

Spokane Register of Historic Places Nomination

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

1. Name of Property

Historic Name **CHARLES & ESTELLA PATTULLO HOUSE**

2. Location

Street & Number 1201 S. Adams Street
City, State, Zip Code Spokane, WA 99204
Parcel Number 35193.2306

3. Classification

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

4. Owner of Property

Name Gregory & Alicia True
Street & Number 1201 S. Adams Street
City, State, Zip Code Spokane, WA 99204
Telephone Number/E-mail 747-0230, (425)444-5070

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal____ State____ County____ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final nomination reviewed & recommended for register listing on July 19, 2006

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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8. Spokane Register Categories and Statement of Significance

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

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

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Booges Addition, West 20 feet of Lot 6 and all of Lot 7, Block 11
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	July 19, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	20 B&W prints and digital images on a CD

13. Signature of Owner(s)

Name

Gregory L. P.

Name

Alicia B. True

14. For Official Use Only

Date Received

Attest

Date Heard

City Clerk

Commission Decision

Approved as to Form

Assistant City Attorney

Council/Board Action

Date

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

DEPUTY MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer

Spokane City/County Historic Preservation Office

Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1907, the Charles & Estella Pattullo House is a fine example of the Craftsman style with Tudor Revival influence, and is located in the Cliff-Cannon neighborhood on Spokane, Washington's South Hill. Defining features of the Craftsman style that are illustrated on the house include the home's low-slung bungalow form, low-pitched roof, covered front porch, exposed brackets and rafters, wide bargeboards, wood clapboard siding, stucco, basalt rock, multi-paned windows, and prominent battered door and window surrounds. The interior of the home features the finest quarter-sawn oak woodwork, oak flooring, and a Craftsman-style front entry hall and stairwell that is reminiscent of designs made popular by Gustav Stickley. The original façade design for the home was changed in 1922, when the north and south ends of the covered front porch were enclosed. Achieving its own historical significance, the enclosed porch design includes "leaded" glass windows (the "lead" is actually zinc), a popular design treatment for homes built in the 1920s and 1930s in Spokane. Well preserved, the Pattullo House retains good architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built during the early 20th century in Spokane, Washington.

CURRENT APPEARANCE & CONDITION***Site***

Built on the southeast corner of West Twelfth Avenue and South Adams Street, the Pattullo House is sited in the center of Lot 7 and the west 20 feet of Lot 6 on Block 11 in Booges Addition on Spokane's South Hill. The parcel slopes slightly northward toward Twelfth Avenue and measures 125 feet wide and 70 feet deep. The house has an irregular rectangular footprint and faces west onto Adams Street. A two-car garage is located behind the house in the southeast corner of the lot and abuts a graveled alley (built in 2005, the garage is not eligible for listing on the Spokane Register of Historic Places). The Pattullo House is framed by professionally manicured grounds, flowers, shrubs, and mature deciduous and evergreen trees. The home is sited in the center of a residential neighborhood and is surrounded by a directionally correct system of paved, tree-lined streets and historic homes that were built from 1900 to 1945. Booges Addition and the surrounding Cliff-Cannon neighborhood is eligible for listing on the National Register of Historic Places as a historic residential district.

House Exterior

The Pattullo House is a one and one-half story bungalow with a low-pitched side gable roof. The roof is covered with composition shingles and has two front-facing gables at the west façade. Wide, overhanging eaves with exposed rafter tails and wide bargeboards articulate the roof and shade the planar wall surface of the house. The principal roof extends over the first floor to form a covered porch. The north and south ends of the porch are enclosed and feature rows of vertical windows with lights that are divided by strips of zinc (a practice popularized in the 1920s and 1930s which produced the look of leaded-glass windows at a less expensive price). The house is supported by a thick black

basalt rock foundation and porch wall, and is clad with four-inch-wide horizontal wood clapboard siding on the first floor and false half-timbering with stucco infill on the second floor and in the gable peaks. Except for two windows on the first floor (family room) and six windows on the second floor (three on east elevation and three in southwest dormer), all of the windows in the Pattullo House are 1907 and 1922 multi-paned units. The porch windows are a combination of fixed sash and casement windows, and the remaining windows are a combination of fixed pane and double-hung, wood-sash windows.

West Façade

The west façade of the house is the focal point of the property. It features a side gable roof with two prominent front-facing gabled dormers; the northwest dormer is slightly larger and set a little more forward than the southwest dormer. The dormers are embellished with wide bargeboards with curved tails and exposed purlins. The soffit is clad in original tongue-in-groove beveled paneling. Reflecting a Tudor Revival-style influence, the dormers feature false half-timbering with stucco infill at the exterior. Both dormers have a row of three 16/1 multi-paned windows. The north dormer is articulated with a surround which is tapered at the top and battered at the sides. Rafter ends appear to project through the wall below the dormer's windows, reflecting a mortise-and-tenon design. The principal roof extends over the first floor to form a full-width covered front porch. The north and south ends of the porch are enclosed, leaving the center section open. The center porch is 11 feet deep and 15 feet wide. The deck is made of concrete, and concrete steps rise from a flagstone walkway to the front porch deck. The porch wall is made of black basalt rock. The basalt rock extends forward along the north and south sides of the concrete steps to form a staircase wall. The first floor is clad in horizontal wood clapboard siding. A 40-inch wide, prominent, quarter-sawn solid oak front door is located in the center of the porch. It is embellished with handcrafted polished brass strap hinges and door plate, and is flanked by narrow sidelights. Made in 1907 and designed in the Craftsman tradition, the door features decorative (false) vertical boards separated by V-grooves, rectangular glazing in the upper leaf, and a thick meeting rail under the window. The meeting rail reveals a true square cut and is articulated with projecting square pegs that imitate a mortise-and-tenon design. The sidelights and the door are distinguished with a prominent battered surround made of wood. Bands of tall windows wrap around the northwest and southwest corners of the enclosed portion of the front porch and feature multi-paned divided lights which are separated by zinc strips. Prominent battered surrounds define the row of windows at the porch, and prominent corner boards outline the house.

