

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name **PETTET HOUSE-GLASGOW LODGE**  
Common Name Glasgow Lodge

## 2. Location

Street & Number 1735 N. West Point Road  
City, State, Zip Code Spokane, WA 99205  
Parcel Number 25123.0024

## 3. Classification

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

## 4. Owner of Property

Name 303 Bridge St, LLC  
Street & Number 2320 N. Atlantic Street, #100  
City, State, Zip Code Spokane, WA 99205  
Telephone Number/E-mail 325-3333, [clark@clarkpacific.net](mailto:clark@clarkpacific.net) (Marshall Clark)

## 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 listing by SHLC May 16, 2012*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> __excellent <u>X</u> good __fair __deteriorated __ruins __unexposed	<b>Check One</b> __unaltered <u>X</u> altered  <b>Check One</b> <u>X</u> original site __moved & date_____
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*Narrative statement of description is found on one or more continuation sheets.*

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

**Applicable Spokane Register of Historic Places 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	3.27 acres.
Verbal Boundary Description	Pettet Tract Addition, Block 8, Lot 1, Parcel B, and a portion of Government Lot 4, Section 12, Township 24, Range 42.
Verbal Boundary Justification	Property is identified by legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	May 16, 2012

**12. Additional Documentation**

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

**13. Signature of Owner(s)**

303 Bridge St. LLC

*Marshall Clark member*

**14. For Official Use Only:**

Date nomination application filed: \_\_\_\_\_

Date of Landmarks Commission hearing: \_\_\_\_\_

Landmarks Commission decision: \_\_\_\_\_

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

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

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

*Kristen Griffin*

6-7-2012

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

**Date**

Attest:

Approved as to form:

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

*[Signature]*  
Assistant City Attorney



*Pettet House-Glasgow Lodge in 2012  
1735 N. West Point Road, Spokane, WA*

***DESCRIPTION OF PROPERTY***

***Summary Statement***

Built in 1885, the Pettet House-Glasgow Lodge is one of the oldest residential homes in Spokane, Washington. It is located in northwest Spokane's West Central neighborhood at West Point Road and North Pettet Drive, and is difficult to see from the street due to its location behind a dense thicket of brush and trees. The property is irregularly shaped, covers more than three acres, and extends west to the crest of a steeply prominent high bluff which has a commanding view of the Spokane River and distant hills. The design of the house features a two-story gable-front dwelling with a beveled bay, two single-story wings, and an eclectic blend of influences from the Stick and Queen Anne styles. Exterior details include a combination of pitched and mansard roof designs, open fret work in gable peaks, trussed roofs over windows, multi-paned and ocular windows, patterned wood shingle and horizontal drop siding, corner boards, and a prominent water table course. After its current life of 127 years, the Pettet House-Glasgow Lodge reveals a few modifications but continues to well convey a significant portion of the original

intended design and single-family use. The property retains good exterior architectural integrity in original location, design, materials, workmanship, and association as a single-family residence built in 1885 in northwest Spokane.

### ***CURRENT APPEARANCE & CONDITION***

#### ***Site***

The Pettet House-Glasgow Lodge is located on 3.27 acres of level ground on an irregularly shaped plat of land that is a portion of Government Lot 4 on Parcel B and Lot 1, Block 8 of the Pettet Tract.<sup>1</sup> The west and north borders of the property measure 638 feet wide and terminate at a steep bluff crest, a high precipice that overlooks the Spokane River as it meanders north. The east border of the property measures 355 feet wide and abuts Pettet Drive and West Point Road. The south border of the property measures 193 feet and is adjacent to the Knight House, an historic home built in 1910 (1715 N. West Point Road, SRHP & NRHP). The Pettet House-Glasgow Lodge is sited in the center of the south half of the property and is framed by a manicured lawn, a variety of shrubs, and large, mature evergreen and deciduous trees. A driveway leads west through dense brush and trees from West Point Road to the east face of the house. To the northeast, east, and south, the property is surrounded by a grid work of paved roads and a residential neighborhood where many historic homes were built at the turn of the 20<sup>th</sup> century until World War II in the mid 1940s. To the west and northwest is the bluff's edge and stunning panoramic views of the Spokane River and distant forest lands.

#### ***Exterior of Pettet House-Glasgow Lodge***

The exterior footprint of the Pettet House-Glasgow Lodge is irregular and measures about 62 feet wide and 47 feet deep.<sup>2</sup> The house faces south and is composed of a two-story gable-front center mass to which are attached single-story wings at the east and west sides, and a front-facing beveled bay that projects south and forward 10 feet. The roof eaves of the house are overhanging and unenclosed. A wood deck abuts the house at the west (bluff side) and another wood deck abuts the house at the north rear. The house has an irregular cross-gable roof covered with asphalt shingles and pierced by two center chimneys. The chimneys are made of red brick and articulated with decorative chimney caps distinguished with brick corbels. The house is clad with horizontal wood drop siding at the first floor, and patterned wood shingles at the second floor and gable peaks. Foundation walls are made of both basalt rock and poured concrete, and windows are a combination of original multi-paned wood-sash units, plate glass casement and fixed-sash units, and ocular units.

