

# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name: *EUGENE AND JOSIE COMSTOCK-SHADLE HOUSE*

## 2. Location

Street & Number *1112 W. 9<sup>th</sup> Ave.*  
City, State, Zip Code *Spokane, WA 99204*  
Parcel Number *35193.0608*

## 3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> _x_building	<input type="checkbox"/> _public	<input checked="" type="checkbox"/> _x_occupied	<input type="checkbox"/> _agricultural	<input type="checkbox"/> _museum
<input type="checkbox"/> _site	<input checked="" type="checkbox"/> _x_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 checked="" type="checkbox"/> _x_residential
<input type="checkbox"/> _object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> _entertainment	<input type="checkbox"/> _religious
	<input type="checkbox"/> _in process	<input checked="" type="checkbox"/> _x_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: *Christine Belfiori & Glenn Tanner*  
Street & Number: *1112 W. 9<sup>th</sup> Ave.*  
City, State, Zip Code: *Spokane, WA 99204*  
Telephone Number/E-mail: *(509)954-8842 getlaw2001@yahoo.com*  
*christinebelfio@yahoo.com*

## 5. Location of Legal Description

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

## 6. Representation in Existing Surveys

Title *City of Spokane Historic Landmarks Survey*  
Date Federal  State  County  Local

**7. Description**

<b>Architectural Classification</b> (enter categories from instructions)	<b>Condition</b> _x_excellent __good __fair __deteriorated __ruins __unexposed	<b>Check One</b> __unaltered _x_altered  <b>Check One</b> _x_original site __moved & date _____
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Narrative Description of present and original appearance is found on one or more continuation sheets.

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

Applicable Spokane Register of Historic Places Criteria--mark "x" in one or more boxes for the criteria qualifying the property for Spokane Register listing:

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

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	<i>Less than one acre.</i>
Verbal Boundary Description	<i>The west 17 feet of lot 8, and all of lot 9, Block 69, second addition to railroad addition, as per plat recorded in volume "A" of Plats, Pages 8 and 9</i>
Verbal Boundary Justification	<i>Tax Parcel # 35193.0608</i>

**11. Form Prepared By**

Name and Title:	<i>Christine Belfiori</i>
Organization:	
Telephone Number/E-mail:	<i>509-954-8842, christinebelfio@yahoo.com</i>
Street and Number:	<i>1112 W. 9<sup>th</sup> Avenue</i>
City, State, Zip Code:	<i>Spokane, WA 99204</i>
Date	<i>9/6/2005</i>

**12. Additional Documentation**

Map:	<i>Spokane City County Plat Maps</i>
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Photographs and Slides: *Black and White and Color Photos*

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

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\_\_\_\_\_

**14. For Official Use Only:**

Date Received: \_\_\_\_\_ Attest: \_\_\_\_\_

Date Heard: \_\_\_\_\_ City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: \_\_\_\_\_

Council/Board Action: \_\_\_\_\_ Assistant City Attorney

Date: \_\_\_\_\_

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

\_\_\_\_\_  
**CITY ADMINISTRATOR, City of Spokane**  
or

\_\_\_\_\_  
**CHAIR, Spokane County Commissioners**

\_\_\_\_\_  
**CHAIR, Spokane City/County Historic Landmarks Commission**

\_\_\_\_\_  
**OFFICER, City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third-Floor - City Hall, Spokane, WA 99201

## **NARRATIVE DESCRIPTION**

Built between 1910–1911, this two and a half story Tudor Revival is one of four Tudor Revival style homes built for the Comstock family on the 1100 block of West 9<sup>th</sup> Avenue on Spokane’s South Hill. The house is located on the north side of 9<sup>th</sup> Avenue at 1112. The house was designed by architect Willis A. Ritchie, and exhibits a classic Tudor Revival exterior with Craftsman/Mission inspired architectural features on the exterior and interior.

Facing the house, the primary façade is asymmetrical with two gabled dormers protruding from a gabled roof with a porch on the left side and a second story pavilion rising to a gabled dormer on the right. It appears from a picture on the front page of the Real Estate and Worker’s Magazine of the Spokesman-Review Newspaper, Sunday February 26, 1911, that the house originally had a second story porch that was replaced on an unknown date with a smaller middle gabled dormer. The roofing material is a milled cedar shingle. The foundation is poured concrete covered above grade with a basalt veneer. Several basement windows penetrate the foundation’s four sides. The first floor features primarily double hung windows. The windows are of wood construction and primarily of quartersawn oak. Aluminum storms have been added to the exterior of the house at a later date. The west side of the front of the house has two balanced square stained glass windows letting light into the formal dining room. There is an additional gabled dormer on the back side of the home on the west side and a newer gabled dormer on the east side of an unknown date. The building has stucco wall cladding with false half-timbering patterns over the entire exterior.