North Elevation

The north elevation is dominated by the gable end of the roof and a single-car garage which extends beneath the home at the northeast corner. A black basalt rock retaining wall flanks the driveway to the east and west as it leads from Twelfth Avenue to the under-house garage. The foundation is made of black basalt rock, the first floor is clad in

horizontal clapboard, and the gable peak is clad in false half-timbering with stucco infill. Fenestration is asymmetrical and includes a tripartite window at the northwest corner on the first floor, a window pair at the northeast corner on the first floor, and two window pairs in the gable field on the second floor. Made of wood with stucco infill, a large lozenge design fills a panel which is located between the two window pairs. All of the windows are distinguished with prominent battered surrounds.

South Elevation

The south elevation of the house features the gable end of the roof with a lower cross gable at the first floor on the southeast corner, and a small, single-story box bay with a shed roof at the center of the first floor. The foundation is black basalt rock, the first floor is clad in a continuation of narrow clapboard siding, and the gable fields are clad with false half-timbering and stucco infill. Fenestration is asymmetrical and includes multi-paned French doors, a multi-paned tripartite window, and two window pairs with 16/1 double-hung, wood-sash windows. As is repeated throughout the exterior design of the house, the windows and doors are embellished with wide battered surrounds. Corner boards define the outline of the house, and wide bargeboards and wide overhanging eaves define the edge of the roof.

East Elevation

The east elevation is at the rear of the house. It features a wide shed dormer, asymmetrical fenestration patterns, and a brick chimney that projects through the roof eave of the principal roof and the roof of the shed dormer. The first floor is clad in horizontal wood clapboard while the dormer is clad in wood shingle siding. Battered wood surrounds highlight the windows. A back door at the first floor is located at the rear southeast corner of the house.

House Interior

According to the Spokane County Tax Assessor, the first floor of the Pattullo House has 1,443 finished square feet, the second floor has 980 finished square feet, and the basement has 960 square feet (unfinished). The front door at the west façade opens to a center front reception hall. The focal point of the hall and the house is found in a four-foot-wide staircase that rises four steps to a landing, then turns to ascend to the second floor. Designed and built in a Craftsman-style design that mimics designs rendered by Gustav Stickley, the staircase features a closed stringer and a cutout balustrade. Each cutout features the same stylized floral design which was derived from the Glasgow Rose, a popular Craftsman-style element. A wide inglenook and bench seat is located in the hall at the base of the stairs in the ell formed by the landing and turned staircase. The inglenook is partially enclosed at the south end of the bench and is anchored to the newel post of the staircase. Uniquely designed, the newel post is six feet tall and is tapered and pointed like a pyramidal obelisk.

The front entry hall opens north to a spacious living room (23 feet deep and 18 feet wide) and south to a formal dining room. A two-door-wide paneled pocket door made of the finest quarter-sawn oak slides open to reveal the living room. A focal point of the living room is a center fireplace on the east wall. The fireplace features an arched firebox, original Craftsman-style andirons and metal mesh curved fireplace screen, a ceramic tile surround and hearth, and an oak mantel. The mantel is supported by bracket pairs and features a true square cut with chunky proportions. The ceramic tile surround is made of green tile fired with a matte finish. The ceiling has boxed beams arranged in a grid pattern. Four light fixtures illuminate the room from the beams in the room's four corners. The living room opens west through multi-paned French doors (1922 doors) to a sun room (now serving as an office). The sunroom is surrounded on three sides by rows of multi-paned windows. Built-in bookcases are located under the windows along the perimeter walls. A formal dining room is located opposite the living room and south of the center reception hall, and has a boxed beam ceiling that matches the one in the living room. Multi-paned French doors open from the south wall of the dining room to a small patio (2004-05 doors). The dining room opens west through multi-paned French doors (1922 doors) to a sun room. Sunlight passes through a ribbon of multi-paned windows that surround the room on three sides to the north, south, and west. The dining room leads east to a kitchen which is located in the rear southeast corner of the house. Remodeled in 2004-05, the kitchen opens north to a family room, storage closet, and powder room which were also remodeled in 2004-05. The woodwork in the reception hall, staircase, and living room is original, solid quarter-sawn oak finished to a deep honey-colored glow (an exception are the French doors which are made of fir and open from the living room into the sunroom at the northwest corner of the living room). The floors are solid oak planks, the walls and ceiling are made of original lathe-and-plaster construction, and the ceiling is nearly nine feet tall. The woodwork in the dining room and family room is painted, and the woodwork in the kitchen is honey-colored finished birch.