#### ***South Façade***

The south face of the Pettet House-Glasgow Lodge is the home's primary façade and faces manicured lawn, trees, and the adjacent residence next south (historic Knight House). The walls of the first story of the Pettet House-Glasgow Lodge are clad with

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<sup>1</sup> Spokane County Assessor records. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> Ibid.

horizontal wood drop siding in contrast to the walls of the second story which are clad with patterned wood shingles cut in a staggered design, and gable peaks which are clad with wood shingles cut in a sawtooth variation. In the two-story center section of the house, overhanging decorative fretwork in the gable peak partially hides an original multi-paned window. The gable field and gable peak slightly overhang the wall of the second story which is punctuated with a center window pair. Each window of the window pair is tall and narrow and is an original double-hung unit comprised of more than 42 small panes of glass over two larger panes (42/2) with wood muntins, mullions, and sashes. A small shed roof with supporting trusses shade the window pair. A wood scallop with a pointed sawtooth design embellishes the bottom edge (apron) of the small shed roof. Matching the shed roof over the window pair on the second floor, another small shed roof projects over a poured concrete front porch at the front door which is located in the center south facade of the first floor. The shed roof-covered front porch is supported by two tapered round wood pillars and is embellished with the same pointed sawtooth scallop design as the roof over the window pair at the second story. A turned-post balustrade with a handrail protects the porch deck and is attached to the two round pillars. Poured concrete steps rise from grade to the level of the porch deck. The front door is glazed and has flanking sidelights. Like the gable field which overhangs the second story, the second story flares outward and overhangs the first story of the house. A wide wood water table course separates a basalt stone foundation from the exterior wall of the first floor. Wood cornerboards define the exterior corners of the house. The south façade of the house reveals the south face of the two single-story wings, one at the east side and one at the west side of the house. Both wings are set a few feet back from the planar wall surface of the home's two-story center mass. The east wing has a very low hip roof, horizontal wood siding, and a south-facing centered window pair that matches the aforementioned window pair above the front porch. A small trussed and scalloped shed roof partially shades the window pair. Below the window apron is a decorative wood cutout scallop that reflects Eastlake ornamentation.<sup>3</sup> The west wing is a single story with a cross-gable roof. A pentagonal (5-sided) bay with a conical roof projects from the ell formed by the setback west wing, and is illuminated by three plate glass picture windows (1970s window replacements). West of the bay is the west end of the west wing. The wing has a pitched gable-front roof, fretwork in the gable peak, wood sawtooth-shaped shingles in the gable field, horizontal wood drop siding at the first story, corner boards, and a center window pair with a small trussed roof and sawtooth scallop that matches the window pair over the front porch and the window pair in the east wing.

#### *East Face*

The east face of the house is considered a secondary façade and faces east towards West Point Road. As mentioned earlier, a dense thicket of trees and brush is located between the east face of the house and the public road, making it difficult to see the house from

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<sup>3</sup> Eastlake ornamentation is associated with famous British designer, Charles Locke Eastlake (1836-1906), and includes spindlework, perforated bargeboards and pediments, carved panels, large ornamental fanlike brackets, highly ornamental moldings, and decorative hardware fittings (doors and windows).

the road (a public right-of-way). The east face of the house features the east wall of the single-story east wing and the east wall at the second story of the center two-story section of the house. The east wall of the two-story section features the side of a gable-front roof (the home's second-story gable-front roof faces south), staggered wood shingle siding, and original windows. The windows are tall and narrow multi-paned single units that match the original windows at the second story over the front porch. Small trussed shed roofs with sawtooth scallops shade the windows on the east wall of the second story. Unusual fixed ocular windows flank the window on the north end of the east wall at the second story. The single-story east wing has a very low-pitched hip roof and is clad in horizontal wood drop siding that matches the rest of the house. A large fixed-sash plate glass window at the level of the first floor is located on the south half of the east wing and is protected by a small trussed and scalloped shed roof like other original windows of the house. A cutout scallop design adorns the lower edge of the window (it appears this large window replaced sliding glass doors that replaced an original window pair, which is pictured in a 1959 Spokane County tax assessor photo). A small 10-foot wide single-story box bay is located north of the picture window and projects five feet from the planar wall surface at the north end of the east wing. The box bay has a low mansard roof and multi-paned, tall, narrow windows with wood sash. The east wing has a basalt rock foundation wall while the small box bay projection has a poured concrete foundation wall. A single-story, two-car wood frame garage (built in 1945, Spokane building permit #76218) is set back four feet from the east wing's east face and is attached to the north wall of the house. The garage is clad with horizontal wood drop siding like the house and has two wood paneled overhead doors that open to a driveway at the east face of the garage.