The formal front entry is through a wide oak door bordered by stained glass sidelights. The entrance has a tile entrance, probably of Batchelder origin, arranged in a mission pattern. To one side of the main hallway, is the formal dining room with a built-in glass and quartersawn oak mission style hutch. The ceiling is cross-bracketed in

tiger quartersawn oak with timber like beams. The other side of the main hallway is the living room with an original Batchelder fireplace with tile inlay surrounded by a large wood mantle. Timber-like beams also run the full expanse of the room. The wood throughout the living room appears to be Indonesian Mahogany. The formal entry features a mission style built-in bench and archway anchored by mission style boxes all constructed in quartersawn oak. Leading up from the main hall is an elaborate stairwell and staircase to the second floor, featuring a wainscot arch, again all in quartersawn oak. The formal dining room, living room, and library, at the end of the main hall, all have pocket doors in quartersawn oak. The library has built in bookcases in quartersawn oak and a set of three windows. The kitchen is connected to the formal dining room by a butler's pantry. Except for the kitchen, powder room, and laundry room all floors on the first floor are of quartersawn white oak. Two original electrical light fixtures, in transitional mission style, remain on the first floor in the entrance and middle of the main hallway.

The second floor consists of four bedrooms with two full baths plus an office. There is a staircase from the second floor up to an unfinished attic. The trim on the second floor architecturally matches the first floor but is primarily painted inside the rooms. The second floor features original walk in closets and numerous built-in. The basement of this structure is partially finished with a mother-in-law apartment and original laundry room sinks.

### **SUBSEQUENT ALTERATIONS**

On January 5, 2005 the following work on the subject house was approved by the Spokane City/County Historic Preservation Office through the Administrative Approval Of Preliminary Design Review Application and was completed in the winter and spring of 2005 (please see attached form for more details): The kitchen in the northwest corner of the structure was remodeled to match the original part of the house and opened to the

library. The archway between the kitchen and library was trimmed in quartersawn oak in a mission pattern and dimensions to match the original woodwork. To the east of the library a laundry room was remodeled and a new entrance into the basement was configured. In the back of the house, the non-original basement entrance door was removed, and the non-original rear door and window were replaced with a three panel sliding glass door.

A deck was also added to the back of the house. The exterior stairs and walkway were covered by the deck and a new foundation stem wall was poured at the old basement door opening and was covered with old stone to match the original foundation. The side entrance was lowered and became the new exterior entrance to the basement. Two new skylights were installed, in the back of the house. Both are trimmed in quartersawn oak to match the original wood work. New windows in the kitchen were replaced to match the originals in appearance. No work was done that is visible from the front of the house.

There was a garage to the northeast corner of the structure built in 1925. A fire destroyed this garage, which was replaced at an unknown but recent date.

## **HISTORICAL CONTEXT**

The subject house was designed by architect Willis A. Ritchie for the Shadle-Comstock family. It is historically important for several reasons: first, it is located within an area recognized as a National Register Historic District, the Ninth Avenue District; second, it was built by the Comstock family and designed by prominent architect Willis A. Ritchie; and third, it was owned and resided in by Eugene Shadle & Josie Comstock-Shadle, partner and daughter of James Comstock respectively.

### ***Ninth Avenue National Register Historic District***

The Spokane Ninth Avenue Historic District, located on the National Register, is roughly bounded by 7<sup>th</sup> Avenue on the north, Monroe St. to the east, 12th Avenue to the south and the Burlington Northern railroad tracks to the west in Spokane, Washington. The architectural styles of the neighborhood include Bungalow/Craftsman, Queen Anne, Tudor Revival, and Neoclassical, all popular styles from 1900-1920. Spokane's prominent architects of the time are reflected in the area, including Willis Ritchie, Kirtland K. Cutter, Loren L. Rand, John K. Dow, Julius Zittel, Albert Held, and W. W. Hyslop. The Ninth Avenue District also features homes of some prominent early Spokanites such as James M. Comstock, one-time Mayor of Spokane, city council member, and founder of the Crescent Department Store and Spokane Dry Goods. More information will be provided on Mr. Comstock below. Anthony McCue Cannon, early founder and prominent businessman platted the majority of the Ninth Avenue Historic District in 1883 and the area is referred to as "Cannon's Addition." Mr. Cannon arrived in Spokane Falls on April 24, 1878 with his business partner J.J. Browne. Cannon and Browne both became millionaires and helped contribute to the growth of this community. Mr. Cannon opened the first bank in Spokane Falls in 1879 and built a twenty-two room Second Empire style mansion located on Third between Cedar and Walnut. After the Spokane fire of 1889 Mr. Cannon contributed to the building of the Auditorium, Spokane Falls premier opera house which was the largest stage of its kind in the world at the time.