The stairs rise to the second floor which has a central hall, three bedrooms, two bathrooms, and a small service/storage room. The woodwork is painted pine and the hallway and bedroom floor is made of oak planks. The basement is unfinished with storage and mechanical rooms. The house is heated by gas-fired radiant steam heat which is circulated through original cast iron radiators located throughout the house.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Original Appearance

The Pattullo House was featured on page seven in a house plan book prepared and published by the Ballard Plannary Company Incorporated, a noted architectural firm which practiced in Spokane during the early 1900s.¹ Page seven features a c.1910-12

¹ Ballard Plannary Architectural Company. *The Modern Bungalow, Second Edition*. Spokane: Ballard Plannary Company, 1910-11, p. 7.

photograph of the house, floor plans for the first and second floors, and a description of the house:

photo of house

No. 49

Scores of people admire this beautiful residence. It is strictly California in design with a large porch across the front. The living room occupies one end of the building; it has a fine mantel and bookcases, occupying one entire end, and seats along the wall, as shown in the [drawing] cuts. The dining room is of good size, with a fine built-in buffet. This house is designed for a heating system. The [construction] cost [of the house] ranges from \$7,000 to \$10,000.²

Modifications

1922 A Spokane building permit (#16881) dated May 16, 1922, reported “alterations” to the house at an estimated construction cost of \$800. Due to the high alteration cost, this probably reflected the time when the north and south ends of the front porch were enclosed for use as sunrooms.³

1929 A Spokane building permit (#34398) issued in 1929 indicated that Spokane home designer/contractor, John E. Anderson, built a garage and basalt rock driveway retaining walls beneath the northeast corner of the house for a reported \$400.

1937 Spokane building permit (#50212) dated July 10, 1937, indicated the house underwent “alterations” for a reported cost of \$1,000. This date probably reflects the installation of a new roof (composition shingles) over the first roof, which was made of wood shingles in 1905 when the house was built (pictured in c. 1910-1912 photograph).⁴ The balcony/sleeping porch in the southwest dormer was enclosed.⁵

1939 Spokane building permit (#55642) reported on February 7, 1939 that the kitchen was remodeled for a cost of \$460. Work was done by Curtis Insulation Company of Spokane.⁶

² Ibid.

³ Spokane City Building Permits. Spokane City Hall, Spokane, WA.

⁴ Eastern Washington State Historical Society. Photograph of Pattullo House, circa 1910-1911, #I2003-14.92. Northwest Museum of Arts & Culture, Spokane, WA.

⁵ Ibid.

⁶ Ibid.

1960s The original wood carriage house doors at the front of the under-house garage were replaced with a single pressed wood overhead garage door. The built-in buffet in the dining room was removed along with the built-in bench seats and bookcases (inglenook) on either side of the fireplace in the living room.

1988 The roof was replaced with composition shingles (existing today).⁷

2002 The exterior of the house was repainted.

2004-2005 The original shed dormer at the rear, east elevation of the house was extended south across the back of the house to include an extension of the master bedroom and bathroom. The kitchen was enlarged with a single-story 10-foot by 12-foot addition at the southeast corner of the house at the first floor (faces garden and backyard area of property) and was enclosed with a gable roof. The interior of the home was remodeled at the living room fireplace (new ceramic tile replaced original damaged tile), oak floors throughout the house were refinished, walls & ceilings repainted, kitchen remodeled with new casework and counter tops, family room remodeled with gas fireplace and two new windows that flank the fireplace (architecturally appropriate multi-paned custom units), multi-paned French doors replaced a tripartite buffet window in the dining room. Other remodeling includes the first-floor powder room, second-floor bathroom, and master bedroom with *en suite* bathroom and closet. Updated electrical and plumbing systems were installed throughout the house.

The Pattullo House has undergone a series of remodels over the last 100 years with the first modification reported in 1922, when the north and south ends of the front porch were partially enclosed for use as sunrooms. In 1937 a new roof was installed over the original roof and the southwest dormer balcony/sleeping porch was enclosed with windows which replaced a balcony door. The desire for an enclosed balcony/sleeping porch illustrates cultural patterns and a change in the public's attitude and choices pertaining to sleep needs, home heat retention, and a higher cost of heating fuel at that time. The partial front porch enclosures attest to the popularity of sunrooms in the 1920s-1930s which were illuminated by natural light that passed through multiple rows of windows, and the public's desire for larger interior spaces and the need to retain heat in the winter. A popular window treatment used especially during the 1920s and 1930s is demonstrated in the sunroom windows in the Pattullo House. The windows were designed as multiple tall, narrow casement and fixed units with multiple lights that were divided by strips of zinc. This design mimicked leaded-glass windows which were used extensively in homes built in the late 1800s and early 1900s, and was a less-expensive method of achieving the same look. The exterior modifications completed in 2004-05 are architecturally compatible with the exterior design of the house and are located at the rear of the property which is difficult to see from the public rights-of-way at Twelfth Avenue and Adams Street due to mature trees, fences, and the footprint/configuration of the

⁷ Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

house on its site. In conclusion, although the Pattullo House has received modifications over the years, the property very well conveys its original location, design, materials, workmanship, and association as a single-family residence built in 1905 in Spokane, Washington. The exterior modifications do not diminish the property's architectural or historical significance to the point where it becomes ineligible for listing. In contrast, the front porch and dormer modifications attest to design and cultural trends that were popularized in the 1920s and 1930s when the modifications were made from 68 to 83 years ago.