#### *West Face*

The west face of the house fronts the bluff and has a pitched cross-gable roof with a gable-front that faces south. Thus, the west face of the house reveals the side of the front gable roof. The first floor is clad with horizontal wood drop siding like the rest of the house and has an original window pair at the south end of the west wing. The window pair is composed of two, narrow, multi-paned windows which are embellished with a cutout scallop at the apron of the window pair. In contrast to some of the other original windows, this window pair does not have a small trussed shed roof because the eave of the west wing's roof is very low and close to the top edge of the windows, thus eliminating space for a trussed roof to be built over the windows. A small Eastlake-decorated door with multi-paned glazing in the upper half of the door is located adjacent north of the window pair and is protected by a small trussed hip roof porch built in 1961 (Spokane building permit #1735). Single pane casement window units (1930s-1940s) are located on the west face of the west wing north of the door.

#### *North Face*

The north face of the house is located at the rear of the property and cannot be seen by a public right-of-way. It is dominated by an attached 1945 two-car garage, the two-story

center section of the house, and the west wing. The first floor of the rear of the house is clad with horizontal wood drop siding like the rest of the house. The second floor is clad with staggered wood shingles. Windows include original multi-paned units at the second story, a tripartite plate glass window in the west wing, a pair of French doors in the center of the house, and two small windows on the north side of the garage.

### *Interior of Pettet House-Glasgow Lodge*

The Pettet House-Glasgow Lodge is large with more than 3200 square feet of finished space on two floors. The home is composed of a large reception hall, living room, dining room, kitchen, family room, sun room, five bedrooms, and three bathrooms. The front door opens from the home's south façade into a large reception hall in the center two-story section of the house. A 127-year-old wood floor of the reception hall is made of ebony-finished fir planks and shows wear evident of its century-old age (notice the worn wood threshold next to the staircase and fireplace). A fireplace with an arched opening, engaged pilaster pairs, and a shaped mantel is located on the north wall of the reception hall. Above the fireplace is a second-floor balcony/gallery. The gallery is finished with a turned-post balustrade and a handrail. A formal staircase with an open stringer is located next to the fireplace and follows the east wall of the reception hall as it ascends to the second floor. The staircase is finished with a turned-post balustrade and a fir handrail anchored to large turned newel posts. Smooth round knobs finish the top of each newel post. Each baluster is painted white while the handrails and newel posts are ebony-finished fir. The balustrade and handrail of the gallery are finished to match the baluster and handrail of the staircase. Paneled wood wainscot surrounds the perimeter of the reception hall, and the walls and ceiling are made of plaster. The staircase, fireplace, wood floor, and second-floor gallery are all focal points of the reception hall. The gallery on the second floor is located directly over the fireplace, measures three feet wide, and extends the length of most of the north wall (exception is stairway access). Interior doors are located at both ends of the gallery. Each door opens north to a short staircase. The east stairs lead to a small bedroom in the northeast corner of the second floor while the west stairs lead to a hall and bathroom in the northwest corner of the second floor. A curved interior wall with a small interior casement window separates the bedroom from the hall and bathroom. The west end of the gallery opens south along the west wall to a small hallway that leads to a large bedroom. Revealing unusual suspended floor assembly construction, the second-floor bedroom is built over part of the first-floor reception hall but is not supported from below at the northeast corner of the bedroom. Unsupported from below, the northeast corner of the bedroom seems to "float" next to the stairway that ascends from the reception hall to the second floor.

The reception hall on the first floor opens east by the base of the staircase into a formal dining room (located in the east wing). The dining room reveals original plaster walls and ceiling, wood paneled wainscoting, original woodwork, and oak floors (currently covered with wall-to-wall carpet). The dining room has an interior door on the north wall that opens to a kitchen and breakfast room located in the northeast corner of the house on

the first floor. The kitchen opens west to a service hall. The service hall leads to a pantry, an alcove for a washer/dryer, a door that opens to an attached garage, and west to a family room at the rear of the house.

In addition to opening east, the reception hall at the first floor also opens west into a large living room (in the west wing). An original fireplace is located in the center of the living room's north wall and is flanked by built-in bookcases. The south wall of the living room features a single-story pentagonal bay with windows that illuminate the living room. The living room opens west up a step, into a sitting room (in the west half of the west wing). The sitting room features an exterior door on the west wall and an interior door in the center of the north wall. The interior door on the north wall opens to another bedroom, and the exterior door on the west wall opens outside to a wood deck. In the northeast corner of the sitting room is another door that opens to a bathroom.

Steps in the southeast corner of the attached garage descend to a basement under the house. The basement is separated into three sections by thick basalt rock foundation walls that enclose each section. A door on the center section's east wall and a crawl space opening on the center section's west wall afford access to the interior of the basement. The center section is under the two-story house mass. The east section of the basement is under the east wing of the house, and the west section of the basement is a crawl space that is under the west wing. The center section of the basement holds a gas-fired furnace and reveals two-foot-thick foundation walls made of basalt rock. The basement walls under the east wing are made of a combination of basalt rock and poured concrete and are also two feet thick. The crawl space under the west wing reveals parts of foundation walls that are made of basalt rock and red brick (wall thickness cannot be accurately determined because only part of the foundation walls can be seen—what can be seen is about two feet thick). The south third of the east section of basement (southeast corner of house) is separated from the remaining two thirds of the east section of the basement by a wood frame wall and wood paneled door made of unfinished fir that has darkened with age. Hardware (door hinges and knobs) appear to be from the 1910s-1920s, perhaps indicating the built date of the wall and door. The wall has a built-in bookcase that when pushed, opens to a hidden storage space. The false wall and hidden space were, according to Pettet family history, used during prohibition times (1920s).

