

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 **COMSTOCK-SHADLE SPOKANE REGISTER
HISTORIC DISTRICT**

2. Location

Street & Number 1106, 1112, 1118, and 1128 West Ninth Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Numbers 35193.0607
35193.0608
35193.0609
35193.0610

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> buildings	<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 checked="" type="checkbox"/> district	<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 Multiple Property Owners
Street & Number
City, State, Zip Code
Telephone Number/E-mail

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

Rough draft for April 26, 2006

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original sites <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	The Comstock-Shadle Historic District is located in the Second Railroad Addition on Block 69, Lots 7, 8, 9, 10, in the City of Spokane.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning & Design
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lindayeomans@comcast.net
Date Final Nomination Heard	May 24, 2006

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	10 black & white prints; color digital images on CD

13. Signature of Owner(s)

Name James W. Lee

Name Don L. McLary

Name Ronald J. Fisher

Name Patricia L. Lee

Name _____

Name _____

Name _____

Name _____

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

Council/Board Action _____

Date _____

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

DEPUTY MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office, 808 W. Spokane Falls Blvd, 3rd Floor,
Spokane, WA 99201

Photographs and Slides: *Black and White and Color Photos*

13. Signature of Owner(s)

[Handwritten Signature]

[Handwritten Signature]

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: *[Handwritten Signature]*

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

[Handwritten Signature]

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

Properties in the
COMSTOCK-SHADLE SPOKANE REGISTER HISTORIC DISTRICT

ID #	Address	Historic Name of Property	Built Date
1.	1106 West Ninth Avenue	Comstock-Shadle House	1910
2.	1112 West Ninth Avenue	Shadle-Hughes House	1911
3.	1118 West Ninth Avenue	Shadle-Veasey House	1906
4.	1128 West Ninth Avenue	James & Elizabeth Comstock House	1905

NARRATIVE DESCRIPTION

The Comstock-Shadle Spokane Register Historic District is located on the north side of West Ninth Avenue on the block between Madison and Jefferson Streets on the South Hill in Spokane, WA. Listed on the National Register of Historic Places in 1994, as contributing resources within the Ninth Avenue National Register Historic District, the four buildings that comprise the Comstock-Shadle Spokane Register Historic District present a contiguous façade of single-family residential homes that were built between 1905 and 1911. All four homes are well-preserved and are exemplary representations of the Tudor Revival style. Stylistic characteristics depicted in the homes include their two-story forms with steeply pitched roofs and prominent front-facing gables, tall narrow windows, and a prodigious use of false half-timbering with stucco infill. Remarkably intact, the Comstock-Shadle Spokane Register Historic District retains excellent exterior architectural integrity in original location, design, materials, workmanship, and association as single-family homes built in the early 1900s in Spokane, WA.

CURRENT APPEARANCE & CONDITION

Setting

Located on Lots 7, 8, 9, and 10, Block 69, in Spokane's Second Railroad Addition, the Comstock-Shadle Spokane Register Historic District faces south along West Ninth Avenue. The district has a frontage of 300 feet and a depth of 142 feet. A graveled alley abuts the district across the north boundary, Madison Street runs along the east boundary, and Jefferson Street abuts the west boundary. The four homes are sited in the center of their respective parcels with deep setbacks from the street along West Ninth Avenue. Each home is framed by a manicured lawn, shrubs, and mature deciduous and/or evergreen trees. The district is surrounded by single-family homes built between the late 1890s and 1945, and by tree-lined streets which are platted to a directionally correct grid pattern. Including the four houses that comprise the Comstock-Shadle Spokane Register Historic District, homes in the neighborhood are mostly large, landmark quality historic residences that make up the Ninth Avenue National Register Historic District.

Architectural Character

The architectural character of the Comstock-Shadle Spokane Register Historic District reflects early 20th-century neighborhood planning, residential development, building techniques, construction materials, and the Tudor Revival style. The streetscape retains a mature, century-old verdant canopy formed by street trees that line West Ninth Avenue, and uniform setbacks provide for formal front lawns and landscaping. The pattern and rhythm of residence, front lawn, sidewalk, and planting strips adjacent to the street define the character of the Comstock-Shadle Spokane Register Historic District and the surrounding residential neighborhood. The most prominent element of the architectural character of the Comstock-Shadle Spokane Register Historic District is depicted in the Tudor Revival style of the four homes that comprise the district. Reminiscent of villages built in 17th and 18th-century England, the homes display a robust use of steeply pitched front-facing gables and false half-timbering designs. All four homes in the district are well-preserved and retain excellent exterior architectural integrity.

The following identification numbers correspond to those on the accompanying sketch map:

1. COMSTOCK-SHADLE HOUSE

Address	1106 West Ninth Avenue
Built date	1910
Legal address	Second Railroad Addition, all of Lot 7, and 33 feet of Lot 8, Block 69
Parcel number	35193.0607
Style	Tudor Revival
Architect	Willis Ritchie

Built in 1910, the Comstock-Shadle House is a fine example of the Tudor Revival style. The home presents a tall two-story form, steeply pitched roof, two full front-facing gables, wide barge boards, full-height bays, tall narrow windows, and prominent false half-timbering with stucco infill. Inspired by the Craftsman style, a single-story porch fronts the house and is supported by a basalt porch foundation, brick piers, and large square wood porch pillars. The low-pitched porch roof has widely overhanging eaves with exposed scroll-sawn rafter tails. A prominent gabled portico projects over the front porch steps and is supported by massive curved brackets that are anchored to brick porch piers. Typical of the Tudor Revival style, the home's interior is dominated by massive ebony-finished oak and mahogany woodwork which has been hand-rubbed during the last nine decades to a deep patina. In contrast to the Tudor Revival style of the house, the garage features typical Craftsman styling with a low-pitched pyramidal hip roof, widely overhanging eaves with exposed rafter tails, and horizontal clapboard siding. With few alterations (which are mostly at the rear of the property), the Comstock-Shadle House & Garage retain excellent integrity and are in excellent condition.

On June 3, 1906, James & Elizabeth Comstock purchased Lots 7, 8, and 9 on Block 69 in the Second Railroad Addition for \$3,000.¹ They commissioned Willis Ritchie, a prominent Spokane architect, to design a house at 1106, which was to be located at the opposite end of the block on which they lived at 1128 West Ninth Avenue. Construction of the house was completed in 1910, and in 1911, the *Spokesman-Review* featured the Comstock's new residence on the front page of the newspaper's real estate section. The newspaper reported the home's architect was "W. A. Ritchie," and the home's construction cost "between \$15,000 and \$20,000."² James Comstock lived with his wife in the house from 1910 until 1918, the year of his death. Elizabeth Comstock continued to live alone in the home until three years later in 1921, when her daughter, Josie Comstock Shadle, and her husband, Eugene Shadle, moved in with Elizabeth. After her mother's death in 1934, and her husband's death in 1944, Josie Comstock Shadle sold the property in 1948 "with love and affection" to Russell & Wanaka Peters. A nephew of Eugene Shadle, Russell Peters was employed as a "buyer" at the Crescent Department Store in downtown Spokane.

In 1952, the Peters sold the property to Ray Dycus, an accountant for Kaiser Aluminum Chemical Company, and his wife, Georgia White Dycus. The Dycus family sold the property in 1956, to Mary & Collier Cole, secretary/treasurer of the Variety Sales Company in Spokane. The Coles remodeled the house to accommodate four apartments, residing for awhile in one of the suites. From 1970 to 2005, the property changed ownership several times and was continually rented as an apartment house. In 2005, Gerald & Patty Dicker bought the property for \$462,000. Owners/proprietors of GVD, Inc, a major real estate development company operating throughout the country, the Dickers are currently undoing the ca. 1960s interior apartment modifications, and are restoring the Comstock-Shadle House to its original use as a single-family residence.

2. SHADLE-HUGHES HOUSE

Address	1112 West Ninth Avenue
Built date	1911
Legal address	Second Railroad Addition, West 17 feet of Lot 8, and all of Lot 9, Block 69
Parcel number	35193.0608
Style	Tudor Revival
Architect	Willis Ritchie

The Shadle-Hughes House was built in 1911, and is a fine example of the Tudor Revival style. Characteristic of the style, the home displays a steeply pitched roof with a slight

¹ Spokane County Warranty Deeds. Spokane County Courthouse, Spokane, WA.

² "Whole Block of Costly Half-Timber Houses Give Mark of Distinction to Ninth Avenue." *Spokesman-Review*, 26 Feb 1911, part 4, p. 1.

flare at the eaves, multiple cross gables, three prominent front-facing gables at the facade, deep bargeboards with tapered tails, a covered front porch at the first floor, corner boards, and false half-timbering with stucco infill. Influenced by the Craftsman style, the front porch has a low-pitched hip roof and is supported by thick square wood columns. The porch deck is supported by a foundation made of black basalt rock. A steeply pitched gabled portico projects over the front steps at the porch roof and is embellished with false half-timbering. The interior of the home features a center hall plan with formal massing, and retains original built-ins, hand-polished woodwork, and a formal fireplace with glazed ceramic tile manufactured by Earnest Batchelder (1875-1957), a “leading designer of the American Arts & Crafts movement” and founder of the Batchelder Tile Company in Pasadena, CA.³

The Shadle-Hughes House was built for pioneer merchant, Eugene Shadle, and his wife, Josie Comstock Shadle, heir to the famous Comstock fortune, and Spokane benefactress extraordinaire. Custom-built for the Shadles, the house was designed by Willis Ritchie, one of Spokane’s leading pioneer architects. Before moving into the Shadle-Hughes House, Eugene & Josie Shadle lived next door west at 1118 West Ninth Avenue from 1906 to 1911, at which time they moved into their new home at 1112 West Ninth Avenue. During the 1920s and 1930s, the house was owned by Mrs. Sarah E. Hughes, widow of George Hughes, and acting vice president of the Hughes Company in Spokane. Founded George Hughes, the Hughes Company was listed in city directories as “wholesale plumbers, steam & supplies, pumps & windmills.”