Areas of Significance	Architecture, Community Planning & Development
Period of Significance	1906-1949
Significant Dates	1906-07, 1922
Architect	William Ballard, Ballard Plannary Company
Builder	Chamberlin Real Estate & Improvement Company

STATEMENT OF SIGNIFICANCE

Built in 1906-1907, the Pattullo House is an excellent example of the Craftsman tradition. The home was designed by the Ballard Plannary Company, a noted early 20th-century Spokane architectural firm, and was constructed by the Chamberlin Real Estate & Improvement Company. An artist's rendering of the house was pictured on the April 1907 cover of Chamberlin's promotional publication, *Spokane's Home Builders*.⁸ Advertised as an early show home by the general contractor, the publication noted the house was a "Chamberlin 'Built on Honor' Home" which meant the homeowner promised to only show the home to prospective homebuyers with permission from the builder. Pictured on page seven in the Ballard Plannary Company's c. 1910-11 house plan book, *The Modern Bungalow*, a photograph of the house was underscored with a caption that described the home as "strictly California in design," and professed the "beautiful residence" was admired by "scores of people."⁹ The house was built for Estella Pattullo and her husband, Charles F. G. Pattullo, founder, president, and general manager of the Oregon Mortgage Company of Spokane for 43 years. The Pattullo House achieved significance during the Pattullo's tenure from 1906 to 1949, in the areas of "architecture" as a fine example of the Craftsman style, a product of the Ballard Plannary Company and the Chamberlin Real Estate & Improvement Company, and "community planning & development" for its architectural and cultural association with the urban design trends and patterns as a neighborhood "show home" for the Chamberlin Real Estate & Improvement Company. The Pattullo family's longstanding residence in the home and the notice given to the Pattullo "show home" by prospective homebuyers helped lead to the development and subsequent settlement of Booges Addition and the Cliff-Cannon neighborhood on Spokane's South Hill. Architecturally and historically significant, the Pattullo House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

Before Booges Addition was platted in 1888, the area was an untamed natural landscape on a north-facing slope which was dotted with basalt boulders, rocky outcroppings, native pine and fir trees, grasses, and wild flowers. According to Spokane County warranty deeds, the area was owned by two Indian men (perhaps from the Spokane tribe), Enoch Siliquouya and Sio Sos-hum.¹⁰ The Northern Pacific Railway Company purchased 160

⁸ Chamberlin Real Estate & Improvement Company. *Spokane's Home Builders*. April 1907, No. 5, front cover.

⁹ Ballard

¹⁰ Spokane County Warranty Deed, Book C, Page 662. Spokane County Courthouse, Spokane, WA.

acres from the two Indian men for \$2,000 in 1883. The purchase included Booges Addition which was purchased by John Booge in 1890. Booge was influential as a Spokane City Councilman and notary public, and owned Booge & McIntosh Real Estate Company. In 1903, a salesman at the Palace Department Store in downtown Spokane, John McRae, bought Lot 7 in Block 11 as an investment. He sold it to Charles & Estella Pattullo in 1906, for \$1,100.

Charles F. G. Pattullo & Estella Eckler Pattullo

When the Pattullo House was being built from October 1906 to June 1907, the property was conveyed and re-conveyed several times among the Pattulos, the builder, and a plumbing and heating contractor. In October 1906, the Pattulos warranted the property to the Chamberlin Real Estate & Improvement Company for \$1,200, the general contractor who was responsible for building the house. In 1907, the builder conveyed the property to John Smith (Smith Plumbing & Heating) for \$7,200. Smith warranted the property back to the builder, who in turn warranted the property back to the Pattulos on June 27, 1907, for \$7,500, the final cost of construction.

In October 1907, Charles Pattullo purchased the west 20 feet of the adjoining next east Lot 6 from Jennie & William Morrison, and in 1917, built a single-car garage behind the house in the southeast corner of the property for \$100.¹¹ Twelve years later, Pattullo determined that he needed an additional garage so in 1929, he commissioned Spokane home designer/general contractor, John E. Anderson, to remodel the basement of the house at the northeast corner for use as an under-house garage.¹² Anderson built the garage and two basalt rock retaining walls that flanked a narrow driveway which led from Twelfth Avenue to the garage. In 1967, Spokane building permit #B-65738, granted permission for demolition of the 1917 garage, and a new carport was built (construction and demolition cost were estimated at \$1,200).¹³ The carport was razed in 2004, and replaced by a new garage with access to the alley, adjacent next south. The 1929 under-house garage remains intact (the original carriage house doors were replaced in the 1960s-1970s with an overhead door).

Charles Fyfe Gardyne Pattullo was born in 1876 in Forfarshire, Scotland. Educated in banking at the Dundee Technical Institute in Scotland, Pattullo later became associated with the Oregon Mortgage Company Ltd, a Scottish investment firm. He immigrated to the United States in 1894, attended Stanford University, and in 1901, met and married Isabel (Estella) Eckler of Dayton, Washington. In 1903, the Pattulos moved to Spokane.

¹¹ Spokane City Building Permit, dated 14 April 1917, for \$100. Spokane City Hall, Spokane, WA.

¹² Spokane Building Permit #

¹³ Spokane City Building Permit #B-65738, dated 26 May 1967, for \$1,200. Spokane City Hall, Spokane, WA.

