

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 **VICTOR & JEAN PIOLLET HOUSE**

2. Location

Street & Number 606 W. 16th Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35301.0515

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 William & Wendy Budge
Street & Number 606 W. 16th Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 624-7579, billbudge@comcast.net

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 draft reviewed by SHLC on July 16, 2008

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	South Side Cable Addition, east half of Lot 16 and all of Lot 17, Block 5
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	July 16, 2008

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs	black and white prints, CD-ROM

13. Signature of Owner(s)

Name William S. Budge

Name Wendy A. Budge

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

Kristen Gippin

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

DESCRIPTION OF PROPERTY

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 is 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/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 exterior modifications and retain high exterior architectural integrity in original location, design, materials, workmanship, 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 large prominent historic single-family homes to the east, west, and north. The next adjacent east residence is a

registered historic landmark as the Weaver House, built in 1908 and listed on the Spokane, Washington State, and National Registers of Historic Places.

Garage

Built in 1928 for a reported cost of \$150,¹ 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 from West Sixteenth Avenue at the front of the house. The garage has wide eaves with exposed rafter rails and a low-pitched hip roof which is covered with red-orange-colored glazed ceramic tile. The garage 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 watertable 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 being nominated with the house to the Spokane Register of Historic Places.

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 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 is covered with 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 earth-toned face bricks. 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 rectangular-shaped blocks. Like an airbrush painting, the enamel surface of some of the bricks comprises a soft, light shading from light to dark while other bricks have solid coloration which is highlighted with crackled crazing. In contrast to the glazed enameled face brick cladding, the foundation is made of poured concrete with a veneer of dark red brick. A watertable 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 nearly all of its original windows which are a combination of 1/1 double-hung wood-sash, multi-paned casement, and fixed-sash units.

South Façade

The Piollet House faces south along West Sixteenth Avenue and is perched atop a small south and west-facing knoll. The façade is distinguished in the Colonial Revival tradition

¹ Spokane City Building permit #31991, dated 10 May 1928. Spokane City Hall, Spokane, WA.

with a formal center front entrance which is surrounded by symmetrical fenestration patterns. The front entrance features an original multi-paned 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 prominent surround around the front door. The surround is clad with multi-colored glazed ceramic tiles which exhibit deeper hues of the same colors used in the enameled face bricks on the house. 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 produces 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 similar to early 20th-century quilt designs that employed popular sunburst and fan shapes. 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 sunporch at three elevations.

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 box bay window is located at the southwest corner of the west elevation 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. The deck 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.

House Interior

According to Spokane County tax assessor records,² 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 north wall. 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 (SW and NW 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

² Spokane County Tax Assessor Records. Spokane County Courthouse, Spokane, WA.

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.

The formal staircase in the reception hall 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.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The original 1923 appearance of the Piolet House is unknown as no historic photographs could be found except one black-and-white photo taken in 1959.³ The 1959 photo pictures the south façade and partial east elevation of the house which appear to be nearly unchanged today (exceptions are listed below). 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. The 1926 map pictures the absence of a back porch at the north elevation of the house but 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 footprint. The enclosed back porch of the Piolet 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 Piolet House include the following:

1927-1953 Back porch constructed and built onto rear, north elevation of house. It appears upon inspection of porch that it was originally built with no windows; windows appear to have been added at a later date, perhaps 1960s-1970s, due to their contemporary design.

1940 Original wood shingle roof was replaced with wood shingles.⁴

1954 Kitchen remodeled with new cabinets, back hall remodeled.⁵

³ Spokane County Assessor's Records. Spokane County Courthouse, Spokane, WA.

⁴ Spokane building permit #62448, dated 9 Sept 1940. Spokane City Hall, Spokane, WA.

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.

The Victor & Jean Piollet House retains good to excellent 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 glazed ceramic tile cladding, original brick veneer at foundation, original front porch terrace, original front entrance gabled pediment, original prominent pediment brackets, back porch (now more than 50 years old), and most of its original multi-paned casement windows. The house also retains excellent integrity in its original location and original association as a single-family home built in the early 1920s in Spokane, WA.

⁵ Spokane building permit #21406, dated 10 Feb 1954. Spokane City Hall, Spokane, WA.

Areas of Significance	Architecture
Period of Significance	1923-1958
Built Date	1923
Architect	unknown
Builder	Artes J. Chitty
Sub-Contractors	Washington Brick, Lime & Sewer Pipe Co. John Rubedew Lumber Company Drury Brothers Contractors