3. SHADLE-VEASEY HOUSE

Address	1118 West Ninth Avenue
Built date	1906
Legal address	Second Railroad Addition, all of Lot 10, and east 15 feet of Lot 11, Block 69
Parcel number	35193.0609
Style	Tudor Revival
Architect	Loren L. Rand

Built in 1906, the Shadle-Veasey House is a fine example of the Tudor Revival style and exhibits characteristic stylistic features that include a two-story form with formal massing, a steeply pitched side gable roof, four front-facing gables, vertically oriented windows, and prominent false half-timbering with stucco infill. The interior of the home features a formal center reception hall, solid oak flooring, rich ebony-finished vertical-grain and curly fir woodwork, built-in china cabinets with leaded-glass doors, and a formal staircase that winds up to the second floor. Well-preserved for 100 years, the Shadle-Veasey House retains excellent interior and exterior integrity.

³ Belfiori, Christine. *The Shadle-Hughes House Spokane Register Nomination*, 2006. Spokane City/County Office of Historic Preservation, Spokane, WA.

On January 23, 1905, James M. Comstock purchased Lots 10 and 11 on Block 69 in the Second Railroad Addition on West Ninth Avenue for \$2,000. Founder of the Spokane Dry Goods Company, Spokane Dry Goods Realty Company, and the Crescent Department Store, Comstock was also father to Josie Comstock Shadle. Josie's husband, Eugene Shadle, was a business partner of Comstock's and was appointed president and general manager of the Crescent Department Store in Spokane, one of the most successful and longest-running department stores in Spokane history.

Comstock commissioned Spokane architect, Loren L. Rand, to design a home for his daughter and son-in-law at 1118 West Ninth Avenue, which was next door east of Comstock's home at 1128 West Ninth Avenue. When construction of the house at 1118 was completed, J. M. Comstock and his wife, Elizabeth Comstock, conveyed the property as a wedding gift to their daughter, Josie Comstock Shadle, who at the time was a newlywed bride of five years.

In 1911, the Shadles moved next door east to 1112 West Ninth Avenue, and sold the property at 1118 West Ninth Avenue to Dr. Clarence Veasey and his wife, Gertrude Veasey. Veasey began a medical practice in Spokane in 1908, as an "occultist and aurist" with Drs. R. L. Thomson and Wilson Johnston.⁴ Thirty years later at the time of his death in 1957, Dr. Veasey had achieved local respect as a "prominent Spokane eye specialist" and an "ophthalmologist of national prominence."⁵ He was "widely published" and noted as the author of two books and several articles on diseases of the eye.⁶ After his death, Dr. Veasey's wife, Gertrude Veasey, lived in the house until her death two years later in 1959. From 1959 to 1975, the Veasey's unmarried daughter, Winona Veasey, resided in the home. An accomplished musician, Winona was active in St. John's Episcopal Church and was a "member of the original board of the Spokane Philharmonic Orchestra, forerunner of the Spokane Symphony."⁷

In 1975, Stan Thompson, president of the Word Processing Company in Spokane, purchased the property for \$61,000. He sold it 25 years later in 2000, to Jon & Leeanna Strehlow for \$213,000. Current residents, Anupam Narayan & Judith G. Sugg, bought the house in 2005, for \$316,000. Judith is a counselor and instructor of psychology, and Anupam works as the executive vice president and chief investment & financial officer for Red Lion Hotels Corporation.

⁴ *Spokane City Directories*. "Occultist" and "aurist" were terms used in the early 1900s which referred to medical care relating to the eye and ear.

⁵ "Tropical Fish Are Doctor's Hobby." *Spokane Daily Chronicle*, 10 Feb 1948, and "Winona Veasey Taken by Death." *Spokesman-Review*, 21 Jan 1978.

⁶ *Ibid.*

⁷ "Winona Veasey Taken By Death." *Spokesman-Review*, 21 Jan 1987.

4. JAMES & ELIZABETH COMSTOCK HOUSE

Address	1128 West Ninth Avenue
Built date	1905
Legal address	Second Railroad Addition, West 35 feet of Lot 11, and all of Lot 12, Block 69
Parcel number	35193.0610
Style	Tudor Revival
Architect	Loren L. Rand

Built in 1905, the Comstock House is an excellent example of the Tudor Revival style. Defining features of the style found on the house include a steeply pitched roof, three front-facing gables, tall narrow windows, and false half-timbering with stucco infill. Wide bargeboards and decorative brackets articulate the eaves. A single-story front porch projects from the center front of the house and features an open gabled portico which is supported by paired square porch pillars anchored to black basalt porch piers. The portico's open gable is embellished with open trusswork.

The house was built for James & Elizabeth Comstock, civic benefactors, pioneer merchants, and founders of the Crescent Department Store, the Spokane Dry Goods Company, and the Spokane Realty Company. They lived in the home from 1905 to 1910, at which time they moved to 1106 West Ninth Avenue at the east end of the block. The Comstock House was altered for use as a multi-family apartment home in the late 1920s and early 1930s. It had four apartments in 1929, and by 1950, it offered five apartments. The property currently serves as a multi-family apartment house.

Areas of Significance	Community Planning & Development, Commerce, and Architecture
Period of Significance	1905 to 1948
Significant Dates	1905, 1906, 1910, 1911
Architects	Loren L. Rand Willis A. Ritchie

STATEMENT OF SIGNIFICANCE

Listed on the National Register of Historic Places in 1994, as part of the Ninth Avenue National Register Historic District, the Comstock-Shadle Spokane Register Historic District forms a well-preserved contiguous façade presented in four houses built between 1905 and 1911. A reflection of 18th and 19th-century “black & white” dwellings and row houses built especially in the English village of Chester, the four homes that comprise the Comstock-Shadle Spokane Register Historic District are excellent adaptations of the Tudor Revival style. The district is significant in the area of significance, “architecture,” as an example of the Tudor Revival style and as a representation of two prominent Spokane architects, Loren L. Rand and Willis A. Ritchie. As a tangible example of neighborhood development and subsequent settlement, the Comstock-Shadle Spokane Register Historic District achieved further importance in the area of significance, “community planning & development,” as part of the Ninth Avenue National Register Historic District. Perhaps the strongest historic significance attributed to the Comstock-Shadle Spokane Register Historic District, however, is in the area of significance, “commerce,” through its association with the Comstock and Shadle families who were regionally recognized as some of Spokane’s most charitable benefactors. The homes were built at different times for James & Elizabeth Comstock and Eugene & Josie Shadle, civic philanthropists, pioneer merchants, and founders of the Spokane Dry Goods Company, the Spokane Dry Goods Realty Company, and the Crescent Department Store. After James Comstock’s death in 1918, and Elizabeth Comstock’s death in 1934, Josie Comstock Shadle and her husband, Eugene Shadle, carried on the magnanimous philanthropic work begun by James & Elizabeth Comstock. They continued to give hundreds of thousands of dollars to the beautification of Spokane parkland and waterways along the Spokane River, built Comstock Park/pool/playground and donated it to the City of Spokane, helped finance the multi-million dollar enlargement of St. Luke’s Hospital, and “were always ready to contribute liberally to anything pertaining to the welfare of the city which they both loved so well.”⁸ Perhaps the greatest gift bestowed to the Spokane community by the Comstock-Shadle family was the Shadle Trust Fund. The trust was administered by the Comstock Foundation which gifted over \$31.5 million dollars throughout the Spokane region for more than 50 years until 2000.⁹ Historically and architecturally significant, the Comstock-Shadle Spokane Register Historic District

⁸ “Gene Shadle, Former Algonan, Dies in Spokane.” *Spokesman-Review*, 1 Feb 1944.

⁹ Kershner, Jim. “Empty Treasure.” *Spokesman-Review*, 17 June 2000.

achieved significance during the period from 1905 to 1948, and is eligible for listing on the Spokane Register of Historic Places under Categories A, B, and C.

HISTORICAL CONTEXT

Ninth Avenue National Register Historic District

Before it was platted in 1883, the Ninth Avenue National Register Historic District was an undeveloped north-facing hillside dotted with rocky basalt outcroppings, wild grasses, and native pine and fir trees. Located about one mile southwest from downtown Spokane, the hillside area was mostly platted by prominent pioneer businessman, Anthony Cannon, and was colloquially called the “South Hill.”

Cannon arrived in Spokane Falls on April 24, 1878, with his partner, J. J. Browne. With an initial investment of \$50 down on a \$3,000 mortgage, Browne and Cannon acquired one-half interest in James Glover’s [Spokane] townsite. By 1890, Cannon and Browne were both millionaires and hailed as civic leaders. Five years later, Cannon died alone and penniless in New York City, ostracized by the town in helped to build.¹⁰

With Cannon’s social influence in Spokane, the District became one of the city’s finest residential neighborhoods. Prominent lawyers, businessmen, miners, merchants, entrepreneurs, and Spokane socialites purchased lots in the neighborhood and hired architects and contractors to design and build their homes which were sometimes large and lavish, a reflection of the homeowner’s success and status in Spokane society.

Residences in the...District range from majestic Queen Anne, Tudor Revival, and NeoClassical homes to more modest Craftsman dwellings and bungalows. These reflect the wide diversity of styles popular around the turn of the 20th-century. Spokane’s foremost architects of the time, including Willis Ritchie, Kirtland Cutter, Loren Rand, John Dow, Julius Zittel, Albert Held, and W. W. Hyslop, all contributed to the physical appearance of this distinctive neighborhood.¹¹

In 1905-1906, James & Elizabeth Comstock built two homes in the Ninth Avenue National Register Historic District along West Ninth Avenue between Madison and Jefferson Streets. The house erected on the northeast corner of Ninth and Jefferson at 1128 was constructed for the Comstocks, and the house next door east at 1118 West Ninth Avenue was built as a wedding gift for the Comstock’s daughter, Josie Comstock

¹⁰ Garrett, Kit, et al. *West Ninth Avenue National Register Historic District, 1994*. Spokane Public Library, Spokane, WA, p. 8:1.