After moving to Spokane, Charles Pattullo organized and founded the Oregon Mortgage Company of Spokane where he worked for 43 years.¹⁴ An ardent golfer, Charles Pattullo was elected president of the Spokane Country Club in 1947, and was an active member of the Spokane Club, the Early Birds Breakfast Club, the English Speaking Union, and the Christian Presbyterian denomination. He died at the age of 75 in 1952. Charles Pattullo's widow, Estella Eckler Pattullo, moved to the Roosevelt Apartments at 524 West 7th Avenue, and resided there until her death in 1969.¹⁵

Subsequent Homeowners

In 1950, the Pattullos sold their home to Alice & Max Lemon, an engineer for Kaiser Aluminum Company. In 1955, James & Carmela Kenna bought the property for \$12,000. James Kenna worked as a sales & parts manager for Homelite Corporation in Spokane. Donald & Barbara Seaman bought the property in 1961 for \$12,950. Donald Seaman worked as an insurance agent for D. K. MacDonald & Company ("fire, marine, casualty, surety, pension, trust, life insurance, personal insurance analysis"¹⁶). By 1975, Paul & Diane Campbell had purchased the property when Paul was employed as manager of the Better Business Bureau of Spokane. Linda Louise Cobbs bought the house in 2002, for \$172,000, and sold it to current owners, Gregory & Alicia True in 2003, for \$204,400.

HISTORIC SIGNIFICANCE

Category A

The Charles & Estella Pattullo House achieved historic significance from 1906 to 1949, in the area of significance, "community planning & development" for its association with the development and subsequent settlement of Booges Addition in the Cliff-Cannon neighborhood on Spokane's South Hill. The house was built for the Pattullos and was advertised as a "show home" for the architect, William Ballard of the Ballard Plannary Architectural Company, and the builder, Chamberlin Real Estate & Improvement Company of Spokane. An artist's rendering of the house was printed on the front cover of the April 1907 edition of *Spokane's Home Builders*, a promotional booklet published by the builder,¹⁷ and a photograph of the house was pictured in the booklet and noted as Ballard Plannary Architectural Company House Plan "No. 49."¹⁸ A caption under the artist's rendering announced the property was "A Chamberlin 'Built on Honor' Home."¹⁹ This phrase was explained in the booklet to mean that "the owners of this and all houses shown in this book are requested not to show anyone through their buildings without written permission" from the architect or the builder. The promotional booklet stated that

¹⁴ "Death Takes Mrs. Pattullo at Age of 95." *Spokesman-Review*, 20 April 1969, p. 30.

¹⁵ "G.F.G. Pattullo Taken by Death." *Spokesman-Review*, 3 Mar 1952, p. 1 with photo.

¹⁶ Spokane City Directory, 1962.

¹⁷ Chamberlin Real Estate & Improvement Company. *Spokane's Home Builders*. April 1907, No. 5.

¹⁸ Ibid.

¹⁹ Ibid.

Charles Pattullo “had several opportunities to sell at a good profit but has refused to do so” thus allowing the architect and builder to design and sell more homes in the area.²⁰

In conclusion, the well-preserved Pattullo House conveys designs, materials, and workmanship made popular in the early 1900s. It also demonstrates early 20th-century residential urban design trends and marketing patterns that led to the development and subsequent settlement of Booges Addition and the surrounding neighborhood.

ARCHITECTURAL SIGNIFICANCE

Category C

The Pattullo House is architecturally significant in the area of significance, “architecture,” as a fine example of the Craftsman style and as a product of the Ballard Plannary Company and the Chamberlin Real Estate & Improvement Company.

Craftsman Style

Popular from about 1900 to 1930, the Craftsman style swept the country with designs and materials that could be easily adapted for affordable single-family homes. In direct rebellion to the tall, elaborate, usually costly Queen Anne styles that preceded it, the Craftsman aesthetic and design tradition was embraced by the masses and became one of America’s most dominant styles. In the United States, the style originated in Southern California with many landmark examples built in the Pasadena and Berkley areas. California’s Craftsman-style homes were given extensive publicity in such magazines as the *Western Architect*, *Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and the *Ladies’ Home Journal*, thus familiarizing the nation with the style. Gustav Stickley, the famed American Craftsman-style designer, published a house plan magazine called *The Craftsman (1901-1916)* that espoused Craftsman-style designs and the Craftsman aesthetic. Eventually domestic design studios, architectural firms, and building contractors located throughout American cities began to publish plan books that advertised their design interpretations of the Craftsman style. A “flood of pattern books appeared, offering plans for Craftsman bungalows... Through these vehicles, the...Craftsman-style house quickly became the most popular and fashionable smaller house in the country.”²¹

The Craftsman tradition has its roots in “nature.” Natural materials were revered such as indigenous river rocks or field stones, brick (especially clinker brick), hand-split wood shingles, wood clapboard siding, coarse to fine stucco, leaded-glass lights (or the look-alike made of zinc strips), burnished and/or polished copper and brass, and wrought iron. The liberal use of natural woodwork which was hand-rubbed to a rich patina was paramount for interior treatments and included oak, ash, walnut, chestnut, tamarack, fir, cedar, and other woods. Along with natural building materials, the Craftsman style

²⁰ Ibid.