In addition to prominent citizens, the Ninth Avenue Historic District also included homes owned by middle class citizens. Merchants, teachers, and contractors purchased homes in the area which created a diverse neighborhood not only in its architectural styles but also in its social and economic strata.

From 1900-1910 Spokane population grew significantly which created a need for housing, particularly for the middle class. The South Hill at this time started to develop and the trolley car system facilitated this building boom. The neighborhood has maintained its integrity, reflecting the area's character as established in the initial decades of the twentieth century. The Ninth Avenue Streetscape reflects this character with its tree lined streets, maintained uniform setbacks, sidewalks, and planting strips. In addition many blocks still retain their original brick-paved surfaces. The area utilizes many native materials in their designs including basalt and locally produced brick from the nearby Mica brickyard, which was used as a veneer and for solid wall construction. The Ninth Avenue Historic District today retains much of its architectural style and integrity providing a valuable contribution to our community both historically and educationally.

### **ARCHITECTURAL SIGNIFICANCE** (*Category C*)

The subject house is one of four houses built for the Comstock family. The first two houses were designed by Loren L. Rand and the next two, including the subject house, were designed by Willis A. Ritchie on the 1100 block of 9<sup>th</sup> Avenue west. Although each house exhibits slightly different detailing, the overall effect is a full block of large, distinctive, Tudor Revival homes with half-timbered wall surfaces, large chimneys and fairly steep pitched gables. The use of open eaves, exposed rafter ends, large front porches, simple architectural details on the street front, all apparently on raised basalt, also indicate a Craftsman influence. Shaker and simple styled built-ins,

rectangular and square hardware and fixtures, and largely rectangular trim all reflect a mission style interior in the subject home in particular.

***Willis A. Ritchie, architect***

Willis A. Ritchie, architect of the subject home, is best known for his numerous courthouse designs in Washington State including courthouses in Jefferson, King, Clark, Whatcom, and Thurston County, all constructed between 1889-1892. All of these courthouses were unfortunately demolished except Thurston, which is now the Superintendent of Public Instruction Building. His masterpiece is the existing Spokane County Courthouse which he finished in 1896.

***Earnest Allan Batchelder***

Also of architectural significance is the living room fireplace mantle tile designed by Earnest Allan Batchelder, 1875-1957. The tiles are in classic Craftsman hues that match the entrance tile and are accented with relief tiles including one containing a stanza from a famous poem *House by the Side of Road* by Sam Walter Foss, published in 1899. The hearth doors, also designed by Batchelder, contain the faces of Norse wind gods. Mr. Batchelder was a leading designer of the American Arts and Crafts movement and founded his own tile company in 1909 in Pasadena, California. He is well known as one of the strongest design personalities in American art-tile production. Interest in American tile has grown significantly in the last decade and reproductions of his work are currently produced at several locations in the United States.

**HISTORIC SIGNIFICANCE (*Category B*)**

***James A. Comstock***

James A. Comstock came to Spokane in 1889 at the age of 51. Mr. Comstock founded the Comstock & Paterson Company, which later became known as the Spokane Dry Goods and grew to become the Crescent Department Store. The Crescent was the

prominent department store in Spokane and is still fondly remembered by most native Spokanites. Mr. Comstock served on the Spokane City council from 1894-1899, and also during this time became the Mayor of Spokane for two years. Mr. Comstock lived next door to the subject house at 1106 West 9<sup>th</sup> Avenue until his death and he previously lived at the other end of the block at 1128 West 9<sup>th</sup> Avenue in one of the Rand designed Tudors.

