi-paned glazing. The roof of the wing is flat, providing a roof-top deck, which is protected with a plain wood balustrade.

### *North Elevation*

The north, rear elevation of the Piollet House features a continuation of the same enameled face brick veneer that clads the east, west, and south elevations of the house, and has symmetrical fenestration patterns with original multi-paned casement windows at the second floor, a tripartite window with fixed sash at the first floor, and a small covered back porch at the northwest corner. The porch is covered with a shed roof which has composition shingles, widely overhanging eaves, and exposed rafter tails. The porch is enclosed with vertical wood tongue-in-groove panels, two fixed-sash windows (installed in the 1960s-70s), and two wood doors at the east and west ends of the porch.

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### *House Interior*

According to Spokane County tax assessor records,<sup>3</sup> the first floor of the Piollet House has 1,206 square feet of finished space, the second floor has 1,036 square feet of finished space, and the basement has a combination of finished/unfinished interior space at 1,036 square feet. A wood front door opens from the center front porch to a formal center reception hall at the first floor of the house. Ceiling height is eight feet, walls and ceiling are made of original lathe-and-plaster construction, the floor is made of solid oak planks, and the woodwork is original solid oak, burnished to a rich honey-colored hue. A formal staircase leads up to the second floor from the reception hall and features an open stringer, plain wood balusters, a thick oak handrail, and massive square newel posts with square crowns. Through arched openings in the east and west walls, the reception hall opens east to a formal living room, west to a formal dining room, and north through a doorway to a service hallway, powder room, family room, and kitchen at the back of the house.

A living room is located along the east wall of the house and extends from the front of the house to the rear. It features white-painted woodwork and a focal point fireplace which is located on the east wall between flanking multi-paned French doors. The fireplace is articulated with a white-painted wood mantel, fluted pilasters, a brick surround, and a glazed ceramic tile hearth. The two flanking French doors open east into a single-story sunroom which is built on the east elevation of the house. A fireplace is located on the west wall of the sunroom, and shares a flue with the fireplace which is on the other side of the wall in the living room. The fireplace has a solid wood mantel, a brick surround, and a glazed ceramic tile hearth. Like the living room, the woodwork in the sunroom is painted white, the floor is made of oak planks, and the walls and ceiling are original lathe-and-plaster construction.

The reception hall opens west to a formal dining room. The dining room is finished with white-painted woodwork, oak floors, and is embellished with matching twin built-in corner cupboards (southwest and northwest corners of room). The corner cupboards have two wood-paneled doors, one drawer, and two glass doors which protect three display shelves. A wood door on the north wall in the dining room opens to a kitchen in the northwest corner of the house. The kitchen was remodeled in the 1980s and features built-in cupboards and cabinets made of oak, built-in appliances and sink, and a built-in breakfast nook on the north wall below a contemporary window (contemporary window replaced original window). The kitchen leads northeast to a hallway which opens to a powder room, back entrance, and a family room at the north wall.

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<sup>3</sup> Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.



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The formal staircase in the reception hall is distinguished with an “dog leg” design as it rises to a landing, turns 180 degrees, and ascends to the second floor in the center of the house. The stairwell is open in a center hallway at the second floor and is protected with a plain wood balustrade. Like the first floor, the second floor has eight-foot-high ceilings, original lathe-and-plaster construction in walls and ceilings, oak floors (except for tile in bathroom), and painted woodwork. Doors are original two-panel designs with original brass and crystal doorknobs. There are four bedrooms (one in each corner of the second floor) and one main bathroom off the center hall on the second floor. The basement is partially finished with a recreation room, laundry room, mechanical room, and storage space. Heat is dispersed throughout the home through an original hot water radiator system which is fired by natural gas.

### *Garage*

Built in 1928 for a reported cost of \$150,<sup>4</sup> a two-car garage is located behind the house in the northwest corner of the property. It measures 18 feet wide and 20 feet deep, and is accessed by a paved driveway which extends north to the rear of the lot from West Sixteenth Avenue at the front of the house. Illustrating the Craftsman style, the garage has wide eaves with exposed rafter rails, a low-pitched hip roof which is covered with red-orange-colored glazed ceramic tile, and is built of hollow-core glazed ceramic tile blocks which are exposed at the west, east, and north elevations. The south façade of the garage is clad with dark red brick veneer laid in stretcher bond. A soldier course water table of vertically oriented bricks mark the separation of exterior brick veneer cladding from the building's poured concrete foundation at the south facade. An original paneled-wood overhanging garage door opens from the south façade of the garage. The garage is in excellent condition, reveals no modifications, and is eligible for listing on the National Register of Historic Places as a contributing historic resource of the property.

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

The original 1923 appearance of the Piollet House is unknown as no historic photographs could be found except one black-and-white photo taken in 1959.<sup>5</sup> The 1959 photo pictures the south façade and partial east elevation of the house which all appears to be nearly unchanged today. A 1926 Sanborn Map pictures an illustration of the home's footprint for that year (three years after the house was built) and reveals that the home's existing footprint (except for the back porch) matches the 1926 footprint. While the 1926 map pictures the absence of a back porch at the north elevation of the house, a 1953 Sanborn Map pictures the addition of a back porch attached to the rear north elevation of the house, matching the home's current

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<sup>4</sup> Spokane City Building permit #31991, dated 10 May 1928. Spokane City Hall, Spokane, WA.

<sup>5</sup> Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

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footprint. The enclosed back porch of the Piollet House must have been built between 1927 and 1953 (unfortunately, no building permit could be found to determine the construction date for the back porch).

Modifications to the Piollet House include the following:

- 1927-1953* Back porch constructed and built onto rear, north elevation of house.
- 1940* Original wood shingle roof was replaced with wood shingles.<sup>6</sup>
- 1954* Kitchen remodeled with new cabinets, back hall remodeled.<sup>7</sup>
- 1960s-1970s* Single-pane fixed windows added to back porch.
- 1980* Kitchen remodeled; wood chair rail molding installed in foyer.  
Windows: Original wood casement windows removed at first floor south façade, first floor west bay, first floor rear northwest corner, and first floor rear northeast corner (tripartite window), and replaced with fixed sash units except for northwest corner which was replaced with a contemporary slider. Roof recovered with composition shingles.
- 1990* Due to severe wood rot and unsafe conditions, original plain wood balustrade on deck of east wing was replaced with a similar plain wood balustrade (new balustrade conforms to required Spokane building codes and safety regulations which mandate a taller balustrade height and more closely spaced balusters).
- 2004* Second-floor bathroom remodeled.
- 2005* First-floor powder room remodeled.
- 2009-2010* Window restoration: windows at first floor south façade, west bay, and rear northeast corner of house were replaced with casement units and match original multi-paned casement units that were removed in the 1980s (see above-referenced description).

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<sup>6</sup> Spokane building permit #62448, dated 9 Sept 1940. Spokane City Hall, Spokane, WA.

<sup>7</sup> Spokane building permit #21406, dated 10 Feb 1954. Spokane City Hall, Spokane, WA.

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The Victor & Jean Piollet House retains good exterior architectural integrity in original design, materials, and workmanship as evidenced by its original two-story form, original symmetrical façade design and fenestration patterns, original wide roof eaves, original exposed rafter tails, original multi-colored brick cladding, original brick veneer at foundation, original front porch terrace, original front entrance gabled pediment, original prominent pediment brackets, back porch addition (now more than 50 years old), and most of its original multi-paned casement windows. The house retains excellent integrity in its original location, setting, feeling, and original association as a single-family home built in the early 1920s in Spokane, WA.