¹¹ *Ibid*, p. 7:2.

Shadle, and her husband, Eugene Shadle. The Comstocks resided in their house from 1905 to 1910, and the Shadles lived in their home from 1906 to 1911.

In 1910, the Comstocks built another home, this one at the opposite end of the block on the northwest corner of Ninth and Madison. Following her parents example, Josie Comstock Shadle, and her husband, Eugene Shadle, also built another home on the block. It was located at 1112 West Ninth Avenue, adjacent next door to the Comstock's new home at 1106. The Shadles owned their second home on the block from 1911 to 1921, and the Comstock-Shadle family owned the house at 1106 West Ninth Avenue from 1910 to 1948.

In summary, the property on the entire block at the north side of West Ninth Avenue between Madison and Jefferson Streets was owned at different times by the Comstock and Shadle families. Subsequent homeowners altered the interiors of the homes at 1106 and 1128 to accommodate multi-family apartment use, but the two homes at 1112 and 1118 have been maintained as single-family residences from the time they were built in 1911 and 1906 respectively.

HISTORICAL SIGNIFICANCE

Category A

The Comstock-Shadle Spokane Register Historic District is historically significant as a tangible expression of the early 20th-century residential development and subsequent settlement of the block between Madison and Jefferson Street along West Ninth Avenue, and as part of the Ninth Avenue National Register Historic District on Spokane's South Hill. The combined Comstock-Shadle family contribution to the Comstock-Shadle Spokane Register Historic District was large. The two families built four landmark quality homes, lived in all four at different times, and spent over \$52,000 on construction costs. The February 26, 1911 edition of the *Spokesman-Review* featured all four homes on the front page of the real estate section:

*Whole Block of Costly Half-Timber Houses Give Mark of Distinction to
Ninth Avenue*

Present homes of J. M. Comstock and son-in-law, Eugene Shadle, [are pictured along with the] new residences of Mr. Comstock and Mr. Shadle respectively. The first two [homes] are on the northeast corner of Ninth Avenue and Jefferson Street, and the last two [homes] are on the corner of Ninth Avenue and Madison Street. W. A. Ritchie is architect for the new houses. The new corner house [1106 West Ninth Avenue] will cost between \$15,000 and \$20,000, and the Shadle home [1112 West

Ninth Avenue]...will cost between \$12,000 and \$15,000.¹²

All four homes were architect-designed, all four homes were built for the Comstock and Shadle families, and all four homes are well-preserved residences designed in the Tudor Revival style. More than 60 years after they were built, a 1971 article in the *Spokane Daily Chronicle* featured a photograph of the Comstock-Shadle House (1106) and the Shadle House (1112), and reminisced that “families usually were larger—so often were homes in the Spokane of yesteryear. Evocative of that by-gone era are these half-timbered houses [pictured] on Ninth [Avenue] west of Madison.”¹³

HISTORICAL SIGNIFICANCE

Category B

The Comstock-Shadle Spokane Register Historic District is historically significant for its association with the Comstock-Shadle family during one of their most productive periods in Spokane history between 1905 and 1948. It reflects the time in their lives when they achieved their highest success in owning, promoting, and managing the Spokane Dry Goods Company, the Spokane Dry Goods Realty Company, and the Crescent Department Store. It also reflects the Comstock-Shadle family’s enormous philanthropic contribution to Spokane, a time during which they gave millions of dollars to various charities, civic programs, and individuals throughout the Spokane community.

James & Elizabeth Comstock

James M. Comstock was born in Rome, New York in 1838. His family moved to Wisconsin in 1846, where he was educated and enlisted in the First Wisconsin Cavalry in the Civil War, achieving the rank of Captain. After the war, he relocated to Algona, Iowa where he owned a general merchandise store.

In 1889, Comstock came west to Spokane. Along with his partner, R. B. Paterson, he opened a retail dry goods store in the Crescent Block, next east of the Spokesman-Review Tower on the corner of Riverside and Monroe in downtown Spokane. On August 3, 1889, a huge fire broke out in Spokane and enveloped most of the downtown, destroying more than 30 city blocks in its path. Amazingly, Comstock’s store was untouched, and he had the dubious distinction of having the only dry goods and mercantile store intact after the fire.

His success as a merchant paved the way for his store’s enlargement and move to new quarters at the northwest corner of Riverside and Wall in downtown Spokane. He named his business the Spokane Dry Goods Company, and called the store the Crescent

¹² “Whole Block of Costly Half-Timber Houses Give Mark of Distinction to Ninth Avenue.” *Spokesman-Review*, 26 Feb 1911, part 4, p. 1.

¹³ “A Spot in Spokane.” *Spokane Daily Chronicle*, 27 Feb 1971.

Department Store. He later founded the Spokane Dry Goods Realty Company as a vehicle in which to transact real estate investments.

Comstock and his wife, Elizabeth Comstock, resided in a house at 1128 West Ninth Avenue from 1905 to 1910. In 1910, they moved to their new home at the east end of the block at 1106 West Ninth Avenue. James Comstock died in 1918, and Elizabeth continued to live alone in the house until 1921, when her daughter, Josie Comstock Shadle, and her husband, Eugene Shadle, moved into her home to help care for her.

Much has been written about James Comstock and his many contributions to Spokane. At his death in 1918, it was said that “few men were better known in Spokane than Mr. Comstock.”¹⁴ His success as the founder of the Crescent Department Store awarded him a rating as “one of the leading merchants of the Pacific Northwest.”¹⁵ “Surrounded by a group of younger men, whom...[were]...attracted...by his personality, he built up the largest mercantile establishment in the city [of Spokane].”¹⁶ As reported in the *Spokesman-Review* in his obituary on September 2, 1918, “Mr. Comstock’s latest months were filled with carrying into effect his dream of many years, the building [and construction] of the fine new home of the Crescent [Department] Store on Main Avenue... His waking hours were a continual delight as he saw his dream nearing realization. He retained his interest in business affairs until the last and worked as industriously as any member of the firm.”¹⁷ Comstock was venerated as “one of the leading citizens of the city, and his work will long have an effect... As a [past] member of the [Spokane] City Council, as [a past one-time] mayor [of Spokane], and as a [Spokane] citizen, he has done more than we can realize.”¹⁸ He was respected and honored as “one of the makers of the Inland Empire.”¹⁹

Eugene Shadle & Josie Comstock Shadle

Eugene Shadle met James Comstock in Algona, Iowa, where Shadle was employed at Comstock’s dry goods store. At the same time, Shadle also met Comstock’s daughter, Josie, whom he later married in 1901. After Comstock moved to Spokane in 1889, Eugene Shadle followed in 1891, at Comstock’s request. Shadle worked in the Crescent Department Store, starting at the bottom and working up to his final position before his death in 1944, as the store’s president and general manager. An advertisement in the *1940 Spokane City Directory* listed the Crescent with the following merchandise:

The Crescent, owned and operated by the Spokane Dry Goods Company

¹⁴ “J.M. Comstock Is Called By Death.” *Spokesman-Review*, 2 Sept 1918, p. 1.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Botting, Roland B. *Contributions to the History of the Pacific Northwest*. Pullman: Washington State College, 1938, p. 18.

Retail dry goods, men's, women's, girl's & boy's apparel, millinery, furs, women's & children's shoes, luggage, furniture, rugs, washing machines, ranges, heaters, frigidaires, housewares, draperies, radios, china, silver & art, goods

Main Avenue and Riverside & Wall

Eugene Shadle was praised by many at his death in September 1944, as “an early day merchant of Spokane and one of the city’s outstanding civic leaders and philanthropists. Until his retirement, he had been president and general manager of the Spokane Dry Goods Company and owner of the Crescent Department Store with which he had been associated [for more than] 52 years.”²⁰ He was one of the “last of a group of early-day merchants who joined forces...to develop a business that is still a leading factor in its line.”²¹

Perhaps the largest contribution made by the Comstock and Shadle families were the millions of dollars in charitable and philanthropic gifts to the City of Spokane, civic groups, hospitals, and individuals in Spokane. The Comstocks were known for their “charitable work” and after James Comstock’s death, Josie & Eugene Shadle “carried on” the Comstock’s benefactions. They financed, built and donated Comstock Park and pool to the City of Spokane in honor of James Comstock, financed and built part of St. Luke’s Hospital, developed Shadle Park and donated it to the City of Spokane, gave over \$100,000 to improve Spokane parks and parkways, and “were always ready to contribute liberally to anything pertaining to the welfare of the city which they both loved so well.”²² “The benefits which have enriched the life of Spokane and her citizens through the Comstock and Shadle families are many.”²³ The Shadle Trust Fund, organized by Eugene & Josie Shadle before his death in 1944, was later administered by the Comstock Foundation which donated more than \$31.5 million dollars to causes and civic groups in Spokane until 2000. The Comstock Foundation has been “the largest giver in Spokane, distributing millions to charities, civic organizations, arts organizations,” schools and universities.²⁴ The impact associated with the generosity of James & Elizabeth Comstock and Josie & Eugene Shadle is huge and continues to be felt by many in the Spokane community today.

²⁰ “Eugene Shadle Taken By Death.” *Spokesman-Review*, 1 Feb 1944.

²¹ *Ibid.*

²² “Gene Shadle, Former Algonan, Dies in Spokane.” *Spokesman-Review*, 1 Feb 1944.

²³ Powers, Dorothy Rochon. “The Shadle Trust Fund.” *Spokesman-Review*, 29 Sept 1968.

²⁴ Kershner, Jim. “Empty Treasure.” *Spokesman-Review*, 17 June 2000.