²¹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989, p. 454.

emphasized horizontal prominence, and designers and architects plied their “tricks of the trade” in achieving this emphasis. Some of these design tricks included the application of architectural forms and elements such as one or 1.5-story house forms with low-pitched roofs, widely overhanging unenclosed eaves, wide bargeboards, exposed rafters/purlins, numerous horizontal bands-belt courses-stringcourses-water tables that separated siding treatments or the juncture between floors, horizontal rows of windows, solid porch walls, battered porch supports and fenestration surrounds, and partial or full-width covered porches. These architectural details all worked together to accentuate the horizontal orientation of the house and integrate it to its building site.

Identifying features of the Craftsman style include a one or 1.5 story house form, a low-pitched roof, wide bargeboards, widely overhanging eaves, exposed rafters and purlins, decorative brackets, battered fenestration surrounds, covered front porches supported by massive square or battered porch pillars, and large porch piers made of wood, brick or stone. Interior features include open floor plans with built-in inglenooks, bookcases, bench/window seats, buffets/breakfronts, cupboards and cabinets, and linen closets. Natural finished woodwork such as honey-colored oak or walnut-finished fir is emphasized. Brick, stone, stucco, and wood are used both inside and out.²²

The Pattullo House is an excellent example of the Craftsman style and includes many of the aforementioned features which are described in “Section 7” of this nomination. Outstanding and unique Craftsman-style features attributed to the Pattullo House include the home’s prominent battered window and door surrounds, exterior wall claddings, and basalt rock porch wall at the exterior. Interior embellishment reflects a unique design found in the solid honey-colored oak staircase and inglenook in the front reception hall. The staircase features a stylized Glasgow Rose cutout balustrade design (a strong Craftsman aesthetic motif) and an unusual five-foot-tall solid oak newel post which was milled in the shape of a tall pyramidal obelisk.

In addition to the Craftsman style, the Pattullo House reveals Tudor Revival-style influence. This is especially seen in the false half-timbering and stucco infill in the gable field and gable peaks of the house. The sunrooms which are located at the north and south ends of the front porch (enclosed in 1922) are illuminated with multiple rows of tall casement and fixed-pane windows which wrap around the southwest and northwest corners of the house. The windows have lights which are divided by narrow strips of zinc instead of lead (more affordable) and resemble tall leaded-glass windows found in Tudor Revival-style homes and cottages. This design treatment and use of zinc rather than lead was a short-lived trend that was popularized during the 1920s and 1930s in Spokane and elsewhere around the country, and is sometimes copied today in large homes featuring a mixture of revival styles. Alluding to the false half-timbering on the house, *Spokane’s Home Builders* described the Pattullo House as a “large and beautiful

²² Created with different properties, stucco is an exterior finish while plaster is an interior finish.

English bungalow” in 1907.²³ By 1910-11, the house was touted in *The Modern Bungalow* as “strictly California in design.”²⁴ The home is classified today as a Craftsman-style house with Tudor Revival-style influence.

William Ballard and the Chamberlin Real Estate & Improvement Company

The Charles & Estella Pattullo House is a product of William J. Ballard, architect and founder of the Ballard Plannary Company, a noted architectural firm that practiced in Spokane from 1910 to 1925. Ballard was born in 1871 in Plainfield, Illinois and became interested in design and construction, being influenced by his father who was a general contractor. With an interest in architecture, Ballard was first educated in Joliet, Illinois, and then moved to California where he first attended the University of California at Berkeley and later, the Troop Institute at Pasadena. After his education in architecture was completed, he began practicing in Los Angeles but “thinking that better business opportunities might be secured in the northern district, Ballard came to Spokane in 1902,” remaining one year.²⁵ During that time he was employed as a building superintendent by the Chamberlin Real Estate & Improvement Company, the general contractor/developer that was responsible for the construction of over 60 homes in Nettleton’s Addition in the West Central neighborhood and numerous homes throughout the city of Spokane. In 1903, Ballard returned to the Los Angeles and Pasadena areas of Southern California where he practiced architecture, “devoting the greater part of his time to bungalow and cottage construction...the favorite style of building” in the Pasadena area.²⁶

In 1905, Ballard married Ina L. Chamberlin, the daughter of G. L. Chamberlin, owner of the Chamberlin Real Estate & Improvement Company—the same company for which Ballard was employed in 1902 while he was in Spokane. In 1908, William and Ina Ballard moved to Spokane where William worked as an architect for the Western Retail Lumber Dealers Association and for his father-in-law’s business, the Chamberlin Real Estate & Improvement Company. During that time, he secured offices in the Kuhn Building in downtown Spokane, hired architectural students, and founded the Ballard Plannary Company, Inc. In 1910-11, he published a book of house plans which was called *The Modern Bungalow*. The plan book pictured photographs and plans of homes that were built in Spokane and the surrounding area as well as proposed drawings and plans of homes that could be built. In 1912, Ballard’s house plan book was “on sale at all leading book stores” in Spokane and was said to be “in great demand by prospective builders both in the city and country.”²⁷

²³ Chamberlin Real Estate & Improvement Company. *Spokane’s Home Builders*. April 1907, No. 5, front cover.

²⁴ Ballard Plannary Company. *The Modern Bungalow, Second Edition*. 1910-1911, p. 7.

²⁵ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing, 1912, pp. 604-08.

²⁶ Ibid.

²⁷ Ibid.