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### ***STATEMENT OF SIGNIFICANCE***

#### ***Summary Paragraph***

Constructed in 1923, the Victor & Jean Piollet House is a unique expression of the Colonial Revival style with influences from Craftsman, French Eclectic, and Italian Renaissance traditions. The most striking feature of the home is its exterior cladding—a decorative veneer of high-quality multi-colored glazed enameled face bricks which completely cover the first and second floors of the two-story house. Glazed enameled face bricks were sometimes used in Spokane as exterior veneer material on commercial buildings and only rarely on single-family homes, mostly as decorative embellishment at front entrances. It appears the Piollet House may be the only dwelling in Spokane which is entirely clad with enameled face brick. The garage, built in 1928 behind the Piollet House, is made of hollow-core ceramic tile block construction and is covered with a glazed red tile roof. The garage's hollow-core ceramic tile blocks and glazed ceramic roof tiles along with the home's enameled face bricks were all made by the Washington Brick, Lime & Sewer Pipe Company, one of the largest brick manufacturing facilities in the state of Washington in the early 1900s. The company was in production in the Spokane region for more than 70 years.<sup>1</sup> When Victor Piollet purchased the house in 1923, he was the vice president and sales manager for the Washington, Brick, Lime & Sewer Pipe Company. He and his wife, Jean Piollet, lived in the house for nine years from 1923 to 1932 which defines the property's period of significance. It appears the Washington Brick, Lime & Sewer Pipe Company or Victor Piollet, or both advanced a unique creative marketing approach in the 1920s when they showcased company products and especially the use of ceramic bricks at the Piollet House and garage. The property achieved importance in the area of "architecture" as a fine example of the Colonial Revival style and as a tangible demonstration of early 20<sup>th</sup>-century construction techniques, workmanship, and the use of materials, including glazed enameled face bricks, hollow-core ceramic tile blocks, and glazed roof tiles. Architecturally significant, the Piollet House and garage meet registration requirements under Criterion C for listing on the National Register of Historic Places as an embodiment of distinctive characteristics of a period and method of construction. The house possesses high artistic values as seen in the unusual use of glazed enameled face brick veneer for the entire exterior of a dwelling.

### ***HISTORIC CONTEXT***

#### ***South Side Cable Addition***

Before it was platted in 1891, the South Side Cable Addition was undeveloped land located on the Manito Plateau which is sited atop a high basalt bluff one mile south of downtown Spokane.<sup>2</sup> At that time, the area was characterized with hilly terrain, basalt outcroppings, scattered stands of pine and cedar trees, scrub

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<sup>1</sup> Sebright, William. *Clayton Public School National Register Nomination, 2003*. From internet website: [http://www.claytondeerparkhistoricalsociety.com/custom3\\_5.html](http://www.claytondeerparkhistoricalsociety.com/custom3_5.html)

<sup>2</sup> Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

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brush, wildflowers, and native grasses. In 1906, W. H. Kiernan, a prominent real estate speculator/developer and owner of the Kiernan Land Company in Spokane, purchased the South Side Cable Addition on Spokane's South Hill, an area bounded by 14<sup>th</sup> Avenue to the north, 18<sup>th</sup> Avenue to the south, Wall Street to the west, and Division Street to the east. A small irregular "leg" of the Addition extended south from 18<sup>th</sup> Avenue and was bounded by 21<sup>st</sup> Avenue at the south, Bernard Street to the west, and Division Street to the east. The southeast corner of the "leg" was never developed but was instead deeded to the City of Spokane which continues to maintain it as part of Manito Park, a public parkland and open space. As pictured on a Spokane City Plat Map, the South Side Cable Addition was platted with 19 city blocks, 24 lots to a block, with more than 450 lots ready for residential development at the turn of the 20<sup>th</sup> century. To ensure planned architectural compatibility and exclusive single-family residential use in the addition, Kiernan created protective property covenants as early land use controls. The covenants mandated the following stipulations:

- Each residence built must cost at least \$2,500.
- Each residence must be of "modern style of architecture."
- No "outhouse or barn shall be erected and used as a dwelling before the construction of the main dwelling house."
- "No building erected on said lot shall be used for business purposes of any kind."<sup>3</sup>

In addition to establishing protective neighborhood covenants, Kiernan and developers of other surrounding neighborhoods in the area invested hundreds of thousands of dollars in the development and implementation of neighborhood infrastructure systems. Water and sewer lines were laid and buried, electric service was installed and supplied to lots and building sites, trees were planted along streets, sidewalks were paved with concrete, and roads were paved with street paving bricks. In addition, elementary schools were built, public green spaces like Manito Park and Cannon Hill Park were designed and landscaped, and electric street car lines traversed the neighborhood, efficiently connecting the suburban South Hill to downtown Spokane.

Interested real estate speculators, investors, architects, and builders were attracted to the South Side Cable Addition. They submitted promotional advertisements in builder's magazines and regional newspapers and in some cases, directed their marketing approaches towards a specific clientele of potential homeowners. A 1910 advertisement in the *Spokesman-Review* read:

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<sup>3</sup> Spokane warranty deed #646677, book 385, page 378. Spokane County Courthouse, Spokane, WA.

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*More Business & Professional Men Have Bought Lots in  
SOUTH SIDE CABLE ADDITION  
than in Any Other Addition in the City.*

*Business men and professional men are discriminating buyers.*

*An addition must have the attractive features, must be on sale at right prices, must be improved with  
substantial improvements or such will not buy.*

Slick advertising, in-place infrastructure, and area amenities beckoned a bevy of businessmen and other professionals, including bankers, lumbermen, lawyers, merchants, and miners to the neighborhood who bought lots and erected homes. A range of architectural styles were designed and built, including Arts & Crafts, Craftsman, American Foursquare, and Colonial and Tudor Revivals, distinguishing a variety of small bungalows, medium and large two-story dwellings, and larger two and one-half-story residences. Developed with single-family homes built mainly between 1907 and 1945, the South Side Cable Addition is considered today to be an architecturally and historically prominent neighborhood and retains some of the city's most significant historic domestic architecture. The Victor & Jean Piollet House, built in 1923, is one such example.

### *The Victor & Jean Piollet House*

#### *Victor Piollet*

Victor Piollet is first listed in Spokane city directories in 1910. At that time he resided at 706 W. 6<sup>th</sup> Avenue and was part owner/real estate agent of the Walker L. Bean Real Estate Company with offices in the Lindelle Block in downtown Spokane. By 1912, Victor Piollet and his wife, Jean Piollet, resided in a home at 924 S. Lincoln Street, and Victor was employed as sales manager for the Washington Brick, Lime & Sewer Pipe Company of Spokane. He worked as the company's sales manager and later, as a company vice-president, for a span of 20 years from 1912 through 1932.