ARCHITECTURAL SIGNIFICANCE

Category C

The four homes that comprise the Comstock-Shadle Spokane Register Historic District are well-preserved as fine examples of the single-family residential property type and the Tudor Revival style. They are all large, two-story homes which feature steeply pitched roofs, front-facing gables with lower cross gables, wide bargeboards, tall narrow windows, and a prominent use of false half-timbering with stucco infill—all strong tenants of the Tudor Revival style. At least three of the homes (1106, 1112, and 1118) illustrate Craftsman-style influences as seen in their low-slung front porches which are supported by large, thick basalt and/or brick porch piers and square wood pillars. The porches display widely overhanging eaves with exposed rafter tails and decorative brackets.

Tudor Revival Style

The English Tudor style was adopted throughout the British Isles and developed during the reign of Queen Elizabeth (1558-1603) and the reign of James I (1603-1625), reaching a period that fostered the construction of many of England's great manor houses. In addition to tranquil countryside settings, the English Tudor style was employed in urban centers throughout England. One of Great Britain's most photographed cities, which embodies urban interpretations of the English Tudor style, is Chester, located in Chester County, Western England. Curvilinear cobblestone streets and narrow alleyways radiate from the city center and are lined with tall, steeply pitched two- and three-story town homes that feature a robust concentration of half-timbered construction. The term "half-timbered" refers to medieval and post-medieval building techniques that employed massive oak, maple and other hardwood timber framing with "wattle-and-daub" infill. The wattle-and-daub infill was made of a thick, sticky paste of mud, twigs and animal hair which was allowed to dry and harden. The hardwood timbers, blackened by soot, oil and age, stood out in stark contrast to the cream-colored wattle-and-daub infill. This design effect was embraced by British builders and illustrated the "black-and-white" half-timbered structures like those found in infinite variety in Chester and other towns in the British Isles.²⁵

Borrowing architectural elements from the English Tudor tradition, the American Tudor Revival style originated 200 years later and enjoyed widespread popularity throughout the United States from 1890 to about 1940. Early American examples tended to be expansive, architect-designed homes. This held true in Spokane where the style was favored by some of Spokane's most social elite pioneers, including the Comstock and Shadle families. "The style quickly faded from fashion in the late 1930s but became

²⁵ Yeomans, Linda. "English Tudors in Spokane." *Spokane Homes*, 2001, pp. 32-37.

popular” again in a modified resurgence during “the Neo-Eclectic Movement of the 1970s and 1980s.”²⁶

Loren L. Rand, Architect

The Comstock House (1128 West Ninth Avenue) and the Shadle-Veasey House (1118 West Ninth Avenue) were designed by Loren Rand (1851-1935), a prominent Spokane architect who was “widely known in his profession” and practiced in the region for 47 years.²⁷ Before arriving in Spokane in 1888, Loren Leighton Rand completed his education at the Massachusetts Institute of Technology in Cambridge, and practiced for a while in Grand Rapids and Minneapolis. His work in Spokane included “many...buildings of importance” and some of the city’s finest schools, including Lewis & Clark, Roosevelt, Longfellow, Stevens, Cooper, Franklin, Audubon, Willard, Hayes Park, Adams, Jefferson, Hawthorne, McKinley, and Logan. His obituary was featured in the *Spokesman-Review* on October 7, 1935:

Designed Many Nice Buildings

Among some of the earlier residences Mr. Rand designed here were those of Judge Nash [1624 E. Riverton], E. L. Powell [1728 West First Avenue], H. F. Belt, and Sylvester Heath. He designed the first four-story building erected after the big [Spokane] fire [of 1889], known as the Tidbal Block. Included among other structures he planned are the Main Avenue additions to the Crescent Department Store, the Marble Bank Building, the old Spokane Dry Goods Realty Building, and several hotels.

He designed the First Presbyterian Church, Wilson Elementary School, the James & Elizabeth Comstock House (1128 West Ninth Avenue), and the Odell House (2523 West First Avenue), the Loren L. Rand House (1215 N. Nettleton), and the Clough House (1406 W. Ninth Avenue). Rand’s surviving work is tangible evidence of his accomplishments as a master architect and can be especially seen in landmark examples such as Lewis & Clark High School, the Nash House, and the Comstock and Shadle-Veasey Houses. Rand is regarded as one of Spokane’s finest pioneer architects.

Willis A. Ritchie, Architect

Regaled as “one of Spokane’s pioneer building architects,” Willis Ritchie designed the Comstock-Shadle House (1106 West Ninth Avenue) and the Shadle-Hughes House (1112 West Ninth Avenue).²⁸ He was born in Ohio in 1864, studied architecture, and eventually moved to Kansas where he “obtained commissions for bank, college, school,

²⁶ McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf Publishers, 1989, p. 358.

²⁷ “L. L. Rand, 83, Architect, Dies.” *Spokesman-Review*, 7 Oct 1935, p. 1.

²⁸ “Willis A. Ritchie, Architect, Dies.” *Spokane Daily Chronicle*, 17 Jan 1931, p. 1.

hotel, courthouse, and post office buildings.”²⁹ In 1889, he relocated to Seattle where he specialized in designs for public buildings. He was responsible for the King County Courthouse in Seattle, the Whatcomb County Courthouse in Bellingham, the Soldier’s Home at Orting, and other public structures in Vancouver, Port Townsend, and Olympia, Washington.

In 1892, he came to Spokane where he designed Spokane City Hall (demolished) and the Spokane County Courthouse, a remarkable landmark example of French Chateausque-style architecture rarely seen in the west. In addition to the city hall and courthouse buildings, Ritchie designed a women’s dormitory at the University of Idaho in Moscow and “many homes” in Spokane, including the Oscar Bowen House (1924 S. Upper Terrace), the Shadle-Hughes House (1112 West Ninth Avenue), and the Comstock-Shadle House (1106 West Ninth Avenue).³⁰ Especially seen in the Spokane County Courthouse, Ritchie’s artistic expertise identifies him as a master architect of early Spokane buildings.

In conclusion, the Comstock-Shadle Spokane Register Historic District is eligible for listing on the Spokane Register of Historic Places for its architectural and historical significance as 1) a demonstration of the development and settlement of the north side of West Ninth Avenue between Madison and Jefferson Streets and the Ninth Avenue National Register Historic District, 2) for its association with the lives of James & Elizabeth Comstock and Eugene & Josie Shadle and their widely acclaimed commercial and philanthropic contributions to Spokane, and 3) as a fine representation of the Tudor Revival style and products of master architects, Loren L. Rand and Willis Ritchie.

²⁹ Eastern Washington State Historical Society. *Spokane Skyline: A Century of Architecture 1889-1989*. Spokane: 1989, p. 43.

³⁰ Ibid.

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"L.L. Rand, 83, Architect, Dies." *Spokesman-Review*, 7 Oct 1935, p. 1.

"Whole Block of Costly Half-Timber Houses Give Mark of Distinction to Ninth Avenue." *Spokesman-Review*, 26 Feb 1911, part 4, p. 1.

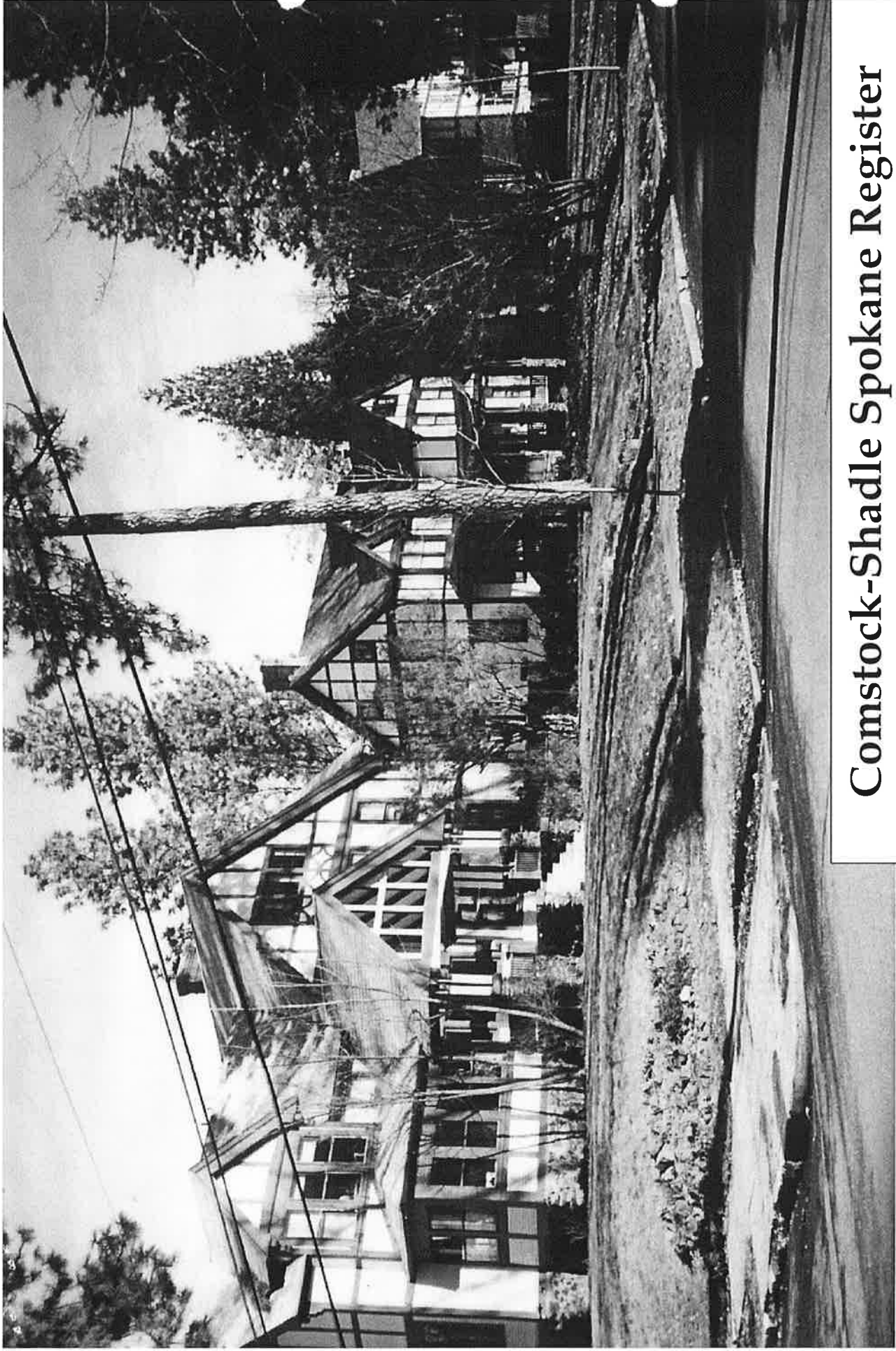
"Willis A. Ritchie, Architect, Dies." *Spokane Daily Chronicle*, 17 Jan 1931, p. 1.