STATEMENT OF SIGNIFICANCE

Summary Statement

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 brick which completely covers the first and second floors of the two-story house. Similar in appearance to large glazed ceramic subway tiles, 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 home in Spokane which is entirely clad with decorative 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, and the home's enameled face bricks were all made by the Washington Brick, Lime & Sewer Pipe Company which advanced a creative marketing approach in the 1920s when they showcased their products at the Piollet House and garage. A pioneer in the brick and tile business, the Washington Brick, Lime, & Sewer Pipe Company was, at the turn of the 20th-century, one of the first and “largest brick manufacturing facilities in the state of Washington,” and was in production in the Spokane area for more than 70 years.⁶ The company's marketing approach also included the property's first owners—Jean & Victor Piollet, the sales manager and later, vice-president, of the Washington Brick, Lime & Sewer Pipe Company from 1912 through 1932. During its period of significance from 1923 to 1958, the Piollet House achieved importance in the area of significance, “architecture,” as a fine example of the Colonial Revival style and as a tangible demonstration of early 20th-century construction techniques, workmanship, and glazed enameled face bricks, hollow-core ceramic tile blocks, and glazed roof tiles. Architecturally significant, the Piollet House and garage are nominated to the Spokane Register of Historic Places under Category C for the property's embodiment of distinctive characteristics of the Colonial Revival style with Craftsman, French Eclectic, and Italian Renaissance influences, and for its possession of high artistic values seen especially in an unusual and unique use of decorative glazed enameled face brick veneer.

⁶ Sebright, William. *Clayton Public School National Register Nomination*, 2003. From internet website: http://www.claytondeerparkhistoricalsociety.com/custom3_5.html

HISTORIC SIGNIFICANCE***South Side Cable Addition***

Before it was platted in 1891, the South Side Cable Addition was undeveloped land located on the Manito Plateau which was sited atop a high basalt bluff one mile south of downtown Spokane. At that time, the area was a natural rocky and hilly landscape with scattered stands of pine and cedar trees, scrub 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 nearly all of the South Side Cable Addition on Spokane's South Hill. 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 were made a "condition...with the land" and 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"⁷

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 bricks. In addition, elementary schools were built, public spaces like Manito Park and Cannon Hill Park were designed and landscaped, and electric street car lines traversed the neighborhood, efficiently connecting South Hill "suburbia" 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 magazine 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:

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

⁷ Spokane warranty deed #646677, book 385, page 378. Spokane County Courthouse, Spokane, WA.

*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. Built in 1923 on West Sixteenth Avenue in the South Side Cable Addition, the Victor & Jean Piollet House 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. 6th 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 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 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 here⁸ 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].⁹

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 c. 1922 in the *Spokesman-Review*,¹⁰ 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 they moved office operations to their 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 Spokane competitor, the Gladding McBean Company, who transported all manufacturing operations and products to their location in Mica in the Spokane Valley.¹¹

Artes J. Chitty, Home Builder

In 1921, Spokane builder and real estate agent, Artes J. Chitty, bought 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 the Piollet 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 decorative glazed enameled face bricks. For an estimated building permit price of \$7,000 for the house and \$200 for a garage,¹² construction of the Piollet property was completed in 1923. According to city directories, Chitty only worked in Spokane for a short time during the early 1920s. During that time, he worked on the Piollet House and placed the following advertisement in the *Spokesman-Review* in the “real estate & home builder” section of the newspaper:

⁸ 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.

⁹ “The Spokane Spokesman Annual Illustrated Supplement, Second Year.” *Spokesman-Review*, January 1892, p. 52.

¹⁰ “Washington Brick, Lime & Sewer Pipe Company.” *Spokesman-Review*, circa 1922-23.

¹¹ Letter from the *Spokesman-Review*’s “Reader Service” on 24 August 1958.

¹² Spokane building permit #16338, dated 3 April 1922, and permit #16340, dated 3 April 1923.

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 & Loan¹³

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, "Let us submit plans..."¹⁴ 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 moved into the house at 606 W. Sixteenth Avenue. The property was 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 decorative enameled face brick veneer, and as the residence of Victor Piollet, the sales manager and vice-president of the brick company. To further market the brick company's superior products, the Piollets replaced their original 1923 garage with a hollow-core, ceramic tile block-construction garage in 1928. In addition to its hollow-core tile-block construction, the garage was built with a pressed face brick veneer 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. During the time he was sales manager and vice president of Washington Brick, Lime & Sewer Pipe Company, Victor Piollet and his wife, Jean Piollet, owned and resided in the house on West Sixteenth for ten years from 1923 to 1933.

Subsequent Property Owners

In 1934, Clayton & Johanna Tucker purchased the Piollet House. They leased the property to Robert & Leila Breene in 1934, 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

¹³ *Spokesman-Review*, circa 1922.

¹⁴ *Ibid.*

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.

ARCHITECTURAL SIGNIFICANCE

Category C

A property may be nominated to the Spokane Register of Historic Places under Category C for its association with design and construction as a home that embodies distinctive characteristics of a type, period, or method of construction or that possesses high artistic values. 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 decorative glazed enameled face bricks which were applied as an exterior veneer to the house.

Colonial Revival Style

According to American 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.”¹⁵ House forms and architectural details borrowed from 18th and 19th-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.”¹⁶

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

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,

¹⁵ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, p. 324.

¹⁶ *Ibid*, p. 324.

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.”¹⁷ The craft spread and advanced in Spain, Italy, Germany, Turkey, Holland, and throughout Europe during the 14th through 17th centuries, and became popular with the English and French during the 18th and 19th 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.¹⁸ “As the industry moved west, the style 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.”¹⁹ 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 to the entire exterior of a single-family home in Spokane is unique to the Piollet House. No other homes could be found that are completely clad with a veneer of enameled face brick. At least one Spokane home, the Stanek-Perrenoud House at 1607 E. 16th (listed on the Spokane Register), retains decorative ceramic tiles like those 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 found along West Second and Third Avenues 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) were recently 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.”²⁰

¹⁷ Karlson, Norman. *The Encyclopedia of American Art Tiles*. Pennsylvania: Schiffer Publishing, 2005, p. 5.