#### *Washington Brick, Lime & Sewer Pipe Company*

Established in 1888, the Washington Brick, Lime & Sewer Pipe Company was one of the earliest pioneer businesses in Spokane. Beginning with limestone quarries in Washington and Idaho, the company owned some of the country's best limestone deposits, and produced "W. W. W." which stood for "Washington White Lime Warranted," the brand by which the lime was known. The company was not only a prominent manufacturer of lime products but was also "the largest brick manufacturer in the West" in the 1880s and 1890s, and was credited with making the bricks that were used to rebuild Spokane's downtown central business district after the devastating Fire of 1889. A featured photograph and article in the *Spokesman-Review's* 1892 "Spokane Spokesman Annual Illustrated Supplement" stated the following:

This [Washington Brick, Lime & Sewer Pipe] Company is not only the manufacturer of lime

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but is also the largest brick manufacturer in the west. This part of its plant, or the brick works, is located on the hill one mile south of the city of Spokane, and here<sup>4</sup> the company manufactures not only a superior quality of common brick but also pressed, fire, and enameled brick. It was the enterprise of this company and the large capacity of its works that made the rapid rebuilding of Spokane possible just after the fire [of 1889].<sup>5</sup>

The Washington Brick, Lime & Sewer Pipe Company had numerous offices and plants, including those in Bayview, ID and in Clayton, Spear, Freeman, and Dishman (Spokane Valley), WA. According to newspaper articles and an illustrated map printed in the *Spokesman-Review*,<sup>6</sup> the company regularly shipped products to cities and towns across the country and especially throughout Washington, Oregon, Idaho, Montana, and Canada. An advertisement in a 1910 city directory (p. 882) announced that the company specialized in "lime, plaster, and cement" and was "prepared to make a prompt delivery in large or small lots of lime, cement, plaster, hair, lath, brick, terra cotta, sewer pipe, drain & partition tile, and building materials of all kinds." The company had offices in downtown Spokane for 60 years until 1948 during which time operations moved to the Dishman plant at 7621 E. Sprague Avenue in the Spokane Valley. After 70 years of continuous production, the company closed in 1958. It was acquired by a prominent competitor, the Gladding McBean Company, who moved all manufacturing operations and products to the small town of Mica in the Spokane Valley.<sup>7</sup>

### *Artes J. Chitty, Home Builder*

In 1921, Spokane builder and real estate agent, Artes J. Chitty, bought on speculation the east half of Lot 16 and all of Lot 17 on Block 5 in the South Side Cable Addition on Spokane's South Hill. He acquired two short-term mortgages at \$500 and \$3,500 from Spokane Savings & Loan with which to help pay for the lots and construction of a house at 606 W. Sixteenth Avenue. He hired various subcontractors, including the John Rubedew Lumber Company, Drury Brothers Contractors, and Washington Brick, Lime & Sewer Pipe Company, who supplied and installed the home's unique veneer of glazed enameled face bricks. For an estimated building permit price of \$7,000 reported for the house,<sup>8</sup> construction of the house was initiated in 1922 and completed in 1923. According to city directories, Chitty only worked in Spokane for a short time

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<sup>4</sup> The brickyard was located in what was developed later in 1907 as Cannon Hill Park at Shoshone Place & Lincoln Street on Spokane's South Hill.

<sup>5</sup> "The Spokane Spokesman Annual Illustrated Supplement, Second Year." *Spokesman-Review*, January 1892, p. 52.

<sup>6</sup> "Washington Brick, Lime & Sewer Pipe Company." *Spokesman-Review*, circa 1922-23.

<sup>7</sup> Letter from the *Spokesman-Review*'s "Reader Service" on 24 August 1958.

<sup>8</sup> Spokane building permit #16338, dated 3 April 1922.

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during the early 1920s and in 1922, placed the following advertisement in the *Spokesman-Review* in the “real estate & home builder” section of the newspaper:

***Now Is the Time to Start Building***  
*Let us submit plans, prices, and terms.*  
*Our houses are built to specifications and our specifications are above standard.*  
*Small payment down and easy monthly payments.*

***A. J. Chitty & Co.***  
***Builder of Original Homes***  
***307 Spokane Savings & Loan<sup>9</sup>***

Chitty’s newspaper advertisement clearly indicated that he was a builder of “original homes” and also implied in the ad that he may have custom-designed houses with his advertisement’s invitation to prospective homeowners, which said, “Let us submit plans...”<sup>10</sup> Chitty did not list an architect on the Spokane building permit he obtained in 1922 when he began construction of the property so perhaps he was responsible for the home’s design in addition to its construction. This was a common practice in Spokane during the early 1900s when homes could be designed and built by builders at more affordable prices than by professional architects/builders.

Just after construction of the property was completed, Victor & Jean Piollet purchased the house at 606 W. Sixteenth Avenue. The house, which was uniquely clad with ceramic bricks (larger than ceramic tile), provided a strong statement of “double-duty advertising” as a showcase property for Washington Brick, Lime & Sewer Pipe Company, the manufacturer of the home’s unique enameled face brick veneer, and as the residence of Victor Piollet, the vice-president and sales manager of the brick company. To further market the brick company’s products, the Piollets replaced the original wood-frame garage (built in 1923) with a hollow-core, ceramic tile block-construction garage in 1928. In addition to its hollow-core tile-block construction, the garage was clad with a pressed face brick veneer (not ceramic brick like the house) at the south façade and with an orange-red glazed ceramic tile roof, demonstrating Washington Brick, Lime & Sewer Pipe Company’s expertise with brick and tile products. Victor Piollet and his wife, Jean Piollet, owned and resided in the house on West Sixteenth for ten years from 1923 to 1933, during the time that Victor was vice president/sales manager at the Washington Brick, Lime & Sewer Company.

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<sup>9</sup> *Spokesman-Review*, circa 1922.

<sup>10</sup> *Ibid.*



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### *Subsequent Property Owners*

In 1934, Clayton & Johanna Tucker purchased the house and leased it in 1934 to Robert & Leila Breene, and in 1936 to Rosalia & James Johnson, a superintendent for the Northern Pacific Railway. After three years of leasing the property, the Tuckers moved into the home in 1937 and resided there for 39 years until 1976. Clayton Tucker was listed in city directories as an insurance agent for New World Life Insurance Company, and later as an engineer and an appraiser for the Federal Land Bank in downtown Spokane. In 1976, the Tuckers sold the property for \$43,000 to William & Wendy Budge who remain the current owners in 2010.

### ARCHITECTURAL SIGNIFICANCE

#### *Criterion C*

The Victor & Jean Piollet House is architecturally significant as a fine illustration of the Colonial Revival style with French Eclectic, Italian Renaissance, and Craftsman-style influences. It is further architecturally significant for its possession of high artistic values embodied in a unique use of glazed enameled roof tile applied to the garage and enameled face bricks which were applied as an exterior veneer to the house.

#### *Colonial Revival Style*

According to architectural historians, Lee & Virginia McAlester, the Colonial Revival style was popular in America from 1880 to 1955, and refers to "the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard."<sup>11</sup> House forms and architectural details borrowed from 18<sup>th</sup> and 19<sup>th</sup>-century Georgian and Adam prototypes, and influences from English and Dutch examples are "freely combined in many examples so that pure copies of Colonial houses are far less common than are eclectic mixtures."<sup>12</sup>

This idiom is well demonstrated at the Piollet House which is an eclectic fusion of stylistic elements and influences. The exterior of the Piollet House reveals defining features of the Colonial Revival style which include a two-story, rectangular box-like form with formal massing; a low-pitched hip roof; an attached single-story side wing; a symmetrical façade design; symmetrical fenestration patterns; accentuated center front door; a decorative crown (pediment) which extends forward slightly over the front door and is supported by brackets; an overhead fan design at the front door; and multi-paned windows arranged in pairs and rows. Craftsman-style influence is found in widely overhanging eaves with exposed rafter tails. French Eclectic-style influence is seen in quoins at the outside corners of the house, and Italian

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<sup>11</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 324.