Spokane City/County Register of Historic Places Nomination Continuation Sheet
COMSTOCK-SHADLE SPOKANE REGISTER HISTORIC DISTRICT

MAP OF DISTRICT

- Key: **Number 1** Comstock-Shadle House at 1106 West Ninth Avenue
Number 2 Shadle-Hughes House at 1112 West Ninth Avenue
Number 3 Shadle-Veasey House at 1118 West Ninth Avenue
Number 4 Comstock House at 1128 West Ninth Avenue





**Comstock-Shadle Spokane Register
Historic District**

1106-1128 W. Ninth Avenue



North

Madis

8th

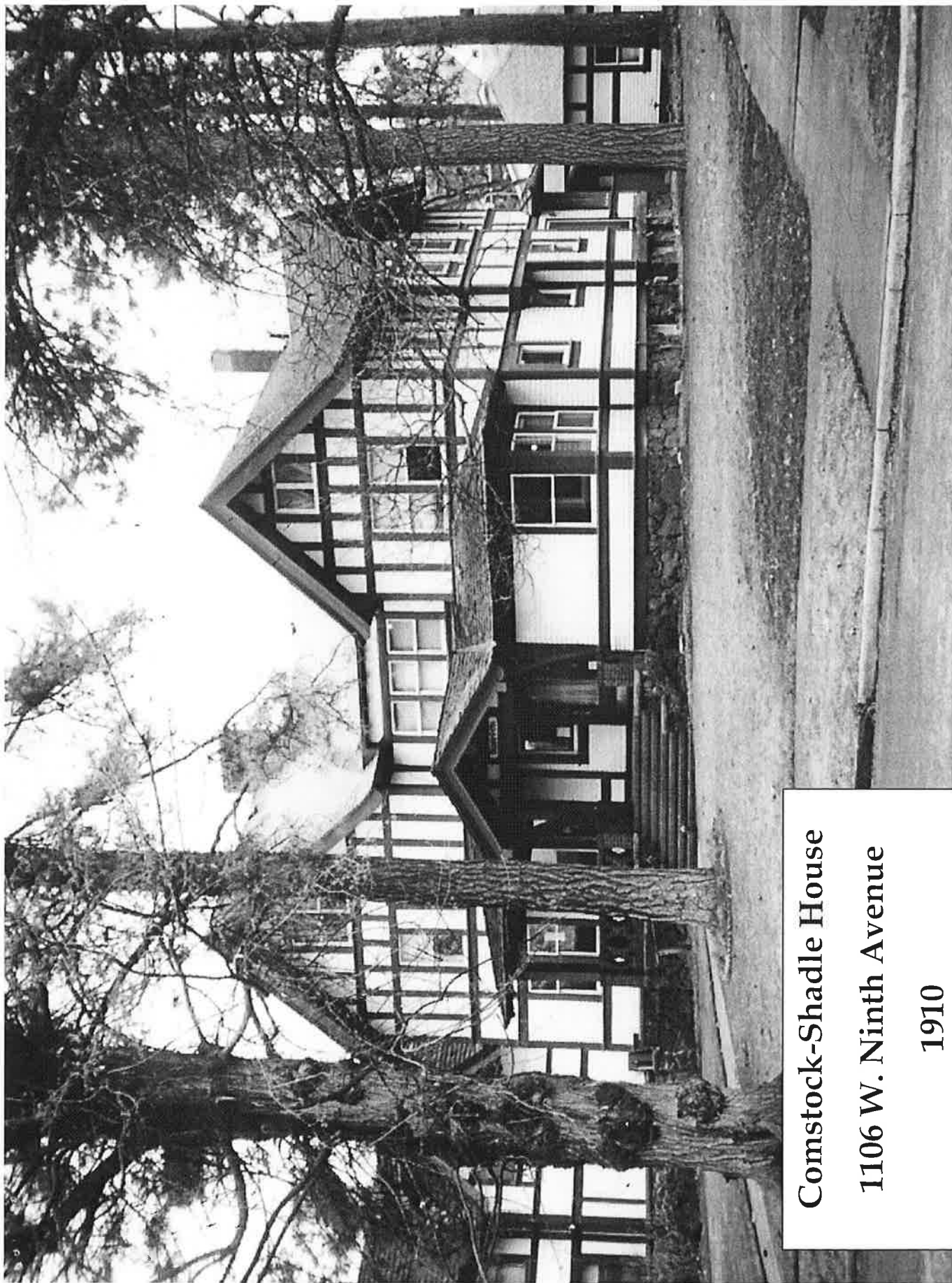
Jefferson

1106 W. 9th -
Comstock-Shadle
House

1112 W. 9th -
Comstock-Shadle
House

1118 W. 9th - Shadle-Veasey House

1128 W. 9th - Comstock
House

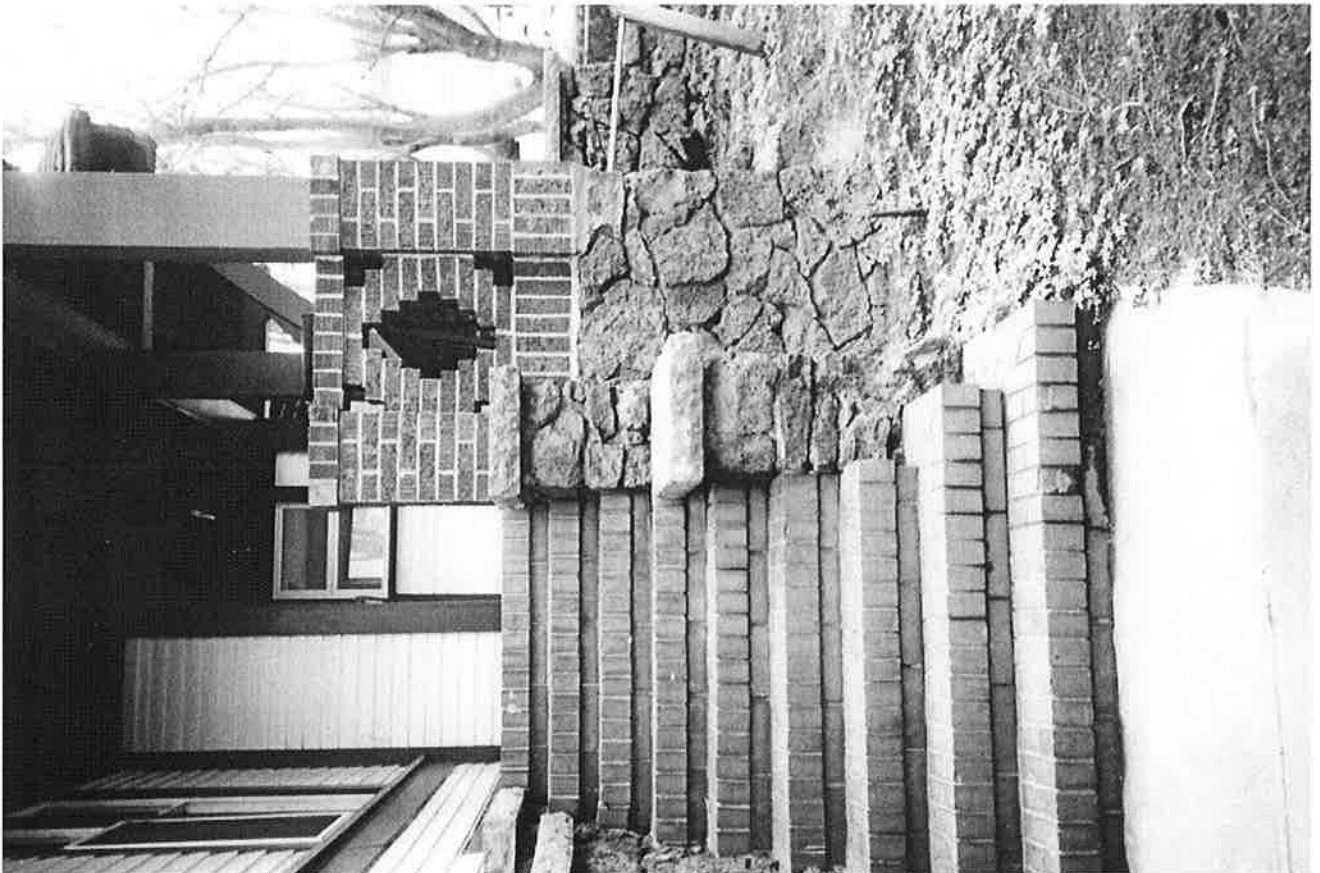
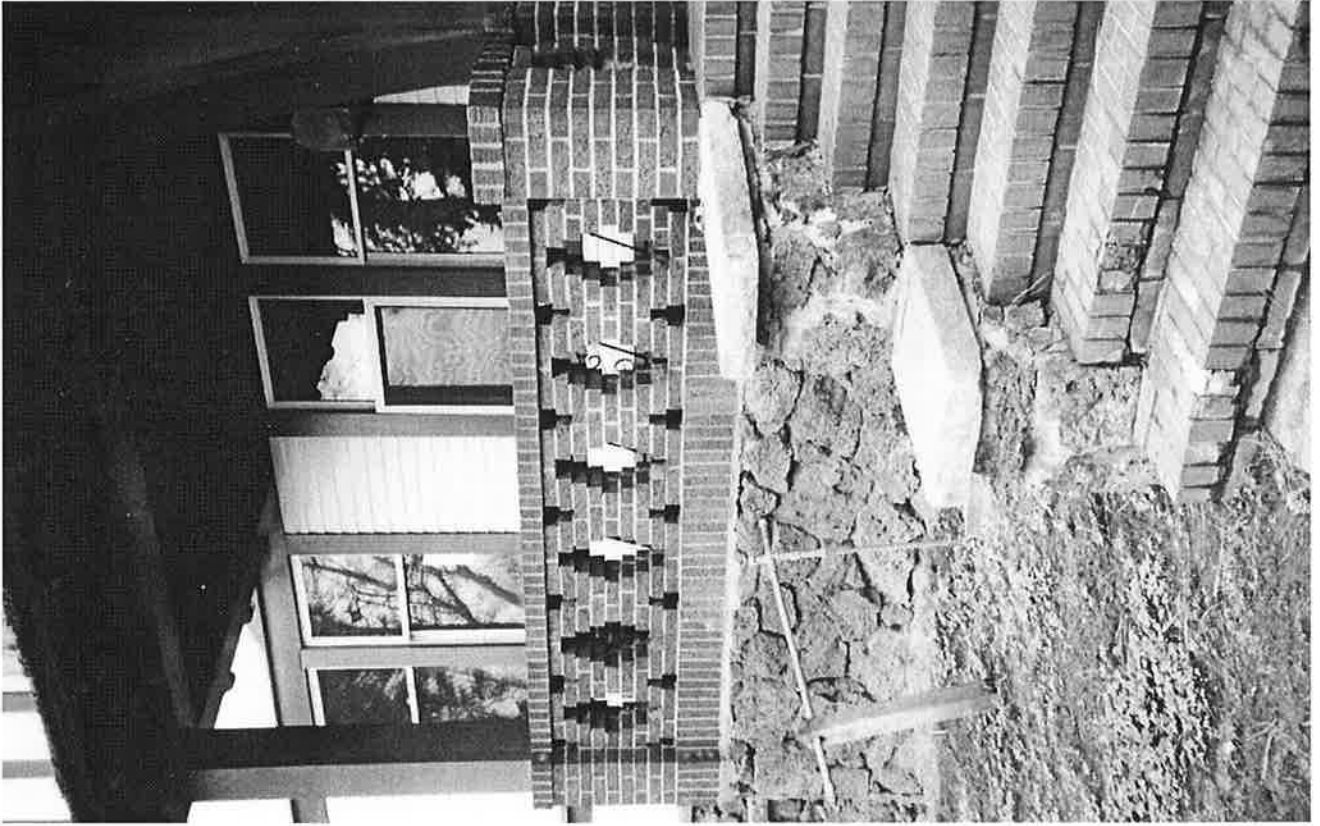