The History of the City of Spokane and Spokane Country, Volume 2, was published in 1912 and described William Ballard and his work in Spokane:

He designed and was supervising architect for...a large number of brick buildings, ranging in price from \$30,000 to \$40,000. However, he makes a specialty of cottage homes and apartment houses, and has designed and built altogether about 400 in Spokane, while evidences of his skill and handiwork are seen in about 600 homes in the Inland Empire.²⁸

Ballard designed many homes in Spokane and the surrounding area. They are good representations of the Arts & Crafts, Craftsman, and Colonial Revival traditions, and reflect Ballard's discriminating eye for detail and design. In addition to residential designs, William Ballard also gained notoriety for the "Ballard Barn & Silo,"²⁹ agricultural construction which was built throughout Eastern Washington. In 1925, the Ballards moved to the Los Angeles area where William continued to practice, designing "more than 400 homes..."³⁰

In summary, William Ballard's impact on Spokane was great. He founded an architectural firm that employed numerous people for 15 years. He designed and built hundreds of homes and buildings throughout Spokane and Eastern Washington and was an active member of the Spokane Chamber of Commerce and two philanthropic organizations, the Independent Order of Oddfellows and the Independent Order of Foresters. As a tribute to his professional accomplishments, William Ballard was venerated for his contributions which were described as "wide and varied" and which "had a direct result upon Spokane's welfare and improvement."³¹

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.³²

In conclusion, the Pattullo House retains good exterior architectural and historical integrity in original location, design, materials, workmanship, and association as a single-

²⁸ Ibid.

²⁹ "Designer Eyes 100." *Spokane Daily Chronicle*, 27 Oct 1970.

³⁰ Ibid.

³¹ Durham, N. W. *History of the City of Spokane and Spokane Country, Vol. 2*. Spokane: Clarke Publishing, 1912, p. 608.

³² Ibid.

family home built in the early 20th-century in Spokane, Washington. It is eligible for listing on the Spokane Register of Historic Places under Categories A and C for its architectural and historical significance.

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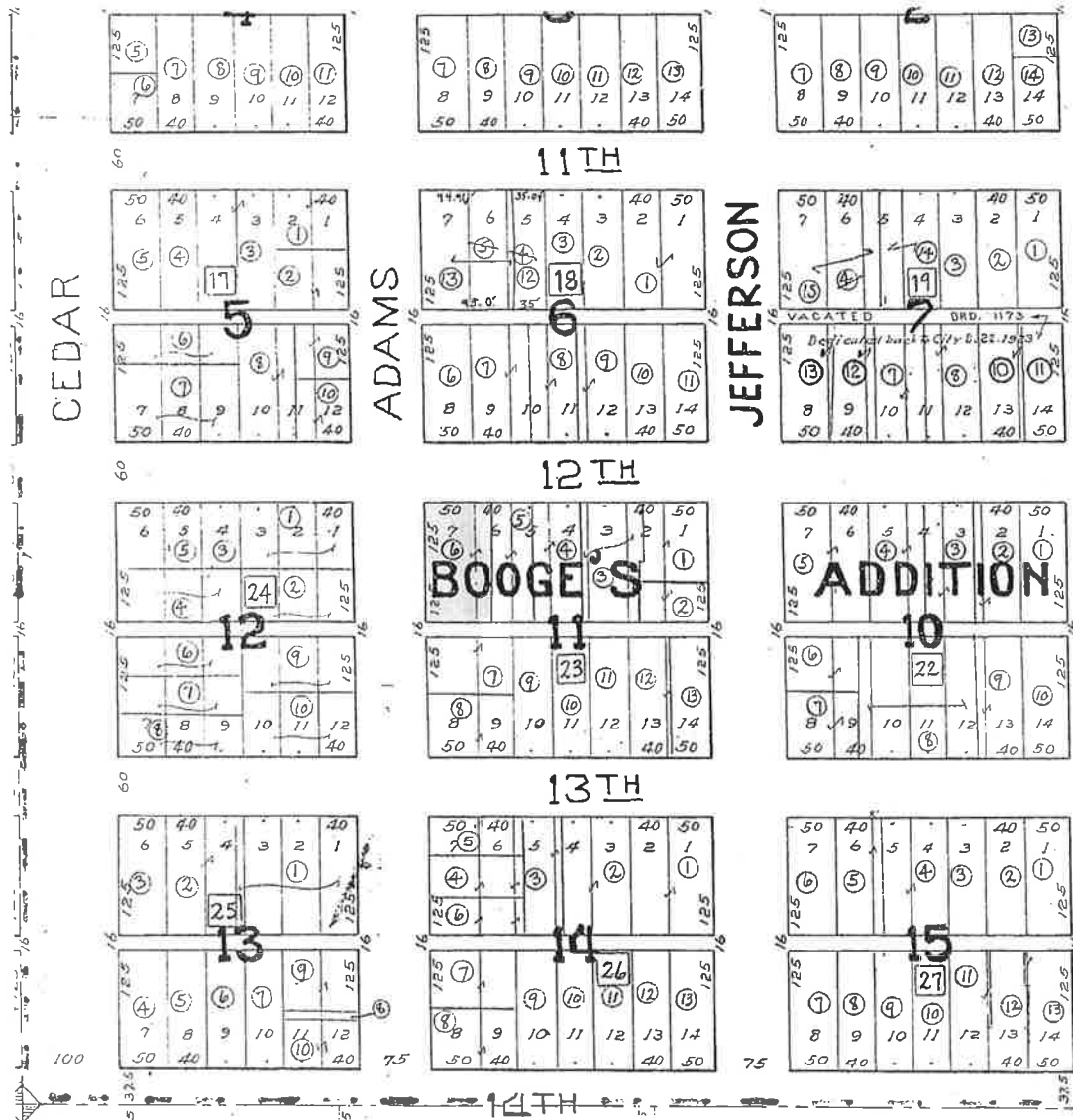
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Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