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

The earliest known artist's drawing of the Pettet House-Glasgow Lodge was included on an 1890 map that depicted a hand-drawn panoramic aerial view of Spokane. The aerial map pictured the house in 1890 with the currently existing two-story gable-front design and single-story bay and wings. Footprint drawings on both the 1910 and the 1953 Sanborn Fire Insurance maps pictured the same overall design and configuration for the home as the 1890 map. A Spokane County 1959 black and white tax assessor photograph

also pictured the house as it appeared on the 1890 map and the 1910 and 1953 Sanborn Fire Insurance maps.<sup>4</sup>

While the 1890, 1910, and 1953 maps and the 1959 photograph all pictured the same two-story gable-front house with single-story east and west wings, there are a few differences. The 1890 map pictured a shed attached to the west wing; the shed is not pictured on the 1910 and 1953 maps, and does not currently exist. Although difficult to see, the 1890 map also pictured a small single-story addition attached to the center of the east face of the east wing. Whether the addition was a porch or a small room, it was not pictured on the 1910 and 1953 maps or the 1959 tax assessor photograph, and does not exist today. The 1890 map pictured a barn next east of house; the barn does not exist today and is not pictured on the 1910 and 1953 maps. The 1910 and 1953 maps pictured an outhouse north of the north rear of the home; the outhouse does not exist today. An outbuilding was pictured on the 1910 and 1953 maps but no longer exists.

The earliest known photograph of the Pettet House-Glasgow Lodge is located at the Northwest Museum of Arts & Culture as photo archive L87-1.1044. The photograph is labeled in the bottom left-hand corner with the following appellation: “The Pettet Estate, Glasgow Lodge, Summit, Spokane, Wash.” It is surmised that the photograph was taken between 1885 and 1889 but no date is written on the photograph. The Pettet House-Glasgow Lodge was built in 1885 and is clearly pictured on the 1890 aerial map but the two-story water tower/garrison in the photograph is *not* pictured on the 1890 map, nor is it pictured on the 1910 or 1953 maps. What can be seen of the house, which is nearly hidden by trees and brush, appears to be the two-story, gable-front-and-wings home that is pictured on the 1890 map and the 1959 photograph.

An invaluable book, *Victory at Eighty*, written by Carolyn Richards Whipple, granddaughter of William & Caroline Pettet, gave a detailed description of the Pettet House-Glasgow Lodge as remembered by the author in 1890-1900:

My grandparents lived...in a darling house they named Glasgow Lodge. The entrance to Glasgow Lodge was by way of a few steps...through an opening at the top of the steps, one entered an octagonal room like an open porch. There were a couch and a few chairs... Beyond, a door entered the dining room (now used as a living room). It was a pleasant room with a fireplace (on north wall). On the left (west) up one step, one entered the library which, in turn, led [north] to a bedroom and a series of closets and trunk rooms. To the left of the fireplace, a door opened on a long dark hall which held cupboards for provisions and passed a completely dark bathroom, containing only a zinc tub and ended at the far end in a W. C. (a room then called a water closet that held a toilet).

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<sup>4</sup> This documentation is surprising! It was thought the wings were a later addition but they appear to have been built before the 1890 map.

Out of the dining room on the right of the fireplace, a door led to a back hall and the kitchen where an iron range burning wood and an iron sink, mounted by a hand pump for cold water, held sway. Out of the kitchen were doors to the pantries, maid's room (now used as a kitchen), and basement (stairway under first-floor staircase).

On the right of the dining room was an open entrance into the living room, the "parlor" as it was then called (currently used as a reception hall). Over the fireplace...was a fairytale balcony to which led a gentle flight of stairs at the [east] end of the room. On the balcony were two doors, one leading up a few steps to a small bedroom and the other to a hall and a larger bedroom over the living room (now the reception hall). There were no electric lights in the house. There was always a fire burning in the fireplace. At the foot of the stairway, a door opened into my grandmother's bedroom (now used as a dining room). This contained a bureau (armoire)...from which a double bed let down (like a Murphy bed).<sup>5</sup>

The Pettet House-Glasgow Lodge has had the following modifications since it was built in 1885:

**1886-1889** Remodeled one to four years after the house was built.<sup>6</sup>

**1900?** The front door in the beveled bay at the south façade of the house removed to the center of the two-story section of the house, south facade. To accommodate the door change, what was then called the front parlor/living room changed in name and use to the reception hall. A wall between the beveled bay and what is now used as the living room (formerly the dining room) was removed, making the bay part of the living room.