¹⁸ *Ibid*, p. 5.

¹⁹ *Ibid*, p. 5.

²⁰ “Works of Beauty from Spokane Clays.” *Spokesman-Review*, 30 Aug 1925.

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.²¹ 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. The Piollet House and garage are being nominated to the Spokane Register of Historic Places under Category C.

²¹ “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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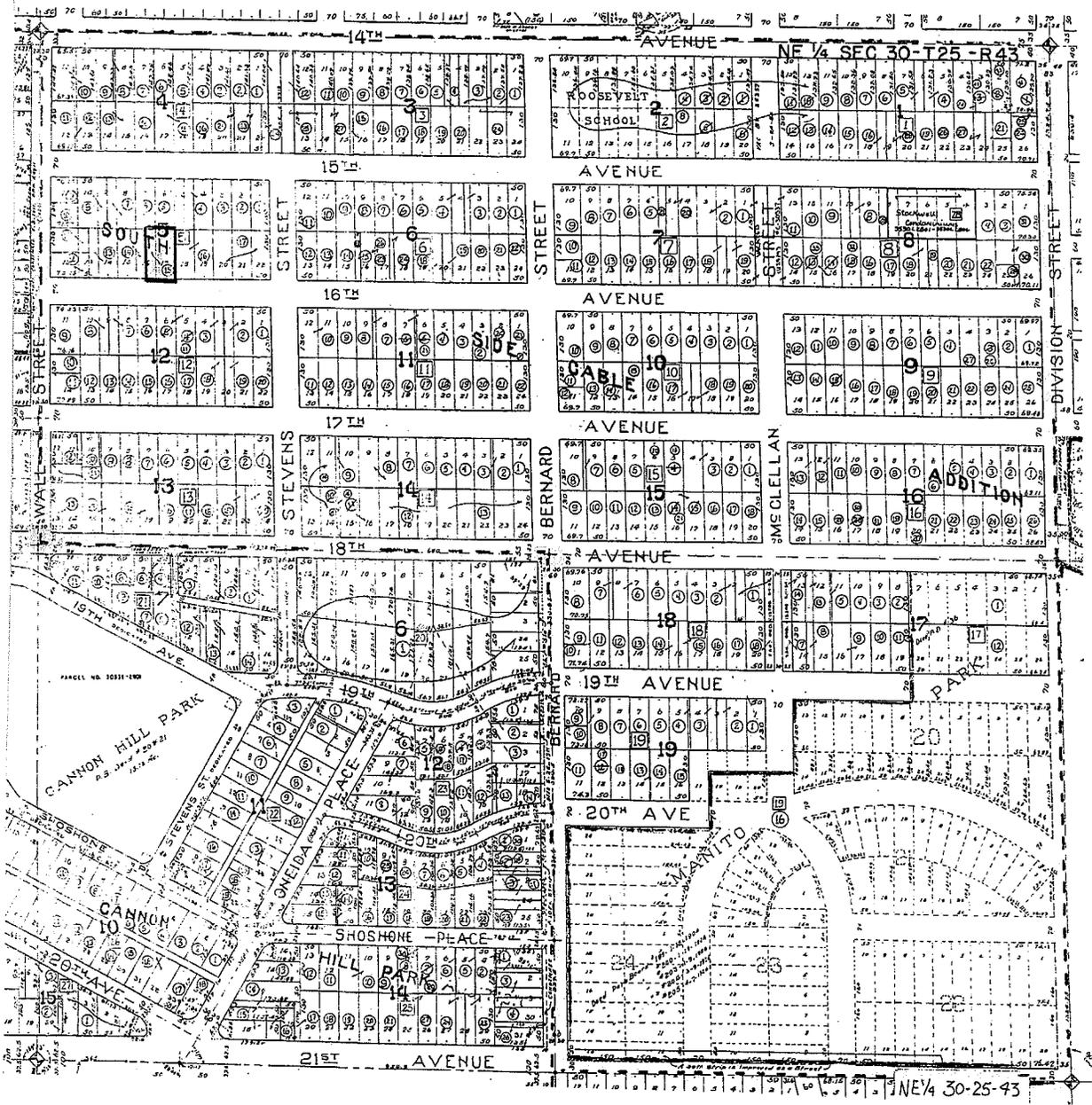
“Works of Beauty from Spokane Clays.” *Spokesman-Review*, 30 Aug 1925.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE

Section 10

Plat map

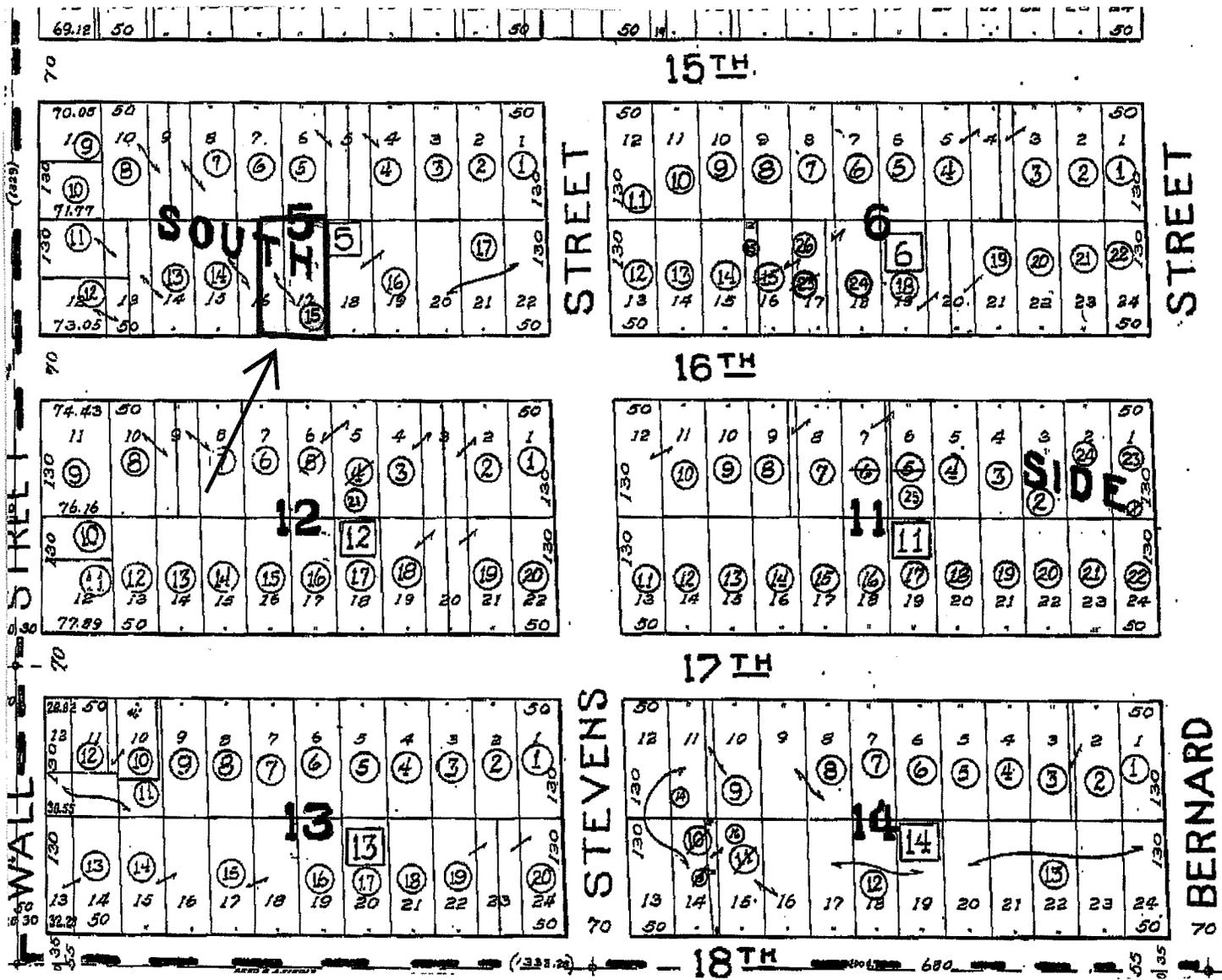
Spokane County Tax Assessor's plat map.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE Section 10

Plat map

Spokane County Tax Assessor's plat map.