<sup>12</sup> *Ibid*, p. 324.

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Renaissance-style influence is prominently displayed at the exterior of the house as a decorative veneer of glazed enameled face bricks.

### *Brick and Tile*

Brick and tile expert, Norman Karlson, claims in his book, *The Encyclopedia of American Art Tiles*, that “the making of ceramic tiles, many of which were glazed bricks, began in China between 1,000 and 200 B.C., in Egypt between 1,500 and 1,100 B. C., and in Mesopotamia and Babylon between 600 and 300 B. C.”<sup>13</sup> The craft spread and advanced in Spain, Italy, Germany, Turkey, Holland, and throughout Europe during the 14<sup>th</sup> through 17<sup>th</sup> centuries, and became popular with the English and French during the 18<sup>th</sup> and 19<sup>th</sup> centuries. Tile making first began in America with the first commercial products manufactured by a Pittsburgh company. “Many of the first American tiles” were made in New England, New Jersey and Ohio, and were “very similar to English products” as was their example.<sup>14</sup> “As the industry moved west, the tradition evolved to a new American style with bolder colors and more varied decoration. When the industry finally arrived in California in the 1920s, the English influence was gone and replaced by a large Hispanic Moresque influence coinciding with the local architecture.”<sup>15</sup> A more Mediterranean look was achieved with the use of plain glazed enameled face bricks and highly decorative ceramic tiles. The glazed enameled face brick veneer at the Piollet House depicts this trend in the 1920s towards Mediterranean-inspired earthy terra cotta colors.

The application of decorative glazed enameled face bricks at the entire exterior of a residential home in Spokane is unique to the Piollet House. The bricks at the Piollet House measure four inches high by eight inches long (used for quoins at corners), and five inches high by twelve inches long (used on the main body of house). Both bricks are two to two-and-one-half inches thick and are glazed on one the long face. The larger bricks have a hollow core (shaped like a U) while the smaller bricks are solid. The bricks are in contrast to glazed ceramic tiles made by the same company and many other companies across the county because the bricks are many inches longer, wider, thicker, and heavier than glazed ceramic tile.

No other dwellings were found in Spokane that are completely clad with a veneer of enameled face brick. At least one Spokane home, the Stanek-Perrenoud House at 1607 E. 16<sup>th</sup> (listed on the Spokane Register), retains small decorative ceramic tiles (not enameled bricks) like those small decorative glazed ceramic tiles used around the front entrance of the Piollet House. In contrast, the tiles at the Piollet House are used at the exterior while the tiles at the Stanek-Perrenoud House are used in the interior. Two commercial buildings

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<sup>13</sup> Karlson, Norman. *The Encyclopedia of American Art Tiles*. Pennsylvania: Schiffer Publishing, 2005, p. 5.

<sup>14</sup> Ibid, p. 5.

<sup>15</sup> Ibid, p. 5.

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found at 319 W. Second Avenue and at Jefferson & Third Avenue are partially clad with an exterior veneer of glazed enameled face bricks like the Piollet House. Unfortunately, the exterior face bricks of the Third Avenue building (Toyota dealership) are covered with plywood boards in a contemporary remodeling of the building's facade.

The decorative enameled face brick veneer of the Piollet House possesses intrinsic beauty and high artistic values. The bricks range in color from crème, tan, brown, and pale melon to light gray and black—all colors that were achieved in the firing process from natural clay deposits found in and around Spokane. No colored tints were added to the clay or glaze to form the enameled bricks. This was confirmed in a 1925 *Spokesman-Review* newspaper article which stated deposits found in "the Spokane country" are "exceptionally endowed with superior clays of the colors so fashionable with architects and builders. These run to the lighter shades mainly, and no artificial coloring is ever necessary."<sup>16</sup>

The glazed enameled bricks at the Piollet House reflect superior quality. After 85 years of droughts, ice storms, and dramatic weather conditions, the original brick veneer and grout work are well-preserved with no chips, cracks, or shrinkage. The surface texture of the bricks is smooth and clean, and the coloration of many bricks is softly shaded from light to dark like a professional airbrush painting. Some bricks are crazed while others are not; the crazed bricks were chosen specifically by the bricklayer and artfully mixed with the uncrazed bricks.<sup>17</sup> Like blocks in a multi-colored patch-work quilt, the brick veneer of the Piollet House presents a kaleidoscope of soft earth-toned hues with colors arranged in an artful random pattern.

### **Summary**

The Victor & Jean Piollet House is architecturally significant as an embodiment of high artistic values and as an artful, eclectic expression of the Colonial Revival tradition with influences from the Craftsman, French Eclectic, and Italian Renaissance styles.

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<sup>16</sup> "Works of Beauty from Spokane Clays." *Spokesman-Review*, 30 Aug 1925.

<sup>17</sup> "Crazing" is defined as "fine cracks in a glaze" which were intentionally desired and produced "by the uneven shrinking of the glaze and the body." *The Encyclopedia of American Art Tiles*, p. 219.

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[http://www.claytondeerparkhistoricalsociety.com/custom3\\_5.html](http://www.claytondeerparkhistoricalsociety.com/custom3_5.html)

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Spokane County records. Spokane County Courthouse, Spokane, WA.

### *Newspaper Articles*

"Bricks Not Through Yet." *Spokane Daily Chronicle*, 18 July 1968.

"Now is the Time to Start Building: A. J. Chitty & Co." *Spokesman-Review*, 1922.

"The Spokane Spokesman Annual Illustrated Supplement, Second Year." *Spokesman-Review*, January 1892.

"Washington Brick, Lime & Sewer Pipe Company Map." *Spokesman-Review*, c. 1922-23.

"Works of Beauty from Spokane Clays." *Spokesman-Review*, 30 Aug 1925.

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### GEOGRAPHICAL DATA

Acreage of property: Less than one acre.

Verbal boundary description: South Side Cable Addition, east half of Lot 16 and all of Lot 17, Block 5 in Spokane, Washington.

Boundary justification: Nomination property includes the entire parcel & urban legal description.

### PHOTOGRAPHS

*All photographs were taken by nomination author, Linda Yeomans, in 2009 and 2010. A compact disc of the following images along with additional images was sent with nomination materials to the Washington State Department of Archaeology & Historic Preservation in 2010.*

- Photo 1 South face of property, looking north in 2010.
- Photo 2 West elevation of house, looking east in 2010.
- Photo 3 Detail of front entrance at south face of house in 2010, looking north.
- Photo 4 Rear north elevation of house in 2010, looking south.
- Photo 5 Rear north elevation of house in 2010, looking west across back of house.
- Photo 6 View of southeast corner of detached garage in 2010, looking northwest.
- Photo 7 View of formal staircase in first-floor reception hall, looking north in 2009.
- Photo 8 View of center reception hall on first floor in 2010, looking south.
- Photo 9 View of dining room in 2010, looking west.
- Photo 10 View of fireplace in living room in 2010, looking east.
- Photo 11 View of sunporch in 2010, looking north.
- Photo 13 View of fireplace in sunporch in 2010, looking southeast.

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Spokane City Plat Map in 2010



Lot which Piollet House is sited is indicated in bold black outline at 606 West 16<sup>th</sup> Avenue between Wall and Bernard Streets.