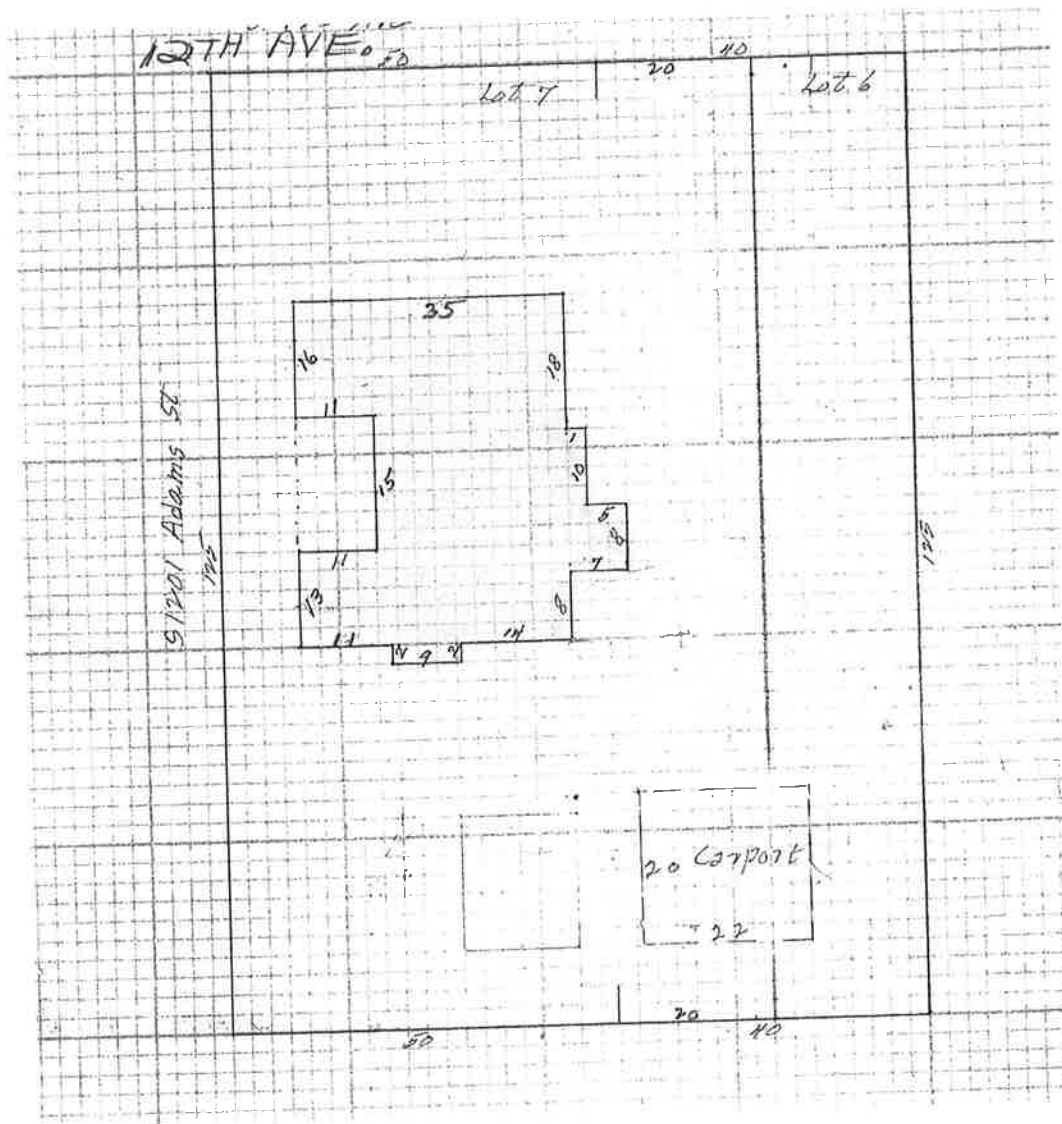
Section 10

Spokane Plat Map Spokane County plat map, 2006



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE Section 10

Site Plan Spokane County Assessor's Records site plan



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

Section 10

Photos 1 and 2

West elevation of house and eave detail in 2006.



Photos 3 and 4

North elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

Section 10

Photo 5
Photo 6

East elevation of house (rear) in 2006.
South elevation of house in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

Section 10

Photos 7 and 8

South elevation of house in 2006: roof eave and gable peak details



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

Section 10

- Photo 9 Front door of house, west façade, in 2006
Photo 10 Back door of house at southeast corner in 2006



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

Section 10

Photos 11 and 12 Staircase and bench seat in center reception hall in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE

Section 10

- Photo 13 Living room, looking west into northwest sunroom in 2006.
Photo 14 Living room, looking northeast at fireplace in 2006.



Spokane City/County Register of Historic Places Continuation Sheet
CHARLES & ESTELLA PATTULLO HOUSE Section 10

- Photo 15 Northwest sunroom, looking northwest in 2006.
Photo 16 Sunroom window from front porch.