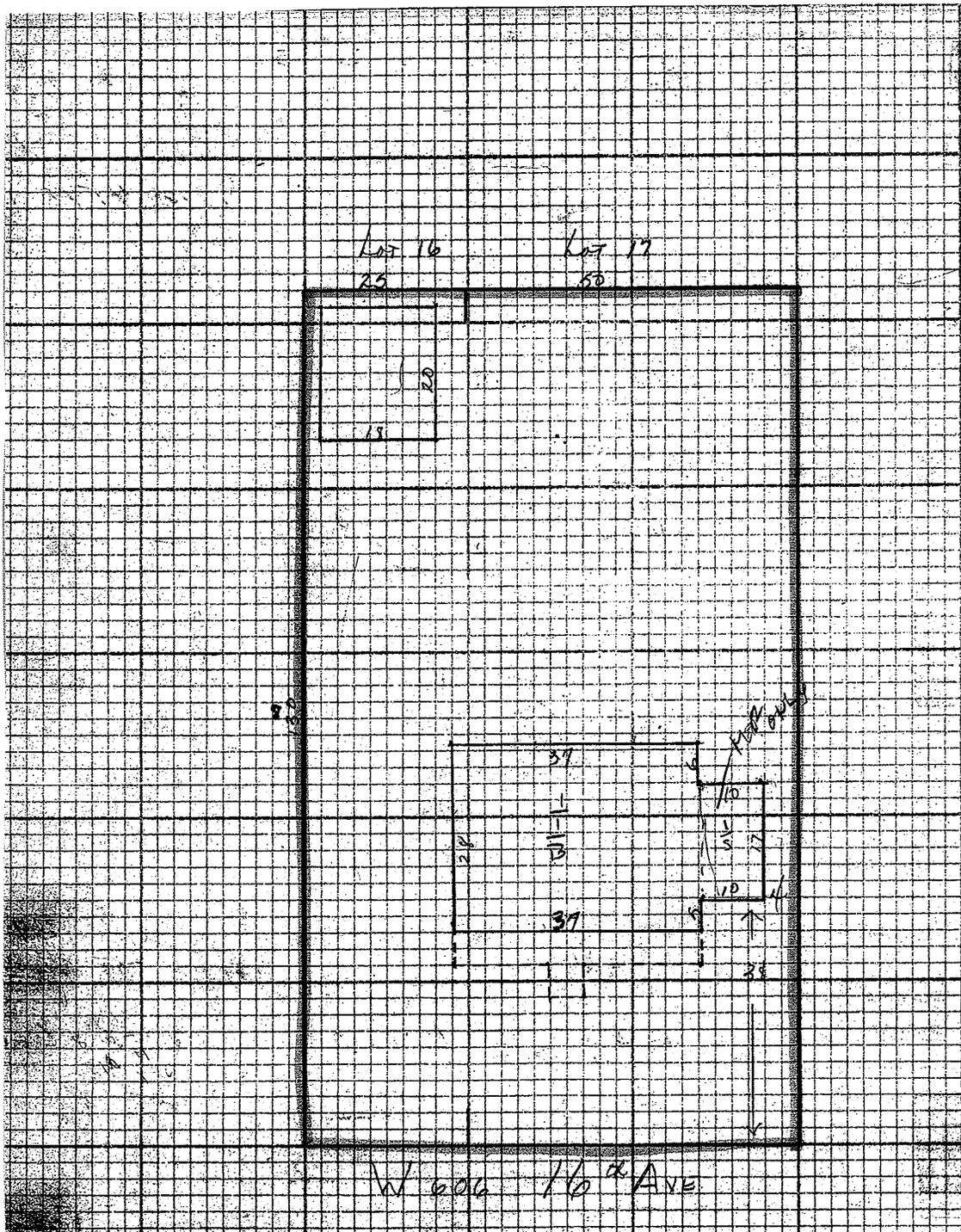


Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE

Section 10

Site plan

Spokane County Tax Assessor's site plan.