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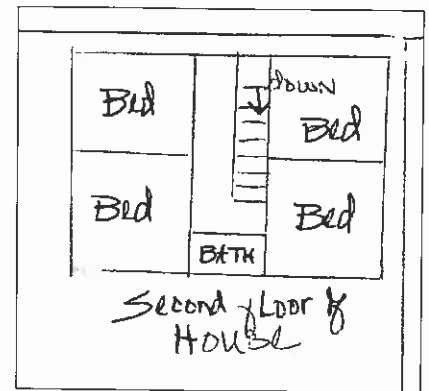
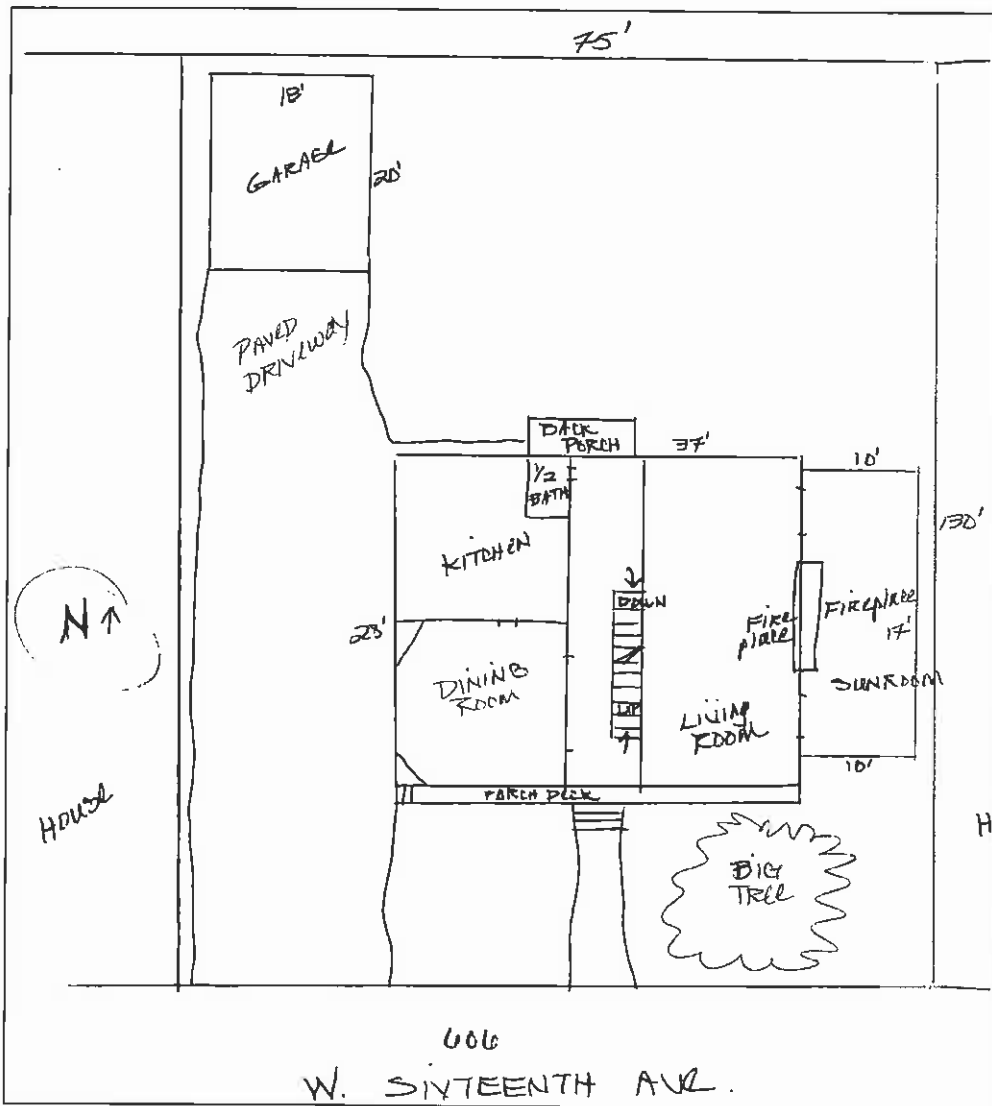
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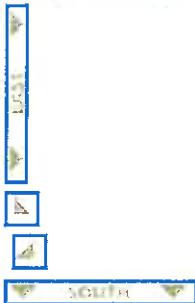
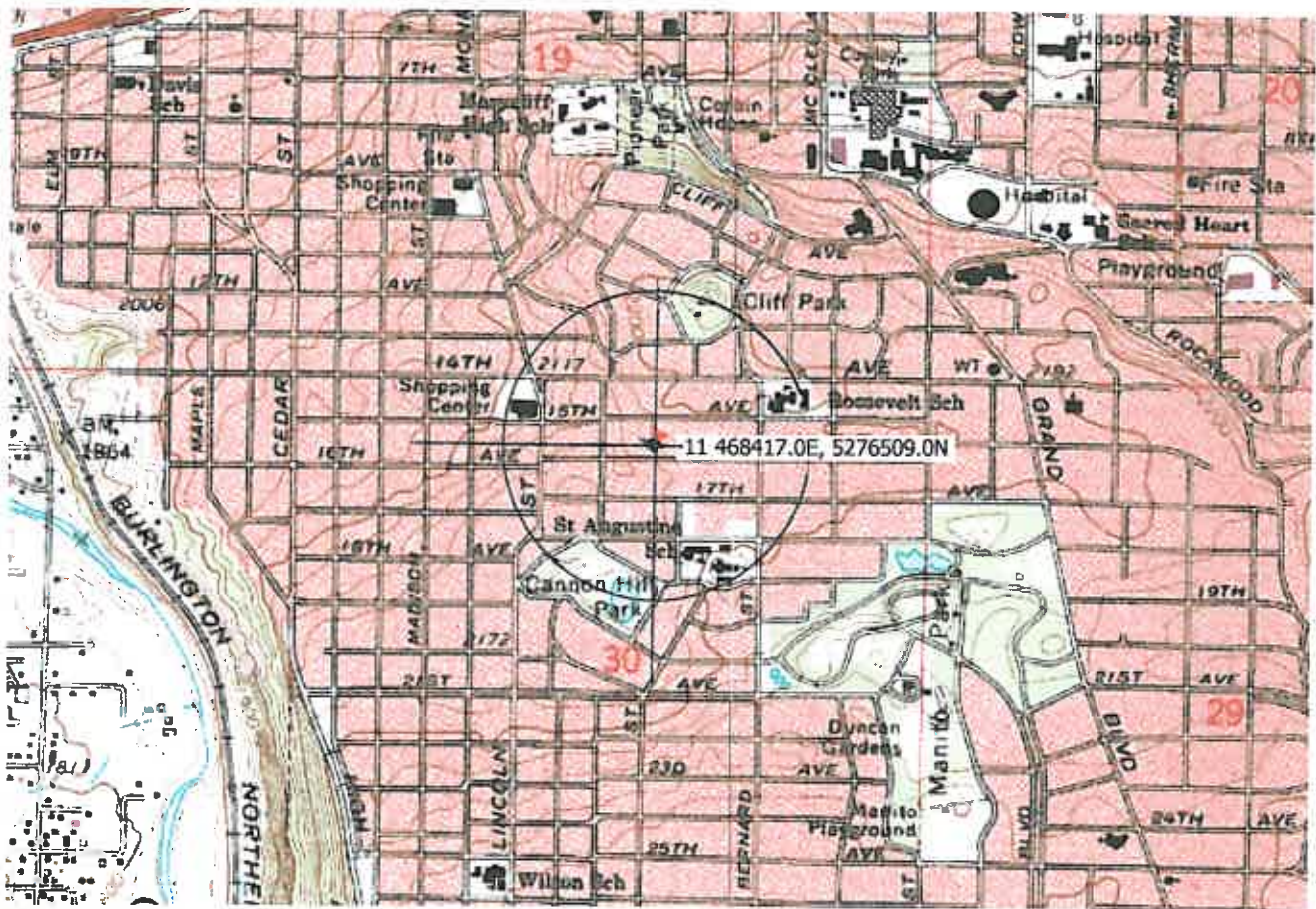
PIOLLET, VICTOR & JEAN, HOUSE  
SPOKANE COUNTY, WASHINGTON