Comstock-Shadle House
1106 W. Ninth Avenue
1910
Willis Ritchie









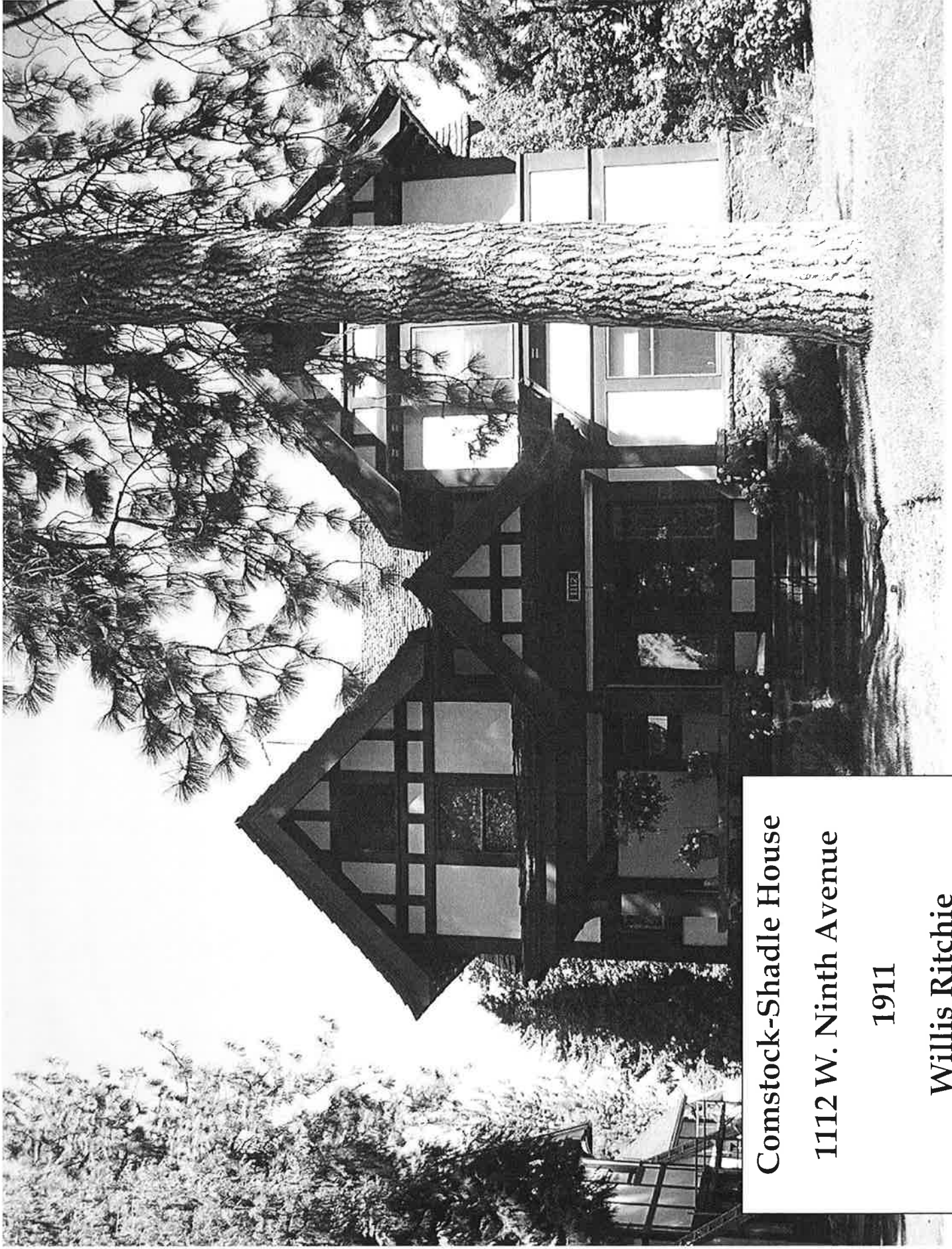




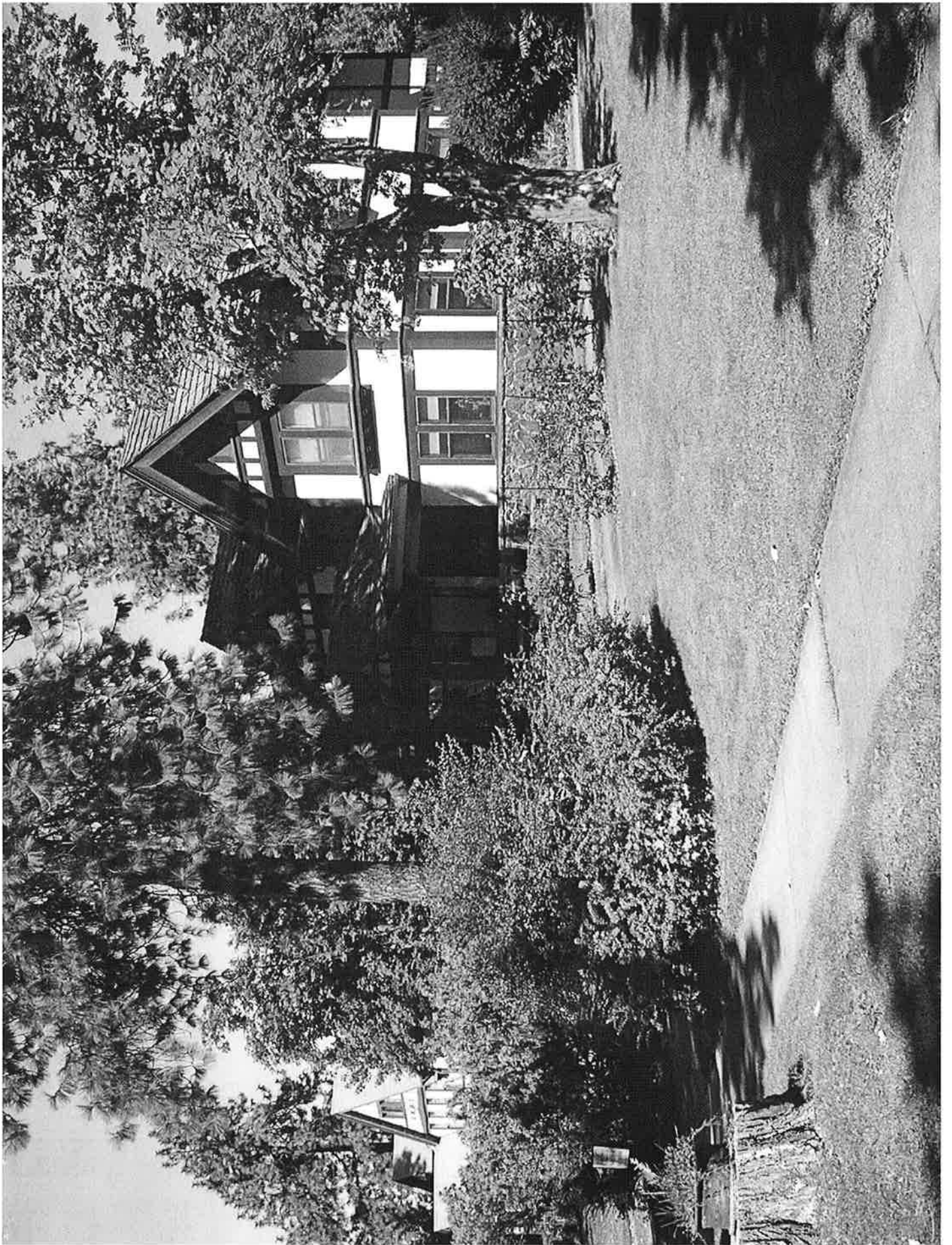




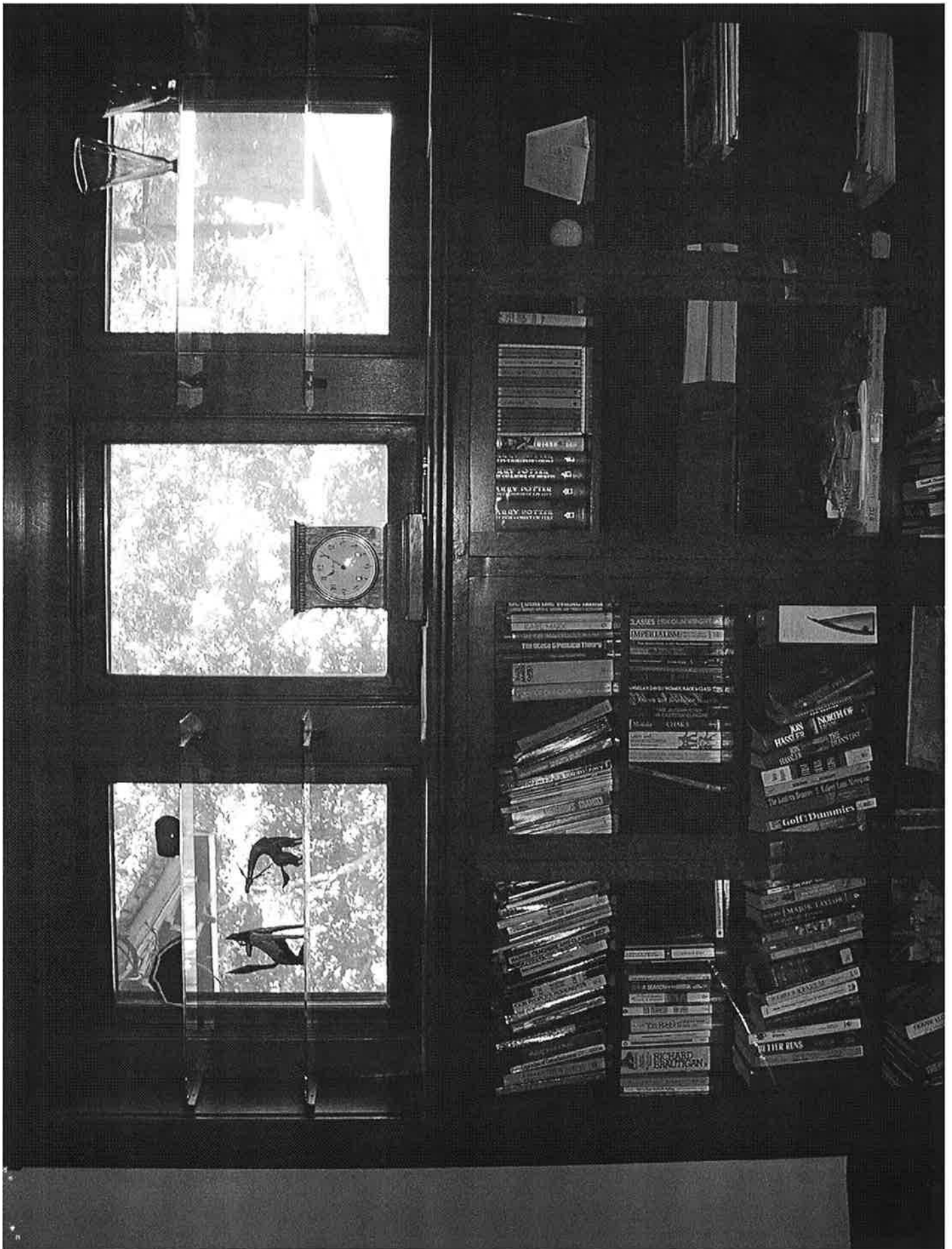




Comstock-Shadle House