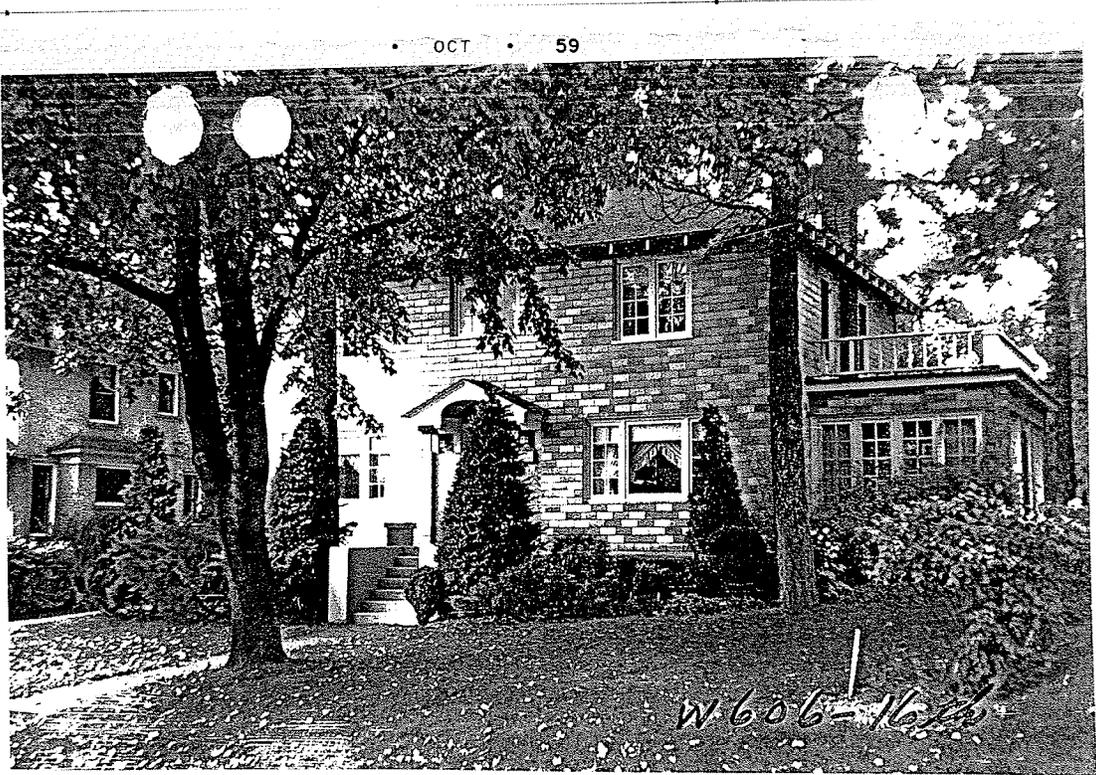


Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE

Section 10

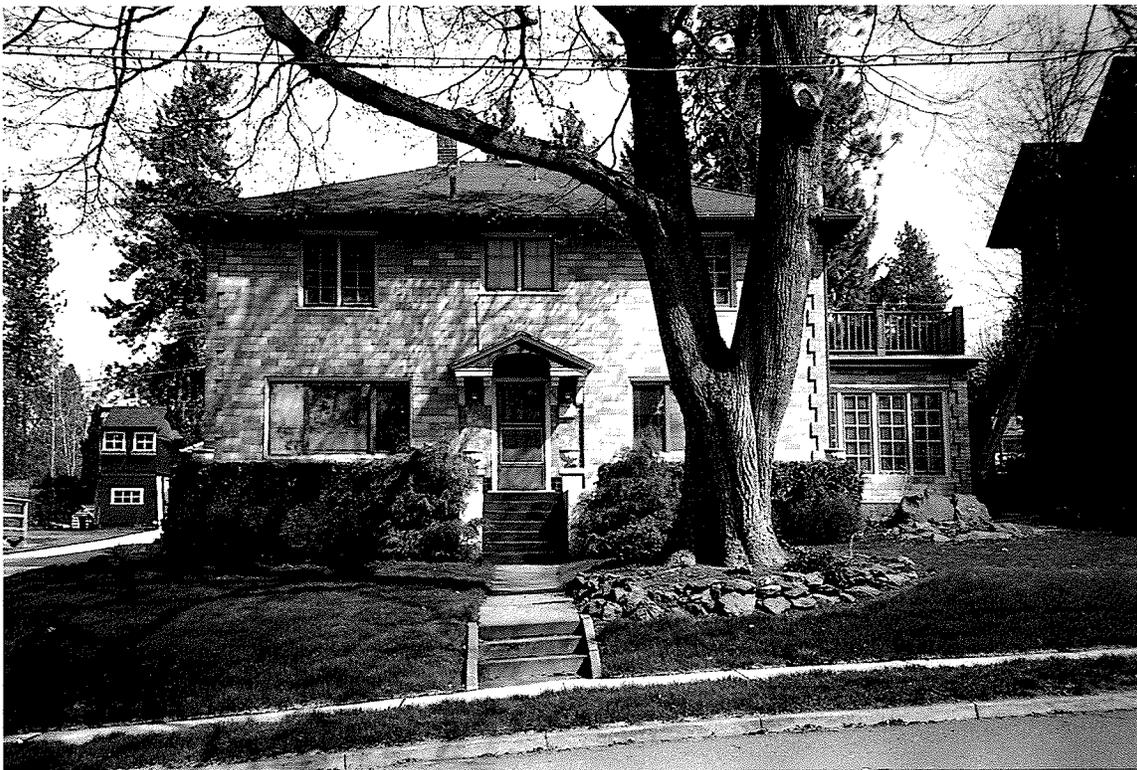
Photo

Spokane County Tax Assessor photo from 1959.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE Section 10

Photos 1 and 2 South façade of house in 2008.