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Site plan and floor plans for Piollet House in 2010





0 0.5 miles

Location:

State: Washington

[\[click for map source and date\]](#)

[\[change coordinate system and units\]](#)

Map Actions

Current map:

Untitled



New Map



Save Map

*Prolet House  
 4606 W. 16th Ave  
 Spokane, WA 99203*





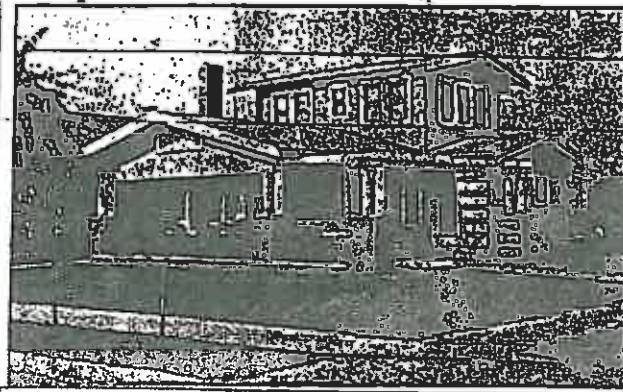
**Victor & Jean Piollet House**  
606 W. 16<sup>th</sup> Avenue  
Spokane, WA 99203

"Now Is the time to Start Building: A. J. Chitty & Co." *Spokesman-Review*, 1922.

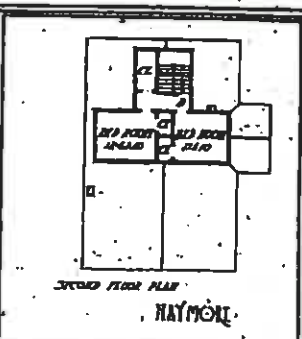
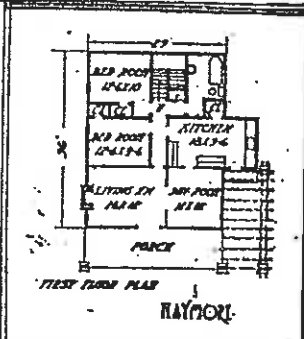


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### Bring Joy to Kitchen

**NEW VENTILATORS MAKE ROOM COMFORTABLE.**

Attract Honorable or Cook Spends 20 Hours a Week Over Stove and Sink.

Some statistically inclined spirits whose interest in what he calls extends beyond the dining room table to the realm of the cook has figured that the average woman who does her own housework spends from 20 to 25 hours of a 24-hour week in her kitchen preparing meals and washing up after them.

Thirty hours a week in a kitchen, with a hot range at

one hand, a tableful of work constantly before her, and a pan of dirty dishes in prospect, explains in part why women are usually tired at the end of the day.

In the light of all this it is not surprising to learn that the household type of ventilator is increasingly popular, for it has proved to be an effective means of reducing the discomfort of the overheated kitchen.

Briefly, an electrically designed especially for the kitchen, is now available in several sizes and types and it is being found in an ever increasing number of homes.

It overcomes disagreeable cooking odors and the heat thrown off by the range by discharging all the air of the kitchen through the window. There are two general types

of kitchen ventilators. One is a simple fan designed for installation in the window frame. The upper sash may be permanently lowered and the fan frame built into the window or the fan may be mounted above the lower sash, the upper sash being dropped when the fan is in operation.

A fan of this type draws the fumes of the kitchen and discharges it through a window opening. Air so received is replaced by an equal amount of fresh air which enters the home through the natural openings.

The other type of ventilator consists of a blower installed in a duct which leads directly from a canopy over the range and discharges either through the window or into the chimney box.

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## NOW

### A Good Time to Act

There is no better time than right now to **BUILD or BUY a HOME.**

### PAINT INSURANCE

Good painting with good paint insures an attractive appearance and surface protection as well for several years. Paint now, before the fall rains begin, as best results for outside work can be secured when the surface is dry.

A simple means of getting good work, by practical experienced artisans is by consulting a master painter from the list attached.

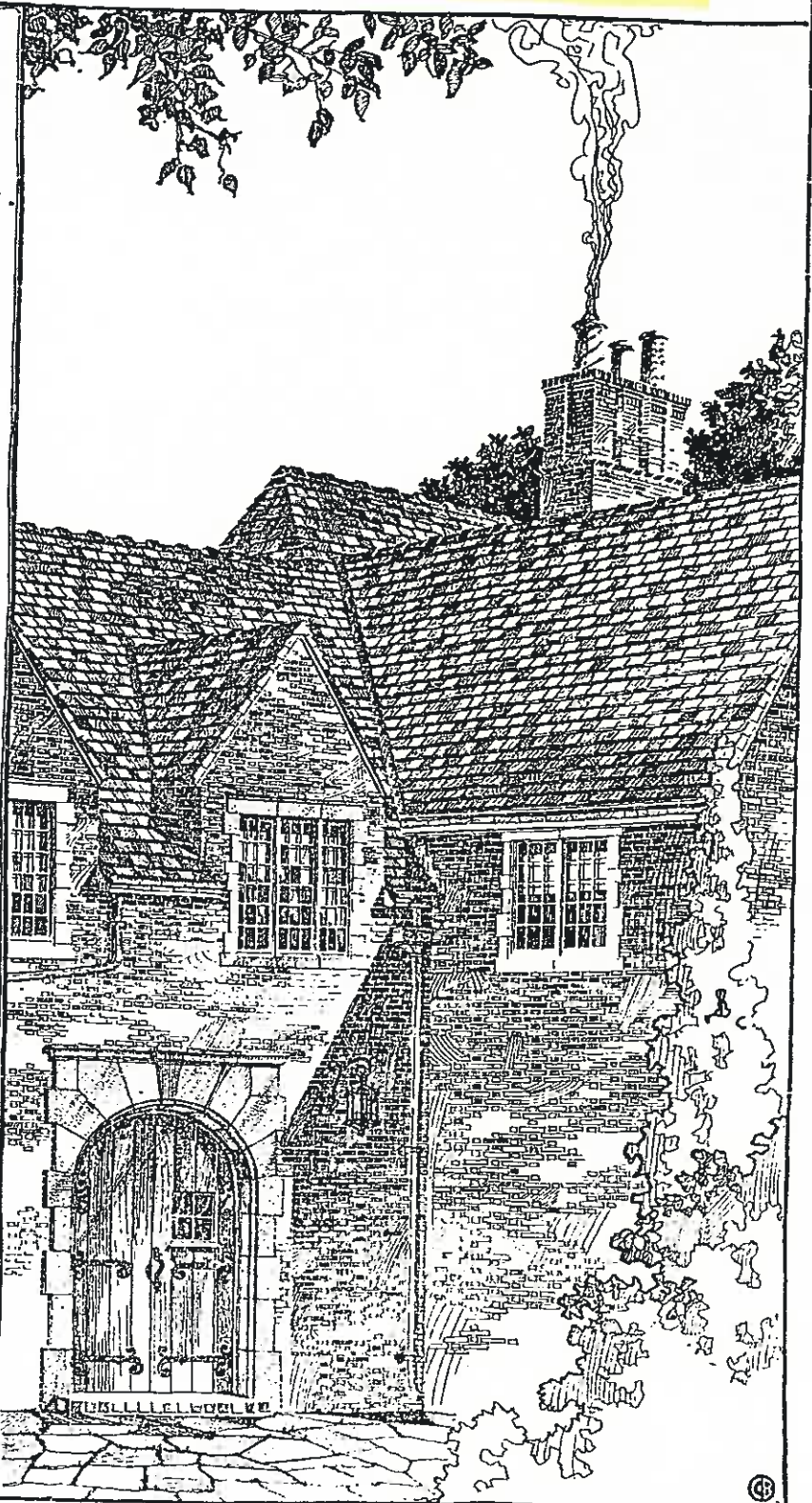
FLORENTINE TILE  
SHINGLES.