**1910s-1920s** Hidden closet built in east section of basement (false wall).

**1920s-1940s** Bathroom was built in northwest corner of second floor of house. Small curved wall built between bathroom and bedroom so bathroom was not in bedroom. Murphy bed removed from southeast corner room (now a dining room) at first floor, and doorway from dining room into center reception hall was enlarged. Original windows replaced with single-pane windows in the two bedrooms in northwest corner of house at first floor and in beveled bay at first floor on south façade of house. Interior doors that flanked the living room fireplace were removed and the openings were reconstructed as built-in bookcases.

**1945** Two-car wood frame garage built and attached to house at north face. Spokane building permit #76218.

<sup>5</sup> Whipple, pp. 23-31.

<sup>6</sup> Jr. League 1978 Landmarks Survey.

**1954-1959** Box bay breakfast room addition built and added to east face of east wing. Original windows replaced in pentagonal bay at center south façade.

**1961** Porch and roof built over west entrance in west wing. Spokane building permit #1735.

**1960s** Sliding glass doors installed on east face of east wing in dining room.

**1974-75** Sliding glass doors removed and plate-glass fixed-sash window installed in dining room (window extends to floor). Kitchen built in north half of east wing with built-in cupboards, counter, and range island. Bathrooms remodeled on first floor, new wall-to-wall carpet installed at first floor (except bathrooms and reception hall) and second floor (except bathroom). House and garage repainted inside and outside. Composition shingles installed on roof of house and garage (original roof was probably cedar shingles in 1885 when house built; there may have been one or two roof coverings added after the original wood shingles but before the 1975 composition shingle roof was installed—no permits or written record). Gas-fired furnace installed.

Although the Pettet House-Glasgow Lodge has had some modifications over the last 127 years, a significant majority of the exterior and interior changes were made *before* 1962—the 50-year benchmark for historic homes and respective alterations, and therefore has gained historic significance over the last five-plus decades. The home’s attached garage, breakfast room, front door installation in the reception hall, and window replacements all occurred before 1959 as pictured in the 1959 tax assessor photograph.<sup>7</sup> The overall initial design and footprint of the house remain intact. The house has been used as a single-family home since it was built in 1885 and remains so today.

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<sup>7</sup> Window alterations that occurred *after* 1962 include the installation of two small undivided windows in the kitchen in a 1974 kitchen remodel.

Areas of Significance	William Pettet
Period of Significance	1885-1912
Built Date	1885
Architect	Unknown

***STATEMENT OF SIGNIFICANCE***

***Summary Statement***

Built in 1885, the Pettet House-Glasgow Lodge is one of the oldest surviving single-family homes in Spokane.<sup>8</sup> The house is an eclectic blend of influences from the Stick and Queen Anne architectural styles<sup>9</sup> and features a center two-story gable-front mass with single-story wings attached at the east and west sides of the home. Built in northwest Spokane at the north end of West Point Road as it intersects North Pettet Drive, the property spreads over more than three acres of level land and extends west to the edge of a bluff. Facing west, the bluff is particularly high and steep as it rises from the banks of the Spokane River, and commands a spectacular panoramic view of the river and forested hills in the distance. The home was built for Caroline & William Pettet, a Spokane pioneer, civic leader, real estate promoter, and “one of the most prominent citizens of Spokane.”<sup>10</sup> For 20 years from 1883 to 1903, Pettet “contributed much to the pioneer development of the city” and gave “impetus to its industrial and commercial interests.”<sup>11</sup> Pettet platted multiple tracts of land in Spokane, calling one of the land additions Pettet’s Tract. He helped finance and build the Spokane County Courthouse, harnessed power from Spokane Falls, founded Spokane’s electric light system through the Edison Electric Illuminating Company and served as the utility company’s first president, financed and organized the Washington Water Power Company (now Avista), and was honored by the use of his name for North Pettet Drive, a busy thoroughfare in northwest Spokane. Before moving to Spokane, William & Caroline Pettet lived in Bermuda, Virgin Islands, where they resided in a home which they affectionately named “Glasgow Lodge.” According to family records, the Pettets used their Bermuda house as a pattern for the design of their Spokane home and called it by the same name: “Glasgow Lodge.” The Pettet House-Glasgow Lodge gained importance in Spokane’s history during a period of significance from 1885 to 1912 as the home of William Pettet who was associated with the history of early Spokane, and is nominated to the Spokane Register of Historic Places under Category B.