*Eugene and Josie Comstock-Shadle*

Mr. Comstock's business partner, Eugene Shadle, married Mr. Comstock's daughter Josie in 1901. They resided at 1118 West 9<sup>th</sup> Avenue, in one of the Rand designed Tudors, until the subject house was completed in 1911. Mr. and Mrs. Shadle were the original residents of the subject house and resided there from 1912-1920 when they moved next door to 1106 West 9<sup>th</sup> Avenue, the other Ritchie-designed Tudor. The Shadles contributed significantly to the building of Spokane. Both were leaders in the business community, outstanding civic leaders, and were widely known for their gifts to philanthropic enterprises. Mr. Shadle served the Crescent Department store for 52 years as president and general manager. Josie Comstock-Shadle was a member of the Crescent Board of directors.

Mr. Shadle was born in Bellville, Iowa on August 18, 1867. In his youth, Mr. Shadle worked as a clerk for James M. Comstock in Comstock's Dry Goods Store in Charles City, Iowa. In 1891, after Mr. Comstock closed his store in Charles City, Iowa, he brought Eugene Shadle to Spokane Falls to work at the Comstock & Paterson Store later to become the Crescent. His duties included opening and closing the store along with janitor work. Mr. Shadle later said, "I believe that any man who wants to become an executive should become acquainted with every phase of the business from the smallest job on up." In 1895, when the Crescent became incorporated, Eugene Shadle

was made a member of the firm. The *Spokesman-Review* said of Mr. Shadle upon his death: “He was not only a business leader in his chosen line but he was a man with many civic interest to which he gave close personal attention with little publicity”.

Josie Comstock-Shadle was the daughter of James M. Comstock. She attended Spokane schools and the Methodist College. After the death of her husband she continued to pursue their philanthropic goal of giving back to the community. In a retrospective article on Mrs. Shadle, Trustee Kerr was quoted in regards to Mrs. Shadle as follows, “She was very much concerned for other people, and would go out of her way to assist them. She wouldn’t let older clerks be retired, for instance, if she felt they still needed the work”

The Shadles gave the City of Spokane and its institutions many gifts, including Comstock and Shadle Park. Washington State College, Whitworth College, St. Luke’s Hospital and numerous others received significant gifts. At his death, Mr. Shadle’s considerable wealth was left to three trustees to give only to charitable organizations. The Comstock Foundation which was established in 1950 by Mrs. Comstock-Shadle, in her father’s memory, gave away approximately 31.5 million dollars. For half a century, the Comstock Foundation gave money to worthy local recipients and was one of the largest philanthropic organizations in Spokane history. It supported numerous non-profit and charitable organizations within Spokane County, including the Salvation Army, the Union Gospel Mission, the YMCA and YWCA. On June 1, 2000 the Comstock Foundation was dissolved and its final corpus distributed to charities as requested by Mrs. Comstock-Shadle.

## **BIBLIOGRAPHY**

1. “Comstock Foundation: Fortune made by Comstock’s Crescent.” The Spokesman-Review, Spokane, WA (June 17, 2000)
2. “Death Ends Long Years of Service for Eugene Shadle, Spokane Pioneer.” The Spokesman-Review, Spokane, WA (February 1, 1944)
3. “Eugene Shadle Busy Executive.” The Spokesman-Review, Spokane, WA (June 3, 1936)
4. “Eugene Shadle Taken By Death.” The Spokesman-Review, Spokane, WA (February 1, 1944)
5. “Mrs. J. Shadle Left \$1, 836,906.” The Spokesman-Review, Spokane, WA (June 30, 1955)
6. National Register of Historic Districts Ninth Avenue Historic District, (May 1994)
7. Polk, R. L. Spokane City Directory, 1912 - 1997
8. “Real Estate and Workers Magazine”, The Spokesman-Review, Spokane, WA (February 16, 1911)
9. Spokane Chamber Of Commerce, Office of the President Spokane, WA (September 3, 1937) Museum of Arts and Culture Joel E. Ferris Research Library & Archives
10. “The Shadle Trust Fund.” The Spokesman-Review, Spokane, WA (September 29, 1968)
11. The Eastern Washington State Historical Society “The Men of the Crescent” 1975

12. Van Lemon, Hans. Tiles. 1,000 Years of Architectural Decoration Harry N. Abrams (September 1, 1993)

13. “Whitworth Fund Is Shadle Gift.” The Spokesman-Review, Spokane, WA (August 21, 1949)

14. Washington Trust for Historic Preservation. “Washington’s Historic County Courthouses”, Winter 2003

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