A PRODUCT OF THE  
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THE PRACTICAL ROOF  
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MADE FROM THE  
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COLOR TO MEET  
EVERY DEMAND  
RED STAINED  
FIRE BEATED  
DROWN  
GREEN  
GLAZED  
FIRE PROOF  
WATER PROOF  
TIME PROOF  
INSULATION  
BEAUTIFUL

GUARANTEED



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 606 W. 16<sup>th</sup> Avenue  
 Spokane, WA 99203

Polk, R. L. 1923 Spokane City Directory. p. 773.

773

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 Frank r S324 Lincoln  
 Fred lab r N602 Washington  
 Fred C (Nettie M) carmn SURys  
 h E907 Queen av  
 Fred (Pauline) switchmn GNRy  
 r 341 North av Hillyard  
 Gardie H (Afina) clk HSTenny h  
 E3707 29th av  
 Geo h N1412 Lindeke  
 Heva M r W2008 Mansfield av  
 Henry L r W1011 Augusta av  
 Henry W (Cynthia E) eng h E  
 1927 Bridgeport av  
 Herbert E (Clara J) electh M A  
 McIntyre h N5024 Madison  
 J Clay (Gertrude) h W1711 Nora  
 as A student r N1616 Cedar  
 as J (Nancy J) farmer h N1616  
 Cedar  
 as S (May W) prin Willard sch  
 r W1203 Kiernan av  
 Mrs drsmkr W2008 Mansfield  
 Essie G (wid Saml) h W1114 Col-  
 lege av  
 Josephine r W721 Trent av  
 Roy G clk h E1117 13th av  
 Mae O nurse E1927 Bridgeport  
 Mary (wid Otis) r W1908 Gardner  
 Paul B (Cora G) clk UTCo h W  
 1628 Dalton av  
 Reba J bkpr ONBk r N1616  
 Cedar  
 Rowena nurse St L Hosp r N  
 319 A  
 Roy A traffic agt Chicago & Great  
 Western Ry r E1927 Bridgeport  
 Saml bicycle rpr r 1023 2d av  
 Tom H (Mary E) pres-mgr Pige-  
 teer Pkg Co r N1412 Lindeke  
 Tom J r S301 Howard  
 Werna E sten CraneCo r W1006  
 Mansfield av  
 Wick Clara r E2808 Pacific  
 Winer Percival H (Zada P) carrier  
 r O. N. 1111

Waseca Aug A bkpr r N2803 Mayfair  
 " Aug H r N2803 Mayfair  
 Washam Frank car insp h6, W1108  
 4th av  
 " Jas (Lucy) driver h E3703 Prince-  
 ton av  
 Washburn Alma E sten r E1804 Ca-  
 taldo av  
 " Chas R boilermkr r 426 Sanson av  
 Hillyard  
 " Jno S (Anna C) contr E2630 18th  
 " Robt S (Minnie E) boiler mkr h  
 N2603 Lee  
 " Thos J (Addie L) h E1804 Cataldo  
 Washington Apartments N1417 Wash-  
 ington  
 " Apple Orchards Co Ltd F W De-  
 wart sec 801 Old Natl Bk bldg  
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 Pres-Gen Mgr, V E Piollet V-  
 Pres and Sales Mgr, E C Van  
 Brundt Treas, Offices and Ware-  
 houses Washington ne cor Pacific  
 Av, Tel Riv 400  
 " Childrens Home Society Rev F O  
 Hess supt N1129 Hamilton  
 " College of Music Ernest A Evans  
 director 630 The Rookery  
**WASHINGTON DRUG CO** (Jas R  
 O'Neil) W327 325-331 2d Av,  
 Tels Riv 45 and Riv 625

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 and  
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Victor & Jean Piollet House  
606 W. 16<sup>th</sup> Avenue  
Spokane, WA 99203

"Merits of the Face Brick House." *Spokesman-Review*, 1922.

## Merits of the Face Brick House

1. Structurally, brick are the soundest possible material. In the first place, the size and form of brick make them an easy material to handle and adaptable to the master mason's skillful craftsmanship. He builds them one by one into a solid wall fabric, strong and durable. Then the brick themselves, hardened and matured in fire, submit to the heaviest pressures and resist both the attacks of flame and the corrosions of time. Brick may well be called an everlasting material because they neither burn nor decay. Their history affords sufficient testimony, and the scene of any conflagration shows the brick walls and chimneys as solemn witnesses of their enduring strength.

2. From an artistic point of view, brick can make equally strong claims to consideration. An endless variety of color tones and textures are offered for your choice, which you may use in uniform shades, or, preferably, in blended shades of the most delicate and charming effects. No other building material can approach face brick in the possibility of color schemes for the wall surface, either within or without—and the colors last, for they are an integral part of the enduring brick.

But to the artistic effect of the brick texture and color must be added the artistic effects secured by the treatment of the bond and mortar joint. The manner in which the brick are made to overlap in the wall has a decided influence on the result, and the mortar joint, in color, size, and kind is so important that we strongly urge you to talk the matter over with some experienced face brick salesman before building. The mortar joint may spoil or make the beauty of your wall.

3. The economic merits of the face brick house are striking. From the very nature of the material and its construction you save on upkeep or maintenance, on depreciation, on insurance rates, on fuel, and even on doctor's bills. Brick do not decay, they require no paint, their depreciation is practically nil, they make a tight wall that saves fuel, and a sanitary one that prevents vermin.

When it comes to sentimental reasons, your sense of satisfaction in having a substantial and attractive house, of justifiable pride and self-respect in possessing a home of distinction which your friends and neighbors admire, is a sort of imponderable value really worth more than money.

WASHINGTON BRICK,  
LIME & SEWER PIPE CO.

*Manufacturers WaCo Clay Products*

**Victor & Jean Piollet House**  
 606 W. 16<sup>th</sup> Avenue  
 Spokane, WA 99203

"Real Economy in Building of Brick and Tile." *Spokesman-Review*, 1922.

# Real Economy

IN

## Building of Brick and Tile

FRAME HOUSE		BRICK HOUSE
\$3500	Initial Cost	\$3750
600	Lot	600
<hr/>		<hr/>
\$4100	Total Investment	\$4350
\$2000	Cash Required	\$2000
<hr/>		<hr/>
\$2100	Balance Due on House and Lot	\$2350
\$2100	Approximate amount to be added for interest, upkeep and insurance until house and lot are cleared of debt.	\$1300
<hr/>		<hr/>
\$4200	Total cost of house and lot to be paid at \$35.00 per month.	\$3650
9 Years	Time required to pay total balance.	7 Yrs.-4 Mos.