***HISTORICAL CONTEXT***

***Spokane Falls, WA***

Before 1873, Spokane was little more than a few shacks, sawmills, and later, a grist mill. Trappers, fur traders, and lumbermen intermingled with pioneers and farmers who arrived in Spokane, looking for a fresh start. Recognized as some of the first people in

<sup>8</sup> “Looking Back: Old Home in 1953.” *Spokesman-Review* (photo)

<sup>9</sup> McAlester, pp. 254-287

<sup>10</sup> “William Pettet Dead.” *Spokesman-Review*, 25 Sept 1903

<sup>11</sup> Durham, p. 27

the area, Indians from the Spokane Tribe and other native families lived in the area and fished the Spokane River and its powerful waterfalls. In 1878, a town was platted on the banks of the Spokane River and called Spokane Falls (later shortened to Spokane). By 1885, Spokane had entered a boom. Gold, silver, and other minerals were discovered in the Coeur d'Alene, Colville, and Kootenai mining districts. Lumber from virgin White Pine stands and other forests was recognized as a natural resource with untold value. Palouse country farming offered some of the richest soil in the world, and power from Spokane Falls was beginning to be harnessed. At the same time, a huge catalyst to the boom was the arrival of the Northern Pacific Railroad followed by the Great Northern, Union Pacific, and other smaller railroads. Spokane became an important service center and division point for mining, lumber, agriculture, water power, and railroad resources, and its population exploded.

Historian Dale Stratton in his book, *Spokane & The Inland Empire*, described Spokane's boom and population surge:

In 1880, the census takers had recorded 350 people in the Spokane Falls vicinity; ten years later they found nearly 20,000 with the corporate limits of the largest inland city west of Minneapolis and north of Salt Lake City. Spokane nearly doubled again by 1900, and in an astonishing surge reached 104,000 in the census of 1910.<sup>12</sup>

### ***William H. Maxwell***

Spokane's promise of work, wealth, and good life lured pioneers, promoters, professionals, and people from all corners of the United States and the world. William H. Maxwell was one such person. He was first listed in the 1888 and 1889 Spokane city directories as a civil engineer with housing as a "room" at 208-228 E. Riverside Avenue in downtown Spokane. In 1892, Maxwell was noted as an engineer employed by the City of Spokane, and his place of residence was 625 S. Stevens Street. An 1893 entry in the city directory listed Maxwell as an owner of a civil engineering firm called Maxwell & Huber Civil Engineers with an office at the First National Bank Building in downtown Spokane. The year 1893 is the last year a listing for William H. Maxwell, civil engineer, appeared in the Spokane city directory. As stated in the Junior League 1978 Landmarks Survey, "Maxwell surveyed and platted much of the central city (Spokane)." An article in the *Spokesman-Review* said Maxwell Avenue in northwest Spokane was named in his honor.<sup>13</sup> Perhaps Maxwell left Spokane to follow surveying and civil engineering work at another post away from the Spokane area.

Many historians believe George H. Maxwell pre-empted a homestead in 1872 on the Pettet property (the SE quarter of the SW quarter of Section 12, Township 25, Range 42) and constructed a rough-hewn log cabin on the site. The belief continues that hewn

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<sup>12</sup> Stratton, p. 13

<sup>13</sup> "Allegro Pays Visit to This Old House." *Spokesman-Review*, 4 Feb 1999

lumber from the cabin's frame is located "within the walls" of the existing Pettet House-Glasgow Lodge,<sup>14</sup> and that Maxwell and then William Pettet used it as a hunting cabin or lodge.

No documentation could be found to substantiate the pre-emption or the cabin/hunting lodge idea. United States government surveyor notes from 1880s of the area where the Pettet House-Glasgow Lodge is located did not mention any houses, buildings, barns, water towers, garrisons, teepees, people, or settlements of any kind on Section 12 where the Pettet House-Glasgow Lodge is sited. As documented in public records, a surveyor wrote on July 12, 1880 that a "trail" ran in a northwest/southeast direction (perhaps the trail is located under Pettet Drive), and the land was "rolling, soil sandy" upon which grew "timber pine" and "bunch grass."<sup>15</sup>

Public documents indicate that in 1885 William H. Maxwell paid \$109.38 for 43.75 acres of land at \$2.50 an acre. A receipt written December 17, 1885 by the Receiver's Office at Spokane Falls, Washington Territory, recorded the transaction as Patent Number 1973, and filed the purchase seven days later on December 24, 1885<sup>16</sup> (Maxwell's 1885 patent was not, however, formally recorded by the federal government until July 13, 1889<sup>17</sup>) Two days after his purchase of the land, Maxwell sold the acreage on December 19, 1885 for \$1,500 to William Pettet.<sup>18</sup>

### ***William & Caroline Pettet***

William Pettet and his wife, Caroline Dean Pettet, commissioned the construction of a house in 1885 just after their land purchase at 1735 N. West Point Road.

The [Pettet House-Glasgow Lodge] had an architecture and charm all its own. Built on a small flat acreage above a deep canyon, carved by the swift-running Spokane River, it overlooked the intervening valley to a level plateau beyond, which later was to be the site chosen for an army post named Fort George Wright (hence West Point Road).<sup>19</sup>

The Pettet House-Glasgow Lodge was designed as an expression of influences from the Stick and Queen Anne styles, two architectural traditions that overlapped. The Stick style was popular from about 1860 to 1890, and the Queen Anne style was popular from 1880 to about 1910: the Pettet-Clarke House was built in 1885—between the intervening time of the two styles. Stick and Queen Anne-style elements include the home's pitched roof and tall two-story center mass, front-facing gable roof, overhanging eaves, and

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<sup>14</sup> Junior League 1978 Landmarks Survey.