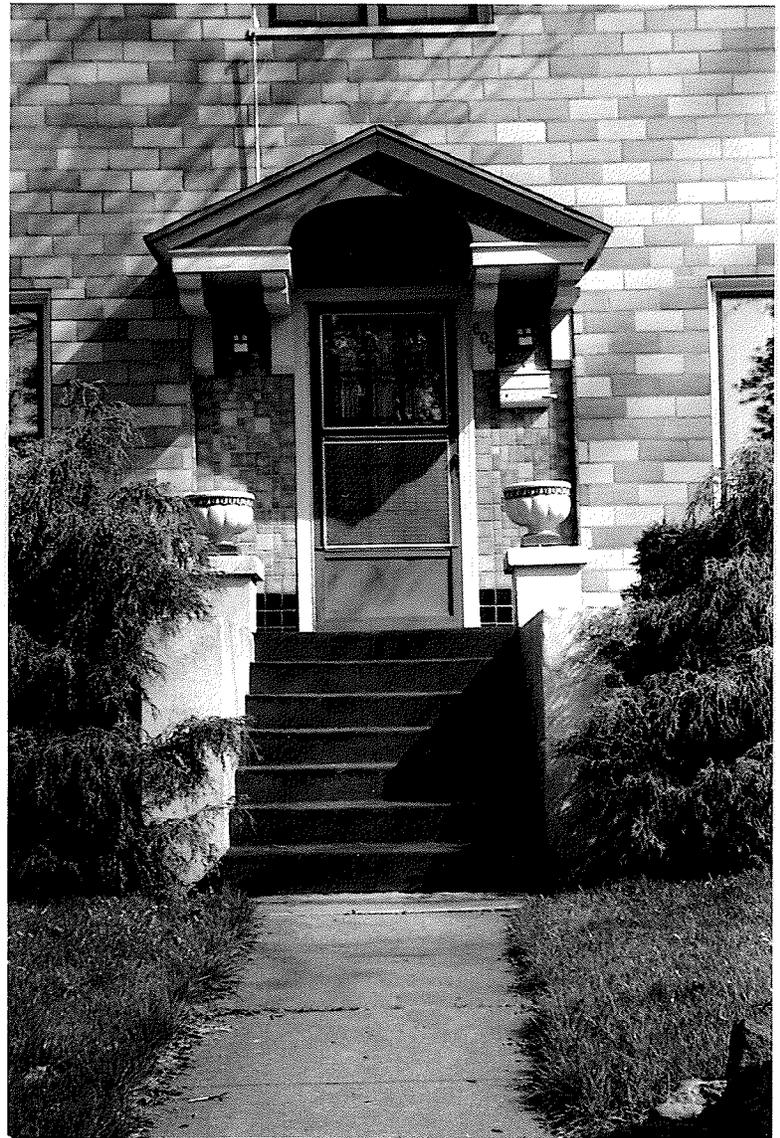


Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE

Section 10

Photos 3 and 4

Front entrance of house at south façade in 2008.



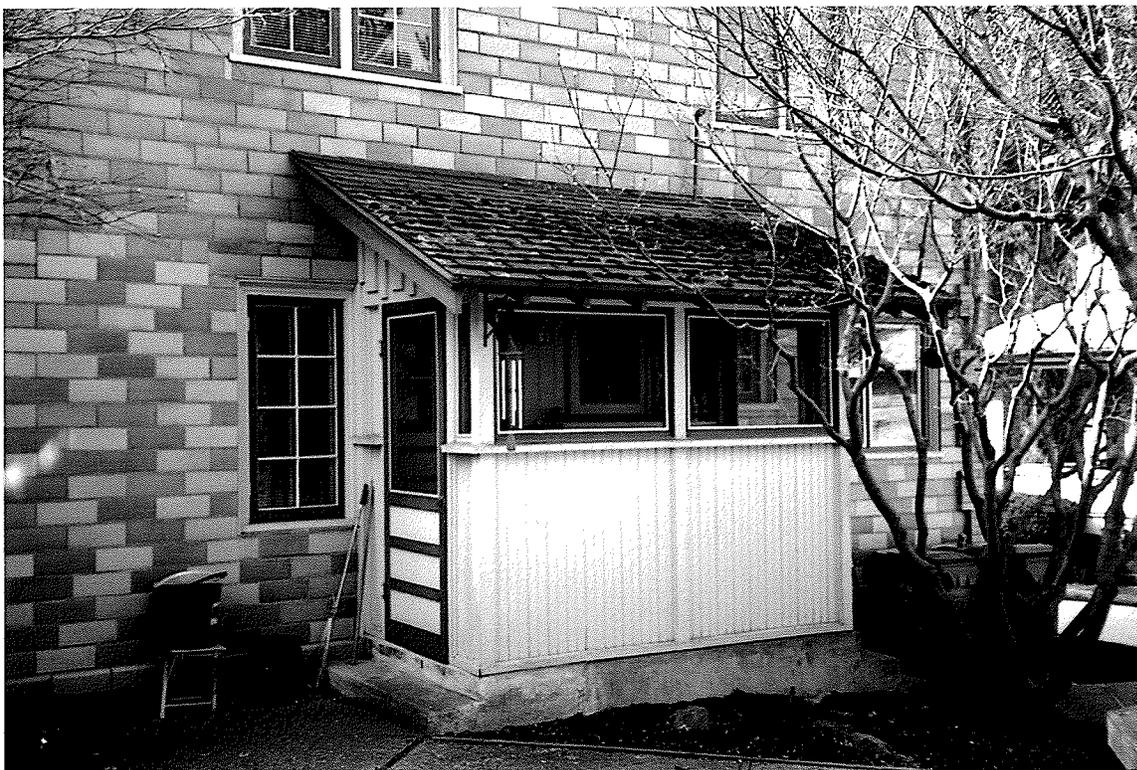
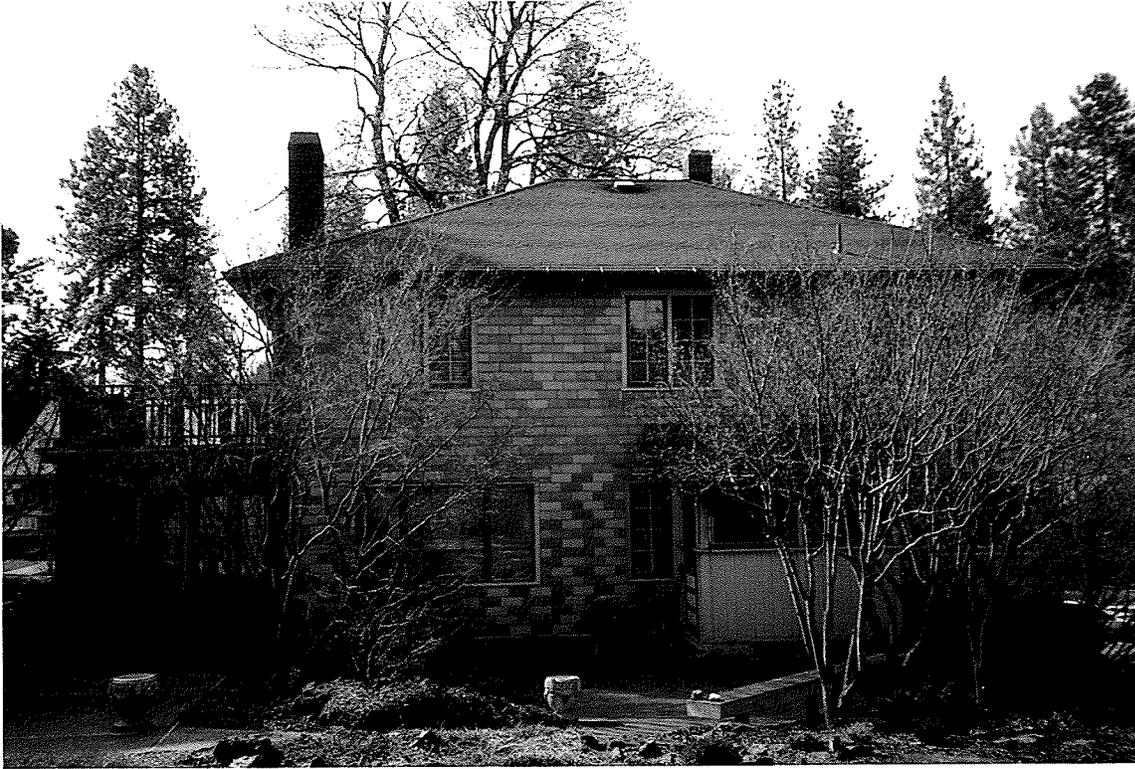
Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE Section 10