Upkeep cost on the above figured on basis of 8 per cent per annum. Painting on frame house, \$75.00 a year; brick house, \$10.00 a year.

From competent heating engineers, 20 per cent is saved in fuel, due to the weather tightness and insulation of the tile backing.

Depreciation on frame house, 3 per cent per year, beginning with the first year, while on a brick house the depreciation is 1 per cent a year, starting after the house is five years old.

THERE IS A REASON

Washington Brick, Lime and  
 Sewer Pipe Company

MANUFACTURERS OF WACO BRAND OF CLAY PRODUCTS



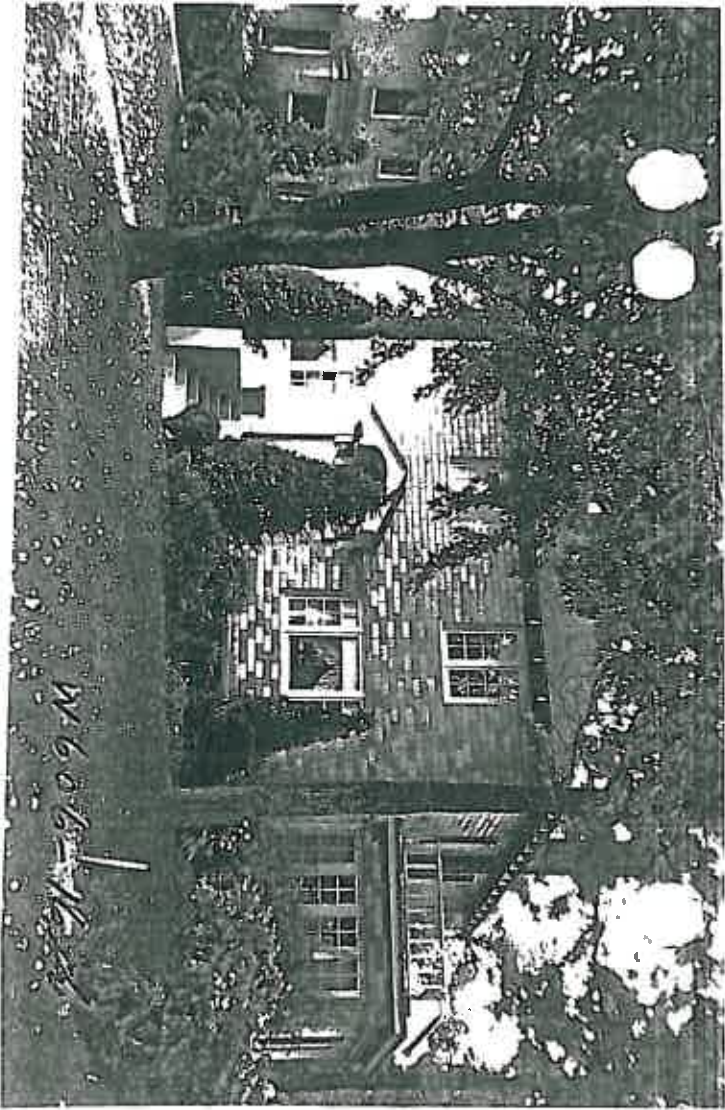








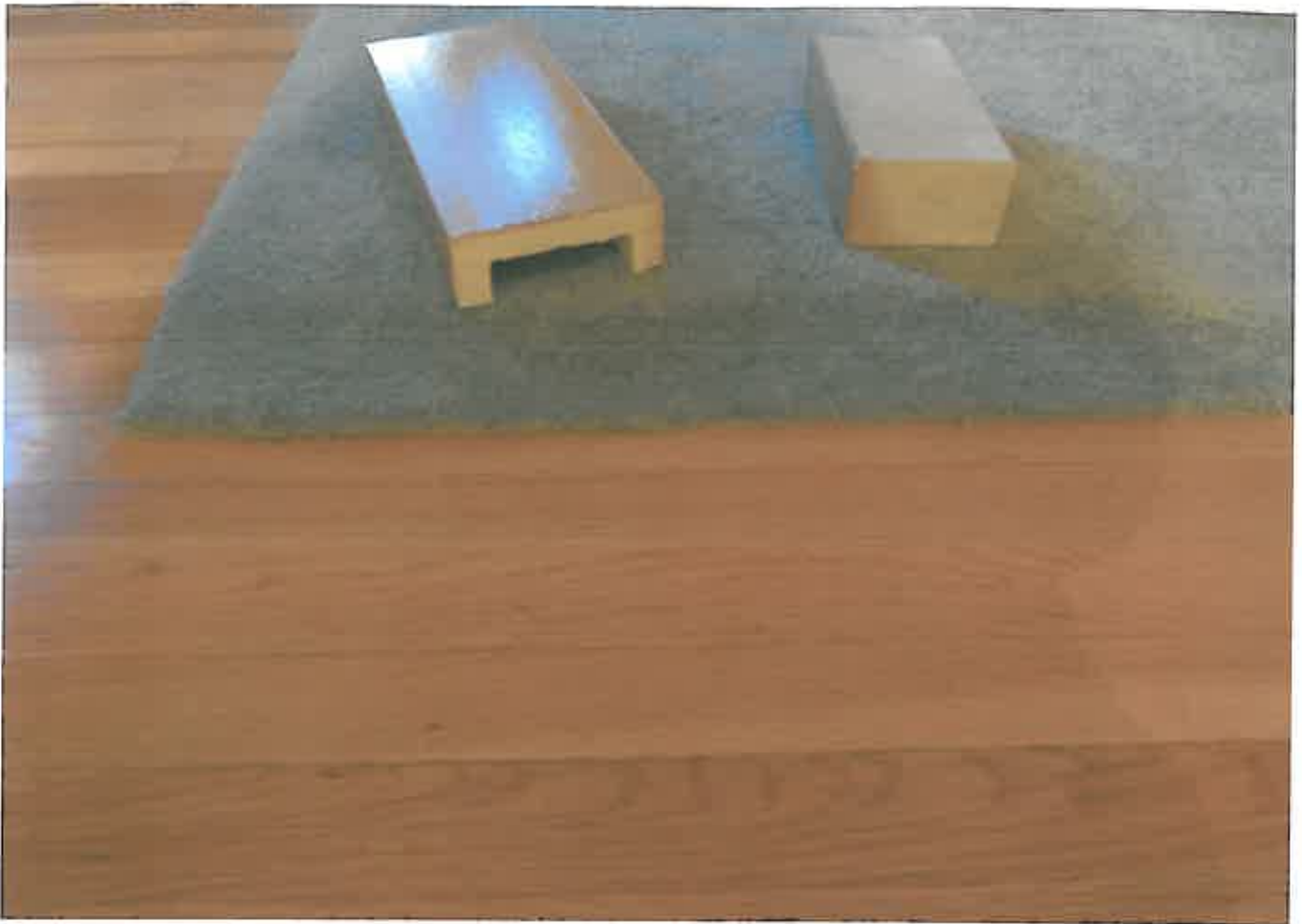




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Glazed ceramic bricks from Piolet House. 1984 W. 16  
Spokane