<sup>15</sup> USA, Bureau of Land Management, pp. 657-58, books 9 and 12. Spokane, WA

<sup>16</sup> Receipt, Book J, page 601, Spokane County Courthouse. Spokane, WA

<sup>17</sup> USA Patent Deed 1973.

<sup>18</sup> Warranty Deed, Book Q, page 18, Spokane County Courthouse. Spokane, WA

<sup>19</sup> Ibid, p.23

patterned wood shingle siding. Particular Stick-style embellishment is found at cornerboards, overhanging wall planes, overhanging gable peak latticework, box bays, tall narrow windows with multi-paned lights in the upper half and two lights in the lower half, and small trussed roofs that are built over windows and porches. Eastlake decoration, popular during the Stick style, is evident as sawtooth borders made of wood at the lower edge of the trussed roofs, and as cutout wood aprons located at the lower window ledges. Strong Queen Anne-style details are gable peak fretwork, ocular windows, and a single-story five-sided beveled bay with a conical roof at the home's south façade, an architectural feature that helps break up the exterior planar wall surface of the house. Another Queen Anne-style detail is the home's front porch. The porch design is influenced by the "Free Classic" Queen Anne subtype which combines classical elements with Queen Anne styling. At the Pettet House-Glasgow Lodge these elements include the attached single-story wings (east and west), and the round tapered columns and turned-post balusters of the front porch.

William and Caroline Pettet lived in the house for 18 and 27 years respectively from 1885 until William Pettet's death in 1903, and Caroline Pettet's death in 1912. Their son, George Pettet, a cashier and bank teller for Spokane & Eastern Trust Company in Spokane, continued to live in the house after their deaths. In 1920, Gardner Chamberlin, a Pettet nephew, purchased the home.

#### ***Colonel George S. Clarke***

In 1944, Eva and Roy Hathaway bought the house, and sold it in 1946 to Mildred & Colonel George S. Clarke (grandson of Spokane pioneer Anthony Cannon and his wife). Col. Clarke was a decorated Army war veteran of four overseas wars, served in the military for 34 years, and was respectfully called Colonel George "Spokane" Clarke. He and his wife, Mildred Clarke, lived in the house until Mildred's death in 1950. Col. Clarke married Ethel Jean Weisman Clarke in 1953, and they continued to live in the home until 1974. They called it "At Ease" which referred to Col. Clarke's retirement at the property.

#### ***William & Valerie Powell***

In 1974, Valerie Powell and her husband, William Powell Jr, a businessman involved in mining and the grandson of Spokane pioneers, Amasa & Grace Campbell (Campbell House) purchased the property. The next owner of the property was 303 Bridge St. LLC, which bought it in 2012.

### ***HISTORICAL SIGNIFICANCE***

#### ***Category B***

William Pettet was recognized as one of the most important men who ever lived in Spokane. An obituary notice dated September 25, 1903 in the *Spokesman-Review* claimed William Pettet was one of Spokane's "most prominent citizens."<sup>20</sup> *Spokesman*

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<sup>20</sup> "William Pettet Dead." *Spokesman-Review*, 25 Sept 1903

Review editor D. W. Durham stated in his 1912 book, *The History of Spokane & Spokane Country, WA, Volume 2*, that William Pettet “contributed incalculably” to the development of Spokane.<sup>21</sup> Pettet’s granddaughter, Carolyn Richards Whipple, told in her book, *Victory at Eighty*, that Pettet was a man of “acute perception,” “foresaw what could be done by harnessing the power of the Spokane Falls, and founded [with others] the Washington Water Power Company,” now the largest public utility company in Eastern Washington.<sup>22</sup> Specific contributions to Spokane history can be associated with William Pettet, a significant and noteworthy Spokane pioneer, capitalist, industrialist, and civic leader whose impact on the development of the city was great and long-lasting.

William Pettet was born in England in 1818 to wealthy parents, and came to New York in 1836. For the next 47 years, Pettet lived in many towns across the United States, established a variety of businesses, and was employed at different times as a city clerk, a sheriff, a real estate developer, and a merchant. A strong and intense man, Pettet survived yellow fever in Alabama, Indian hostility in Kansas, and a deadly snowstorm in the mountains of California.