Photos 5 and 6 West elevation of house in 2008; detail of tile cladding and basement foundation.



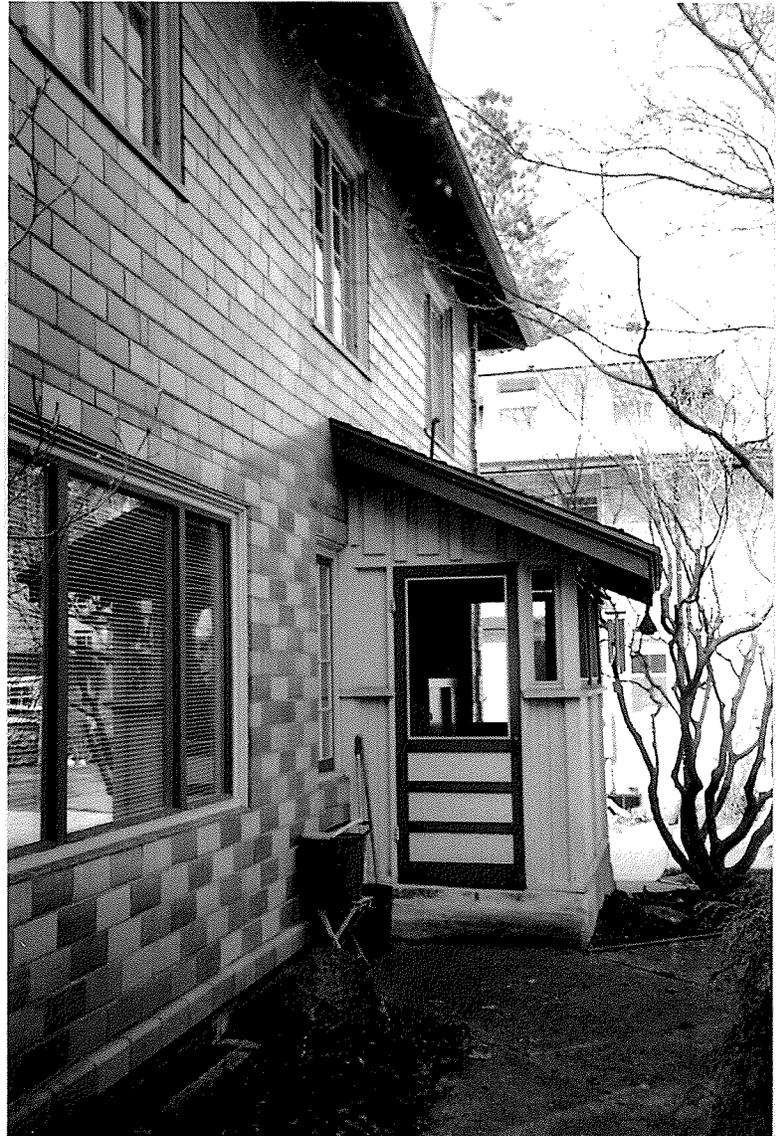
Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE Section 10

Photos 7 and 8 Rear, north elevation of house in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE **Section 10**

Photos 9 and 10 **Rear, north elevation of house in 2008.**



Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE **Section 10**

Photos 11 and 12 East wing at east elevation of house in 2008.



Spokane City/County Register of Historic Places Nomination Continuation Sheet
VICTOR & JEAN PIOLLET HOUSE Section 10

Photos 13 and 14 Garage—southeast corner and south façade—in 2008.