1112 W. Ninth Avenue
1911
Willis Ritchie









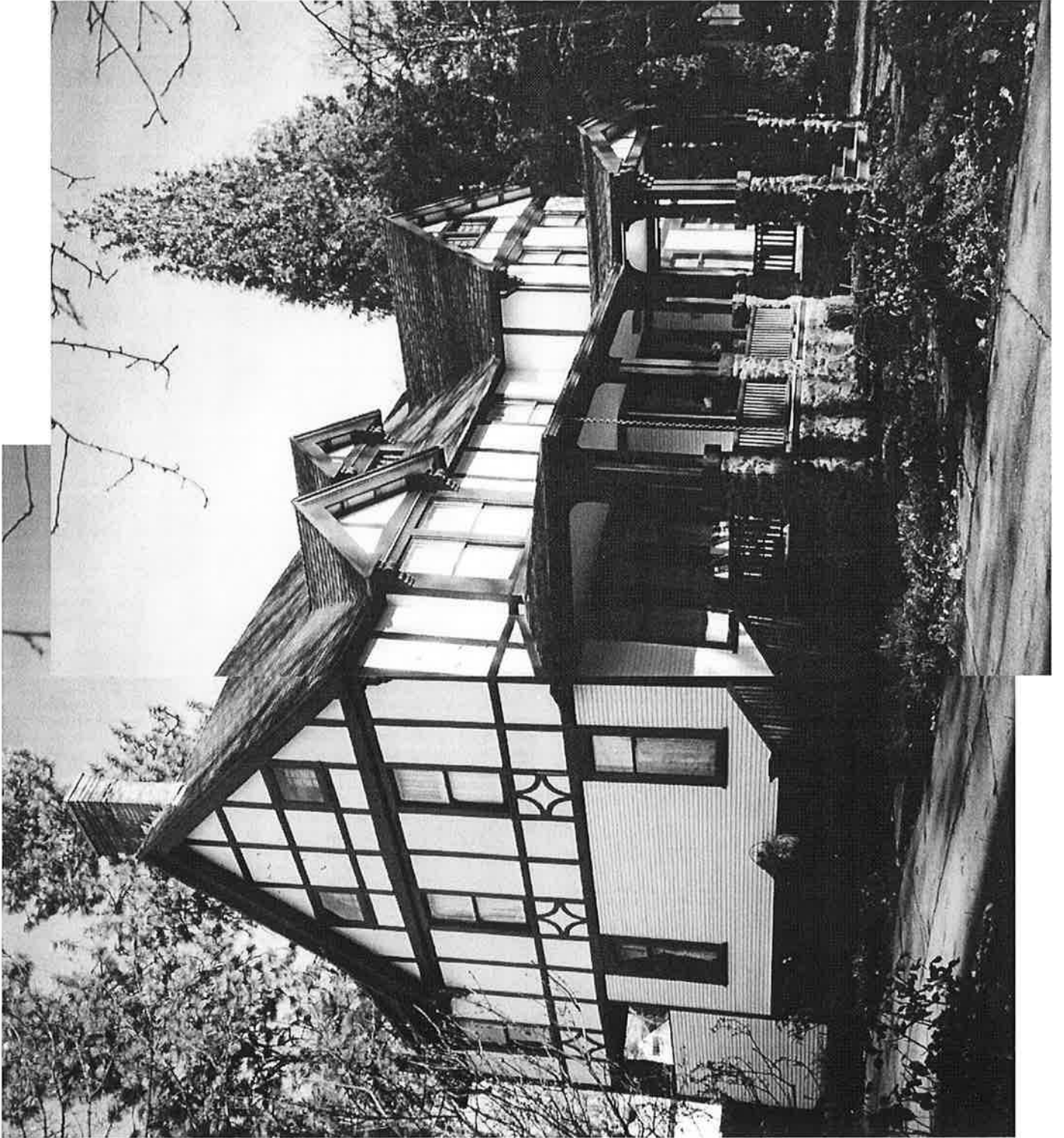


Shadle-Veasey House

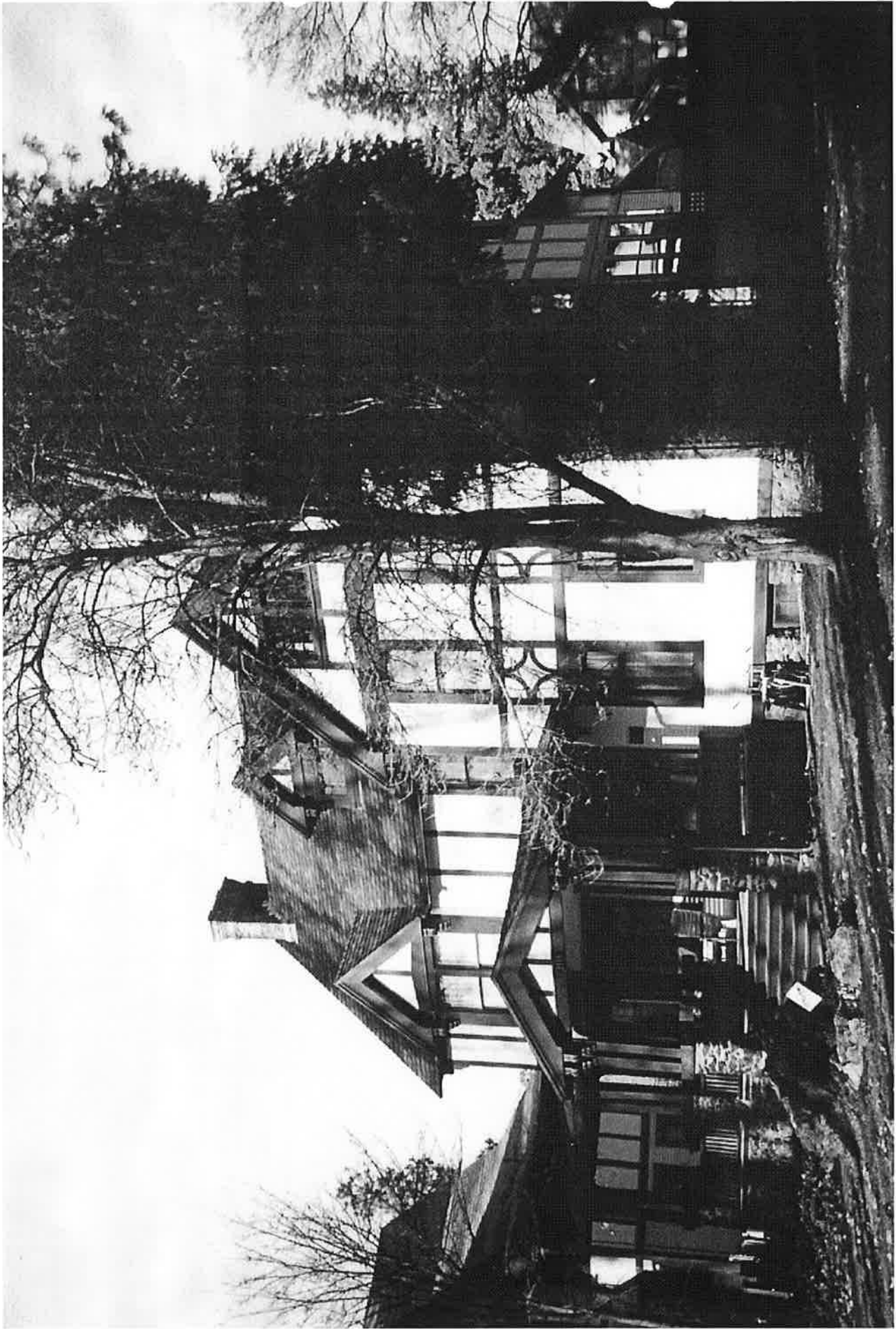
1118 W. Ninth Avenue

1906

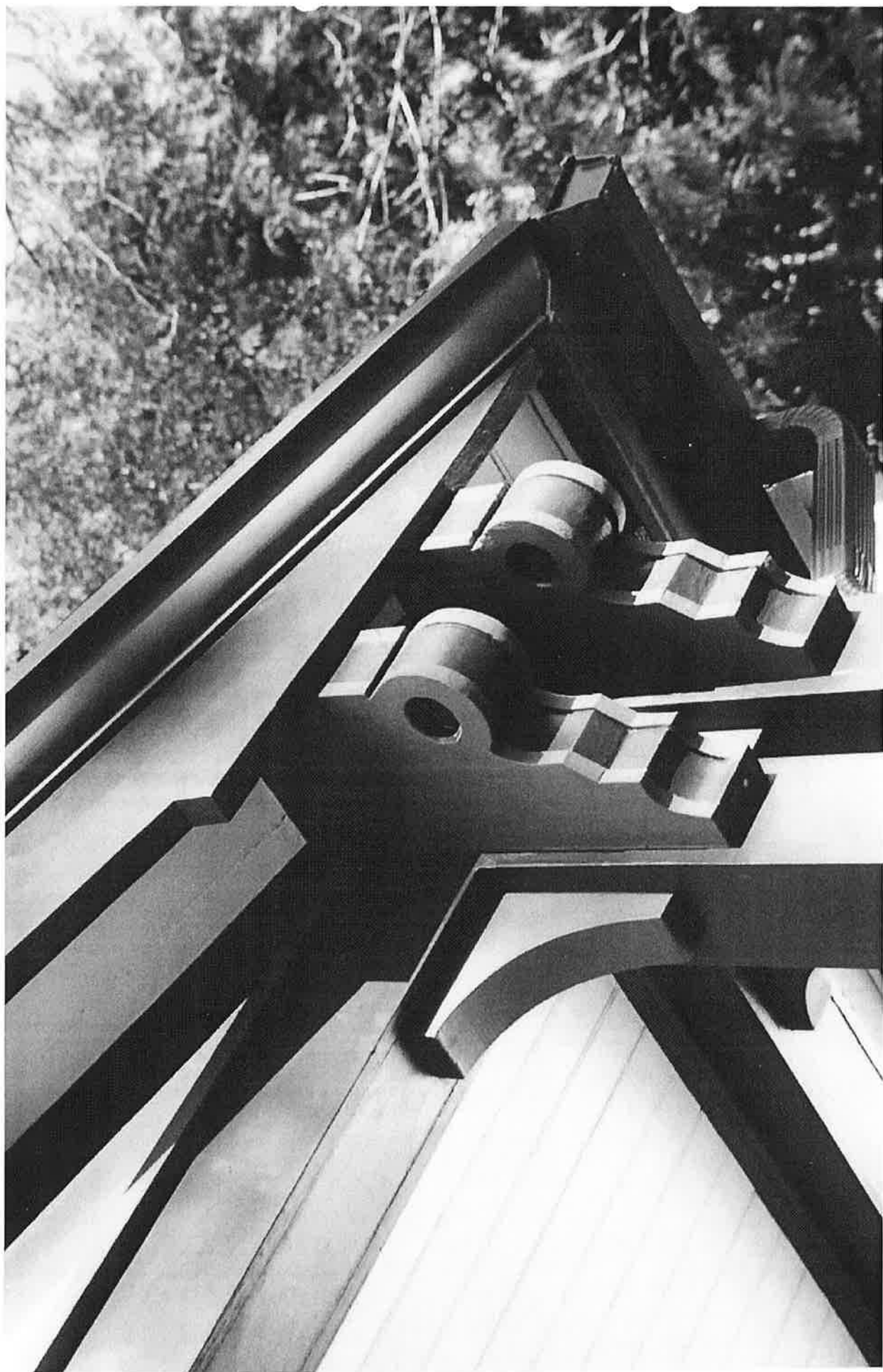