In 1883 when he came to Spokane, William Pettet was 65 years old—a time of retirement for most men of his stature and wealth. In his 1912 book, newspaper editor, Nelson W. Durham, chronicled some of Pettet’s accomplishments in Spokane:

The year 1883 witnessed the arrival of Mr. Pettet in Spokane and, believing that the city would enjoy rapid and substantial growth at a later day, he made considerable investments in real estate. The following year, in connection with Frank Rockwood Moore, F. Chamberlin, and William Nettleton, he secured the block on which the county courthouse now stands, and at [his] and their expense...erected a building for the reception of the county records. In association with Messrs. Moore and Chamberlin, Mr. Pettet also established permanent arc lights for the streets. From this partnership he developed the present Edison Electric Light Company of Spokane. It was this company that purchased the lower falls of the river and the land on which the big power plant of the Washington Water Power Company now stands.<sup>23</sup> He invested in considerable business property together with a large amount of north side residence property, [and mightily advanced] the growth of the city and demand for realty...<sup>24</sup>

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<sup>21</sup> Durham, p. 27

<sup>22</sup> “Early Socialite’s Memories Are Vivid.” *Spokesman-Review*, 5 Nov 1975

<sup>23</sup> *A History of The Washington Water Power Company, 1889 to 1989* (Blewett, 1989), chronicled the history of the Washington Water Power Company, now Avista, in Spokane. The book explained that “in an attempt to provide funding needed to develop the lower falls, F. Rockwood Moore, WWP’s first president, J.W. Chapman, J.P.M. Richards, J.D. Sherwood, W.S. Norman, D.C. Corbin, Cyrus R. Burnes, William Pettet, H. Bolster, and J. Prickett organized the Washington Water Power Company in Washington Territory, signing the Articles of Incorporation on March 13, 1889” (page 7).

In 1850 in Massachusetts, William Pettet married Caroline Dean. They had two children: George Pettet and Grace Pettet. William Pettet attended All Saints Episcopal Church and was a “congenial, entertaining man.”<sup>25</sup> His impactful and far-reaching work in Spokane spanned 20 years from 1883 to 1903—eighteen of those years were associated with his residency of the Pettet-Clarke House. Pettet died in 1903 at age 86.

### *Summary*

To summarize, the Pettet House-Glasgow Lodge is historically significant for its strong association with William Pettet, a prominent Spokane pioneer, civic leader, utility company founder and funder, large land tracts owner, and real estate promoter. Both North Pettet Drive and the Pettet Tract addition were named for William Pettet. The Pettet House-Glasgow Lodge retains good exterior integrity in original location, design, materials, workmanship, and association as a single-family home built in Spokane in 1885, and is one of the oldest surviving homes in the city. The property is nominated to the Spokane Register of Historic Places under Category B for its historic significance and association with William Pettet.

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<sup>24</sup> Durham, p. 27

<sup>25</sup> Ibid.

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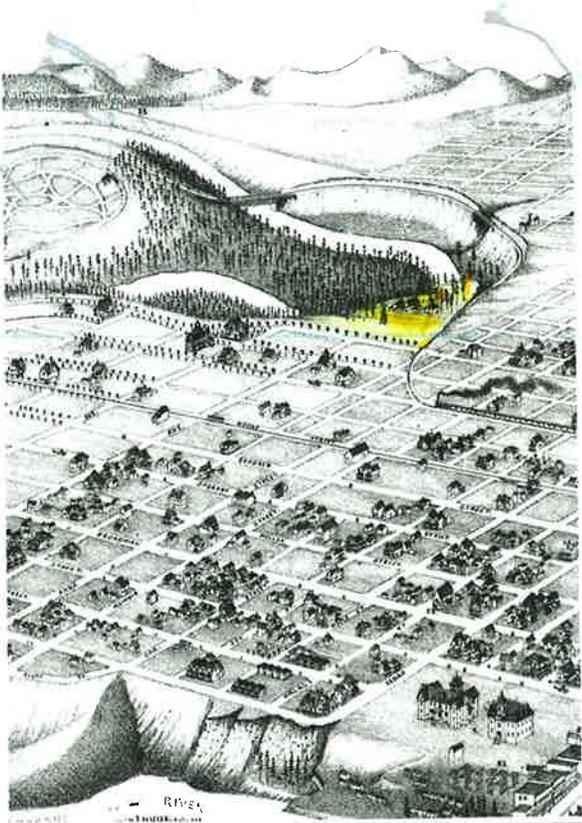
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1905; Feb 16 and 26, 1906; March 11 and 25, 1906; June 13, 1913

**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**██████████-PETTET-CLARKE HOUSE** **Section 9**

Photo 1  
Photo 2

1890 map of property, looking NW  
1959 Spokane County Tax Assessor photo of south façade  
of house



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**██████████-PETTET-CLARKE HOUSE** **Section 9**

Photo 3  
:Photo 4

South façade of house in 2012.  
Front door of house at south façade in 2012.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**██████████-PETTET-CLARKE HOUSE** **Section 9**

Photo 5  
Photo 6

West face of house in 2012.  
West face of house in 2012.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**██████████-PETTET-CLARKE HOUSE** **Section 9**

Photo 7  
Photo 8

North rear of house in 2012.  
East face of house in 2012.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**-PETTET-CLARKE HOUSE** **Section 9**

Photo 9  
Photo 10

Center section of house (great hall), looking SE in 2012  
Formal dining room in 2012, looking south.



**Spokane City/County Register of Historic Places Nomination Continuation Sheet**  
**L-PETTET-CLARKE HOUSE** **Section 9**

Photo 11 Center section of house with fireplace and staircase in great hall, looking NE in 2012.

Photo 12 2<sup>nd</sup> floor, east wall of house in 2012.