Loren L. Rand



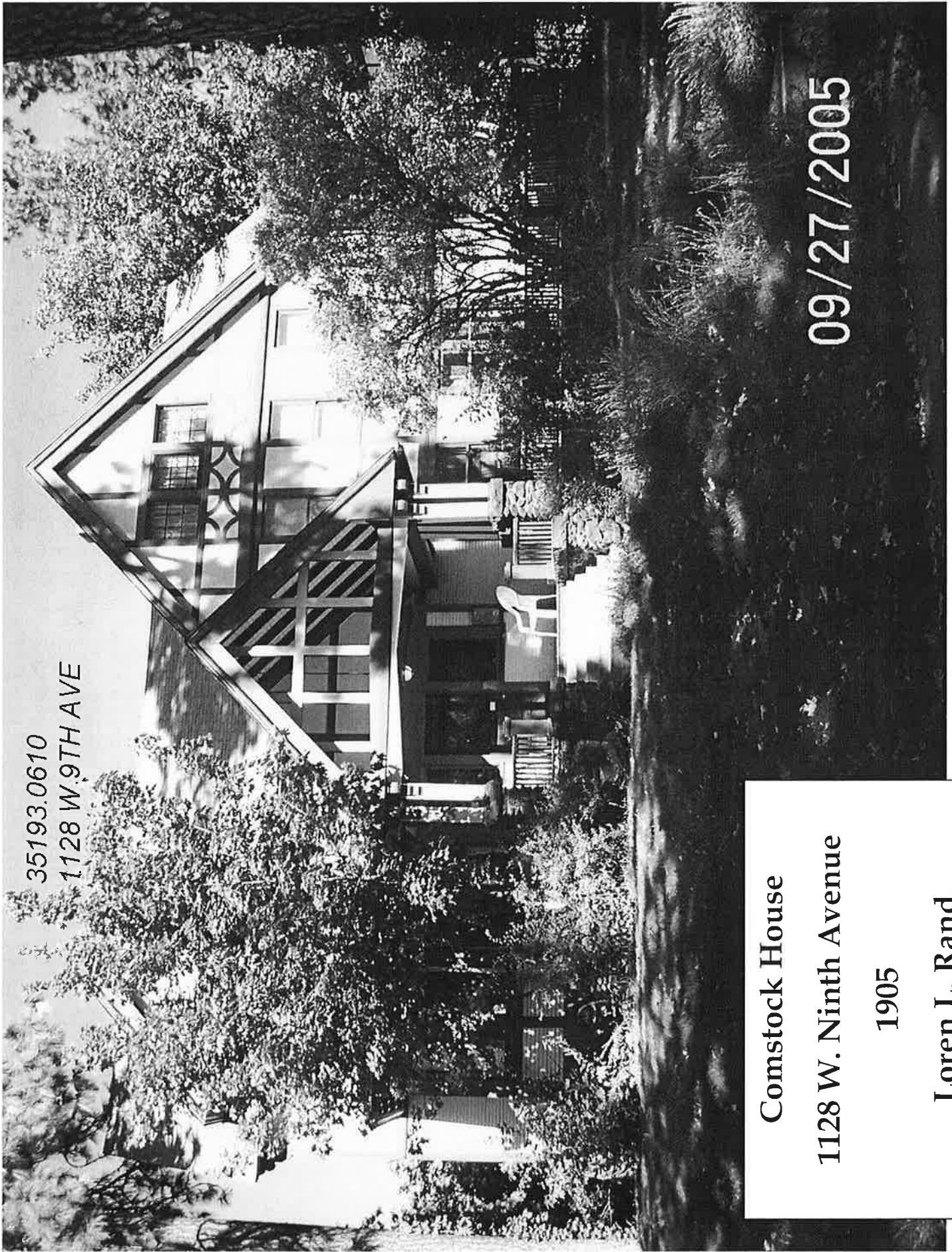












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1128 W.9TH AVE

Comstock House
1128 W. Ninth Avenue
1905
Loren L. Rand

09/27/2005